

AFFIDAVIT OF POSTING

ORDINANCE CB-0-50-85

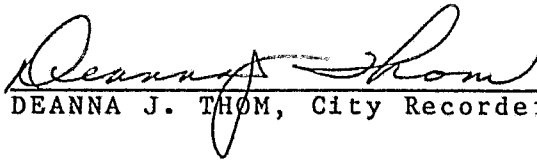
STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
AND WASHINGTON)
)
CITY OF WILSONVILLE)

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

On the 12th day of March, 1986, I caused to be posted copies of the attached Ordinance CB-0-50-86, an Ordinance adopting findings and amending the Comprehensive Plan from residential to commercial and from primary to secondary open space and further adopting a Zone Change from RA-1 to PDC and PDR for Hoosh-Linn Investments, Tax Lot 10200, T3S-R1W, Section 24CB, 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 17th day of March, 1986.


DEANNA J. THOM, City Recorder

Subscribed and sworn to before me this 20st day of March, 1986.


NOTARY PUBLIC, STATE OF OREGON

My commission expires: August 23, 1989

ORDINANCE 289

AN ORDINANCE ADOPTING FINDINGS AND AMENDING THE COMPREHENSIVE PLAN FROM RESIDENTIAL TO COMMERCIAL AND FROM PRIMARY TO SECONDARY OPEN SPACE, AND FURTHER ADOPTING A ZONE CHANGE FROM RA-1 TO PDC AND PDR FOR HOOSH-LINN INVESTMENTS, TAX LOT 10200, T3S-R1W, SECTION 24CB.

WHEREAS, Hoosh-Linn Investments has submitted a request for a Comprehensive Plan Amendment and Zone Change in accordance with the procedures set forth in the Comprehensive Plan and Chapter 4 of the Wilsonville Code, and

WHEREAS, the matter was duly considered by the Planning Commission in a public hearing, opened on December 9, 1985, and continued to January 13, 1986. Their Findings and Recommendations for approval are set forth in Exhibit 4, and

WHEREAS, notice of the City Council Public Hearing was given in accordance with the procedures set forth in the Comprehensive Plan and Chapter 4 of the Wilsonville Code. Said hearing being held on March 3, 1986, the City Council duly considered the matter, setting forth findings and public testimony into the public record, and

WHEREAS, interested parties have had an opportunity to be heard on the subject, and

WHEREAS, the City Council finds the Amendment to be in compliance with LCDC Goals and Guidelines and with the general intent of the Comprehensive Plan and Amendment criteria, and further complies with the Zone Change criteria set forth in Section 4.187 of the Wilsonville Code.

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

Section 1.a. The findings, conclusions and Conditions of Approval of the Planning Commission adopted by Resolution 85PC37 are adopted as if fully set forth herein and are attached hereto as Exhibit 4.

b. The following affirmative findings are acknowledged in support of the Zone Change:

1. That the application was submitted in compliance with the procedures set forth in Section 4.008 or in the case of a planned development, Section 4.138.
2. That the proposed use is consistent with the land use designation and all applicable policies of the Comprehensive Plan.
3. That the existing primary public facilities are available to serve the site or that adequate conditions can be attached to insure provisions of facilities in conjunction with the site development.
4. That the applicant is committed to a development schedule that demonstrates development of the property can be reasonably expected to commence within two (2) years of approval of the zone change.
5. That the proposed use can be developed in

accordance with the applicable zoning standards or that adequate conditions can be attached to insure said conformance.

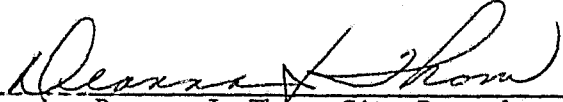
Section 2.

The Planning Director is authorized and directed to make amendments to the Comprehensive Plan Map and Text and to the Zoning Map in accordance with the Plans as submitted and the Conditions set forth in Exhibit 4. Said Plan and Map Amendments shall be temporarily reflected immediately and permanently incorporated as part of the City's current LCDC Periodic Review program.

Section 3.

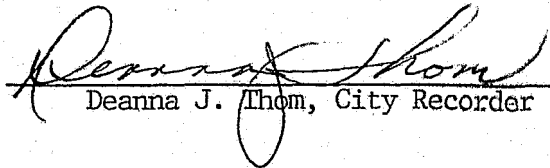
It is hereby determined by the Wilsonville City Council that expediting land use actions is in the interests of public health, safety and general welfare. Further, the delays in obtaining final approval for development would cause unnecessary and unresonable economic impacts on the developer. Therefore, 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 3rd day of March, 1986, and scheduled for second reading at a regular meeting of the Council on the 17th day of March, 1986, commencing at the hour of 7:30 o'clock p.m., at the Wilsonville City Hall.

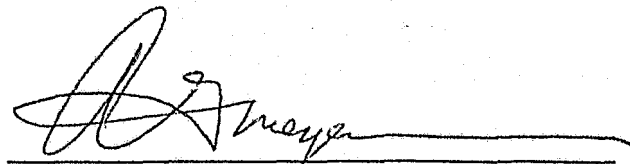

Deanna J. Thom, City Recorder

ENACTED by the Council on the 17th day of March 1986, by the

following votes: YEAS 4 NAYS 0


Deanna J. Thom, City Recorder

DATED and signed by the Mayor this 20th day of March,
1986.


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. Others: Planning Commission Resolution 85PC37, including attached Exhibits and administrative record.

CITY OF



Wilsonville

30000 S.W. Town Center Loop E

P.O. Box 220 / Wilsonville, Oregon 97070-0220

503 / 682-1011

NOTICE OF PUBLIC HEARING

Proposed Development Action: Two Comprehensive Plan Amendments (Primary Open Space to Secondary Open Space & Res. 7-12 to Commercial) - Two Zone Changes (RA-1 to PDC and RA-1 to PDR).

PROJECT NAME: HOOSH-LINN INVESTMENT CO.

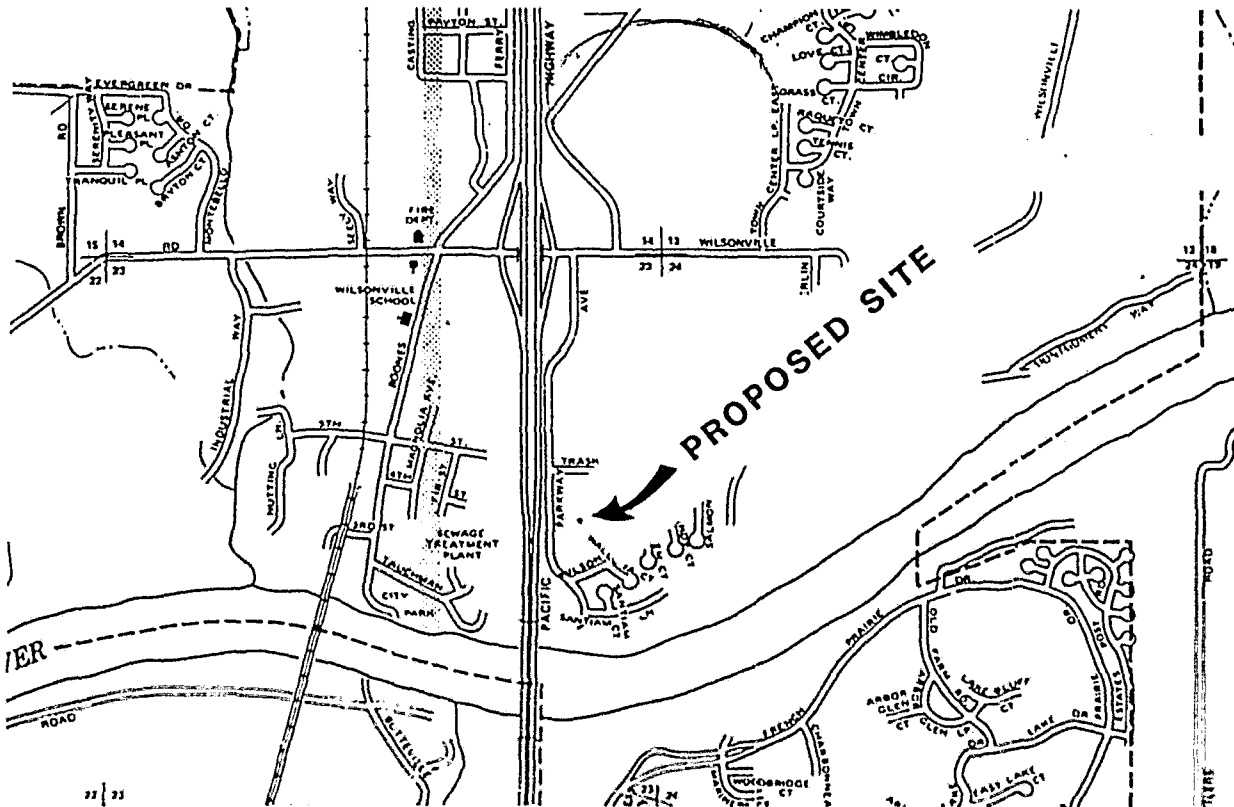
CASE FILE NO: 85PC37

APPLICANT: Hooshang Resvani
21316 Waterford Place
West Linn, OR. 97068

OWNER: Hoosh-Linn Investment Co.
21316 Waterford Place
Portland, OR. 97068

PROPERTY DESCRIPTION: (see map below)
Assessor Map No: 24CB
Tax Lot No: 10200
Site Size: 11.94 acres total-5.6 ac-PDC;6.88 ac-PDR
Address: _____
Location: On Parkway Avenue north of Day Dream Ranch and east of I-5 (State Highway property)
Comprehensive Plan Designation: Residential, Willamette
Zoning Designation: RA-1 Greenway & Open Space
Existing Use: Vacant

Notice is hereby given that the Wilsonville Planning Commission will hold a public hearing on Monday, January 13, 1986, at 7:00 p.m. at Wilsonville City Hall, 30000 Town Center Loop East, Wilsonville, Oregon. Inquiries pertaining to this application may be made by contacting the Wilsonville Planning Department at 682-1011 prior to the hearing. Written statements may be submitted prior to the date of the hearing and will be entered into the public record. Public testimony in favor of or in opposition to the proposal will be taken at the public hearing.



PLANNING COMMISSION
RESOLUTION NO. 85PC37

A RESOLUTION ADOPTING FINDINGS AND RECOMMENDING
TO THE CITY COUNCIL ADOPTION OF A COMPREHENSIVE PLAN
AMENDMENT FROM RESIDENTIAL TO COMMERCIAL AND PRIMARY TO
SECONDARY OPEN SPACE AND A ZONE CHANGE FROM RA-1 TO
PDC AND PDR FOR HOOSH-LINN INVESTMENTS,
TAX LOT 10200, SECTION 24CB.

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 "A", and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on January 13, 1986 and continued to February 10, 1986, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendation(s) contained in the staff report, and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission 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 prepare the record for City Council action

consistent with said recommendation(s).

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this _____ day of _____, 198____, and filed with the Wilsonville City Recorder this same day.

Chairman, Planning Commission

Attest:



PLANNING DEPARTMENT

SUMMARY STAFF REPORT

Prepared by Ben Altman

TO: Planning Commission

DATE: February 6, 1986

SUBJECT: Hoosh-Linn Investment Co. proposed Plan Amendment and Zone Changes, Resort Motel and Multi-family Planned Development.

MEETING DATE: February 10, 1986

ACTION REQUIRED: Adopt findings and make recommendation to City Council regarding the proposed Plan Amendment and Zone Changes.

PREVIOUS ACTION TAKEN:

1. Open and continue hearing, for additional notice, to January 13, 1986.
2. Continued hearing for decision only on January 13, 1986. Staff directed to prepare findings in support of amendment.

STAFF SUMMARY AND BASIC FINDINGS

Final action on a Comprehensive Plan Map Amendment by the Planning Commission requires thorough evaluation of the request with regard to compliance with the text of the Comprehensive Plan, as well as the LCDC Goals and Guidelines.

This application raises several policy issues that affect existing Comprehensive Plan policies, as well as anticipated and planned development patterns. Issues of public facilities impacts also exist, but the proposal further significantly affects commercial and residential policies and plans. It could also impact the City's freeway image in general.

Even though there are facilities' constraints, the proposal can be accommodated on the site with appropriate improvements. See Exhibits 4C and 4C1. In order to grant a Plan Amendment, however, the City must find that:

- a. The proposed Amendment is in conformance with the test portions of the Plan not being considered for amendment;
- b. the granting of the Amendment is in the public interest;
- c. the public interest is best served by granting the Amendment at this time;
- d. conscious consideration is given to factors including:
The various characteristics of the areas in the City;
the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the areas, trends in land improvement, density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.

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

Basic Facts:

1. The applicant has submitted a request for two Comprehensive Plan Amendments and two Zone Changes for the State Highway Division property located east of I-5 between Day Dream Ranch and Trask Street.
2. The proposal is to change the Comprehensive Plan from Residential, 7-12 units per acre, and Primary Open Space, to Commercial and Secondary Open Space, for a 5.06 acre portion of the property and to change the zoning from RA-1 to PDC on the 5.06 acres; and to PDR, Planned Development Residential, on the remaining 6.88 acres. The total plan consists of 11.94 acres.
3. Public Notice regarding the request was given which included:
 - a. Mailed notice to property owners within 300 feet of the subject property at least ten days prior to the hearing date;
 - b. published notice in the local newspaper for three consecutive weeks prior to the hearing;
 - c. posted notice at four standard places around the city for at least ten days prior to hearing; and
 - d. notice to DLCD at least 45 days prior to date of final action; and
 - e. notice to State Parks Division on Greenway Development.
4. The property is currently designated Residential, 7 to 12 units per acre on the Comprehensive Plan, but is still zoned RA-1 as a holding zone for urban level development. A portion of the site is covered with significant trees and is designated Primary Open Space. Since the site was previously owned by the State Highway Division, it is further designated as part of the Willamette River Greenway. Thus, a Greenway Permit or a Greenway Boundary Amendment is required for any development. PDR - Planned Development Residential - is the appropriate zoning for direct compliance with the Comprehensive Plan. Such zoning would allow a maximum of 143 residential units on the site, assuming all other development requirements can be met (see page 6, Exhibit 3D). General differences in the two development patterns would be as follows:

<u>Land Use</u>	<u>Proposed Amendment</u> <u>Area/Type Activity</u>	<u>Existing Plan</u>
Commercial	5.06 acres 160-unit lodge, 35,000 sq ft *6,400 sq ft convention hall 1,750 sq ft coffee shop	0 acres
Residential	6.88 acres 60 units	11.94 acres @ 7-12 units/acre 84 to 143 units, assuming multi-family.
Open Space	3.2 acres - golf park <u>4.78 acres</u> - designated open space 7.98 acres - total	minimum 4.78 acres designated open space

*During the January hearing, area specifications for the convention hall were stated in error. The record reflects a 64,000 square foot figure. In fact, however, the hall is to be only 6,400 square feet. This substantially alters the original calculations on facility impacts. Consequently, the Public Works Director has issued a revised report.

