



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

[www.lcd.state.or.us](http://www.lcd.state.or.us)

### NOTICE OF ADOPTED AMENDMENT

August 2, 2007



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Wilsonville Plan Amendment  
DLCD File Number 002-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: August 15, 2007**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

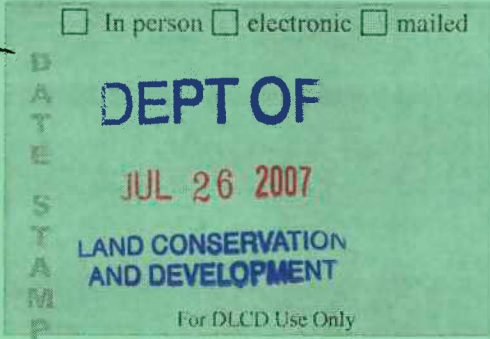
Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Stacy Humphrey, DLCD Metro-Portland Regional Representative  
Mike Wheeler, City Of Wilsonville

<paa> ya/

# DLCD

## Notice of Adoption

*Mailed 7/25/07*



THIS FORM MUST BE MAILED TO DLCD  
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION  
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: **City of Wilsonville**

Local file number: **DB07-0008**

Date of Adoption: **7/16/2007**

Date Mailed: **7/25/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date:

- |  |  |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment     | <input checked="" type="checkbox"/> Zoning Map Amendment             |
| <input type="checkbox"/> New Land Use Regulation           | <input type="checkbox"/> Other:                                      |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".  
 Comprehensive Plan Map Amendment from Residential 0-1 du/ac to Residential 4-5 du/ac and a corresponding zone map amendment from Residential Agriculture Holding zone to Residential zone on .69 acres

Does the Adoption differ from proposal? Please select one  
 No

Plan Map Changed from: **Resi 0-1 du/ac** to: **Resi 4-5 du/ac**  
 Zone Map Changed from: **Resi Agriculture Holding** to: **Residential**  
 Location: **Tax Lot 2400, Sec 13B, T3S-R1W, Clackamas County O** Acres Involved: **0**  
 Specify Density: Previous: **1.45 du/ac calc** New: **8.7 du/ac calc**

- Applicable statewide planning goals:
- |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                 | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                           | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

- Did DLCD receive a Notice of Proposed Amendment...  
 45-days prior to first evidentiary hearing?  Yes  No  
 If no, do the statewide planning goals apply?  Yes  No  
 If no, did Emergency Circumstances require immediate adoption?  Yes  No

*DLCD # 002-07 (16027)*

**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

None

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Local Contact: **Mike Wheeler**

Phone: **(503) 682-4960** Extension: **1583**

Address: **29799 SW Town Center Loop E**

Fax Number: **503-682-7055**

City: **Wilsonville**

Zip: **97070-**

E-mail Address: **wheeler@ci.wilsonville.or.us**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. **Send this Form and TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. **Please Note:** Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **<http://www.lcd.state.or.us/>**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

**ORDINANCE NO. 635**

**AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT from *RESIDENTIAL 0 – 1 du/ac* to *RESIDENTIAL 4 - 5 du/ac* and a corresponding ZONE MAP AMENDMENT from the *RESIDENTIAL AGRICULTURAL - HOLDING (RA-H)* zone to the *RESIDENTIAL (R)* zone on approximately 0.69 Acres of Tax Lot 2400, Section 13B, T3S, R1W, Clackamas County, Oregon. *SFA Design Group, LLC*, acting as agent for the applicant, *Mr. Chuck Knorr*.**

WHEREAS, *SFA Design Group, LLC* has requested a Comprehensive Plan Map Amendment and a Zone Map Amendment described in attached Zoning Order DB07-0008; and

WHEREAS, the Wilsonville Planning Staff analyzed the request and prepared a staff report, with conditions, to the Development Review Board dated June 4, 2007, wherein it reported that the request is consistent with and meets requirements for approval of a Comprehensive Plan Map Amendment and a Zone Map Amendment; and

WHEREAS, the Development Review Board Panel 'A' held a public hearing on this request on June 11, 2007, and after taking testimony, gave full consideration to the matter and recommended approval of the request; and

WHEREAS, the Wilsonville Planning Staff prepared a memo to City Council dated July 2, 2007; and

