

ORDINANCE NO. 866

AN ORDINANCE OF THE CITY OF WILSONVILLE ANNEXING APPROXIMATELY 11.17 ACRES OF PROPERTY LOCATED SOUTH OF SW FROG POND LANE AT 7480 AND 7500 SW FROG POND LANE FOR DEVELOPMENT OF A 19-LOT RESIDENTIAL SUBDIVISION.

WHEREAS, an application has been submitted by West Hills Land Development LLC – Applicant, and Douglas E. and Colleen R. George, and Donnie L. Martin – Owners, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 7480 and 7500 SW Frog Pond Lane on Tax Lots 2800, 2801, and 3500, and a portion of SW Frog Pond Lane right-of-way, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; and

WHEREAS, a petition (Exhibit B) submitted to the City requests annexation of certain real property legally described and depicted in Exhibit A; and

WHEREAS, Douglas E. and Colleen R. George, and Donnie L. Martin, together representing 100 percent of the property ownership within the annexation area signed the petition; and

WHEREAS, Douglas E. and Colleen R. George, and Donnie Martin, together representing a majority of the electors within the annexation area signed the petition; and

WHEREAS, ORS 227.125 authorizes the annexation of territory based on consent of all owners of land and a majority of electors within the territory and enables the City Council to dispense with submitting the questions of the proposed annexation to the electors of the City for their approval or rejection; and

WHEREAS, the land to be annexed is within the Urban Growth Boundary and has been master planned as part of the Frog Pond West Neighborhood; and

WHEREAS, the land to be annexed is contiguous to the City and can be served by City services; and

WHEREAS, Panel B of the Development Review Board considered the annexation and after a duly advertised public hearing held on August 22, 2022, adopted Resolution No. 406 (Exhibit D) unanimously recommending City Council approve the annexation; and

WHEREAS, on September 8, 2022, the City Council held a public hearing as required by Metro Code 3.09.050; and

WHEREAS, reports were prepared and considered as required by law; and because the annexation is not contested by any party, the City Council chooses not to submit the matter to the voters and does hereby favor the annexation of the subject tract of land based on findings, conclusions, and the Development Review Board's recommendation to City Council.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

- Section 1. Findings. The tract of land, described and depicted in Exhibit A, is declared annexed to the City of Wilsonville.
- Section 2. Determination. The findings and conclusions incorporated in Exhibit C are adopted. The City Recorder shall immediately file a certified copy of this ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(g) and ORS 222.005. The annexation shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.
- Section 3. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof this 8th day of September, 2022, and scheduled the second reading on the 19th day of September, 2022, commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

DocuSigned by:
Kimberly Veliz
E781DE10276B498...

Kimberly Veliz, City Recorder

ENACTED by the City Council on the 19th day of September, 2022, by the following votes:

Yes: 5 No: 0

DocuSigned by:
Kimberly Veliz
E781DE10276B498...

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 19th day of September, 2022.

DocuSigned by:
Julie Fitzgerald
8A974AF3ADE042E...

JULIE FITZGERALD MAYOR

SUMMARY OF VOTES:

Mayor Fitzgerald	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

EXHIBITS:

- A. Legal Description and Sketch Depicting Land/Territory to be Annexed
- B. Petition for Annexation
- C. Annexation Findings
- D. Development Review Board Panel B Resolution No. 406 Recommending Approval of Annexation

EXHIBIT A
LEGAL DESCRIPTION for ANNEXATION
May 17, 2022 (Otak #20015)

Those properties described in Statutory Warranty Deed to Marchil Investments, LLC recorded February 6, 2006 as Document No. 2006-011023, in Quitclaim Deed to Donnie L. Martin recorded November 5, 2021 as Document No. 2021-098893, and in Statutory Bargain and Sale Deed to Douglas E. George and Colleen R. George, Trustees, recorded September 8, 2020 as Document No. 2020-073265, all of Clackamas County Records, together with portions of S.W. Frog Pond Lane, (County Road No. 2362), in the southeast quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap marked "PIONEER DESIGN" found at the northwest corner of MORGAN FARM NO. 2, Plat No. 4610, Clackamas County Records which bears North 01°40'13" East along the east line of the southeast quarter of said section a distance of 858.59 feet, and North 88°36'41" West along the north line of said MORGAN FARM NO. 2 and the easterly extension thereof a distance of 3212.90 feet from the southeast corner of said section, said POINT OF BEGINNING being the southwest corner of said Marchil Investments property;