5. A preliminary review of the request has been conducted regarding capacity of public facilities necessary to serve the site. These are set forth in the attached Memos from the Public Works Director (Exhibit 4C and 4C1). Further, the staff has reviewed facility impact differences raised at the January hearing with the applicant. In summary, it is concluded as follows:

a. The two streets (Parkway and Trask) serving the property are designed as residential collectors. The proposed development will require commercial streets at a "D" standard at least to Trask Street. A "C" standard will be acceptable south of Trask Street. Average daily traffic was presented by the applicant in January based on Institute of Traffic Engineering data. The data indicates volumes would not be appreciably higher than the maximum residential rates. Further, the peak hours would tend to be different for the Motel and Convention facilities. This would actually help congestion that is already a problem at the Wilsonville Road-Parkway intersection.

It was recognized at the January hearing that congestion exists at the Parkway intersection; however, the proposed amendment will not cause a greater impact than the current plan would allow. Correction of the problem, as planned in the CIP, requires acquisition of right-of-way from properties not under the applicant's control. Further, the proposed amendment will produce a high-quality motel complex with much higher value than if only residential. The higher value will yield more systems development funds toward the CIP than would residential only.

- b. Sanitary sewer capacity problems were originally identified by the Public Works Director (Exhibit 4C). However, as noted, these calculations were in part based on the area in convention hall space. Further, a more detailed analysis indicates that flows from the site can be split to two separate basins, each with sufficient capacity.
 - c. The storm drainage systems has some minor design constraints. Additional run-off data is needed to calculate full facility impacts. The applicant has, however, indicated they would make necessary improvements at their cost. More information can be provided at Stage II.
6. The preliminary plans have been submitted to the Tualatin Rural Fire Protection District. Comments have not yet been received from the District. They do, however, require appropriate hydrant spacing, 3,000 gallons per minute fire flows for commercial use, and adequate access to building for emergency equipment. This includes, flow-thru circulation and/or 50-foot raddi turn-arounds. More detailed input from the District will be appropriate if the project moves forward to Stage II Development Plan review.
 7. The commission has heard considerable testimony in support of the amendment with particular references to the proposed design quality of the motel/convention facility. In this regard, the photographic representations are specifically made part of this record, as an indication of the proposed design and quality.

To ensure said quality is maintained through the final design plans, the Day Dream Ranch residents requested establishment of a neighborhood review committee. This is based on the concept established by the NIKE Headquarters Plan Amendment.

The commission supports this concept, acknowledging that design is a significant factor in the favorable support for the proposal. The plans presented are considered far superior as a public image from the freeway the conventional multi-family might produce. Further, the proposal provides a smooth transition and buffer from the freeway frontage to residential development to the east and south. The applicant has been sensitive to adjacent residential concerns. Because of the high visibility of the site, it is concluded that the type of development proposed would compliment existing development.

8. The applicant has addressed LCDC Goals, the City's Plan policies and general Development Code requirements in Exhibit 3.A, B, C, and D. The Commission concludes the applicant's statements are factual and adequate to justify the proposal, relative to the City's desired development pattern.

CONCLUSIONARY FINDINGS:

As setforth in testimony and exhibits, the Commission finds:

- a. The proposed Amendment is in conformance with the text portions of the Plan not being considered for amendment;
- b. the granting of the Amendment is in the public interest;
- c. the public interest is best served by granting the Amendment at this time;
- d. Conscious consideration has been given to factors including:
The various characteristics of the areas in the city;
the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the areas, trends in land improvement, density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.

- | | Yes | No, see Finding No. |
|--|-------------------------------------|--------------------------------|
| A. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council. | <input checked="" type="checkbox"/> | <input type="checkbox"/> _____ |
| B. That the location, design, size and uses are such that traffic generated by the development 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 on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. | <input checked="" type="checkbox"/> | <input type="checkbox"/> _____ |
| C. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services. | <input checked="" type="checkbox"/> | <input type="checkbox"/> _____ |

CONDITIONS OF APPROVAL:

The following Conditions of Approval are hereby adopted to assure completion of the project in compliance with the Comprehensive Plan, Zoning and Site Development Regulations.



1. Following adoption of the amendment by City Council, the applicant shall submit Stage II Final Development plans for Phase I.
2. Final development shall protect the primary open space at the south of the site. Further, to buffer Day Dream Ranch, a minimum 70-foot building setback shall be maintained from the south property line abutting Day Dream Ranch. Further screening shall be defined by the Design Review Board at final design.
3. The photographic perspectives attached as Exhibit 3F shall be relied upon in testing compliance of final design plans. Commercial development shall be limited to the type of use represented herein, unless subsequent plan amendments are approved for other uses.
4. All Stage II site and architectural design plans shall be reviewed and approved by a committee of Day Dream Ranch residents and city staff prior to submittal. Conscious consideration shall be given to all concerns raised by the committee. In cooperation with residents, the Planning Director shall maintain a list of contacts and interested neighbors to coordinate said committee review.
5. All costs of upgrading public facilities to serve the development shall be born by the developer, save and except street improvements beyond 300 feet north of the site on Parkway Avenue. Adjacent street improvements for Parkway and Trask Street may be phased as outlined by the Public

Works Director. Street widening shall provide a 300-foot and 150-foot right turn lane to Trask Street from Parkway Avenue.

6. This site shall be set forth in the Comprehensive Plan as an area of special concern and all conditions set forth herein shall be made part of the Plan text.

EXHIBITS

The following Exhibits are hereby entered into the Public record by the Planning Commission 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:
 - A. Letter from Hoosh-Linn Investment.
 - B. Letter from Hoosh-Linn Investment.
 - C. Letter from Hoosh-Linn Investment, dated October 25, 1985.
 - D. Revised submittal information by Consultant Ryan O'Brien, dated November 14, 1985.
 - E. Aerial photo showing proposed Plan.
 - F. Photographic perspectives of the proposed motel complex.
4. Others:
 - A. Existing Comprehensive Plan Map.
 - B. Existing Zoning Map.
 - C. Memo from Larry Blanchard, Public Works Director, dated December 3, 1985.
 1. Memo on revised facility review, dated February 6, 1986.
 - D. Copy of Public Hearing Notice in newspaper.
 - E. Copy of Public Hearing Notice mailed to property owners.
 - F. Letter dated November 8, 1985, re time frame.
 - G. Letter dated November 8, 1985, re request.
 - H. Summary staff Report prepared by Ben Altman, Planning Director, dated January 7, 1986.
5. Minutes from January 13, 1986, Planning Commission Hearing.

CITY OF



PLANNING DEPARTMENT

SUMMARY STAFF REPORT

Prepared by Ben Altman

TO: Planning Commission

DATE: January 9, 1986

SUBJECT: Hoosh-Linn Investment Co. proposed Plan Amendment and Zone Changes, Resort Motel and Multi-family Planned Development.

MEETING DATE: January 13, 1986

ACTION REQUIRED: Adopt findings and make recommendation to City Council regarding the proposed Plan Amendment and Zone Changes.

PREVIOUS ACTION TAKEN: Open and continue hearing, for additional notice, to January 13, 1986.

STAFF SUMMARY AND BASIC FINDINGS:

Final action on a Comprehensive Plan Map Amendment by the Planning Commission requires thorough evaluation of the request with regard to compliance with the text of the Comprehensive Plan, as well as the LCDC Goals and Guidelines and other rules and regulations such as OARs and the Metro Housing rule.

This application raises several policy issues that affect existing Comprehensive Plan policies, as well as anticipated and planned development patterns. Issues of public facilities impacts also exist, but the proposal further significantly affects commercial and residential policies and plans. It could also impact the City's freeway image in general.

Even though there are facilities' constraints, the proposal can be accommodated on the site with appropriate improvements. This option, however, must be weighed against the impacts on existing commercially-designated property, the existing residential neighborhood to the south and the balance of residential to commercial development potential.

There does not appear to be a clear-cut yes or no for this proposal. Reasonable arguments can be made to support or deny the application. The proposal actually represents an opportunity to evaluate the current Plan. However, since it calls for an amendment, it should be understood, the City is not obligated to make any change at all.

In order to grant a Plan Amendment, however, the City must find that:

- a. The proposed Amendment is in conformance with the text portions of the Plan not being considered for amendment.

- b. The granting of the Amendment is in the public interest.
- c. The public interest is best served by granting the Amendment at this time.
- d. Conscious consideration is given to factors including: The various characteristics of the areas in the City; the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the areas, trends in land improvement, density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.

Final action on this matter will be largely a discretionary decision on the City's part. If we wish to approve the proposal, we can develop appropriate findings as outlined in the submittal documents. We can also develop sound reasoning to disallow the Amendment. It is a policy choice that must be drawn from the public hearing process.

For this reason, staff is not prepared to present final findings or recommendations. Therefore, the following is a listing of basic facts to be considered, together with other public testimony, as may be received. Final conclusionary findings must then be developed relative to the Amendment criteria set forth above.

Basic Facts:

- 1. The applicant has submitted a request for two Comprehensive Plan Amendments and two Zone Changes for the State Highway Division property located east of I-5 between Day Dream Ranch and Trask Street.
- 2. The proposal is to change the Comprehensive Plan from Residential, 7-12 units per acre, and Primary Open Space, to Commercial and Secondary Open Space, for a 5.06 acre portion of the property and to change the zoning from RA-1 to PDC on the 5.06 acres; and to PDR, Planned Development Residential, on the remaining 6.88 acres. The total plan consists of 11.94 acres.
- 3. Public Notice regarding the request was given which included:
 - a. Mailed notice to property owners within 300 feet of the subject property at least ten days prior to the hearing date;
 - b. Published notice in the local newspaper for three consecutive weeks prior to the hearing;
 - c. Posted notice at four standard places around the City for at least ten days prior to hearing; and
 - d. Notice to DLCDD at least 45 days prior to date of final action; and
 - e. Notice to State Parks Division on Greenway development.

4. A preliminary review of the request has been conducted which identifies a number of questions regarding capacity of public facilities necessary to serve the site. These are set forth in the attached Memo from the Public Works Director (Exhibit 4C). In summary, they include the following:
 - a. The two streets (Parkway and Trask) serving the property are designed as residential collectors. The proposed development will require commercial streets. Average daily traffic would be 2.08 times the planned traffic volumes in this area.
 - b. The sanitary sewer system has been designed with capacity to serve the site with a maximum of approximately 140 dwelling units in conjunction with the Comprehensive Plan. The proposed development is in excess of the planned and constructed facility capacity. The average daily flow projected from the proposal is actually equal to the designed peak-load capacity. Peak flows are 2.7 times the design capacity.
 - c. The storm drainage system has similar design constraints as the sanitary sewer capacity problem. This system is also a relatively new installation. Additional run-off data is needed to calculate full facility impacts.
5. The preliminary plans have been submitted to the Tualatin Rural Fire Protection District. Comments have not yet been received from the District. They do, however, require appropriate hydrant spacing, 3,000 gallons per minute fire flows for commercial use, and adequate access to building for emergency equipment. This includes, flow-thru circulation and/or 50-foot radii turn-arounds. More detailed input from the District will be appropriate if the project moves forward to Stage II Development Plan review.
6. The property is currently designated Residential, 7 to 12 units per acre on the Comprehensive Plan, but is still zoned RA-1 as a holding zone for urban level development. A portion of the site is covered with significant trees and is designated Primary Open Space. Since the site was previously owned by the State Highway Division, it is future designated as part of the Willamette River Greenway. Thus, a Greenway Permit or a Greenway Boundary Amendment is required for any development. PDR - Planned Development Residential - is the appropriate zoning for direct compliance with the Comprehensive Plan. Such zoning would allow a maximum of 143 residential units on the site, assuming all other development requirements can be met (see page 6, Exhibit 3D). General differences in the two development patterns would be as follows:

<u>Land Use</u>	<u>Existing Plan Area/Type Activity</u>	<u>Proposed Amendment</u>
Commercial	5.06 acres 160 unit lodge, 35,000 sq.ft. 64,000 sq.ft. convention hall 1,750 sq.ft. coffee shop	0 acres
Residential	6.88 acres 60 units	11.94 acres @ 7-12 units/acre 84 to 143 units, assuming multi-family.
Open Soace	3.2 acres - golf park <u>4.78</u> acres - designated open space 7.98 acres - total	minimum 4.78 acres designated open space

7. The applicant has addressed LCDC Goals, the City's Plan policies and general Development Code requirements in Exhibit 3.A, B, C and D. The Commission must conclude whether the applicant's statements are factual and adequate to justify the proposal, relative to the City's desired development pattern.

If the Commission finds the statement inaccurate or insufficient, they must define, at least, in outline form, the statements and facts necessary to support the final action.

EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission 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:
 - A. Letter from Hoosh-Linn Investment.
 - B. Letter from Hoosh-Linn Investment.
 - C. Letter from Hoosh-Linn Investment, dated October 25, 1986.
 - D. Revised submittal information by Consultant Ryan O'Brien, dated November 14, 1985.
 - E. Aerial photo showing proposed Plan.
4. Others:
 - A. Existing Comprehensive Plan Map.
 - B. Existing Zoning Map.
 - C. Memo from Larry Blanchard, Public Works Director, dated December 3, 1985.
 - D. Copy of Public Hearing Notice in newspaper.
 - E. Copy of Public Hearing Notice mailed to property owners.
 - F. Letter dated November 8, 1985, re time frame.
 - G. Letter dated November 8, 1985, re request.
 - H. Summary Staff Report prepared by Ben Altman, Planning Director, dated January 7, 1986.