WHEREAS, on July 2, 2007, the Wilsonville City Council held a public hearing regarding the above described matter, considered the record before the Development Review Board and staff report, took testimony, and, upon deliberation, has concluded that the proposed Comprehensive Plan Map Amendment and Zone Map Amendment meets the applicable approval criteria under the City's land development code and Comprehensive Plan,

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

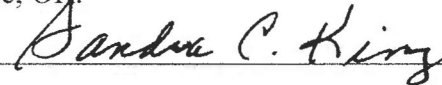
Section 1. Findings. The City Council adopts as findings and conclusions the forgoing recitals and the staff report in this matter dated June 4, 2007, which Exhibit A is attached hereto and incorporated herein as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended in Zoning Order: DB07-0008, attached hereto, from Residential Agricultural – Holding (RA-H) to Residential (R) on Tax Lot 2400 Section 13B, T3S, R1W, Clackamas County, Oregon, depicted

on the attached map (Attachment 2), and in the attached Legal Description (Attachment 1), Clackamas County, Wilsonville, Oregon.

Section 3. Order. The official City of Wilsonville Comprehensive Plan Map is hereby amended from Residential (0 – 1 du/ac) to Residential (4 - 5 du/ac) from *Residential Agricultural* on Tax Lot 2400, Section 13B, T3S, R1W, Clackamas County, Oregon, as depicted on the attached map (Attachment 2), and in the attached Legal Description (Attachment 1), Clackamas County, Wilsonville, Oregon.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 2<sup>nd</sup> day of July, 2007, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.

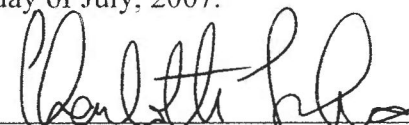
  
Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 16<sup>th</sup> day of July, 2007, by the following votes:

Yes: 5                      No: 0

  
Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 17<sup>th</sup> day of July, 2007.

  
CHARLOTTE LEHAN, MAYOR

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Knapp	Yes
Councilor Ripple	Yes
Councilor Kirk	Yes
Councilor Núñez	Yes

Attachments:

1. Zoning Order DB07-0008  
Attachment 1: Legal Description  
Attachment 2: Map depicting zone change and comprehensive map change
2. Planning Division Staff Report to the City Council, June 4, 2007, labeled Exhibit A



**SFA Design Group, LLC**  
STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

**Legal Description:**

**June 21, 2007**

**Zone Change**

**DB07-0008**

**Basis of Bearings:**

The bearings noted hereon are based upon Partition Plat 1999-077, a plat of record in Clackamas County, a copy attached hereto as Exhibit 1.

