

**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 DB21-0073
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 DB21-0073, 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 10.46 acres located north of SW Frog Pond Lane at 6725 SW Frog Pond Lane comprising Tax Lots 401 and 402 of Section 12D, 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 2nd day of May, 2022.

JULIE FITZGERALD, 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

EXHIBIT A
LEGAL DESCRIPTION
FROG POND OAKS ANNEXATION

October 5, 2021 (Otak #20141)

That property described in Quitclaim Deed to Sheri L. Miller recorded June 1, 2017 as Document No. 2017-036685, Clackamas County Records, in the southeast quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, further described as follows:

BEGINNING at the southeast corner of said Miller property from which a 5/8 inch iron rod with no cap was found bearing North 01°39'46" East a distance of 0.11 feet, said POINT OF BEGINNING also being a point on the north right of way line of S.W. Frog Pond Lane, North 01°40'13" East a distance of 1748.96 feet and North 88°35'30" West a distance of 537.57 feet from the southeast corner of said Section 12;

thence along the west lines of those properties described in Special Warranty Deed to Paul C. and Janene C. Chaney recorded January 16, 2001 as Document No. 2001-002679, and in Deed to Andrew J. Paris, Jr. et ux recorded April 5, 1972 as Document No. 72-002195, both of Clackamas County Records, North 01°39'46" East a distance of 898.20 feet to a point on the south line of Parcel II of Partition Plat No. 1991-43;

thence along said south line of Parcel II, North 88°46'45" West a distance of 507.70 feet to the northeast corner of that property described in Statutory Warranty Deed to Darrell R. and Sandi L. Lauer recorded June 13, 2018 as Document No. 2018-036152, Clackamas County Records;

thence along the east line of said Lauer property, South 01°40'13" West a distance of 896.54 feet to a point on said north right of way line;

thence along said north right of way line, South 88°35'30" East a distance of 507.81 feet to the POINT OF BEGINNING.

Contains 10.46 acres, more or less.

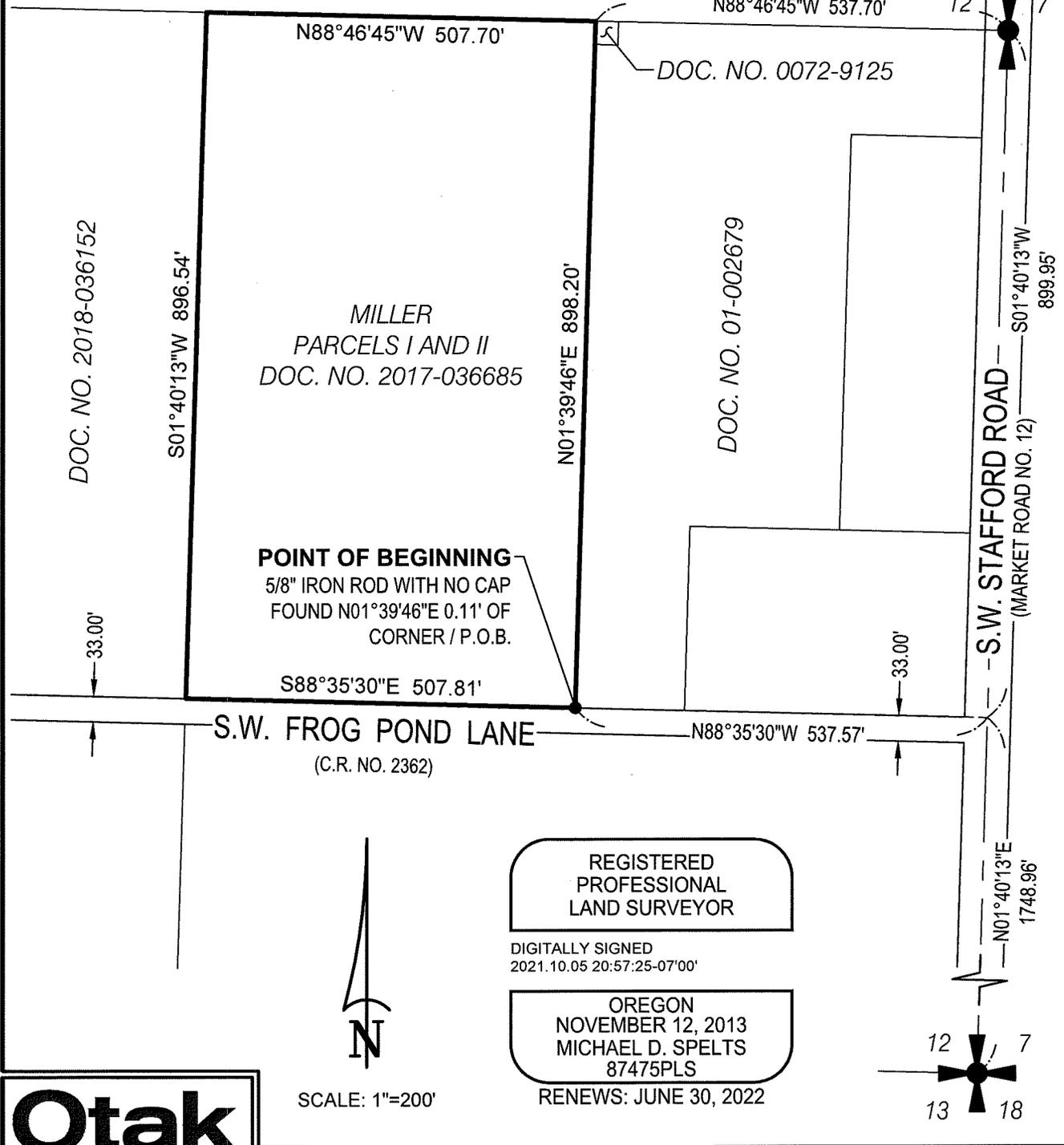
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED
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OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS

RENEWS: JUNE 30, 2022

PARCEL II, PARTITION PLAT NO. 1991-43



Otak

808 SW 3rd Ave., Ste. 800
 Portland, Oregon 97204
 Phone: (503) 287-6825
 www.otak.com
 project: 20141

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

DIGITALLY SIGNED
 2021.10.05 20:57:25-07'00'

OREGON
 NOVEMBER 12, 2013
 MICHAEL D. SPELTS
 87475PLS

RENEWS: JUNE 30, 2022

SCALE: 1"=200'

EXHIBIT A PAGE 2 OF 2

FROG POND OAKS ANNEXATION AREA
 IN THE SOUTHEAST QUARTER, SECTION 12, TOWNSHIP 3 SOUTH,
 RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

OCTOBER 5, 2021