MOOSH-LIN INVESTMENT CO.
21316 Waterford Place
West Linn, Oregon 97068

Planning Commission
City of Wilsonville
P.O. Box 220
Wilsonville, Oregon 97070

Gentlemen:

We respectfully request approval of the submitted plan for Phase 1 and Phase 2 on a parcel of land located east of I-5 on Frontage Road. (Please see attached map)

This request is based on the following criteria:

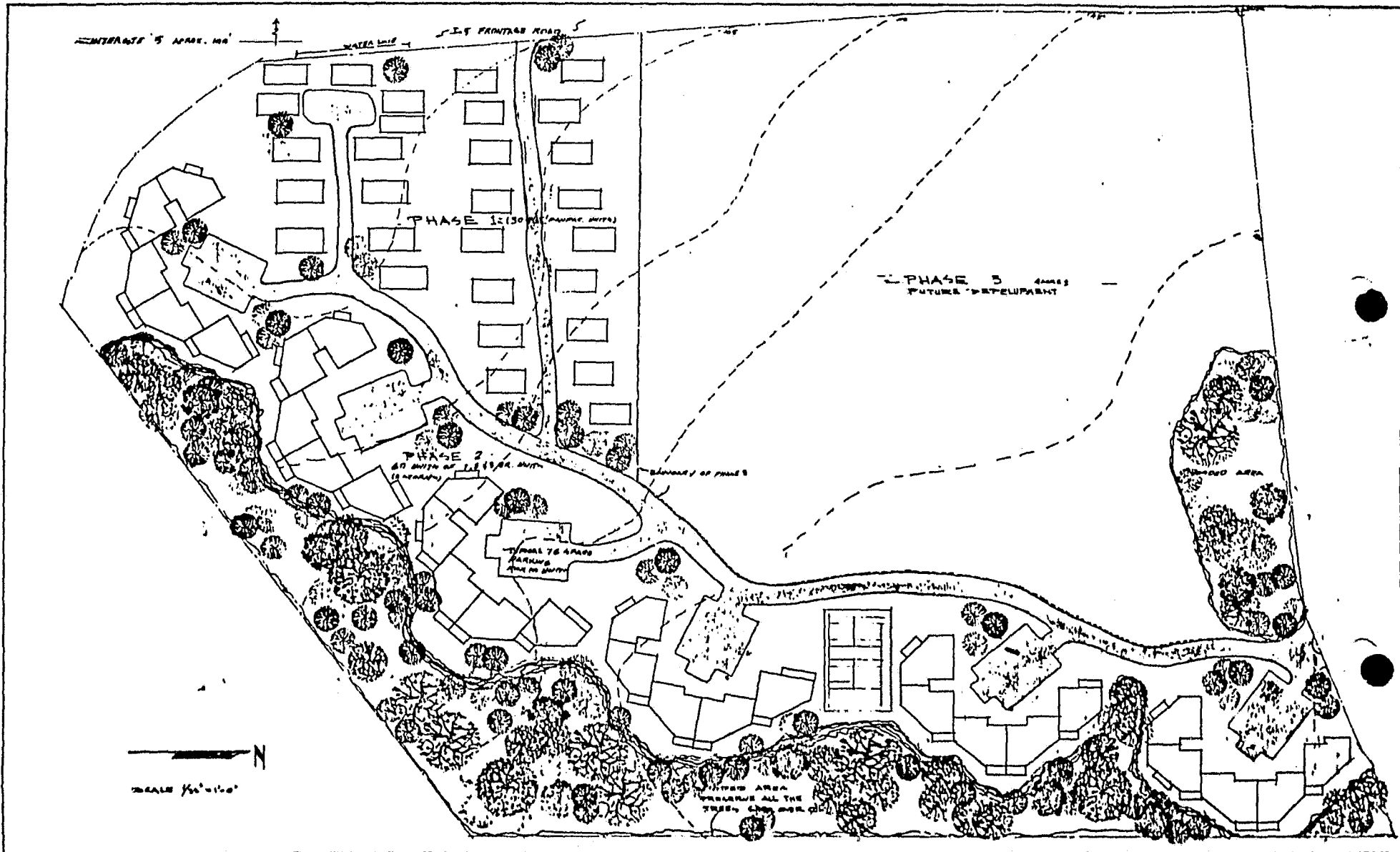
- 1 The comprehensive Plan of the City of Wilsonville shows the area zoned for 7-12/acre. We are requesting 90 units for 8 acres.
- 2 Every effort will be made to preserve and enhance the natural beauty of the land. The wooded area will be left as wilderness, and on the remaining acreage, special care will be taken to save all trees which exceed 6 inches in diameter. The units will be constructed in harmony with this concept.
- 3 Because of the proximity of the highway, units closer to it will be designed and situated to minimize the noise factor.

Thank you,

Hooshang Rezvani
Hooshang Rezvani
President
MOOSH-LIN INVESTMENT CO.

HR:ldr

EXHIBIT 3A



HOON LIN INVESTMENT CORP
899-6718

GREENWOOD VILLAGE
FRONTAGE ROAD WILKESVILLE GA

MOOSH-LIN INVESTMENT CO.
21316 Waterford Place
West Linn, Oregon 97068

Planning Commission
City of Wilsonville
P.O. Box 220
Wilsonville, Oregon 97070

Wilsonville Planning Commission:

We respectfully request your approval of the submitted plan for a parcel of land located East of I-5 on Parkway Avenue.

The City of Wilsonville Comprehensive Plan shows the entire area zoned for 7-12/acre. This parcel consists of approximately twelve acres of land; we intend that 80% of the acreage conform to this established zoning. We request that the remaining 2.8 acres be changed to commercial zoning, so that a resort-type hotel could be built on a small portion of it.

Our request for this change is based on the following criteria:

There is historical reference to the important function of the area in the City of Wilsonville Comprehensive Plan (W.C.P.): "The early settlement began providing needed support services for travelers..." We must, according to the 1971 General Planning Goals, "...encourage commercial and industrial development to ... take advantage of the city's strategic location along I-5..." (pg. 60, W.C.P.)

Only two exits off I-5 offer the possibility of benefitting from the 100,000 + vehicles which pass every day through Wilsonville. Truck Stop Plaza, Copper Kitchen, and Golden Key Hotel are the only existing magnets for attracting this tremendous potential revenue.

It is true that all large portions of land at both exits have been designated as commercial. However, going Northbound, most of this land is located North of the exit, so that travelers would pass by any development on the land before becoming aware of its existence. The location of our project, on the other hand, would give northbound travelers additional time to elect to take the Wilsonville Road Exit. The land adjacent to the subject property (to the North) is zoned commercial; however, due to the contour of the land, visibility of commercial facilities from the freeway has been blocked, while the subject property is completely visible to traffic.

Under 4.5.6 on Page 84 of W.C.P., the Commission states: "The major source of noise pollution within the city is the I-5 Freeway. ... The city has made an effort to minimize the location of residential development adjacent to the freeway..."

EXHIBIT 3B

Clearly, zoning of the subject parcel as residential is 100% contradictory to this goal. The noise factor at its northern side is the highest, since this portion is elevated higher than the level of the freeway itself, thus rendering this side as an extremely poor residential area. In fact, if this property is developed as residential, it would be the only residential area in the entire State of Oregon adjacent to I-5, except those which existed prior to the construction of I-5, and these are considered to be very undesirable areas.

In our design, extreme care has been exercised to position the residential portion of the project farthest away from the freeway. Then, a commercial portion is located to further reduce freeway noise to the residential area.

Currently, in this area, there are no lodging facilities that have a resort type atmosphere, with a lot of trees, open space and a parklike setting. In fact, the only one of this type, on all of I-5 in Oregon, is the Village Green in Cottage Grove. Our project features 3 acres of lawn-covered park, and the garden type modern units are scattered among the trees, creating a calm, high-level resort kind of atmosphere with their rustic wood exteriors.

Cultural activity: The Convention Hall, which will accommodate 180 persons, is a great asset to the community and is certainly in line with W.C.P. goals. Of the motels that exist in the area, only Holiday Inn has such a facility, and it is not in the kind of park-like setting that we are proposing.

Design Criteria: Page 62 Objective 4.1.5

"Commercial development is often a major identifying feature in a community, offering impressions to resident and visitor alike of the quality of life available. The Plan, therefore, urges that shopping areas be pleasant environments to live near and to do business within. They should not be designed in a manner only to attract attention and create the illusion of having ample parking. Buildings need not be painted red, white, and blue, having flashing rotation signs, to secure their share of the shopping public. In fact, the reverse trend appears to be the case,..."

We feel that the quality and spirit of our project are totally compatible with these objectives and with the goals of L.C.D.C. and the Willamette River Greenway Commission.

All trees over 6 inches in diameter will be saved, and we will endeavor to preserve the natural terrain. Of the 12 acres, 38,000 square feet will be used for lodging, parking, and convention facilities, and 60,000 square feet are for the residential area. At great expense, but to ensure a greater aesthetic value, we have created more open space by placing a large portion of the parking under the building.

These measures are consistent with the goals of the Wilsonville City Parks and Recreation Department and the W.C.P. (page 43) and the L.C.D.C. goal "to conserve open space and protect natural scenery..." (3.8.4)

As the traveler approaches the project site, he will see three acres of lovely green park lawn, and beyond it, a beautifully natural wooded area dotted with carefully designed and placed structures which compliment the mood and setting.

As such, this project would be a great asset to the city and people of Wilsonville and a magnet for attracting business to the entire area.

Respectfully,

Hooshang Rezvani

Hooshang Rezvani
President
MOOSH-LIN INVESTMENT
COMPANY

HR:ldr

MOOSM-LIN INVESTMENT CO.
21316 Waterford Place
West Linn, Oregon 97068
October 25, 1985

Ms. Sharon Kelly-Meyer, Senior Planner
City of Wilsonville
P.O. Box 220
Wilsonville, Oregon 97070

RECEIVED

OCT 29 1985

Dear Ms. Kelly-Meyer:

CITY OF WILSONVILLE

This is to confirm the results of our meetings of October 23, 24, and 25.

We hereby amend our original application to include the following change in the Comprehensive Plan: As shown on the enclosed map, 3.8 acres, of which 1 acre would remain open space, should be designated as "commercial". The balance, or \pm 8.1 acres, is to remain "residential", 7-12 units/acre.

Enclosed, please find the tax lot map which indicates the location and dimensions of said commercial area.

Also enclosed is a tax lot map which shows the location of areas reserved as open space.

We have further reviewed the Oregon L.C.D.C. Goals and Guidelines and further address ourselves to them as follows:

(Please note that although the L.C.D.C. Goals and Guidelines are "not mandatory. They are (only) suggested directions for local governments to consider..." (Page 1, Intro. to the Goals and Guidelines) nevertheless, we have met or surpassed all their applicable requirements.

Goal 5: To conserve open space and protect natural and scenic resources.

The spirit and the letter of our project are totally consistent with this goal. We will preserve all trees larger than 6 inches in diameter and as many smaller ones as possible; and we will plant additional trees as needed for aesthetic purposes and harmony of design.

At great expense, we will place a large portion of the parking facilities underground, to minimize the amount of land used for construction and maximize open space. In fact, we are providing 80% open space, which dramatically exceeds the requirement of 15%.

According to the requirements of Goal 5, open space should, among other things, "conserve landscape areas, such as public or private golf courses, that reduce air pollution and enhance the value of abutting or neighboring property". In our plan, 4 acres of prime land which has no trees and is highly buildable, has been reserved for use as a golf park. These 4 acres are in addition to the open space already mentioned.

Goal 9 To diversify and improve the economy of the state.

" A principal determinant in planning for major industrial and commercial developments should be the comparative advantage of the region

EXHIBIT 3C

within which the developments would be located. Comparative advantage industries are those economic activities which represent the most efficient use of resources, relative to other geographic areas." (Guidelines, page 9)

Our site is one of 4 locations on I-5 that have the potential to act as magnets for attracting the 100,000+ motorists who pass Wilsonville daily. Two of these are located before the exit, northbound, and two are before the other exit, southbound. Northbound travelers have 3 minutes in Wilsonville, in which to notice a particular property and be attracted to it. Both the contour of our land, which provides greater visibility, and the scenic nature of our design, will definitely attract more motorists than the other 3 commercially-zoned sites.

Goal 15: " To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway." (Guidelines, page 12)

Our project property was formerly owned by the government, and as such, it became part of the Willamette Greenway, even though it is a great distance beyond the normal range included. Nevertheless, our plan is more than consistent with the Greenway goals.

Many of the other considerations and requirements are not applicable, e.g., Estuarine Resources, Coastal Shorelands, Beaches and Dunes, etc:

As we previously discussed and decided, please schedule our application for the December 9th hearing. Your cooperation is greatly appreciated.

Sincerely,



Hooshang Razvani, Pres.
MOOSH-LIN INVESTMENT CO.

HR:ldr

RECEIVED

OCT 29 1985

CITY OF WILSONVILLE

RYAN O'BRIEN
Planning Consultant

RECEIVED
NOV 19 1985

The Old Library Building
209 NE Lincoln Street
Suite "B"

• Hillsboro, Oregon 97123 • (503) 648-4061

CITY OF WILSONVILLE

REQUEST: Stage I Comprehensive Plan Amendment from Residential at 7 to 12 units per acre to Commercial and Zone Changes RA-1 to PDR and PDC.

SIZE: Total 11.94 acres; 5.06 acres to PDC and 6.88 acres to PDR.

LEGAL DESCRIPTION: Tax Lot 300, Map T3S-R1W, Section 23, City of Wilsonville.

APPLICANT: Hoosang Rezvani, President of Hoosh-Lin Investment Co.

PROPERTY OWNER: State of Oregon.

DATE: November 14, 1985.

INTRODUCTION

This is an application to develop a 160 unit Lodge with a convention hall and coffee shop on 5.06 acres. The balance of the 11.94 acres of property will be developed with approximately 60 multiple family apartment or Condominium units. The development sequence will be in three phases. The first phase will be approximately 80 Lodge units and potentially part of the convention center. The second phase will be the balance of the convention center and an additional 80 Lodge units. The third phase will be the residential development.

The subject property is uniquely situated because of its significant view from I-5 and its location as an entry focal point into the City. There must be special care in the development and design of this property because of its high visibility from the I-5 corridor. This development is proposed to be a high quality motel with significant landscaping and decorative architectural styles. The result will be a pleasant and eye catching focal point into the community. This Lodge will be designed as a resort facility with significant landscaping and open space. Most of the frontage along I-5 will be planted in lawn to provide clear visibility for the buildings and the trees in the background. This design will provide a calm and high level resort atmosphere that will be complemented with the rustic wood exterior of the buildings. There are almost no hotel facilities of this type along the I-5 Corridor from California to Washington. The only other similar type development is the Village Green facility in Cottage Grove. Proper development of the subject property will create a magnet that will attract new business into the community.

The main purpose of this request is that it has been found that Wilsonville does not have a high quality motel. The other motels in the City provide rooms in the moderate to lower price range. At one time Sheraton was proposing to build at the northeast corner of Elingson Road and I-5, however, a Super 8 Motel was built instead. The rooms in this proposed

EXHIBIT 3D

development will range from \$55 to \$60 per night. The subject property is strategically located to attract out of town businessmen and people that are visiting the residents in Charboneau and the rest of the Wilsonville residential area. The subject property is conveniently located to serve those needs.

DEVELOPMENT PROPOSAL

The access into the Lodge site will be provided off Trask Road which intersects with Parkway Avenue. No direct access off Parkway is proposed. A secondary access off of Trask Road will be provided for the residential area to provide two accesses into the site. The Lodge units will be designed in a half circle shape with orientation in the southwest direction towards I-5. The convention hall, lobby, coffee shop, and swimming pool is located in the center of the Lodge units. The northerly 64 units are two stories in height and are provided with off street parking in a parking lot along Trask Street. The southerly 96 units are also 2 stories in height but parking will be provided underground. This will provide added security and free up a substantial amount of land for landscaped open space. The buildings have been designed to take advantage of views and the steep topography along the southeastern and southwestern portions of the site. No development on those steeper slopes will occur. This arrangement should provide efficient use of the site and maximum protection of surrounding residential development. The specific arrangement of the site plan will provide a logical and aesthetically pleasing extension of the commercial land to the north. The motel is approximately 35,400 sq. ft., the convention facility about 64,000 sq. ft., the lobby about 2700 sq. ft., and the coffee shop about 1750 sq. ft., for a total of 46,850 sq. ft. or 1.06 acres. This amount of roof area represents 21% lot coverage. The residential development will have approximately 60 units on 6.88 acres. This residential development will be clustered on 5.08 acres for a net density of 12 units per acre. The overall density is 8.7 units per acre if the 1.8 acres in lawn adjacent to I-5 is included in the residential building area. The lot coverage of the apartments is 35,000 square feet or approximately 12% of the proposed PDR zoned land. These proposed multiple family units will contain 1, 2, and 3 bedroom units and will be 2 stories in height. A tennis court and adequate off street parking will be provided. All of the units will back on to the common open space along the east and southeast property lines.

Property to the north is vacant and zoned PDC, Planned Development Commercial. Property further north, was partially developed by the Randall Corporation for offices. This development was not completed. If this development was completed it would have been developed with approximately 60,000 square feet of office space. Property to the north east is vacant and designated 7 to 12 units per acre. Property to the east is partially developed with the Day Dream Ranch Subdivision. Directly east of the subject property, the streets have been partially cored out but no housing development has occurred. The east boundary of the subject property will be the rear yards of this residential development. The Day Dream Ranch property is at the end of a cul-de-sac and is significantly separated from the subject property by a dense landscaped stream consisting of brush and mature fir trees. This dense vegetation

will remain as it is currently designated as primary open space on the Wilsonville Comprehensive Plan. The area along the southeast property line is also designated primary open space. This area is completely landscaped with brush and mature trees. This landscape screen will remain to provide a significant buffer between the subject property and the single family residential houses in the Day Dream Ranch Subdivision. The residential area to the east is designated 5 to 7 dwelling units per acre and the residential area to the southeast is designated 7 to 12 dwelling units per acre. Property directly west is the I-5 Corridor.

