

CITY OF NEWPORT

ORDINANCE NO. 2103

AN ORDINANCE AMENDING THE NEWPORT COMPREHENSIVE PLAN AND ZONING MAPS AND APPROVING PROPOSED REVISIONS TO THE PHASE 1 WILDER PLANNED DEVELOPMENT (Newport File No. 2-CP-16/1-Z-16/1-SUB-16/1 & 2 PD-16)

WHEREAS, Ronald L. Adams, Oregon State University, on behalf of the owner Landwaves, Inc. (Elizabeth Decker/JET Planning, authorized representative), submitted an application to the City of Newport on June 7, 2016 to amend the Newport Comprehensive Plan Map, Newport Zoning Map and Phase 1 Wilder Planned Development to allow construction of 130 student housing apartments to support their expanding Newport operations centered around the Hatfield Marine Science Center; and

WHEREAS, the proposed modifications transfer density and multi-family units already approved for Phase 1 Wilder from phases near the Village Center area to the northwest corner of the site (Phase 4), closest to the Hatfield Marine Science Center; and

WHEREAS, the owner, Landwaves, Inc., has applied for additional modifications to facilitate development of a 12-unit affordable housing project and support services in the northern portion of the site known as Phase 6, on the opposite side of Harborton Street from the Oregon State University student housing project; and

WHEREAS, Landwaves, Inc. further amended the application to modify development standards within the Phase 1 Wilder Planned Development, and

WHEREAS, property subject to this application is identified by the Lincoln County Assessor's Office as Tax Lots 100 and 103 of Assessor's Map 11-11-20 consisting of 41.24 acres of the 60 acres included in Phase 1 Wilder; and

WHEREAS, to accommodate the amendments the Newport Comprehensive Plan Map must be revised from "Low Density Residential" to "High Density Residential" for Phases 4 and 6, which accounts for approximately 8.1 acres of land; and

WHEREAS, the Newport Zoning Map for Phases 4 and 6 must likewise be amended from R-2/"Medium Density Single-Family Residential" to R-3/"Medium Density Multi-Family Residential"; and

WHEREAS, to partially offset this increase in density for Phases 4 and 6, approximately 2.2 acres of land in the Village Center area will be transitioned from a Comprehensive Plan Map designation of "High Density Residential" to "Low Density Residential" with a corresponding change on the Newport Zoning Map from R-3/"Medium Density Multi-Family Residential" to R-2/"Medium Density Single-Family Residential"; and

WHEREAS, the mix of housing types in the Phase 1 Wilder Planned Development has been adjusted to include additional multi-family units for Phases 4 and 6 with corresponding reductions to the number of permitted single-family units so that the maximum number of dwellings for Phase 1 is 345, which is the same as what was previously approved; and

WHEREAS, the submitted application, as supplemented by the applicant's authorized representative and city staff, contains findings of compliance with the policies and standards set forth in the "Administration of the Plan" element of the Newport Comprehensive Plan and Newport

Municipal Code Chapters 14.35 and 14.36, which set out approval criteria for amending the Newport Comprehensive Plan Map, Newport Zoning Map and Planned Developments; and

WHEREAS, the Newport Planning Commission held a public hearing on July 25, 2016 for the purpose of reviewing the application for compliance with applicable approval criteria and to provide a recommendation to the Newport City Council; and

WHEREAS, the Planning Commission's public hearing, above, was duly held in accordance with all applicable state and local law, and, after due deliberation and consideration of the proposed changes, the Planning Commission did recommend that the application be approved; and

WHEREAS, the Newport City Council held a public hearing on September 6, 2016, to consider the amendments to the Newport Comprehensive Plan Map proposed in the application and voted in favor of the changes, after considering the recommendation of the Planning Commission, public testimony, and evidence and argument in the record; and

WHEREAS, information in the record, including affidavits of mailing and publication, demonstrate that appropriate public notification was provided for both the Planning Commission and City Council public hearings.