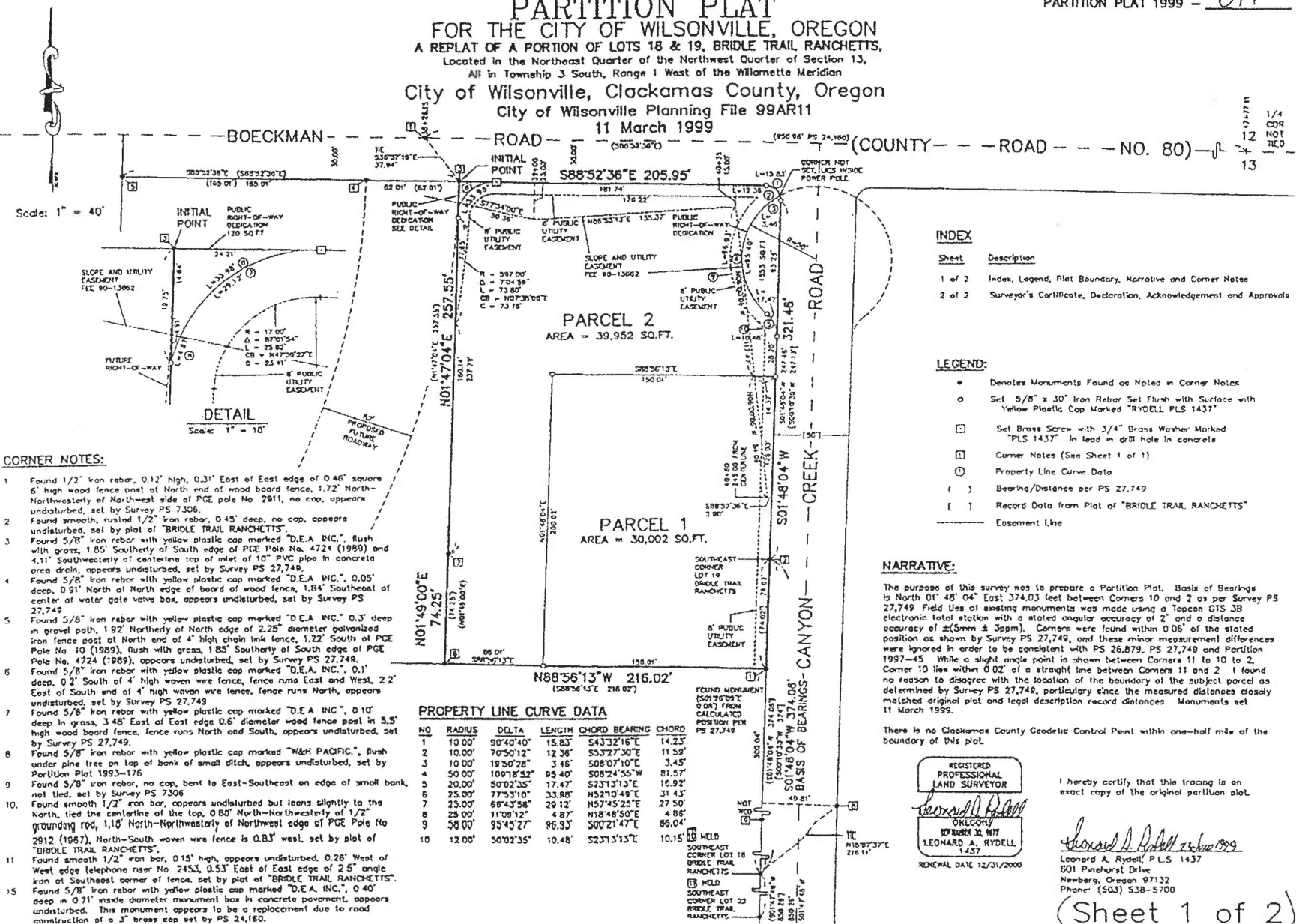
That tract of land situated in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Parcel 1 of Partition Plat 1999-077, a duly recorded plat in Clackamas County, Oregon.

Containing 30,002 SQ. FT.

ATTACHMENT 1

**PARTITION PLAT**  
**FOR THE CITY OF WILSONVILLE, OREGON**  
 A REPLAT OF A PORTION OF LOTS 18 & 19, BRIDLE TRAIL RANCHETTS,  
 Located in the Northeast Quarter of the Northwest Quarter of Section 13,  
 All in Township 3 South, Range 1 West of the Willamette Meridian  
 City of Wilsonville, Clackamas County, Oregon  
 City of Wilsonville Planning File 99AR11  
 11 March 1999



Scale: 1" = 40'

Scale: 1" = 10'