thence along the east lines of those properties described in deeds to William Z. Spring recorded June 1, 1985 recorded as Document No. 1985-019621, and to Jonathan A. and Laurie E. Clarke recorded June 2, 2015, as Document No. 2015-033122, both of Clackamas County Records, North 05°28'14" West a distance of 173.82 feet to a 2 inch by 2 inch H-beam survey monument found at an angle point in the east lines of said Document No. 2015-033122 property;

thence along the east line of said Clarke property, North 12°48'33" East a distance of 31.08 feet to a 5/8 inch iron rod found at the southeast corner of Partition Plat No. 1998-137, Clackamas County Records

thence along the east line of said Partition Plat, North 13°45'33" East a distance of 184.36 feet to a 5/8 inch iron rod with red plastic cap marked "CENTERLINE CONCEPTS" found at the southeast corner of Tract E, COPPER CREEK, Plat No. 4357, Clackamas County Records;

thence along the east lines of said Tract E through the following two courses:
North 13°21'42" East a distance of 219.83 feet to a 5/8 inch iron rod with yellow plastic cap marked "DE HASS ASSOC. INC.",
and North 62°40'55" East a distance of 165.32 feet to a 5/8 inch iron rod with yellow plastic cap marked "DE HASS ASSOC. INC." found at an angle point in the east lines of said Tract E;

thence along the east lines of said Tract E, of that property described deed to the City of Wilsonville recorded March 7, 1997 as Document No. 97-016880, Clackamas County Records, and of Tract R of CANYON CREEK MEADOWS recorded in Book 108, Page 16, Clackamas County Plat Records, North 50°52'05" East a distance of 278.16 feet to a point on the south right of way line of 33.00 foot wide S.W. Frog Pond Lane at the westerly terminus thereof;

thence along said westerly terminus of S.W. Frog Pond Lane (County Road No. 2362) also being a portion of the southeast line of said Tract R, North 50°52'05" East a distance of 50.77 feet to a point on the north right of way line of said S.W. Frog Pond Lane;

thence along said north right of way line, South 88°35'30" East a distance of 288.75 feet;

thence South 01°24'30" West a distance of 33.00 feet to a point on said south right of way line;

thence along said south right of way line, North 88°35'30" West a distance of 80.43 feet to the northeast corner of that property described in Quitclaim Deed to Donnie L. Martin recorded November 5, 2021 as Document No. 2021-098893, Clackamas County Records;

thence along the southeast line of said Martin property, South 46°32'22" West a distance of 36.85 feet to the southwest corner of said Martin property and a point on the west line of that property described in Statutory Bargain and Sale Deed to P.J. O'Hogan and Sharon L. O'Hogan, Trustees, recorded June 30, 2003 as Document No. 2003-083133, Clackamas County Records;

thence along said west line, South 01°40'13" West a distance of 832.25 feet to a point on the north line of said MORGAN FARMS NO. 2 referenced by a 5/8 inch iron rod with no cap found North 51°42'34" East a distance of 0.07 feet of said point;

thence along said north line, North 88°36'41" West a distance of 643.63 feet to the POINT OF BEGINNING.

