

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

In the Matter of the Application of)
West Hills Land Development LLC,)
for a Rezoning of Land and Amendment) **ZONING ORDER ZONE24-0002**
of 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 ZONE24-0002, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on the attached legal description and sketch, has heretofore appeared on the Clackamas County zoning map Rural Residential Farm Forest 5-Acre (RRFF-5).

The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of approximately 9.00 acres located at 7400 SW Frog Pond Lane comprising Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Residential Neighborhood (RN), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing 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 6th day of January, 2025.

SHAWN O’NEIL, MAYOR

APPROVED AS TO FORM:

Amanda Guile-Hinman, City Attorney

ATTEST:

Kimberly Veliz, City Recorder

Attachment: Legal Description and Sketch Depicting Land/Territory to be Rezoned



AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #10411

EXHIBIT A

City Annexation

A tract of land located in the Southeast One-Quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the plat "Morgan Farm No. 2", Plat No. 4610, Clackamas County Plat Records, also being on the north right-of-way line of SW Brisbane Street (11.00 feet from centerline) and the City of Wilsonville city limits line; thence along said north right-of-way line and said city limits line, North $88^{\circ}36'21''$ West 30.96 feet to the southeast corner of Document Number 2003-083133, Clackamas County Deed Records, and the Point of Beginning; thence continuing along said north right-of-way line and said city limits line, North $88^{\circ}36'21''$ West 508.13 feet to the southwest corner of said Deed; thence along the west line of said Deed and said city limits line, North $01^{\circ}40'32''$ East 832.32 feet to the south corner of Book 191, Page 426, Clackamas County Deed Records; thence along the southeast line of said Deed and said city limits line, North $46^{\circ}32'34''$ East 36.85 feet to the south right-of-way line of SW Frog Pond Lane (16.50 feet from centerline); thence along said south right-of-way line and said city limits line, South $88^{\circ}35'24''$ East 331.55 feet to the northwest corner of Document Number 2018-028153, Clackamas County Deed Records; thence leaving said city limits line along the west line of said Deed, South $01^{\circ}38'13''$ West 290.58 feet to the southwest corner of said Deed; thence along the south line of said Deed, South $88^{\circ}35'24''$ East 150.00 feet to the southeast corner of said Deed, also being on the east line of said Document Number 2003-083133; thence along said east line, South $01^{\circ}38'13''$ West 567.59 feet to the Point of Beginning.

The above described tract of land contains 9.00 acres, more or less.

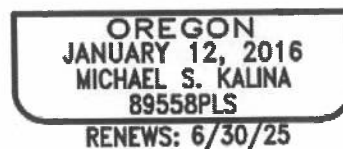
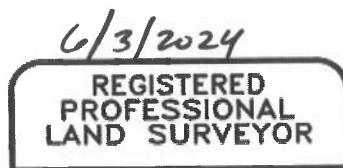
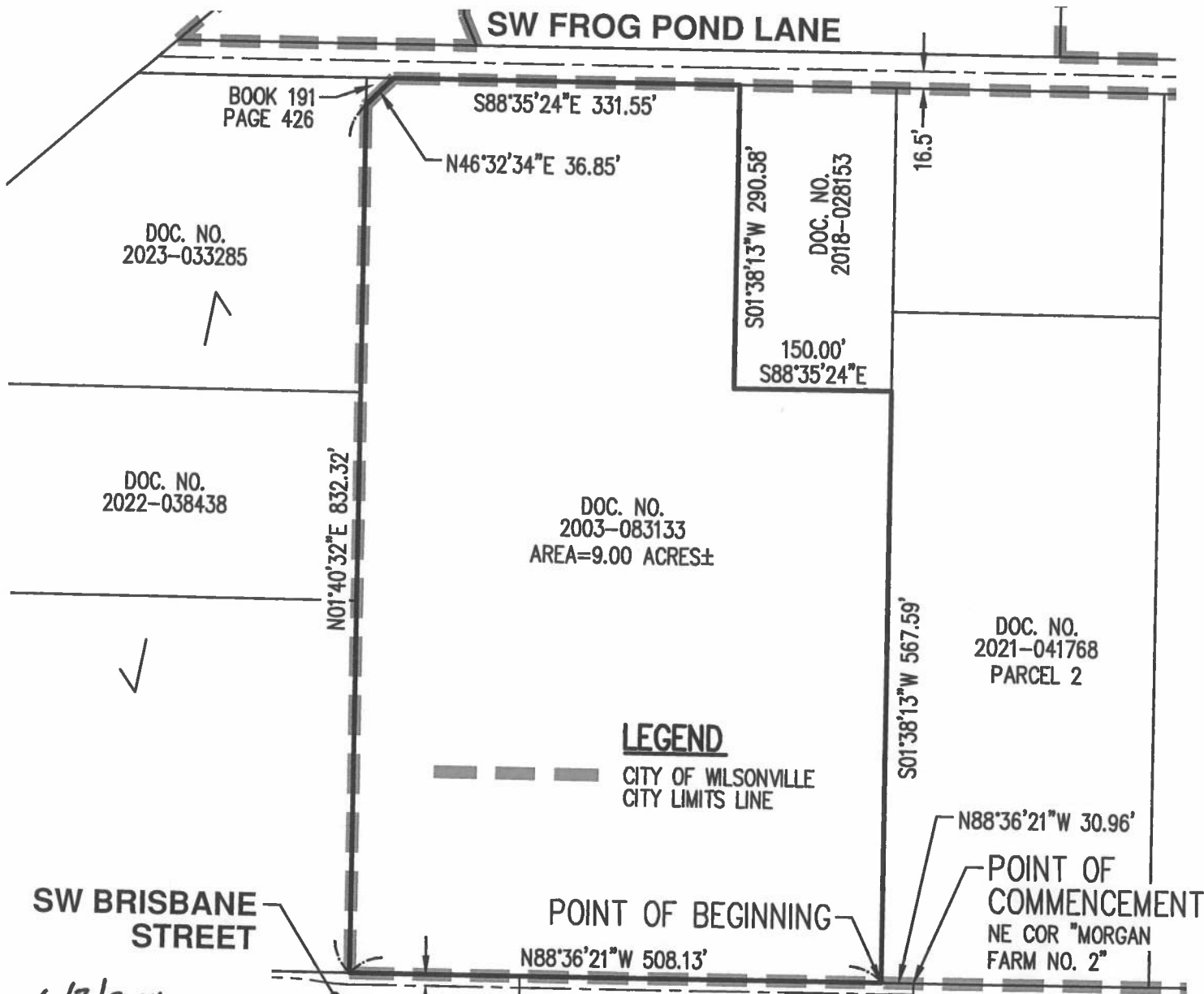


EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



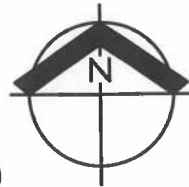
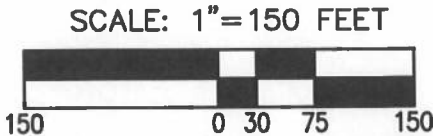
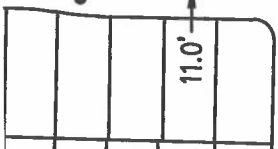
6/3/2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/25



AKS ENGINEERING & FORESTRY, LLC
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CITY ANNEXATION

TL 31W12D 01100	
DRWN: WCB	CHKD: MSK
AKS JOB: 10411	EXHIBIT B