**CORNER NOTES:**

- 1 Found 1/2" iron rebar, 0.12' high, 0.31' East of East edge of 0.46' square 5' high wood fence post at North end of wood board fence, 1.72' North-Northwestwardly of Northwest side of PCE pole No. 2911, no cap, appears undisturbed, set by Survey PS 7306.
- 2 Found smooth, rusted 1/2" iron rebar, 0.45' deep, no cap, appears undisturbed, set by plot of "BRIDLE TRAIL RANCHETTS".
- 3 Found 5/8" iron rebar with yellow plastic cap marked "D.E.A. INC.", flush with grass, 1.85' Southwardly of South edge of PCE Pole No. 4724 (1989) and 4.11' Southwestwardly of centerline of inlet of 10" PVC pipe in concrete area drain, appears undisturbed, set by Survey PS 27,749.
- 4 Found 5/8" iron rebar with yellow plastic cap marked "D.E.A. INC.", 0.05' deep, 0.91' North of North edge of board of wood fence, 1.84' Southeast of center of water gate valve box, appears undisturbed, set by Survey PS 27,749.
- 5 Found 5/8" iron rebar with yellow plastic cap marked "D.E.A. INC.", 0.3' deep in gravel path, 1.92' Northwardly of North edge of 2.25" diameter galvanized iron fence post at North end of 4' high chain link fence, 1.22' South of PCE Pole No. 10 (1989), flush with grass, 1.85' Southwardly of South edge of PCE Pole No. 4724 (1989), appears undisturbed, set by Survey PS 27,749.
- 6 Found 5/8" iron rebar with yellow plastic cap marked "D.E.A. INC.", 0.1' deep, 0.2' South of 4' high woven wire fence, fence runs East and West, 2.2' East of South end of 4' high woven wire fence, fence runs North, appears undisturbed, set by Survey PS 27,749.
- 7 Found 5/8" iron rebar with yellow plastic cap marked "D.E.A. INC.", 0.10' deep in grass, 3.48' East of East edge 0.6' diameter wood fence post in 5.5' high wood board fence, fence runs North and South, appears undisturbed, set by Survey PS 27,749.
- 8 Found 5/8" iron rebar with yellow plastic cap marked "W&H PACIFIC", flush under pine tree on top of bank of small ditch, appears undisturbed, set by Partition Plat 1993-176.
- 9 Found 5/8" iron rebar, no cap, bent to East-Southeast on edge of small bank, not tied, set by Survey PS 7306.
- 10 Found smooth 1/2" iron bar, appears undisturbed but leans slightly to the North, tied to centerline of the top, 0.80' North-Northwestwardly of 1/2" iron at Southeast corner of fence, set by plot of "BRIDLE TRAIL RANCHETTS".
- 11 Found smooth 1/2" iron bar, 0.15' high, appears undisturbed, 0.28' West of West edge telephone riser No. 245J, 0.53' East of East edge of 2.5' angle iron at Southeast corner of fence, set by plot of "BRIDLE TRAIL RANCHETTS".
- 15 Found 5/8" iron rebar with yellow plastic cap marked "D.E.A. INC.", 0.40' deep in 0.71' inside diameter monument box in concrete pavement, appears undisturbed. This monument appears to be a replacement due to road construction of a 3" brass cap set by PS 24,160.

**PROPERTY LINE CURVE DATA**

NO	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	10.00'	90°40'40"	15.83'	S43°32'16"E	14.23'
2	10.00'	70°50'12"	12.35'	S37°27'30"E	11.59'
3	10.00'	19°30'28"	3.48'	S08°07'10"E	3.45'
4	50.00'	100°18'52"	95.40'	S08°24'55"W	81.57'
5	20.00'	50°02'35"	17.47'	S23°13'13"E	16.92'
6	25.00'	77°33'10"	33.88'	N52°10'49"E	31.43'
7	25.00'	66°43'58"	29.12'	N57°45'25"E	27.50'
8	28.00'	117°09'12"	4.87'	N18°48'50"E	4.85'
9	58.00'	95°45'27"	86.93'	S00°21'47"E	86.04'
10	12.00'	50°02'35"	10.48'	S23°13'13"E	10.15'

**INDEX**

Sheet	Description
1 of 2	Index, Legend, Plat Boundary, Narrative and Corner Notes
2 of 2	Surveyor's Certificate, Declaration, Acknowledgement and Approvals

**LEGEND:**

- Denotes Monuments Found as Noted in Corner Notes
- Set 5/8" x 30" Iron Rebar Set Flush with Surface with Yellow Plastic Cap Marked "RYDELL PLS 1433"
- Set Brass Screw with 3/4" Brass Washer Marked "PLS 1433" in lead in 600 hole in concrete
- ⊠ Corner Notes (See Sheet 1 of 1)
- ⊙ Property Line Curve Data
- ( ) Bearing/Distance per PS 27,749
- [ ] Record Data from Plat of "BRIDLE TRAIL RANCHETTS"
- Easement Line

**NARRATIVE:**

The purpose of this survey was to prepare a Partition Plat. Basis of Bearings is North 01° 48' 04" East 374.03 feet between Corners 10 and 2 as per Survey PS 27,749. Field ties of existing monuments was made using a Topcon GTS 3B electronic total station with a stated angular accuracy of 2" and a distance accuracy of ±(5mm ± 3ppm). Corners were found within 0.06' of the stated position as shown by Survey PS 27,749, and these minor measurement differences were ignored in order to be consistent with PS 26,879, PS 27,749 and Partition 1997-45. While a slight angle point is shown between Corners 11 to 10 to 2, Corner 10 lies within 0.02' of a straight line between Corners 11 and 2. I found no reason to disagree with the location of the boundary of the subject parcel as determined by Survey PS 27,749, particularly since the measured distances closely matched original plat and legal description record distances. Monuments set 11 March 1999.