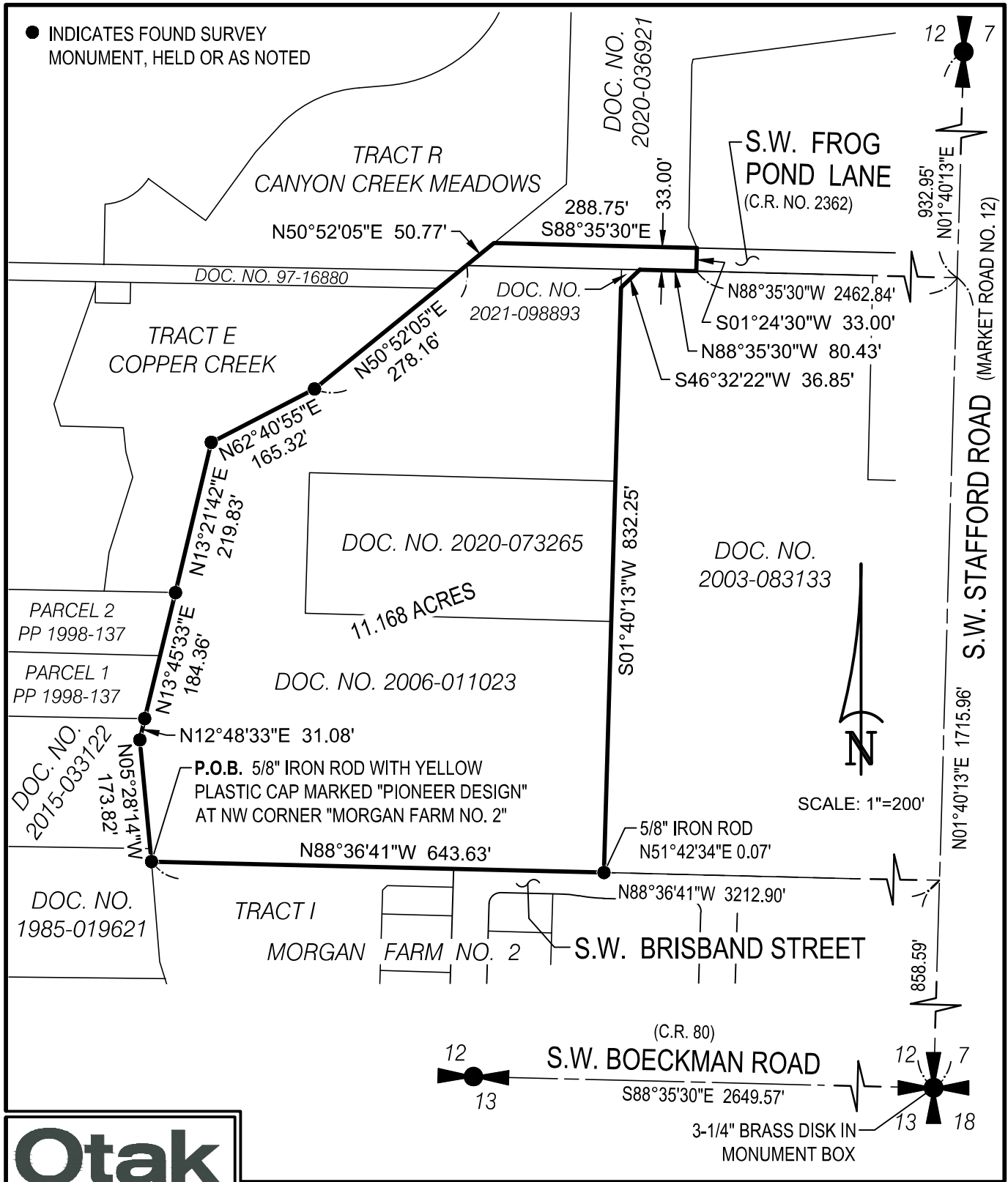
Contains 11.168 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

2022.05.17
11:26:47-07'00'

OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS

RENEWES: JUNE 30, 2024



Otak

808 SW 3rd Ave., Ste. 800
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 20015

ANNEXATION OF THE MARTIN, MARCHIL & GEORGE PROPERTIES & A PORTION OF S.W. FROG POND LANE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

MAY 17, 2022

Exhibit B

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition contains the names of at least 50% of the electors registered in the territory proposed for annexation as described in the attached petition.