ZONING ORDINANCE CONSIDERATIONS

Both the proposed PDR and PDC portions of the subject property will be developed under the Planned Development Regulations in accordance with Section 4.130 of the Wilsonville Code. The purpose of this section of the Code is to encourage the development of tracts of land sufficiently large to allow for Comprehensive Master Planning, flexibility of certain regulations, encourage a harmonious variety of uses through a mixed use design, to promote the economy of shared public facilities and services and a variety of complementary activities consistent with the land use designation of the Comprehensive Plan. These regulations are also intended to create an attractive, healthful, efficient and stable environment for living, shopping, and working.

Section 4.130.2g of the Development Code allows for mixed uses where it can be clearly demonstrated to be of benefit to the users when there is a showing that it is consistent with the intent of the Comprehensive Plan. The following section H allows for flexibility and innovation in adapting to changes in the economic and technological climate.

Section 4.131 indicates that intensity of land uses shall be governed by the density designation in each range.

Section 4.132 requires a contiguous 2 acres of land for a PDR zone.

This proposed development complies with all of these sections of the Code. This is a mixed use development that provides maximum utilization of land which has significant exposure along the I-5 corridor. The best utilization of this land is commercial rather than residential. The area along the east and southeast property lines provides a good buffer and transition to separate the existing single family development to create a more attractive healthful and stable living environment.

Section 4.136.1.c.8 requires 1,000 square feet of land area per unit. The minimum rear yard and street setback is 30 feet. The minimum side yard setback is 24 feet. The parking spaces are 1 space per bedroom. The restaurant parking requirements are 1 space per 200 square feet and the convention requirements are one space per 4 seats or 8 feet of bench length. The residential parking requirements are 2 spaces per unit in apartments with 10 or less units. Apartments with 10 or more units are 1½ spaces per unit plus guest accommodations.

Section 4.161 requires the protection of the natural environment and scenic features. The purpose of this section of the Code is to provide

ample open space and the creation of a manmade environment compatible and harmonious with the natural environment. Only minimal removal of trees and other native vegetation that stabilizes hillsides shall occur. Hillsides on slopes with 12% or greater shall be limited. No land over 20% slope shall be developed, except on lots of record and only where density transfer is not feasible. At least 70% of such slopes shall remain free of structures and impervious soils. Grading and striping of vegetation is limited to no more than 30%. Slope stabilization shall occur. Buildings shall be clustered to reduce alteration of the terrain. This proposed development complies with all of these standards that are listed in the development code.

LCDC GOALS

Goal 1 - Citizen Involvement: To develop a citizens involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Comment: Adequate citizen participation will occur during the Hearing process.

Goal 2 - Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Comment: No exception to any of the LCDC Goals are requested with this application. Adequate documentation is provided in this report to justify these land use actions. There are no regional, state, or federal plans that affect this proposed development. The factual basis for this amendment is as follows:

1. The natural resources of the land have sufficient capability to accommodate this proposed development. There are some limitations such as slope and vegetation. Both of these resources will be preserved.
2. There is adequate transportation and public utilities and services to accommodate this development.
3. Residential development has been slow in the City of Wilsonville. New residential development will be necessary in order to provide housing for the working population in the City. This is especially true for multiple family housing. This proposed project includes 60 apartment units in order to comply with this goal. The economic considerations of this Lodge are significant. It will attract additional expenditures for businesses in the City. This Lodge will cater to higher income people which historically spend more money in the community. This proposed development will also provide an aesthetically pleasing window into the community.
4. The City of Wilsonville does have the responsibility to ensure an adequate supply of land for the various uses proposed in the City. Wilsonville has historically been very co-operative in accommodating

new commercial and industrial development. There has been some impact to the residential area by the conversion of residential land to commercial and industrial development. This impact can be mitigated by increased density of existing vacant land in the City or future expansion of the Urban Growth Boundary. This proposed change would be considered a minor amendment to the Wilsonville Comprehensive Plan.

Goal 3 & 4 - Agricultural and Forest Lands: Neither one of these goals apply as the subject property is designated urban.

Goal 5 - Open Space, Scenic and Historical Areas, and Natural Resources: To preserve open space and to protect natural and scenic resources.

Comment: The subject property is designated a combination of primary and secondary open space. All of this open space will be preserved.

Goal 6 - Air, Water and Land Resource Quality: To maintain and improve the quality of air, water, and land resources of the state.

Comment: This proposed development will have no effect to the air, water and land resources of the state. This proposed use is needed in the City of Wilsonville and whether it develops at the subject site or any other location in the City, the impact to these resources will be the same.

Goal 7 - Areas Subject to Natural Hazards and Disasters: To protect life and property from natural disasters and hazards.

Comment: The subject property does not contain any natural hazards or disasters.

Goal 8 - Recreational Needs: To satisfy the recreation needs of the citizens of the State and visitors.

Comment: Development of the subject property will provide some of the recreational needs of the citizens of the State and visitors. The proposed use will provide alternative lodging needs for people that desire high quality facilities. The lawn area will be developed with a small pitch and put golf facility. The apartment areas will be provided with a tennis court and common open space.

Goal 9 - Economy of the State: To diversify and improve the economy of the State.

Comment: The subject property will definitely produce economic activity in the City and proper utilization of a unique property. It is difficult to find such a property in any community along the I-5 corridor. When such a property is identified, then it should be properly designated commercial.

Goal 10 - Housing: To provide for the housing needs of the citizens of the State. Lands for residential uses have been inventoried in the City. This inventory shows an adequate supply of available land for housing units to meet the average density of 8 units per acre in the City of Wilsonville and a mixture of 50% single family and 50% multiple family development. Construction of both single family and multiple family housing has not occurred in the City of Wilsonville as fast as originally expected, however, a much higher level of such development may occur in the near future. The subject property is surrounded by vacant residential land and both the 5 to 7 and 7 to 12 dwelling unit per acre category. Residential development has been very slow in this area adjacent I-5. One of the factors that affects the rate of development is the continuous noise and the close visibility of the freeway. These problems are not as noticeable in the Day Dream Ranch area. However, for the proposed commercial area on the subject property these impacts are very significant. The subject property has been designated residential for a number of years, and has been for sale by the State of Oregon for the last 6 or 7 years. No proposed development of this property has occurred and very little interest in residential development on this property has been expressed. Many of the investors looking at this property have indicated that it is ideally suited for some type of commercial development but poorly suited for residential development. Based on the significant supply of residential land in the City of Wilsonville, it appears that removing 5.06 acres from the inventory would have very limited effect. This removal will be compensated as the balance of the property will be developed with 60 units for an overall density of 5.03 units per acre. However, if the 4.78 acres of primary and secondary open space along the northerly property line and the southerly property line are removed the balance would be 7.16 acres. This area does not include the cluster of fir trees that are designated to be preserved in the center of the site. If 20% is removed from the 7.16 acres for street and other public facilities then the balance would be 5.73 acres which results in a net density of 10.47 dwelling units per acre. This density is definitely within the upper range of the 7 to 12 units per acre category for the entire 11.94 acres, even if the proposed lodge is not built. Based on this information it is clear to see that development of this lodge and designation of 5.08 acres of the subject property commercial will have very limited effect on the overall supply of buildable and available multi-family land in the City. Based on this information, LCDC Goal number 10 is satisfied.

Goal 11 - Public Facilities and Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services.

Comment: All the public facilities and services necessary to serve this development are available including public sewer, water, gas, electricity, fire, and police protection.

Goal 12 - Transportation: To provide and encourage a safe, convenient and economic transportation system.

Comment: The main access to the subject property will be Trask Street which accesses directly onto Parkway Avenue. As Parkway Avenue continues to the north it intersects with Wilsonville Road. This intersection is signalized and currently adequate for the off peak traffic volume of the subject property. During peak hours, however, drivers will experience

some delays at this intersection. Site distance and other safety features of the intersection are adequate. This is also true for the intersection of Trask and Parkway Avenue. In the long term, Trask is proposed to be extended to the east to provide a secondary access into the Day Dream Ranch Subdivision. Trask will also intersect with the extension of Towncenter Loop West which will cross Wilsonville Road at a major signalized intersection. When this occurs, the existing intersection of Parkway and Wilsonville Road may be modified to eliminate left turn lanes from Parkway Avenue. The new intersection at Towncenter Loop West will provide convenient and efficient vehicular circulation in the area. Currently Wilsonville Road is experiencing some traffic congestion and capacity problems. This proposed Lodge will have some effect on Wilsonville Road. However, this impact would probably be the same if it was located in any of the other commercial zones in the City. Development of this Lodge at the subject property will not uniquely affect Wilsonville Road compared to other commercial property.

Goal 13 - Energy conservation: To conserve energy.

Comment: The subject property will be developed to maximize the conservation of energy. The newest energy conservation building techniques will be used in this development. The units are concentrated in four building structures to maximize cooling and minimize heating loss. This proposed use is conveniently located for both industrial development to the north and the Charboneau residential area to the south.

Goal 14 - Urbanization: To provide an orderly and efficient transition from rural to urban development.

Comment: The subject properties within the urban growth boundary and designated urban. This proposed use is not a request to change this boundary or to convert rural land to urban land.

Goal 15 - Willamette River Greenway: To protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of land along the Willamette River as the Willamette River Greenway. The subject property is located within the Willamette River Greenway primarily because it is owned by the State of Oregon. It has been the policy of the State of Oregon to designate all publicly owned land within the Willamette River Greenway when such land is located close to the Willamette River. It is interesting to note that the Day Dream Ranch property directly south provides a separation of about 600 feet between the subject property and the Willamette River Greenway boundary along the bank of the Willamette River. Generally, the Willamette River Greenway boundary is identified as the vegetation mass that follows the Willamette River. Development of the subject property will have almost no impact to the livability, scenic and recreational qualities of the Willamette River.

Section 4.500 of the Wilsonville Code governs development within the Willamette River Greenway.

Section 4.504 indicates that the boundary is generally 150 feet from

the ordinary low water line of the river unless otherwise defined on the map.

Section 4.508 indicates that all uses allowed in the underlying zone are only allowed by conditional use permit within the Willamette River Greenway boundary. The conditional use permit findings of 4.510 are that to the greatest extent possible the maximum possible landscape area, open space or vegetation between the activity and the river are provided, that the greatest extent possible public access to the river will be provided and that the use complies with the ODOD Greenway Plan. The specific use standards of Section 4.514 are that natural scenic beauty shall be protected, any trees removed shall be replaced, development shall be directed away from the river to the greatest extent possible and wildlife corridors leading to the river channels should remain open. This proposed development complies with all these standards.

COMPLIANCE WITH THE WILSONVILLE COMPREHENSIVE PLAN

In order for a plan amendment to be granted, the City Council shall find the following:

1. The proposed amendment is in conformance with the text portions of the plan not being considered for amendment.
2. The granting of the amendment is in the public interest.
3. The public interest is best served by granting the amendment at this time.
4. The factors in ORS 215.055 were consciously considered. These factors include the various characteristics of the areas in the City; the suitability of the various areas for particular land uses and improvements; the land use and improvements in the area, trends in land improvement; density of development; property values; the needs of economic enterprise for the future development of the area; transportation access; natural resources and the public need for healthy, safe and aesthetic surroundings and conditions.

Comment on Finding 1. This proposed amendment is in conformance with the text portions of the plan as identified in this report.

Comment on Finding 2. This amendment is in the public interest because it will provide for a reasonable use of a unique property which is significantly affected by the visual and noise impact of the I-5 Corridor. The subject property has been vacant and for sale for a number of years and no serious consideration for residential development has ever occurred. The subject property has been found by investors to be more reasonably suited for commercial, especially lodging development.

Finding No. 3. The public interest is best served by granting this amendemnt and zone change at this time as there is a demonstrated need for a high quality resort lodge to be developed in the City of Wilsonville. Currently, no such development exist in the City. The property is in a ideal location because of the visual exposure to the I-5 corridor and the natural beauty of the view to the Willamette River form the property, and the existing open space and the trees on the subject and adjacent property.

Comment on Finding No. 4. All of the factors of 215.055 have been considered in this report. There are many commercial properties in the City that can accommodate this proposed resort lodge. However, few have the natural environmental amenities and the I-5 visibility as compared to the subject property. Therefore, no other sites comparable to the subject property are available in the City. Development in the area is very limited, except for single family houses to the southeast. These houses will be adequately removed from the subject development so that no impacts will occur. The trends in the area have been definitely toward commercial development along Parkway Avenue. Resort lodges are generally located near freeway intersections. Examples are the Holiday Inn, Super 8 Motel, Vips and the Golden Motel on Parkway Avenue. The combination of this resort lodge and the attached residential development will have a positive impact on property values in the area. Since it is so far removed from the existing single family houses, no impacts to property values will occur. There is a demonstrated need for high quality lodging facilities in the City of Wilsonville. Development of this facility will create additional economic enterprises in the area and have a positive effect on existing businesses in the City. This development will increase the tax base of the City and provide employment opportunities for local residents; especially younger people.

Adequate access is available to the site and all the natural resources and scenic qualities of the site will be preserved. Development of this project will produce a healthful, aesthetic and safe conditions.

Wilsonville GOAL: Allow growth to continue consistent with the rate of economics of development, the economics of City administration, and the economics of providing public services and facilities, provided that such development is consistent with the livability of the City.

Objective 2.1.3: Encourage a balance between housing, industrial, and commercial land use.

Comment: Motels do not produce the same type of impacts as other commercial developments. Traffic is generally not peak hour and continuous use of this site by motorists does not occur. Motels do not need to be located right adjacent to major streets or intersections. They can be located off the major thoroughfares if adequate signing to direct customers to the facility is provided. Development of the subject property is definitely consistent with the ability of the City to provide public services and facilities. Further, this development would help provide a better balance between housing and commercial land use. Rezoning part of the property PDC would remove some of the residential buildable lands from the City. However, the subject property is not really suited for residential development and the balance of the property that will be developed with an attached residential development will make up for this lost residential land to continue the balance between housing and commercial land use in the City.

Wilsonville Goal 3.1: Plan for and provide adequate public facilities and services closely tied to the rate of development.

Objective 3.1: Urban development should be allowed only in areas

where necessary services can be provided.

Comments: Adequate public facilities and services are available to the subject property.

The transportation section of the Comprehensive Plan designates Parkway Avenue as a collector street with a "D" standard. It calls for 40 feet of pavement and 60 feet of right of way with a design capacity of 10,000 to 18,000 vehicles per day. The subject property is not designated as a truck route. A primary bike path is proposed along the I-5 corridor to extend easterly on Trask Avenue to the City Park.

Goal 3.2: Conserve and create open space throughout the City.

Goal 3.3: encourage conservation of natural scenic and historic areas in the community.

Goal 3.5: To protect the Willamette River Greeway.

Comments: The natural vegetation and scenic beauty of the subject property will be protected in compliance with these goals.