There is no Clackamas County Geodetic Control Point within one-half mile of the boundary of this plat.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 10 FEBRUARY 20 1977  
 LEONARD A. RYDELL  
 1437  
 RENEWAL DATE 12/31/2000

I hereby certify that this tracing is an exact copy of the original partition plat.  
 Leonard A. Rydell 11/16/1999  
 Leonard A. Rydell, P.L.S. 1437  
 601 Pinehurst Drive  
 Newberg, Oregon 97132  
 Phone: (503) 538-5700

(Sheet 1 of 2)

Partition 1999-77

2 of 3

PARTITION PLAT FOR THE CITY OF WILSONVILLE, OREGON A REPLAT OF A PORTION OF LOTS 18 & 19, BRIDLE TRAIL RANCHETTS, Located in the Northwest Quarter of the Northwest Quarter of Section 13, All in Township 3 South, Range 1 West of the Willamette Meridian City of Wilsonville, Clackamas County, Oregon City of Wilsonville Planning File 99AR11 11 March 1999

REVEYOR'S CERTIFICATE.

Edward A. Rydell, Oregon Registered Professional Land Surveyor No. 1437, State of Oregon, has personally examined the original plat and measurements shown thereon and certifies that the same are true and correct in accordance with the laws of the State of Oregon and the rules and regulations of the Board of Professional Land Surveyors of the State of Oregon. The plat is a replat of a portion of lots 18 and 19 of Bridle Trail Ranchetts, a subdivision recorded in Book 37, Page 1147, Clackamas County Plat Records, and described as Lot 18, being the West 227 feet thereof and the East 216 feet of Lot 18, excepting the South 73 feet thereof, and recorded in the Northwest Quarter of the Northwest Quarter of Section 13, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon, and more fully described as follows:

Beginning at the initial point, a 5/8-inch iron rebar with a yellow plastic cap marked 'D.E.A. INC.' on the North line of said Lot 18 of BRIDLE TRAIL RANCHETTS, said rebar being South 01° 48' 04" West 74.02 feet, North 89° 04' 11" East 257.55 feet from the Southeast corner of Lot 19 of said BRIDLE TRAIL RANCHETTS and being also the Northeast corner of that tract of land described as Warranty Deed - Statutory Farm from Emory L. Reedy and Lavene Reedy to the City of Wilsonville, a municipal corporation, recorded 12 October 1988, instrument Number 98-095538, Clackamas County Deed Records; thence South 80° 36' East 105.83 feet along the North line of said Lot 18 to a 5/8-inch iron rebar with a yellow plastic cap marked 'D.E.A. INC.' on the East line of said Lot 18, said rebar being South 43° 32' 15" East 14.23 feet along the boundary of said Lot 18 on an arc distance of 15.83 feet to a 5/8-inch iron rebar with a yellow plastic cap marked 'RIDEELL PLS 1437' on the East line of said Lot 18, thence South 01° 48' 04" West 321.46 feet along the boundary of said Lot 18 to the Southeast corner of said City of Wilsonville, Clackamas County Plat Records, instrument Number 98-095538, and being also the Southwest corner of said Lot 18, thence North 01° 48' 00" East along the West line of said Wilsonville Tract, 225 feet to a 5/8-inch iron rebar with a yellow plastic cap marked 'D.E.A. INC.' thence North 01° 47' 04" East along the West line of said Wilsonville Tract 257.55 feet to the initial point. Said tract containing 1.8443 acres.

I hereby certify that the accompanying plat accurately depicts the above described tract, is drawn to scale and all points are monumented in accordance with Oregon Survey Law.

Edward A. Rydell 29 June 1999
RECORDED
PLAT OF EDWARD A. RYDELL, LAND SURVEYOR
BY: LEONARD A. RIDEELL
RECORDING CLERK
RECORDING DATE 11/21/2000

I do hereby certify that this tracing is on a copy of the original partition plat.