NAME Jennifer Wessels
TITLE Deputy Clerk
DEPARTMENT Elections
COUNTY OF Clackamas
DATE 2-3-2028

**CERTIFIED COPY OF THE ORIGINAL
SHERRY HALL, COUNTY CLERK**

BY: 

PETITION SIGNERS


NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

SIGNATURE	PRINTED NAME	I AM A: *			PROPERTY ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
		PO	RV	OV		LOT #	¼ SEC	T	R		
	Douglas E. George			X	7500 Frog Pond Lane	2801	31	W	12D	323	12-16-21
	Colleen R. George			X	7500 Frog Pond Lane	2801	31	W	12D	323	12-16-21

* PO = Property Owner
RV = Registered Voter
OV = Owner And Registered Voter

PETITION SIGNERS


NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

SIGNATURE	PRINTED NAME	I AM A: *			PROPERTY ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
		PO	RV	OV		LOT #	¼ SEC	T	R		
	Marchit Investments LLC. Donnie Martin			X	7480 SW Frog Pond Lane	2800	31	W	12D	323	

* PO =Property Owner
RV =Registered Voter

PETITION SIGNERS

NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

SIGNATURE	PRINTED NAME	I AM A: *			PROPERTY ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
		PO	RV	OV		LOT #	1/4 SEC	T	R		
	Boogie Martin			X	No Address	3500	31	W	12D	323	

* PO =Property Owner
 RV =Registered Voter
 OV = Owner And Registered Voter



Ordinance No. 866 Exhibit C
Annexation Findings

Frog Pond Terrace 19-Lot Subdivision

City Council
Quasi-Judicial Public Hearing

Hearing Date:	September 8, 2022
Date of Report:	August 12, 2022

Application No.: ANNX22-0002 Annexation

Request/Summary: City Council approval of quasi-judicial annexation of approximately 11.17 acres for a 19-lot residential subdivision concurrently with proposed development consistent with the Frog Pond West Master Plan.

Location: 7480 and 7500 SW Frog Pond Lane. The property is specifically known as TLID 2800, 2801, and 3500, and a portion of SW Frog Pond Lane right-of-way, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

**Owners/Electors/
Petitioners:** Donnie L. Martin (TLID 2800 and 3500)
Douglas E and Colleen R. George (TLID 2801)

Applicant: West Hills Land Development LLC (Contact: Dan Grimberg)

Applicant’s Rep.: OTAK, Inc. (Contact: Li Alligood AICP)

Comprehensive Plan Designation: Residential Neighborhood

Zone Map Classification (Current): Rural Residential Farm Forest 5-Acre (RRFF-5)

**Zone Map Classification (Proposed
Concurrent with Annexation):** Residential Neighborhood (RN)

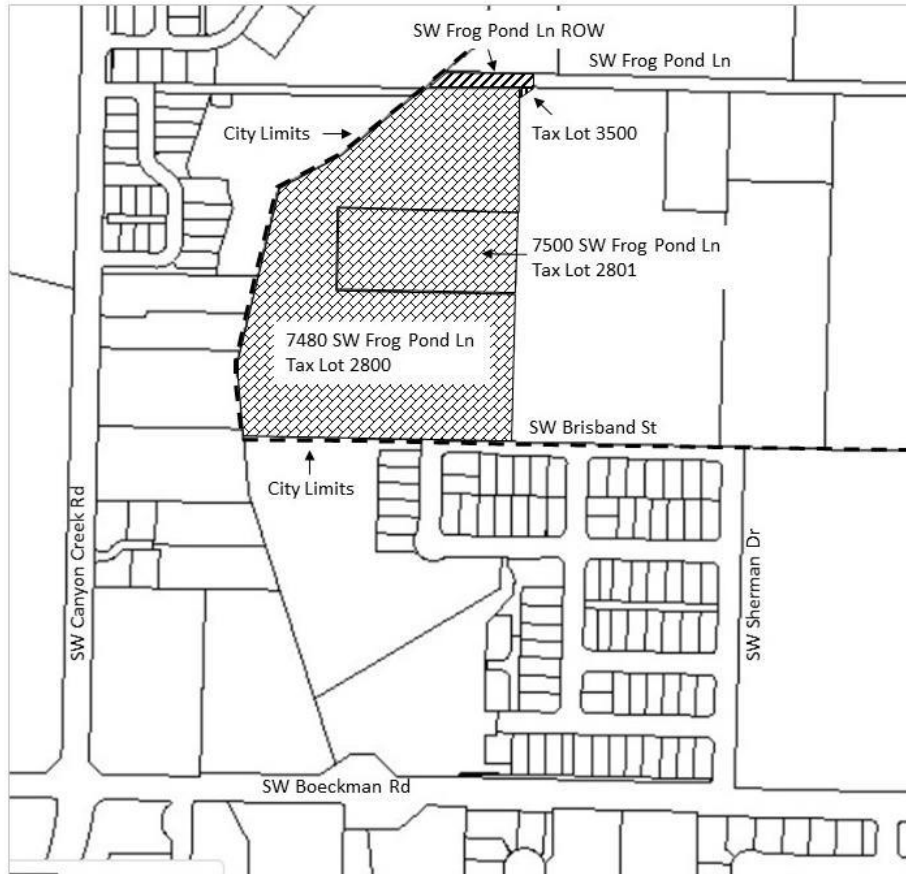
Staff Reviewer: Cindy Luxhoj AICP, Associate Planner