Commercial development objective 4.1.1: Encourage commercial uses which are compatible with the residential nature and complementary to or support of industrial development in the City.

Objective 4.1.4: Cluster commercial activity near the freeway interchange and encourage service or freeway oriented commerce to locate near the Stafford interchange. Encourage retail and other local oriented commerce to locate in commercial districts along Wilsonville Road to minimize transiet traffic impacts on the Willsonville interchange.

Objective 4.1.5: Maintain the area south of the Willamette River for residential needs and a residential character consistant with the amended Charboneau master plan which includes some commercial development.

Comments: This development will be compatible with the residential nature of the community and definitely in support of industrial. This development attempts to provide a better mix of needed goods and services in the community.

Objective 4.1.4: Indicates that transiet traffic should be located near the Stafford interchange to reduce the impact on Wilson ville Road. However, that particular location does not have the same unique characteristics of the subject property. Further, the limited impact of this Lodge will not be significant on the Wilsonville interchange. This development will not eliminate any of the needed commercial land along the Wilsonville Road which should be preserved for the retail and service needs of the community. This development is located north of Willamette River so that the Charboneau area is preserved

as a residential area consistent with the Charboneau master plan.

Page 63 of the comprehensive plan indicates that service centers are on view to a maximum number of visitors in the City. The plan indicates that their appearance and their physical and visual relationship to adjoining land uses are critical. The plan also indicates that such uses should not compete for the same retail market intended to be served by the town center. This proposed Lodge definitely does not provide this identified competition.

Goal 4.3: Plan for and permit a variety of housing types consistent with the plan and a balance between the economics of building and the cost and supply and public services.

Objective 4.3.1: Establishes residential areas that are safe, convenient, helpful, and attractive places to live, while encouraging variety through the use of clusters and planned developments.

Objective 4.3.3: Encourage the development of diverse housing types.

Objectives 4.3.4: Encourage a geographical distribution of housing within the City.

Comments: This reduced acreage for residential development will have almost no impact on the availability of housing in the City of Wilsonville. Lodge development will still have a balance between the economics of development and the cost of supply of public facilities and services. It will have no impact on the need to provide variety of housing in the area. The 60 multiple family units proposed with this project will encourage variety of housing types. Currently no multiple family is available except for approximately 4 condominium units located south of the Day Dream Ranch.

Policy 4.4.1: The City shall encourage development of housing to meet the needs of at least 20% of the employees working in the City by 1990. The City shall further encourage an increase in the local residential/employment ratio of at least 30% by the year 2000.

Comment: Development of this lodge will help meet this goal as most of the people that generally work at these facilities live within the local community. The multiple family development will help meet this goal by providing needed housing types for employees in the City.

The subject property is designated urban medium density residential, 7 to 12 units per acre. Properties with this designation should have access to a major or minor arterial or collector street, be located near commercial areas and employment centers, and be adjacent to low density developments or planning districts.

Page 61 of the comprehensive plan indicates that commercial and industrial development should be encouraged to provide a balanced tax base and take advantage of the City's strategic location along I-5.

Goal 4.8: To preserve the Willamette River Greenway based on the boundaries and regulations set forth in ordinance number 62.

Policy 4.5.1: Environmentally sensitive areas and significant stands of trees or other vegetation shall be designated as primary and secondary open space. Primary open space is intended to remain undeveloped. It contains slopes greater than 20% and significant stands of trees. Secondary open space is intended to serve as a buffer to primary open space. They may be developed in accordance with special development standards and shall be evaluated through a conditional use and design review process. These areas include land within the Willamette River Greenway boundary, but beyond the 150 foot line, slopes between 12 and 20%, and small stands of trees and heavily vegetated areas adjacent to primary open space. Clearing of trees for development should be from the interior of the stand.

Comment: All of the primary and secondary open space on the subject property will be preserved. There may be some thinning and clearing of the secondary open space, however, it will be very minimal.

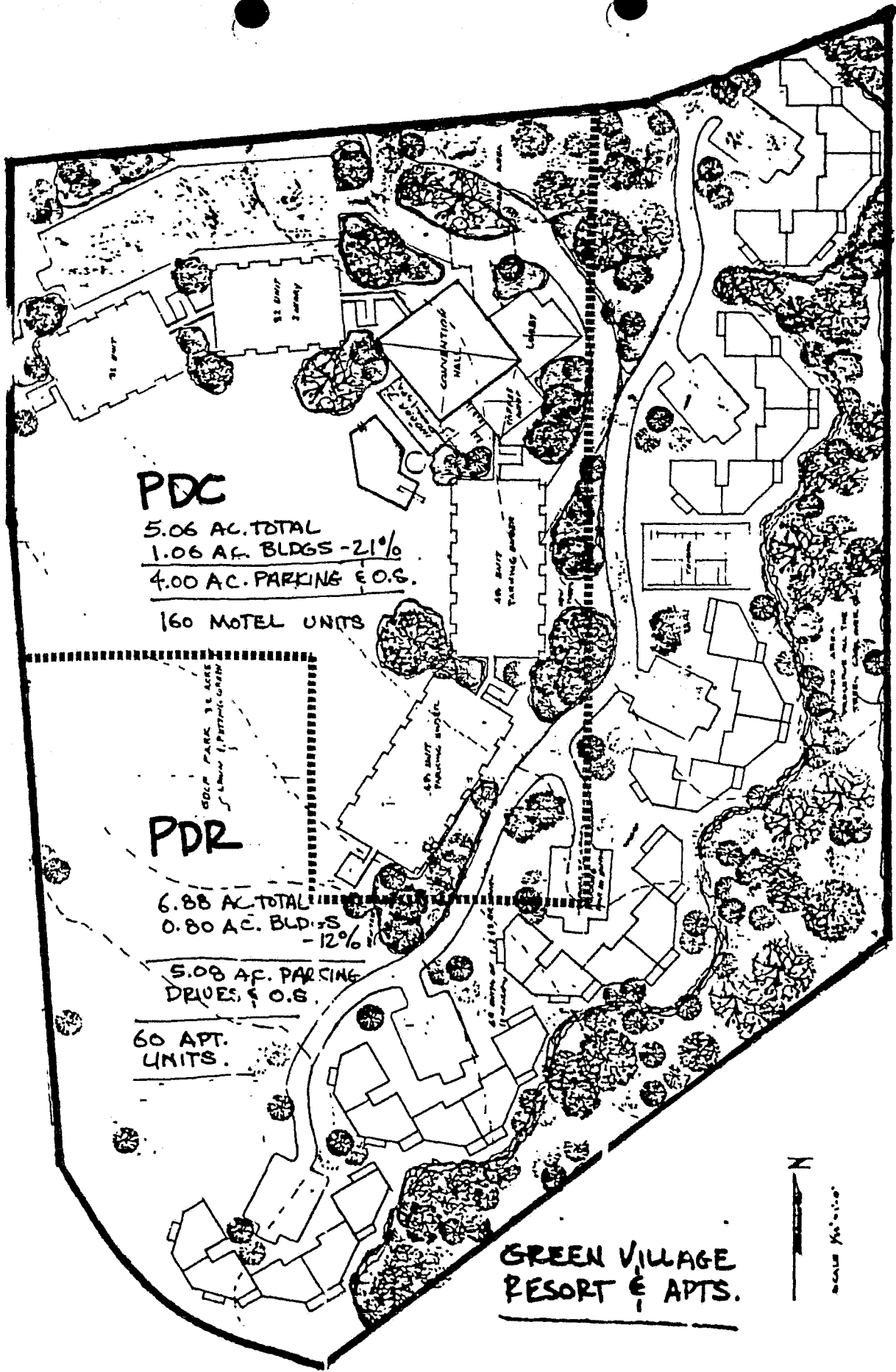
Page 64 of the comprehensive plan indicates that a major source of noise pollution within the City is the I-5 freeway. In recognition of the noise conflicts with the freeway, the City has made an effort to minimize the development of residential adjacent to the freeway.

Comment: This proposed Lodge will eliminate residential along the I-5 corridor in compliance with the above policy of the City. Noise impacts are significantly greater on the subject property than other properties that are adjacent to the I-5 corridor. Almost all of the land along the I-5 corridor is either designated commercial or industrial except for existing development that occurred prior to development of I-5. The only new building along the I-5 corridor has been commercial industrial development. In other communities, only a very limited amount of residential development has occurred. Generally, it has a substantial set back from the freeway.

Zone Change Findings

1. That the application was submitted in compliance with the procedures set forth in Section 4.008 or in the case of a planned development, Section 4.138.
2. That the proposed use is consistent with the land use designation and all applicable policies of the Comprehensive Plan.
3. That the existing primary public facilities are added to serve the site or that adequate conditions can be attached to insure provisions of facilities in conjunction with the site development.
4. That the applicant is committed to a development schedule that demonstrates development of the property can be reasonably expected to commence within two (2) years of approval of the zone change.
5. That the proposed use can be developed in accordance with the applicable zoning standards or that adequate conditions can be attached to insure said conformance.

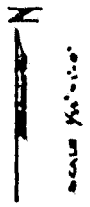
Comment on Zone Change Findings: This application has been submitted in accordance with Section 4.138 of the Code; Stage I Planned Development. Consistency with the Comprehensive Plan has been demonstrated in this report. Public Facilities and Services are available. This development will begin in the spring of 1986 and the property can be developed in accordance with the applicable zoning standards in the code. Based upon this information, this application complies with the required zone change findings in the Wilsonville Zoning Ordinance.



PDC
 5.06 AC. TOTAL
 1.06 AC. BLDGS - 21%
 4.00 AC. PARKING & O.S.
 160 MOTEL UNITS

PDR
 6.88 AC. TOTAL
 0.80 AC. BLDGS - 12%
 5.08 AC. PARKING
 DRIVES & O.S.
 60 APT.
 UNITS.

**GREEN VILLAGE
 RESORT & APTS.**



SOUP PARK 3.5 ACES
 Lawn & PAVING GRASS

TRAVEL TRADING CENTER

CONVENTION HALL

LIBRARY

TRAVEL TRADING CENTER

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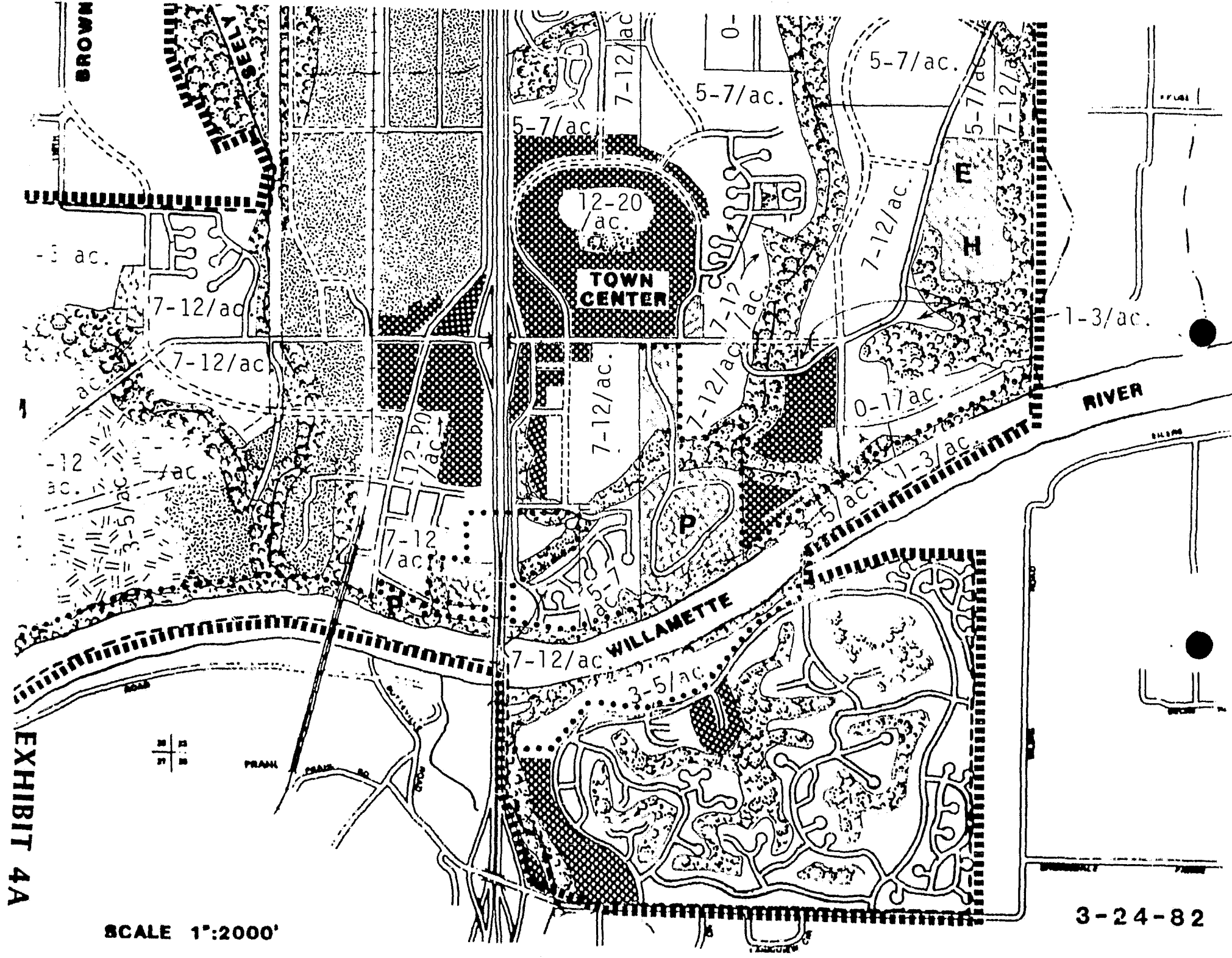
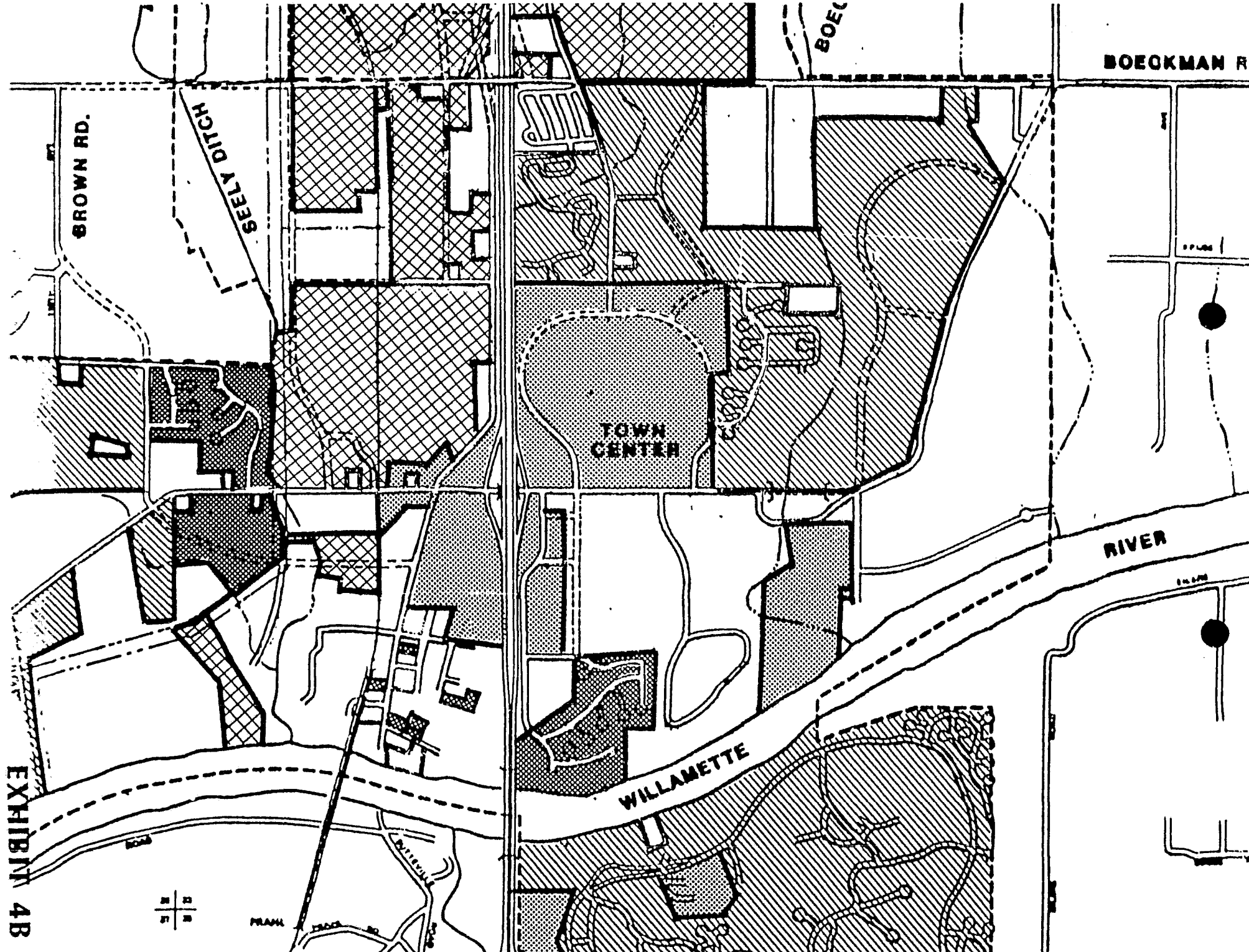


EXHIBIT 4A

SCALE 1":2000'

3-24-82



BOECKMAN R

BROWN RD.