Edward A. Rydell 29 June 1999
Ed A. Rydell, P.L.S. 1437
1999 Oregon 97132
(503) 538-5700

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that the City of Wilsonville being the owner of the land described in the attached Plat, has duly adopted the same and established and declares that the attached Partition Plat is a true and correct map and plat thereof, all Parcels being the dimensions shown and all public right-of-ways and easements being the dimensions shown thereon, said City of Wilsonville does hereby dedicate and donate to the use of the public forever all public right-of-ways and public easements shown on said plat. This plat is subject to restrictions as noted.

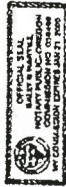
IN WITNESS WHEREOF, we have set our hand:

Charlotte Lehan, Mayor
Sonora C. King, City Recorder
City of Wilsonville

ACKNOWLEDGEMENTS:

State of Oregon } 35
County of Clackamas }

On this 21st day of June, 1999, personally appeared before me, Sonora C. King, duly authorized City Recorder, for the City of Wilsonville, Oregon, the undersigned, the Mayor and City Recorder, and the Surveyor's Certificate herein, and that the instrument was signed in behalf of the City of Wilsonville, by authority of its City Council, and acknowledged the instrument to be its voluntary act and deed.



NOTES:

- 1. The 'Slope and Utility Easement' recorded 28 March 1990 by Fee No. 90-13562 refers to Exhibit 'A' for a description based on the centerline of Backman Road, the Charter Corner of 9501st, 12 and 13 was held for Station 24,160 from Corner 1, Exhibit 'A' contains a common boundary between Backman Road centerline along with centerline offsets for the easement which are shown on this plat. Exhibit 'A' also contains an Exhibit Map that shows a 'construction easement, approx 3,400 sq ft'. This 'construction easement' is not mentioned in the easement document, and the map does not contain dimensions and therefore is not locatable from the information provided.
2. This plat is located within the boundaries of the Urban Renewal Plan Neighborhood Development Project' as revealed by instrument recorded 12 October 1990, Recorder's Fee No 90-051076. The terms and provisions of this instrument were modified by instrument recorded 16 July 1991, Recorder's Fee No 91-034796

CITY OF WILSONVILLE APPROVALS:

Approved this 21st day of June, 1999
Charlotte Lehan
City of Wilsonville Planning Director

Approved this 29th day of June, 1999.
Sonora C. King
City of Wilsonville Community Development Director

CLACKAMAS COUNTY APPROVALS

Approved this 25th day of June, 1999.
Sonora C. King
Clackamas County Surveyor

All taxes, fees, assessments or other charges as provided by O. R. S. 92.095 have been paid through June 30, 1999.

Certified June 30, 1999

Roy Erland
Clackamas County Assessor and Tax Collector
By: Craig Ferris, Deputy
By: Chad Williams, Deputy