THE CITY OF NEWPORT ORDAINS AS FOLLOWS:

Section 1. The findings set forth above and in the attached Exhibit "A" are hereby adopted in support of the amendments to the Newport Comprehensive Plan Map and Newport Zoning Map adopted by Sections 2, and 3 of this Ordinance.

Section 2. The Comprehensive Plan Map of the City of Newport is hereby amended as depicted with Exhibit "B"

Section 3. The Zoning Map of the City of Newport is hereby amended as depicted and described with Exhibits "C" and "D"

Section 4. The findings and conditions set forth in Exhibit "A" are hereby adopted in support of the amendments requested to the Preliminary Development Plan, Final Development Plan and Tentative Plat for Wilder Phase 1.

Section 4. This Ordinance shall take effect 30 days after passage.

Date adopted and read by title only: Sept. 6, 2016

Signed by the Mayor on Sept. 7, 2016.

Sandra Roumagoux
Sandra Roumagoux, Mayor

ATTEST:

Cindy Breves
Margaret M. Hawker, City Recorder

Approved as to form:

[Signature]
City Attorney

Cindy Breves on behalf of
City Recorder

EXHIBIT "A"
ORD #2103

File No. 1-SUB-16/1 & 2 PD-16/2-CP-16/1-Z-16

FINDINGS OF FACT

- I. The applicant, Ronald L. Adams, Oregon State University, on behalf of the owner Landwaves, Inc. (Elizabeth Decker/JET Planning, authorized representative), submitted an application to the City of Newport on June 7, 2016 to amend the Newport Comprehensive Plan Map, Newport Zoning Map and Phase 1 Wilder Planned Development to accomplish the following:
 - A. Revises the Newport Comprehensive Plan Map from “Low-Density Residential” to “High Density Residential” for Phase 4 and Phase 6. This involves approximately 8.1 acres of land.
 - B. Revises the Newport Zoning Map for Phase 4 and Phase 6 from R-2/"Medium Density Single-Family Residential" to R-3/"Medium Density Multi-Family Residential."
 - C. Revises the Newport Comprehensive Plan Map from “High Density Residential” to “Low-Density Residential” in the southerly portion of Phase 5. This involves approximately 2.2 acres of land.
 - D. Revises the Newport Zoning Map for the same southerly portion of Phase 5 from R-3/"Medium Density Multi-Family Residential" to R-2/"Medium Density Single-Family Residential."
 - E. Adjusts the range of development in preliminary and final development plan to reflect inclusion of additional multifamily units for student housing in Phase 4 and Phase 6 with corresponding decrease in single-family units. The maximum number of permitted dwelling units for Phase 1 of Wilder is 345, which is the same as what was previously approved.
 - F. Adds “Multi-Family: Clustered” as an additional multifamily residential development type in the “Kit of Parts” to describe intended building form and design for student housing in Phase 4.
 - G. Allows a variance to the City’s parking standard for clustered multifamily residential uses, decreasing required spaces by approximately 13% relative to City code standards, to reflect increased access to multimodal transportation options within Wilder and multimodal connections to primary destinations, specifically the OSU Hatfield Marine Science Center.
 - H. Modifies the preliminary development plan to show revised mix of single-family and multifamily development in future phases east of Harborton Street.
 - I. Introduces ‘Day Care’ and additional supporting Community Service uses as allowed uses in the R-3 Medium-Density Multifamily zone to facilitate colocation of support services for affordable housing residents in Phase 6.
 - J. Expands Final Development Plan to include Phase 6.
 - K. Eliminates Accessory Dwelling Units (ADUs) as a development option for Phase 4.