SELY DITCH

BOECK

TOWN CENTER

RIVER

WILLAMETTE

EXHIBIT 4B



FRANK

CITY OF



Wilsonville

30000 S.W. Town Center Loop E
P.O. Box 220 / Wilsonville, Oregon 97070-0220
503 / 682-1011

PRELIMINARY PLAN REVIEW

TO: SHARON KELLY-MEYER - SENIOR PLANNER
FROM: LARRY R. BLANCHARD - PUBLIC WORKS DIRECTOR
DATE: 12-3-85
RE: STAGE I, COMPREHENSIVE PLAN AMENDMENT
DESIGN TEAM: RYAN O'BRIEN - PLANNING CONSULTANT

Property Involved: TAX LOT 300 T3S R1W WM SECTION 23

Project Particulars:

The information provided below is based solely on the preliminary plans reviewed by the Public Works Department, submitted on November 29, 1985, from the Planning Department. Final review of construction plans and specification documents may reveal additional requirements of the developer prior to issuance of a Public Works construction permit.

Tax Lot 300, T3S R1W Section 23 is zoned according to the zoning map, 7-12 DUF's per acre. In order to determine the affect the intensification of use of this lot has on public facilities, I will compare the site, based on a proposed use versus intended use.

PROPOSED STATISTICS:

INTENDED STATISTICS:

1. Acres: 11.94
2. Residential Use: 60 Dwelling Units (DU's)
3. Commercial Use: 160 Units - Lodge, Convention Hall, Coffee Shop
4. Estimated Sanitary:Sewer Discharge:
Average Daily Flow (ADF)
-40,000 gallons per day (gpd)

Peak Flow (PF) 108,000 gpd
5. Sewer Basin Capacity:
North Property PT-3
South Property BC-7

- Acres: 11.94
- Residential Use: 60 DU's
- Commercial Use: None
- Average Daily Flow (ADF)
14,400 gpd
- Peak Flow (PF) 40,000 gpd
- North Property PT-3
South Property BC-7

PROPOSED STATISTICS: (cont.)

INTENDED STATISTICS: (cont.)

- | | | |
|----------------------------|---|--|
| 6. Sewer Basin Capacity: | North Property OK PT-3
South Property : restricted use
BC-7 | South Property BC-7
Capacity for 144 units |
| 7. Water Consumption: | Have the ability to serve | Have the ability to serve |
| 8. Storm Sewer Runoff: | Basin A-4b
Basin Capacity: 20.3 cfs | Basin A-4b
Basin Capacity: 20.3 cfs (cubic feet per second) |
| 9. Street Classification: | Parkway Ave. (resid. collector)
Trask St. (local residential) | Parkway Ave. (resid. collector)
Trask St. (local residential) |
| 10. Traffic Flow From Site | 3,000 Average Daily Trips (ADT's) 1,440 ADT's | |

Sanitary Sewer:

1. Northern portion of the lot may be served by manhole 64-23 (i.e., east 149.09, and west 148.49). The sewer main is 15-inches and has a capacity to serve
2. Southern portion of the lot may be served by manhole 602-23 (i.e., west 87.27); however, the design restriction is for 144 units only. Any additional units connected would cause future expansion of the main and/or Boeckman Lift Station.
3. Boeckman Creek Wastewater Pump Station Phase II, Capital Improvement Project (CIP) No. 02-50 3-3, is under final design. Therefore, if any over-sizing is required, the City must know now.
4. In regards to mainline sizing and increase, due to additional flow from development, would be the responsibility of the developer.
5. On-site sanitary sewer shall be constructed within an easement, dedicated to the City for any pipe over 8-inches in diameter.

Water:

1. The City water system has the capacity to serve this lot as proposed in this development.
2. Each building shall require a separate meter. Residential shall require a meter per dwelling unit.
3. Fire hydrant 751D-19 is located approximately 400 feet from the property. Tualatin Rural Fire Protection District shall determine placement of hydrants.
4. The water system services to the meter, fire hydrants and water mains shall be constructed within easements dedicated to the City.

Storm Drainage:

1. Lot coverage has increased drastically for this proposed development. It may be necessary to increase outfall pipe sizes for the 48-inch pipe south of the property. Design calculations will determine this requirement.
2. On-site drainage, if on-site streets are to be public, shall be constructed within easement or right-of-way, dedicated to the City.
3. Property primarily slopes south, toward the Willamette River.
4. Storm Drainage Improvement shall be required for Trask Street and Parkway Avenue, to accommodate widening of both streets.

Street Improvements:

1. Due to the increase in traffic and the use of the area, the improvements to Parkway Avenue shall be to a minor arterial standard, south to the end of property.
2. Truck traffic in and out of the property, for deliveries, would require a minimum 40-foot pavement section, curb-to-curb, on Trask Street. The standard applies to Commercial/Industrial Developments.
3. Ingress/egress to the property presently shows one driveway access. However, there should be a driveway access for commercial and one for residential access, with a drive-through to Parkway Avenue.
4. Additional right-of-way will be necessary on Trask Street, adjacent to the property.

Signing:

1. All signing for improvements to Trask Street and Parkway Avenue shall be paid for by the developer.
2. A signing plan shall be submitted as a part of the plan review for construction permits.
3. If streets to service the development are to be dedicated to the City, signing for this shall be paid for by the developer.

Street Lighting:

1. All cost for installation of street lights above the normal residential standard, as defined in Section 3.000 of the Wilsonville Code, shall be the developer's responsibility.
2. A determination of the street lighting district will be made, after plans have been submitted for review, by the Public Works Department.
3. The residential area, if public streets are installed, shall be included in Street Lighting Sub-District No. 4, with 60 DUF's added to the district. If private streets are installed, 60 DUF's will be entered into the appropriate district.

Street Lighting: (cont.)

4. The commercial area will include approximately 84 DUF's - depending on total parking stalls constructed, and shall be added to the proper Street Lighting Sub-District.

Sidewalks:

1. Sidewalks shall be installed, according to the street design standards, as affected by this proposed design.

Utilities: Power, Telephone, Gas, Cable T.V.

1. All on-site utility installations shall be underground.
2. All utilities presently overhead in right-of-way area, to be dedicated, or for street widening; shall be constructed underground.
3. Crossings shall be installed where required.

Miscellaneous:

1. All Public Works construction shall be reviewed and constructed according to the installation procedures and material requirements as stipulated in the Public Works Standards.
2. The developer or project engineer, architect, etc., shall provide the Public Works Department, in conjunction with submitting construction plans and specifications for review and permit approval, the following: 1) 2-sets of sanitary sewer discharge design calculations; 2) 2-sets of domestic water system design calculations; 3) 2-sets of fire system design calculations; 4) 2-sets of irrigation/water system design calculations; 5) 2-sets of storm drainage system design calculations and 6) 2-sets of traffic volume design calculations for the project. Any future phases or expansions shall include the above information in a separate set of calculations.

lrb:mld

cc: Active File Tax Lot 300 T3S R1W WM Section 23
Internal - Public Works - Preliminary Plan Reviews

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN whereas the Wilsonville Planning Commission will hold a public hearing on Monday, December 9, 1985, at 7:00 p.m. at City Hall, 30000 S. W. Town Center Loop East, Wilsonville Clackamas County, Oregon, or to such other place to which the Commission may adjourn.

The purpose of the hearing will be to consider a Comprehensive Plan Amendment and Zone Change for a 3.8 acre portion of Tax Lot 10200, T3S-R1W, Section 24CB, from Residential, 7-12 units per acre, and open space, to Commercial; and a zone change from RA-1 to PDR, Planned Development Residential. The subject property is within the Willamette River Greenway and located east of I-5 and Parkway Avenue, north of Day Dream Ranch. The property was previously owned by State Highway Division.

Inquiries pertaining to the application may be made by contacting City Hall at 682-1011. Written statements may be submitted prior to the date of the hearing and will be entered into the public record. Public testimony in favor of or in opposition to the proposed application will be taken at the public hearing.

**NOTICE OF
PUBLIC HEARING**

Notice is hereby given whereas the Wilsonville Design Review Board will hold a public hearing on Monday, December 9, 1985, at 7:30 p.m. at City Hall, 30000 S.W. Town Center Loop East, Wilsonville, Clackamas County, Oregon, or to such other place to which the Board may adjourn:

The purpose of the hearing will be to consider a Comprehensive Plan Amendment and Zone Change for a 3.8 acre portion of Tax Lot 10200, T3S-R1W, Section 24CB, from Residential, 7-12 units per acre, and open space, to Commercial; and a zone change from RA-1 to PDR, Planned Development Residential. The subject property is within the Willamette River Greenway and located east of I-5 and Parkway Avenue, north of Day Dream Ranch. The property was previously owned by State Highway Division.

Inquiries pertaining to the application may be made by contacting City Hall at 682-1011. Written statements may be submitted prior to the date of the hearing and will be entered into the public record. Public testimony in favor of or in opposition to the proposed projects will be taken at the public hearing.

Published in the Canby Herald
Nov. 20 and 27, and Dec. 4, 1985. 1120-7-124

**NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the Wilsonville Planning Commission will hold a public hearing on Monday, January 13, 1986, at 7:00 p.m. at City Hall, 30000 S.W. Town Center Loop East, Wilsonville, Clackamas County, Oregon, or to such other place to which the Commission may adjourn.

The purpose of the hearing will be to consider two Comprehensive Plan Amendments (Primary Open Space to Secondary Open Space and Residential 7-12 to Commercial) and two Zone Changes (R-A1 to PDC and PDR). The subject property is Tax Lot 10200, T3S, R1W, Section 24CB and is within the Willamette River Greenway. It contains 11.94 acres and is located east of I-5 and Parkway Avenue, north of Day Dream Ranch. The property is owned by the State Highway Division and is under purchase option to Hoosh-Linn Investment Co.

Inquiries pertaining to the application may be made by contacting City Hall at 682-1011. Written statements may be submitted prior to the date of the hearing and will be entered into the public record. Public testimony in favor of or in opposition to the proposed application will be taken at the public hearing.

Published in the Canby Herald
Dec. 25, 1985, Jan. 1 and 8, 1986. 1223-
3-18

CITY OF



Wilsonville

30000 S.W. Town Center Loop E
P.O. Box 220 / Wilsonville, Oregon 97070-0220
503 / 682-1011

NOTICE OF PUBLIC HEARING

Proposed Development Action: _____
Comprehensive Plan Amendment and
Zone Change

PROJECT NAME: HOOSH-LINN INVESTMENT CO.

CASE FILE NO: 85PC37

APPLICANT: Hooshang Resvani
21316 Waterford Place
West Linn, OR. 97068

OWNER: Hoosh-Linn Investment Co.
21316 Waterford Place
Portland, OR. 97068

PROPERTY DESCRIPTION: (see map below)

Assessor Map No: 24CB

Tax Lot No: 10200

Site Size: 3.8 acres

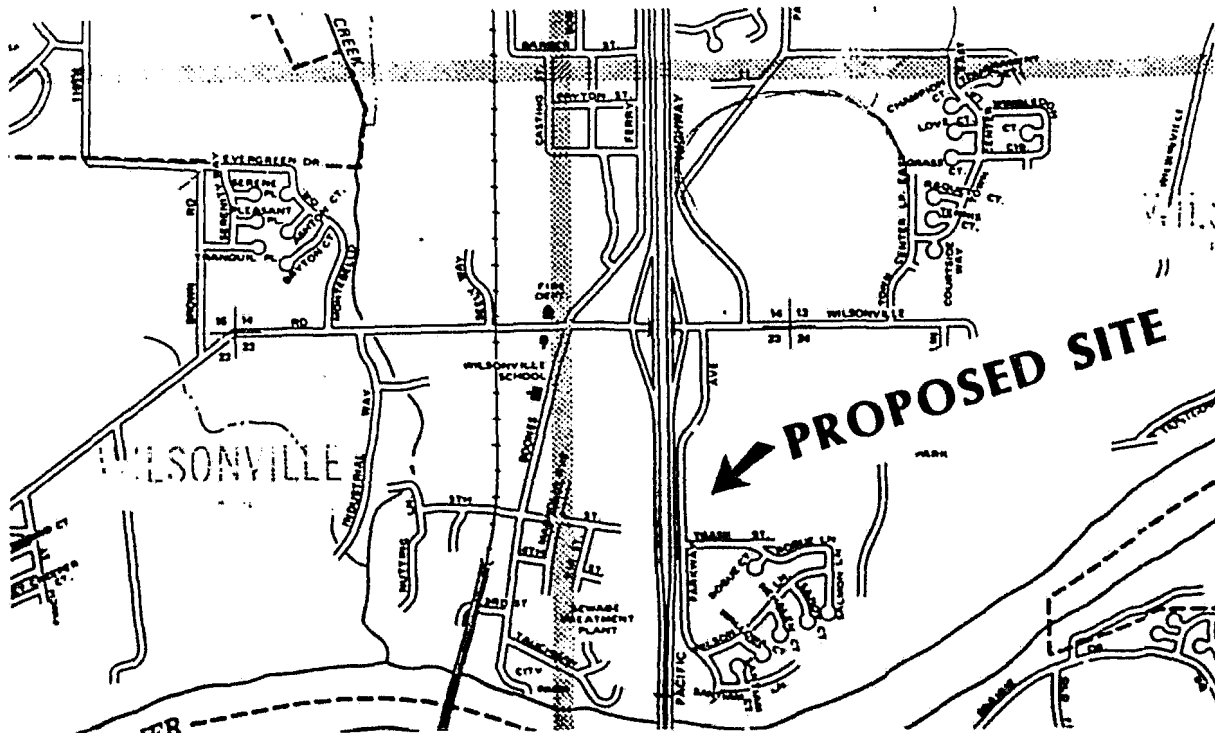
Address: _____

Location: on Parkway Avenue north of Day
Dream Ranch

Comprehensive Plan Designation: Residential, Willamette
Zoning Designation: RA-1 Greenway & Open Space

Existing Use: Vacant

Notice is hereby given that the Wilsonville Planning Commission will hold a public hearing on Monday, December 9, 1985 at 7:00 p.m. at Wilsonville City Hall, 30000 Town Center Loop East, Wilsonville, Oregon. Inquiries pertaining to this application may be made by contacting the Wilsonville Planning Department at 682-1011 prior to the hearing. Written statements may be submitted prior to the date of the hearing and will be entered into the public record. Public testimony in favor of or in opposition to the proposal will be taken at the public hearing.