State of Oregon } 35
County of Clackamas }

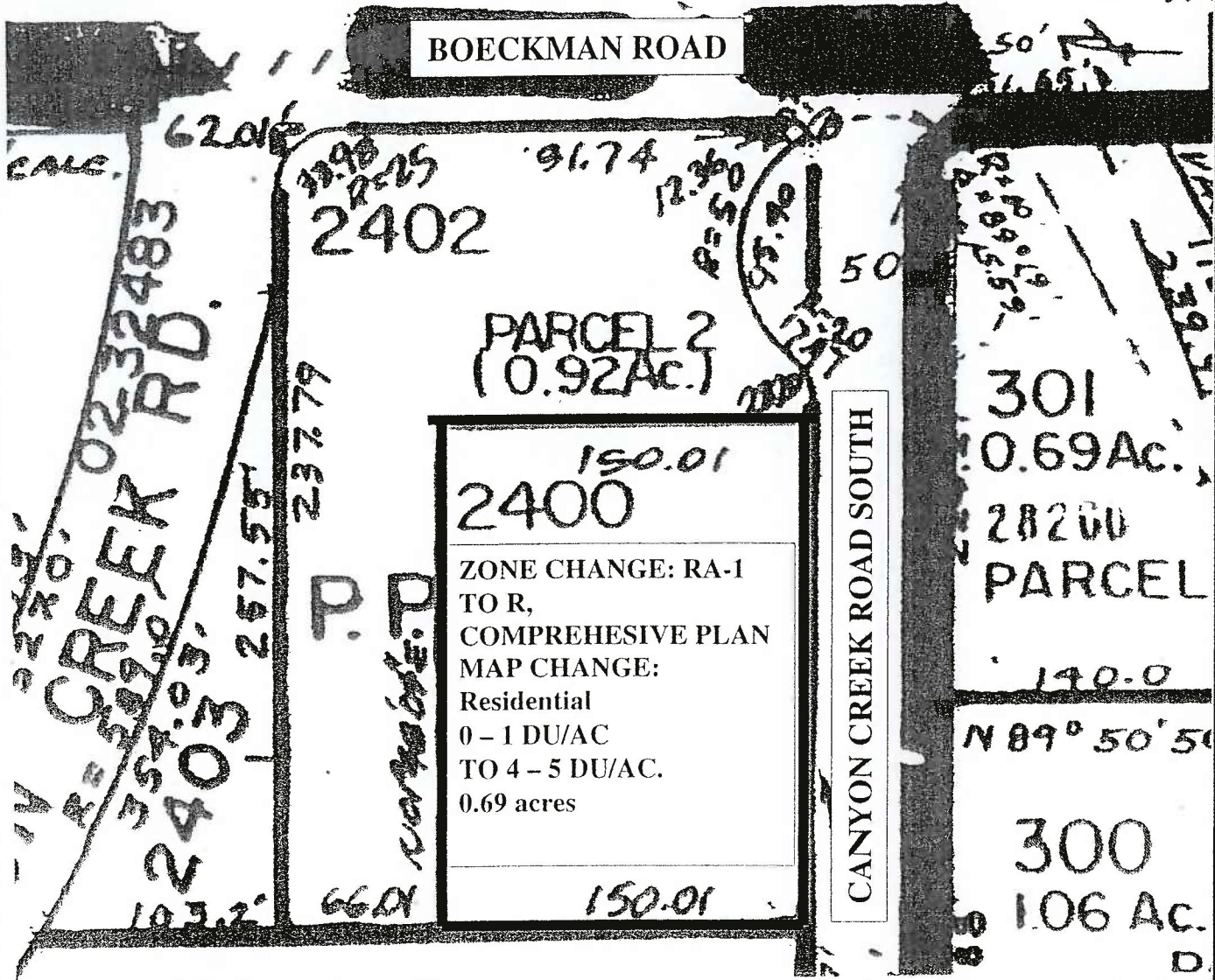
I do hereby certify that the attached partition plat was received for record on the 29th day of June, 1999 at 3:03 o'clock P.M. and recorded in the County Clerk Records

John Kaufman
Clackamas County Clerk

Melissa Lydon
Deputy



ATTACHMENT 2



CHUCK KNORR, ZONE MAP AMENDMENT AND COMPREHENSIVE PLAN AMENDMENT

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

In the Matter of the Application of )  
*SFA Design Group, LLC*, acting as agent for )  
the applicant, )  
for a Rezoning of Land and Amendment of ) **ZONING ORDER DB07-0008**  
the City of Wilsonville Zoning Map )  
Incorporated in Section 4.102 of the )  
Wilsonville Code. )

The above-entitled matter is before the Council to consider the application of *SFA Design Group, LLC*, acting as agent for the applicant, *Mr. Chuck Knorr*, for a Zone Map Amendment and an order amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

It appears to the Council that the property, which is the subject of this application, is described as follows: Tax Lot 2400 in Section 13B, T3S R1W, Clackamas County, Wilsonville, Oregon, and such property has heretofore appeared on the Wilsonville Zoning Map as *Residential Agricultural – Holding (RA-H)*.


The Council having heard and considered all matters relevant to the application, including the Development Review Board record and recommendation, finds that the application should be approved, and it is therefore,

ORDERED that approximately 0.69 acres of Tax Lot 2400 in Section 13B, T3S R1W, Wilsonville, Clackamas County, Oregon, more particularly described in Attachment 1 to this order, is hereby rezoned to *Residential (R)*, and such rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

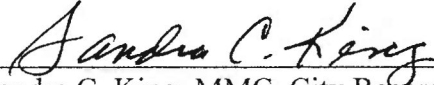
Dated: This 2<sup>nd</sup> day of July, 2007.

  
\_\_\_\_\_  
CHARLOTTE LEHAN, MAYOR

APPROVED AS TO FORM:

  
Michael E. Kohlhoff, City Attorney

ATTEST:

  
Sandra C. King, MMC, City Recorder

Attachment 1 - Legal Description

Attachment 2: Map depicting zone change and comprehensive map change