Staff/DRB Recommendation: Approve the requested annexation.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.700	Annexation
<u>Comprehensive Plan and Sub-elements:</u>	
Citizen Involvement	
Urban Growth Management	
Land Use and Development	
Plan Map	
Area of Special Concern L	
Transportation Systems Plan	
Frog Pond West Master Plan	
<u>Regional and State Law and Planning Documents</u>	
Metro Code Chapter 3.09	Local Government Boundary Changes
ORS 222.111	Authority and Procedures for Annexation
ORS 222.125	Annexation by Consent of All Land Owners and Majority of Electors
ORS 222.170	Annexation by Consent Before Public Hearing or Order for Election
Statewide Planning Goals	

Vicinity Map



Background/Summary:

The subject property has long been rural/semi-rural, adjacent to the growing City of Wilsonville. Metro added the 181-acre area now known as Frog Pond West to the Urban Growth Boundary in 2002 to accommodate future residential growth. To guide development of the area and the urban reserve areas to the east and southeast, the City of Wilsonville adopted the Frog Pond Area Plan in November 2015. The Frog Pond Area Plan envisions that: "The Frog Pond Area in 2035 is an integral part of the Wilsonville community, with attractive and connected neighborhoods. The community's hallmarks are the variety of quality homes; open spaces for gathering; nearby services, shops and restaurants; excellent schools; and vibrant parks and trails. The Frog Pond Area is a convenient bike, walk, drive, or bus trip to all parts of Wilsonville."

As a follow up to the Area Plan and in anticipation of forthcoming development, in July 2017 the City of Wilsonville adopted the Frog Pond West Master Plan for the area within the UGB. To guide development and implement the vision of the Area Plan, the Master Plan includes details on land use (including residential types and unit count ranges), residential and community design, transportation, parks and open space, and community elements such as lighting, street trees, gateways, and signs. The Master Plan also lays out the infrastructure financing plan.

The proposed 19-lot subdivision is the ninth development proposal in Frog Pond West. The subdivision will connect to the concurrently proposed Frog Pond Overlook to the north, previously approved Frog Pond Vista subdivision to the northeast, and Morgan Farm subdivision to the south, blending together as one cohesive neighborhood consistent with the Frog Pond West Master Plan.

One nearby land use application has been submitted for a site near the subject property. Frog Pond Overlook (DB22-0002) is located north of Frog Pond Terrace and contains features such as street extensions, pedestrian connections, and street trees that will interface with this application. Staff have reviewed this application in the context of the property to ensure all shared components are consistently applied across both subdivisions.

All property owners and a majority of electors in the annexation area have consented in writing to the annexation.

Conclusion and Conditions of Approval:

Staff and the Development Review Board recommend the City Council annex the subject property with the following condition:

Request: Annexation (ANNX22-0002)

<p>PDA 1. <u>Prior to issuance of any Public Works permits by the City within the annexation area:</u> The developer shall be subject to a Development and Annexation Agreement with the City of Wilsonville as required by the Frog Pond West Master Plan. The developer shall enter into the Development and Annexation Agreement prior to issuance of any public works permits by the City within the annexation area.</p>
--

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The City's processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The owners of all property included in the application signed the application forms. West Hills Land Development LLC initiated the application with their approval.

Request: Annexation (ANNX22-0002)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Comprehensive Plan-Annexation and Boundary Changes

Consistent with Future Planned Public Services Implementation Measure 2.2.1.a.