CITY OF



30000 S.W. Town Center Loop E
P.O. Box 220 / Wilsonville, Oregon 97070-0220
503 / 682-1011

November 8, 1985

Mr. Hooshang Rezvani, President
Hoosh-Linn Investment Co.
21316 Waterford Place
West Linn, Oregon 97068

Re: Time frame required for review of land use application for Comprehensive Plan Amendment, Zone Change, Master Plan (Planning Commission review of Stage I and Stage II) and Design Review and Building Permits.

Dear Mr. Rezvani:

Per your request, I am herein summarizing the time frame involved in processing a land use application from a Comprehensive Plan Amendment through the issuance of Building Permits. Please recognize that this summary is a best case perspective, assuming no delays or problems. Also, this assumes that the application you submitted on October 18 requesting a zone change from RA-1 to PDC 7 - 12 units per acre is accepted as amended and processed as a Plan Amendment from residential 7 - 12 to commercial.

- October 18 - Submittal deadline for Comprehensive Plan Amendments (also includes 2 Zone Changes).
- November 20, 27 and December 4 - Public notice in newspaper of Planning Commission hearing, as required by Wilsonville Code.
- November 29 - Mailed Notice to property owners within 300 feet of subject property for Planning Commission hearing.
- December 6 - Notice to LCDC and ODOT regarding consideration of Plan Amendment.
- December 9 - Planning Commission Public Hearing and recommendation to City Council.

Mr. Hooshang Rezvani
Page Two
November 8, 1985

- December 18, 25 and January 1 - Public Notice in newspaper of City Council hearing as required by Wilsonville Code.
- December 27 - Mailed Notice to property owners within 300 feet of City Council hearing.
- January 6 - City Council Public Hearing - first reading of Ordinance.
- January 17 - Submittal deadling for February 10 Planning Commission meeting (for consideration of Master Plan). Stages I & II review may be combined here.
- January 20 - City Council Public Hearing - second reading of Ordinance, final action by City Council on Plan Amendment and Zone Changes.
- January 21 - Notice for February 10 Planning Commission meeting.
- January 25 - Notice to LCDC and ODOT of Action Taken.
- February 4 - Submittal deadline for Design Review Board
- February 10 - Planning Commission Public Hearing on Master Plan.
- February 14 - Notice for Design Review Board.
- February 24 - Design Review Board Public Hearing on design review (Final Planning approval).
- February 25 - Submittal of final drawings for Building Permits.
- March 10 - Expiration of Planning appeal period and issuance of Building Permits.

As stated earlier, this is an optimistic perspective of the review time frame. The process is generally much shorter, but when a Comprehensive Plan Amendment is involved and/or zone change is required, the time frame is much longer.

If you have any further questions, please feel free to contact me.

Sincerely,



Sharon Kelly-Meyer
Senior Planner

skm:jme

CITY OF



30000 S.W. Town Center Loop E
P.O. Box 220 / Wilsonville, Oregon 97070-0220
503 / 682-1011

November 8, 1985

Mr. Hooshang Rezvani, President
Hoosh-Linn Investment Co.
21316 Waterford Place
West Linn, Oregon 97068

Re: Request for Comprehensive Plan Amend-
ment from Residential 7-12 units per acre
and Zone Change from RA-1 to PDR & PDC
for property previously owned by State
Highway Division (Tax Lot 10200-Map 24CB)

Dear Mr. Rezvani:

The purpose of this letter is to summarize for you the status of your request as stated above.

On October 13, you submitted an application requesting a zone change from RA-1 to PDR (7 - 12 units per acre) for a portion of the subject property. October 22, we met, I informed you that the information you submitted was not complete, and you informed me that you wished to change your request to a Comprehensive Plan Amendment and Zone Change. I then outlined the additional information that I felt was necessary for your submittal requesting a Plan Amendment. On October 24, we met again, you submitted a letter to me, and I requested, again, some additional information.

On October 29, we met again, you submitted to me a map and another letter. I again expressed to you that the information you had submitted was incomplete. You expressed to me, your frustration with our process and requested that I process the request as submitted thus far. It is my intent to do as you request and process the application. In doing so, I will point out that I feel it is incomplete, but that you have requested it be processed regardless.

In order to clarify for you, I am restating herein the areas where I feel there are discrepancies:

EXHIBIT 4G


Mr. Hooshang Rezvani
Page Two
November 8, 1985

1. You must prepare a written statement supporting the request containing:
 - A. Findings addressing the Wilsonville Comprehensive Plan stating how your proposal complies with the plan and where there are conflicts with the plan, how those conflicts are resolved.
 - B. Findings addressing the LCDC goals and guidelines stating how your proposal complies with the applicable goals and administrative rules.
 - C. Any other information that you feel is relevant supporting your request.
 - D. Additional fee of \$350 paid, plus \$700 due equals \$1,050 total for Comprehensive Plan Amendment and zone change only.

I recognize that you have discussed the Comprehensive Plan and LCDC goals in letters you have submitted to me; however, I do not feel that the conclusions you draw are adequately supported by findings of fact as stated in your letter.

If you have any further questions or comments, please feel free to contact me.

Sincerely,



Sharon Kelly-Meyer
Senior Planner

skm:jme
enc.

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NOV 19 1985

CITY OF WILSONVILLE

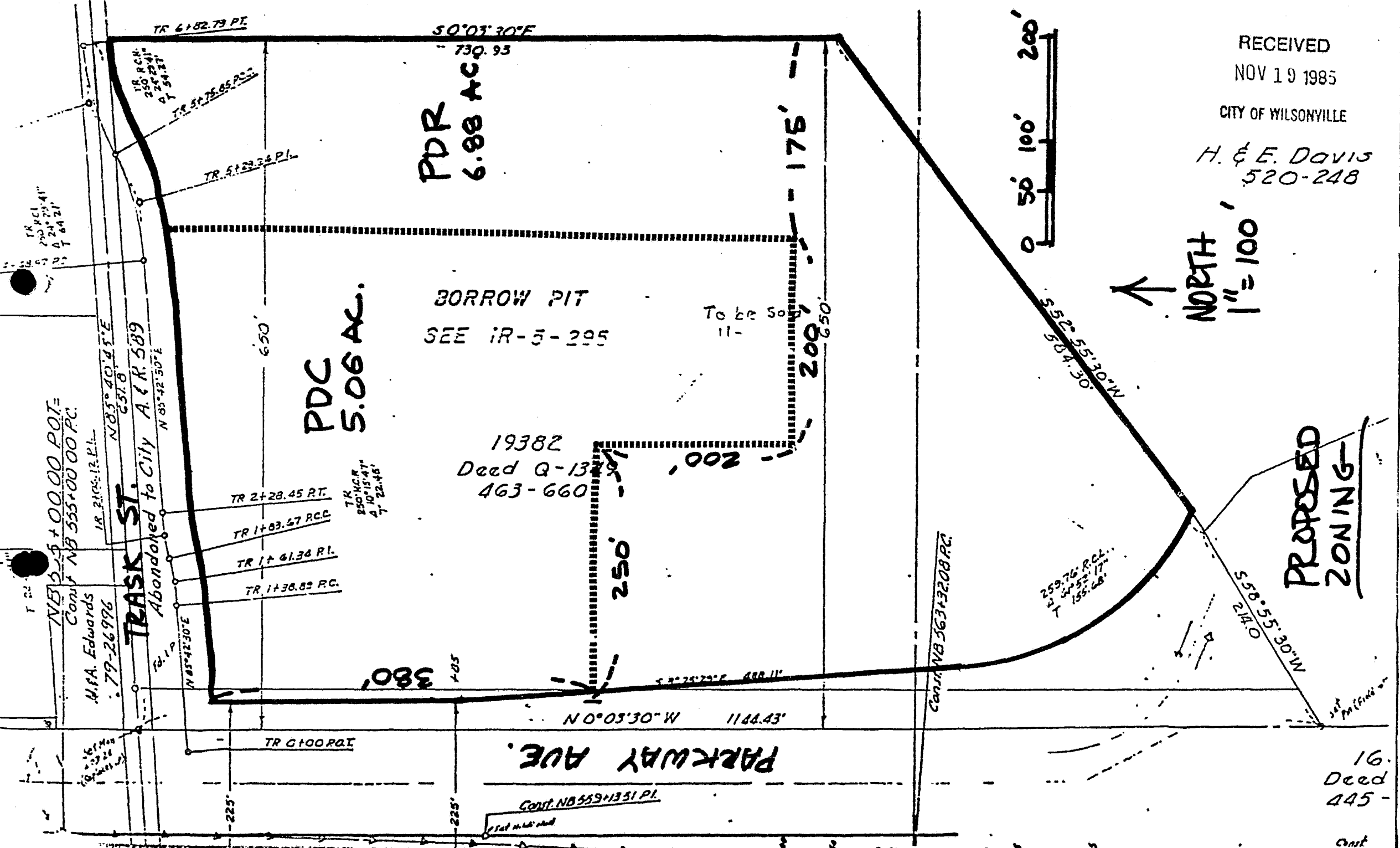
H. & E. DAVIS
520-248

NORTH
1" = 100'

PROPOSED
ZONING

16.
Deed
445-

Cont
No



PDR
6.88 AC

PDC
5.06 AC

BORROW PIT
SEE IR-5-295

19382
Deed Q-1379
463-660

N 55° 40' 00" P.O.T.
Cont NB 555+00.00 P.C.

M.A. Edwards
79-26996

TRASK ST
Abandoned to City A & R 589

PARKWAY AVE.

TR 6+82.73 PT

S 0° 03' 30" E
730.93

TR R.C.H.
250' H.C.R.
250' 23' 41"
A 24° 21' 21"
PT 54.27'

TR 5+75.85 P.C.C.

TR 5+23.23 PL

650'

TR 2+28.45 RT.

TR 1+83.57 R.C.C.

TR 1+61.34 R.L.

TR 1+38.82 R.C.

TR
250' H.C.R.
250' 15' 47"
A 10° 15' 47"
T 22.45'

380'

250'

175'

200'

200'
100'
50'

S 52° 55' 30" W
584.30'

S 56° 55' 30" W
214.0'

N 0° 03' 30" W 1184.43'

TR 6+100.02

15E1655 NB 1351 PL

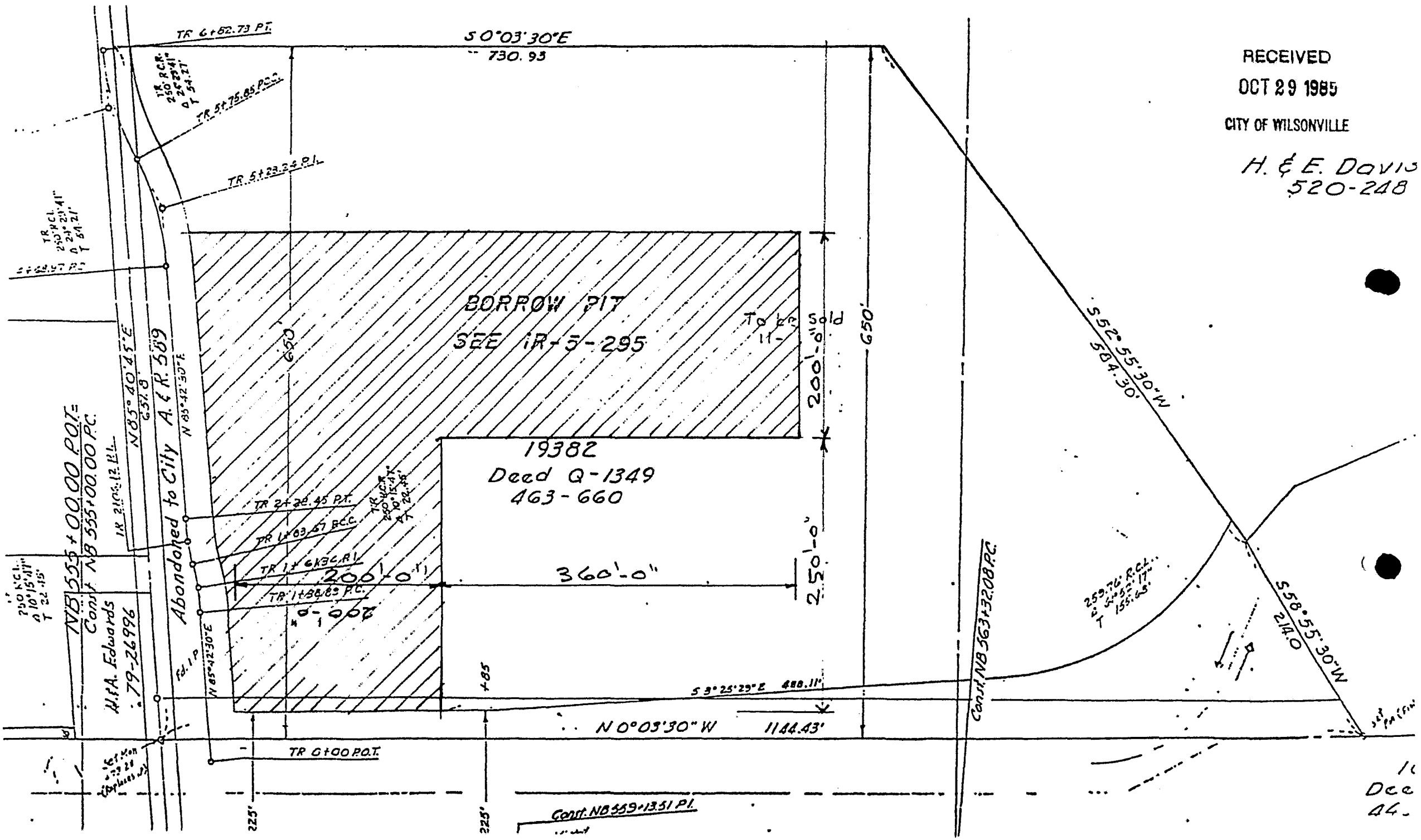
225'

225'