A1. The Frog Pond West Master Plan establishes the future planned public services and funding plan for the subject property. The development of public services and funding will be consistent with the Frog Pond West Master Plan thus allowing the annexation to proceed. West Hills Land Development LLC and the City will enter into a Development and Annexation Agreement detailing provision and development of public services as required by Conditions of Approval.

Demonstrated Need for Immediate Urban Growth Implementation Measure 2.2.1.a.

A2. Metro brought the subject area into the Urban Growth Boundary (UGB) in 2002 to meet demonstrated regional housing needs. With adoption for the Frog Pond West Master Plan the subject area is now primed for development to help meet regional housing needs.

Adherence to State and Metro Annexation Laws and Standards Implementation Measure 2.2.1.e.

A3. This review applies all applicable Metro and State rules, regulations, and statutes as seen in findings below.

Orderly, Economic Provision of Public Facilities and Services
Implementation Measure 2.2.1.e. 1.

A4. The Frog Pond Area Plan includes implementation measures to ensure the orderly and economic provision of public facilities and services for the Frog Pond Area, including Frog Pond West. The applicant proposes site development with concurrent applications for Stage 1 and Stage 2 Planned Unit Development and Land Division, which proposes the extension of public facilities and services to the Frog Pond Terrace site. These proposed services are generally consistent with the Frog Pond Area Plan and Frog Pond West Master Plan, and the City's Finance Plan and Capital Improvements Plan.

Availability of Sufficient Land for Uses to Insure Choices over 3-5 Years
Implementation Measure 2.2.1.e. 2.

A5. The inclusion of the Frog Pond area within the UGB and the adoption of the Frog Pond Area Plan demonstrate the need for residential development in the Frog Pond area. Annexation of the subject site will allow development of the uses envisioned by the adopted Frog Pond West Master Plan.

Wilsonville Development Code-Annexation

Authority to Review Quasi-Judicial Annexation Requests
Subsections 4.030 (.01) A, 11, 4.031 (.01) K, 4.033 (.01) F., and 4.700 (.02)

A6. The review of the quasi-judicial annexation request by DRB and City Council is consistent with the authority established in the Development Code.

Procedure for Review, Etc.
Subsections 4.700 (.01). and (.04)

A7. The submission materials from the applicant include an annexation petition signed by the necessary parties, a legal description and map of the land to be annexed, and a narrative describing conformance with applicable criteria. City Council, upon recommendation from the DRB, will declare the subject property annexed.

Adoption of Development Agreement with Annexation
Subsection 4.700 (.05)

A8. Subject to requirements in this subsection and the Frog Pond West Master Plan, Conditions of Approval require the necessary parties enter into a Development and Annexation Agreement with the City covering the annexed land.

Metro Code

Local Government Boundary Changes Chapter 3.09

A9. The request is within the UGB, meets the definition of a minor boundary change, satisfies the requirements for boundary change petitions, and is consistent with both the Comprehensive Plan and the Frog Pond West Master Plan.

Oregon Revised Statutes (ORS)

Authority and Procedure for Annexation ORS 222.111

A10. The request meets the applicable requirements in State statute including the facts that the subject property is within the UGB and is contiguous to the City, the request has been initiated by the property owners of the land being annexed, and all property owners and a majority of electors within the annexed area consent in writing to the annexation.

Procedure Without Election by City Electors ORS 222.120

A11. The City charter does not require elections for annexation, the City is following a public hearing process defined in the Development Code, and the request meets the applicable requirements in State statute including the facts that all property owners and a majority of electors within the annexed area consent in writing to the annexation. Annexation of the subject property thus does not require an election.

Annexation by Consent of All Owners and Majority of Electors ORS 222.125

A12. All property owners and a majority of electors within the annexed area have provided their consent in writing. However, the City is following a public hearing process as prescribed in the City's Development Code concurrent with a Zone Map Amendment request and other quasi-judicial land use applications.

Oregon Statewide Planning Goals

Planning Goals – Generally Goals 1, 2, 5, 6, 8, 9, 11, 12, 13, 14

A13. The area proposed for annexation will be developed consistent with the City's Comprehensive Plan and the Frog Pond West Master Plan, both of which have been found to meet the Statewide Planning Goals.

Housing Goal 10

The proposed Comprehensive Plan map amendments will continue to allow the City to meet its housing goals and obligations reflected in the Comprehensive Plan. Specifically:

- The City has an existing Housing Needs Analysis and Buildable Lands Inventory adopted in 2014 collectively known as the Wilsonville Residential Land Study. The key conclusions of this study are that Wilsonville: (1) may not have a 20-year supply of residential land and (2) the City's residential policies meet Statewide Planning Goal 10 requirements.
- Under the Metro forecast, Wilsonville is very close to having enough residential land to accommodate expected growth. Wilsonville could run out of residential land by 2032.
- If Wilsonville grows faster than the Metro forecast, based on historic City growth rates, the City will run out of residential land before 2030.
- Getting residential land ready for development is a complex process that involves decisions by Metro, City decision makers, landowners, the Wilsonville community, and others. The City has started the master planning process for Frog Pond East and South neighborhoods to ensure that additional residential land is available within the City. The City also adopted a new plan and development standards for more multi-family units in the Wilsonville Town Center. Finally, the City provides infill opportunities, allowing properties with existing development at more rural densities to be re-zoned for more housing, which this application falls under.
- Wilsonville is meeting Statewide Planning Goal 10 requirements to "provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing" and to "provide for an overall density of 8 or more dwelling units per net buildable acre."
- Wilsonville uses a two-map system, with a Comprehensive Plan Map designating a density for all residential land and Zone Map with zoning to implement the Comprehensive Plan designation. Rezoning the subject property to a higher density zone consistent with the Comprehensive Plan will ensure related Zone Map Amendment and development approvals support the Comprehensive Plan and Goal 10.
- The proposal increases density allowed and development capacity within the existing urban growth boundary and improving the capacity identified in the 2014 study. The type of housing is anticipated to be single-family; however, the approval will allow middle housing consistent with House Bill 2001 and newly implemented City code to allow middle housing types.

- The proposal directly impacts approximately 2.9% of the developable residential land identified in the 2014 Wilsonville Residential Land Study (approximately 10.9 of 477 acres).

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 406**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ANNEXATION OF APPROXIMATELY 11.17 ACRES AND ZONE MAP AMENDMENT FROM RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) TO RESIDENTIAL NEIGHBORHOOD (RN) OF APPROXIMATELY 10.94 ACRES, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE 1 PRELIMINARY PLAN, STAGE 2 FINAL PLAN, SITE DESIGN REVIEW OF PARKS AND OPEN SPACE, TENTATIVE SUBDIVISION PLAT, TYPE C TREE PLAN, ABBREVIATED SROZ MAP VERIFICATION, AND ABBREVIATED SRIR REVIEW FOR A 19-LOT RESIDENTIAL SUBDIVISION.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Dan Grimberg, West Hills Land Development LLC – Applicant and Donnie L. Martin (TLID 2800 and 3500) and Douglas E. and Colleen R. George (TLID 2801) – Owners in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 7480 and 7500 SW Frog Pond Lane on Tax Lots 2800, 2801, and 3500, and a portion of SW Frog Pond Lane right-of-way, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated August 15, 2022, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on August 22, 2022, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

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

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated August 15, 2022, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB22-0003 Frog Pond Terrace: Annexation (ANNX22-0002), Zone Map Amendment (ZONE22-0003), Stage 1 Preliminary Plan (STG122-0003), Stage 2 Final Plan (STG222-0003), Site Design Review of Parks and Open Space (SDR22-0003), Tentative Subdivision Plat (SUBD22-0002), Type C Tree Plan (TPLN22-0002), Abbreviated SROZ Map Verification (SROZ22-0005), and Abbreviated SRIR Review (SRIR22-0003).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 22nd day of August, 2022, and filed with the Planning Administrative Assistant on August 23, 2022 . This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.

Nicole Hendrix

Nicole Hendrix, Chair - Panel B
Wilsonville Development Review Board

Attest:

M. Simmons

M. Simmons for Shelley White

Shelley White, Planning Administrative Assistant