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No

RECEIVED
OCT 29 1985
CITY OF WILSONVILLE

H. & E. DAVIS
520-248

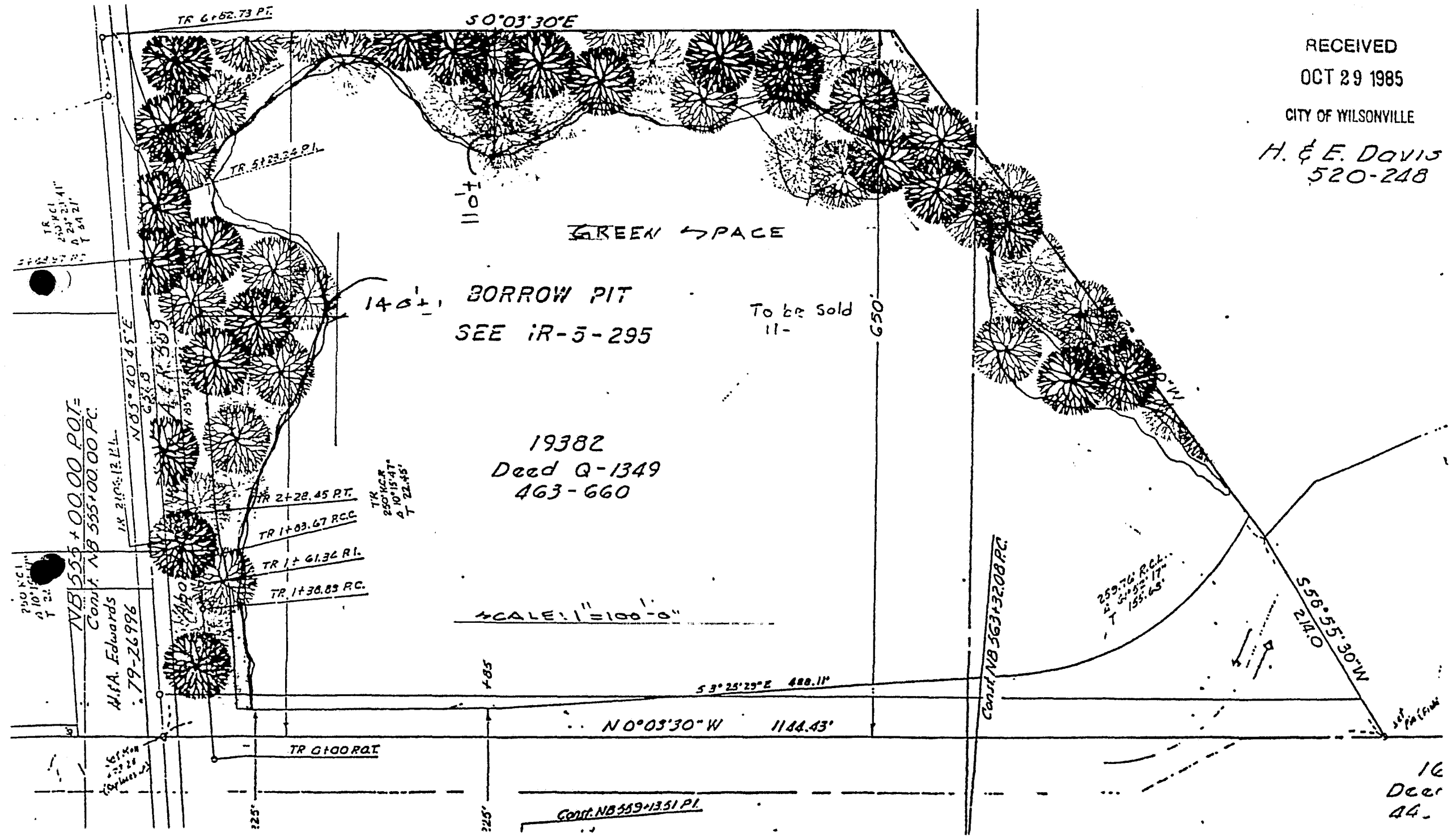


11
Dec
44.

RECEIVED
OCT 29 1985

CITY OF WILSONVILLE

H. & E. DAVIS
520-248



8630 SW Wilson Street
Wilsonville OR 97070
December 13, 1985

RECEIVED
DEC 17 1985
CITY OF WILSONVILLE

City of Wilsonville
City Planning Commission
30000 SW Town Center Loop E
PO Box 220
Wilsonville OR 97070

RE: COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTY LOCATED
ON PARKWAY AVENUE NORTH OF DAYDREAM RANCH

I am opposed to the proposed changes for two reasons.

1. Parkway Avenue does not provide adequate access to Wilsonville Road for the Daydream Ranch area let alone the new proposed area. During rush peaks, it is not uncommon to wait for three light changes before getting the opportunity make a left turn from Parkway onto Wilsonville Road. This problem is a result of the new light and inadequate holding space for the cars waiting behind that light.

I am also concerned with the road condition itself. It is adequate for our development and even for heavier use by expansion in our development or apartment use. However, it is not adequate for commercial use by trucks servicing a major multi-purpose project.

2. Daydream Ranch was represented by Edwards Industries as being a three-phase project. Phase One is the area in which I live and is close to completion. Phase Two is the area east of phase one and extends to Wilsonville Park. It was zoned as lower density, and we were told it would be a phase composed of houses of equal or greater value than those in Phase One. Phase Three is the area that extends up behind Phases One and Two and has larger lots that are placed next to and in the Greenway. My concern is that the apartment and motel use of the Parkway site would discourage the development of Phase Three as was intended.

I would ask the Commission to consider rezoning the Parkway areas to lower-density housing and to assure the transition of housing styles between Phase Three and the Parkway land. If Phase Three cannot be

City of Wilsonville
Comprehensive Plan Amendment
December 13, 1985

developed as was proposed, then will it eventually also be rezoned? Will this lead to a change in the construction style of those homes in Phase Two and ultimately lower the established property values in the area?

If the Commission aproves Mr. Resvani's proposal, I would request that they include the contingency that the proposed development bear all costs in the upgrading of Parkway Road up to the Wilson Street intersection. In addition, I request that the proposed development be solely responsible for expenses due to changes in sewer and water requirements.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dan Hermes", with a long horizontal flourish extending to the right.

Dan Hermes

DH/alm

Excerpt from Planning Commission Minutes of January 13, 1986:

HOOSH-LINN INVESTMENT CO. - Review of request for Comprehensive Plan Amendments (Residential 7-12 units per acre and Primary Open Space to Commercial and Secondary Open Space) and Zone Changes (from RA-1 to PDC and PDR).

Ben Altman presented the Staff Reporting, explaining the reason he did not make a recommendation was that the proposal could be either denied or approved. He further noted that he felt the final decision could be based on the testimony, along with the direction of the Commission.

Altman noted that the northern portion of the site is being requested to be amended to allow for a motel/resort type of complex. The eastern and southern portion of the site will be developed with multi-family.

Altman noted, in the Staff Report, some facility planning concerns - the street system was not designed to support the commercial-type traffic; the sanitary sewer and storm drain systems were not designed for this type of capacity.

Chairman Williams opened the continued Public Hearing.

For the record, Helen Burns left the meeting at this point to attend another meeting, but planned to return shortly.

Ryan O'Brien, Planning Consultant for the applicant, displayed some colored renderings. He noted that Mr. Resvani met with the property owners in Day Dream Ranch. They plan to save as many of the trees in the Open Space as possible. The Design Review Board will address the tree situation. Mr. O'Brien stated a printout from the Institute of Traffic Engineers Trip Generation Manual reads that the peak hour for a hotel room is .79 trips per room and for apartment dwellings it is .70. There are 66 multi-family units and 160 motel units which equal 220 units versus 144 which would be allowed with multi-family only. This is an increase of 76 units which would mean 45 extra trips per hour.

Mr. O'Brien stated that Parkway Avenue is designated as a D standard - 12,000 to 18,000 vehicle trips per day.

Mr. O'Brien stated at peak flow, the project will need only 75% of the sewer's flow which the City would have with a 144-unit multi-family project. Mr. O'Brien spoke with Larry Blanchard regarding this and Blanchard noted he should provide him with evidence of this.

Mr. Hooshang Resvani noted they will not be taking any trees from the north section of the site. He presented comparisons of the existing storm sewer usage and the proposed usage and a comparison of the existing sewer capacity and the proposed usage.

Chairman Williams asked Mr. Resvani if he had had a chance to review the statistics regarding the sanitary sewer, storm sewer and streets with Larry Blanchard. Mr. Resvani replied that he had not.

Mr. Resvani noted he had a meeting with the property owners in Day Dream Ranch to explain the proposed project.

Chairman Williams asked for any other proponents.

Jack Helvie, 3645 S. W. Wilson Lane, stated he supported the Hooshang Investment Company's proposed development if the following conditions are met: (1) The primary open space and Greenway adjacent to the lots on Wilson Lane remain as Primary Open Space and is not rezoned to Secondary Open Space. (2) That no residences or other structures are built within 70 feet of the property lines of the existing residences on Wilson Lane.

Doyle Fisher, Wilson Lane, noted he felt the proposed project was superior to what the City had planned for the subject area. He felt the developer should pay for the proposed curbs, streets, etc. He also felt that the Primary Open Space remain adjacent to the lots on Wilson Lane.

Loree Edwards, 31045 Nehalem Court, stated this is a clean industry which would be built. She felt this would bring in additional dollars to the community.

Steve Edwards, 31045 Nehalem Court, stated after meeting with Mr. Hooshang Saturday night, the 90% of the residents who were present at the meeting, concluded this is a very desirable project. He noted he fully supported his plan.

Chris Wilson, 3175 Nehalem Court, stated this was a 360 degree turn-around from the Day Dream Ranch neighborhood compared to the attitude after the December 9 public hearing. He felt the quality of the apartment units would have to be high to enhance the rest of the project. He noted he also supported the project.

Richard Good, 8665 S. W. Wilson Lane, stated he was very happy with the development. He expressed concern regarding the research Mr. Resvani has done concerning the sewer, storm drains and roads is correct. He, too, wanted to see the Primary Open Space behind the Wilson Lane homes remain as Open Space.

Robb Steigler, 3580 S. W. Wilson Lane, noted, for the record, that he is in favor of the project. He noted he suggested to Mr. Resvani that some of the neighborhood be allowed to take part in the planning efforts of the project, similar to the Nike project when the Montgomery Way residents organized their own review committee for their plans. He further recommended to the Commission that some of the Day Dream Ranch neighbors be allowed to participate in the planning of the project.

Chairman Williams asked for opponents.

Duane Petersen, 31320 S. W. Parkway Avenue, stated he was not invited to the meeting of the neighbors. He wished to go on record as being opposed to any development on said property until such time that something is done with Parkway Avenue. He noted it sometimes takes 4 to 5 minutes to get on to Wilsonville Road from Parkway Avenue. He stated he did not agree with Mr. Resvani's calculations in terms of the number of the cars which would be produced with this development as opposed to some other development on the same land.

Ben Altman explained the Master Plan shows the north-south collector through the Teufel area. They are not planning to develop their property at this point in time. The collector will connect with Trask Street. A couplet is also being planned east and west in the area directly south of the Exxon station.

Glenn Ransom, 11284 S. W. Chantilly, stated he was representing Mardi Braymen, and entered a letter into the record from her in opposition to the project.

Chairman Williams stated he was not comfortable with the numbers which Larry Blanchard came up with and with the numbers which Mr. Resvani worked up. He stated the figures needed to be looked at by the City staff. He also stated a traffic study should be done.

Bob Dant questioned the traffic figures which the applicant presented.

Mike Williams moved to approve the application for two Comprehensive Plan Amendments, and two Zone Changes for the Hoosh-Linn Investment Co. with the following Conditions of Approval:

1. That the applicant be required to meet Public Works Standards for sanitary sewer, storm drainage and traffic for the commercial development and that the Primary Open Space to the south of the project not be disturbed.

If there is a problem with complying with the Public Works Department's requirements, they can be addressed at Stage II.

2. That no structures be built within 70 feet of the homes on Wilson Street in Day Dream Ranch.
3. That all plans be reviewed by the Day Dream Ranch neighborhood committee before submitting for Stage II and Design Review Board approval.

and that Staff prepare Findings for the Staff Report. Arland Andersen seconded the motion which passed 4-0.

Excerpt from Planning Commission Minutes of December 9, 1985:

HOOSH-LINN INVESTMENT CO. - Comprehensive Plan Amendment and Zone Change Request.

Sharon Kelly-Meyer presented the Staff Report noting the applicant is requesting two Comprehensive Plan Amendments and two Zone Changes for an 11.94 acre site located north of Day Dream Ranch and east of I-5. It is designated on the Comprehensive Plan as Residential, 7 to 12 dwelling units per acre, Willamette Greenway and Open Space. 5.06 acres is designated as Primary Open Space on the Comp Plan. The applicant would like to change this to Planned Development Commercial. This would require a Comprehensive Plan Amendment to Commercial and another Comprehensive Plan Amendment to Secondary Open Space to allow some development in the Open Space area. The applicant is proposing to develop a portion of the property as a hotel/motel convention facility with 160 motel units and 60 units of apartments on the portion of the property which would remain as Residential.

Sharon Kelly-Meyer noted that the Notice which was given to the newspaper to print was correct, but the Notice which actually appeared in the newspaper was not correct. Because of the number of people who responded to the newspaper Notice, Kelly-Meyer recommended the hearing be continued to January 19, 1986, along with a request for direction from the Commission regarding several issues. Larry Blanchard did a Preliminary review and has indicated there are three areas with public facility problems - one, both Parkway Avenue and Trask Street are currently designated as Residential Collector streets. Development of commercial uses or approval of the Comprehensive Plan Amendment and Zone Change which would allow commercial uses would require that the two streets be improved to commercial standards. This will require substantial improvements on the part of the developer and would require that our Street Plan be amended to require be commercial streets rather than residential streets.

Public facilities which are available to serve this site were sized to serve 144 dwelling units. The commercial facilities will require an expansion of the public facilities.

Sharon Kelly-Meyer asked that the Commission give staff some direction regarding the type of details for the Plan Amendments they would like to see.

Beth Marks noted that Mike Kohlhoff and Charles Paulson own property to the north of this property

Chairman Williams opened the public hearing, asking if the applicant wished to address the issues raised by Staff.

Huoshang Rezvani stated he felt this was a high quality type site for the lodging facilities he wanted to develop.

Chairman Williams asked for proponents.

Ryan O'Brien, representing Hooshang Resvani, asked the Commission if they had questions at this point. Chairman Williams replied he had a lot of questions. He noted he wanted to know if there really is a need for apartments and hotels at this location, and who will be paying for additional sewer and water facilities which they need.

Ryan O'Brien showed slides of the property involved. He noted that Mr. Resvani had driven the I-5 corridor from north of Vancouver down to southern Oregon and found this site to be one of the most desirable.

Chairman Williams stated he wanted someone to tell him why this site would not work as Residential.

Chairman Williams asked if there were any more proponents present. Hearing none, he asked for opponents.

Patricia Parker, 8745 S. W. Wilson Street, stated she did not wish to look at another Montebello behind her home. There are only four Fir trees behind her home which would not buffer her from the project.

Chris Wilson, 23075 Nehalem Court, stated he did not feel the Comp Plan was designed to make this land into a tourist trap. He pointed out the river lots are selling for \$79,000. He felt that one would not want to pay that amount of money for a lot and then have to drive past a hotel/motel complex with apartments behind it, to reach his home.

Mr. Resvani stated he would not build the project if the neighbors did not want it.

Mike Williams moved to continue the Public Hearing until January 13, 1986. Arland Andersen seconded the motion which passed 5-0.