- L. Amend Preliminary Development Plan, Final Development Plan and Tentative Plat to divide Phase 2B, planned for apartment development, into two separate lots.
- II. The subject property includes Tax Lots 100 & 103 of Assessor's Map 11-11-20 (Parcels 1 and 2, Partition Plat 2015-01) and the Plat for Wilder Phase 1, Book 18 Page 46. In sum, the application encompasses approximately 60 acres of land. The property is located in the South Beach neighborhood directly east and northeast of Mike Miller Park and is accessed from US 101 at SE 40th Street.
- III. Staff reports the following facts in connection with the application:
- A. Plan Designation: Commercial, High Density Residential, and Low Density Residential.
 - B. Zone Designation: R-2/"Medium Density Single-Family Residential," R-3/"Medium Density Multi-Family Residential," and C-1/"Retail and Service Commercial."
 - C. Surrounding Land Uses: The South Beach neighborhood contains a mix of public, commercial, water-dependent and water-related, industrial and residential uses. Land uses in the area near the subject property include a mix of developed and undeveloped industrial land, residential zoning that allows for single-family and multi-family uses, a trailer park, a mix of commercial uses, the Central Lincoln People's Utility District (PUD) warehousing and substation facility, and public uses such as the Oregon Coast Community College (OCCC) Campus, Mike Miller Park and the Newport Waste Water Treatment facility.
 - D. Topography and Vegetation: The subject property contains a mix of level and moderately steep sloped property. The site is forested except where land has been cleared for development.
 - E. Existing Structures: The initial subdivision plat of 40 lots is substantially developed with a range of residential housing types and the public park and playground area included with that phase has been completed. A retail commercial building has also been constructed at the intersection of Harborton Street and College Way
 - F. Utilities: Infrastructure to serve the 40-unit residential development is complete, including SE 40th Street/SE Harborton Street (a collector roadway that provides access to the Wilder planned development) and associated local street, water, and sewer infrastructure from Highway 101 to the Village Center and the OCCC campus site. Street lights have also been installed along SE 40th Street/Harborton Street.
 - G. Development Constraints: Portions of the property contain moderately steep slopes. There are also isolated pockets of wetlands, the locations of which have been delineated by the property owner.
 - H. Past Land Use Actions:
File No. 2-PD-15/3-PD-15/1-SUB-15. The preliminary planned development plan was amended to include a change to the zoning district boundary between R-3 Multi-Family Residential and C-1 Commercial zones that expanded the commercial area along the full length of College Way and increased the range of allowed uses in the C-1 zoned Village Center area to include retail sales and services, offices, lodging, community services like

churches, educational institutions, and day care. The revised preliminary planned development plan also included a variance to the Zoning Ordinance satellite and shared parking regulations to permit future shared parking arrangements between Village Center users and the Oregon Coast Community College. The range of development anticipated in the preliminary and final planned development plans was amended to reflect completed build-out, current market conditions, and revised predictions and Accessory Dwelling Units (ADUs) were added as a development option in Phases 2-4 subject to conditions approved by Newport Planning Commission. The Final Development Plan included a detailed site design for Phases 2-4, with updated street names and cross-section drawings. New street cross-sections and a micro-cottage development type were added to the “Kit of Parts.” Amendments were adopted by final order on June 24, 2015.

File No. 1-PD-14/2-PD-14. A minor amendment to the Preliminary Development Plan and Final Development Plan for Phase 1 of Wilder. Changes to the Preliminary Development Plan were limited to the Village Center commercial area, including authorization for required parking to extend across zoning boundaries when provided on the same lot or parcel as the proposed use and an allowance that on-street spaces count against off-street parking requirements provided the spaces are located within 200-feet of the lot or parcel upon which the use is located. The Final Development Plan included a layout for three commercial buildings in the Village Center. Amendments were adopted by final order on February 11, 2015.

File No. 2-PAR-14. Partitioned property identified as Tax Lot 100 of Lincoln County Assessor’s Tax Map 11-11-20 into two separate parcels. Additional right-of-way was also dedicated along College Way and adjacent to Harborton Street. The partition was approved by final order on September 15, 2014.

File No. 1-PD-10/2-PD-10/1-SUB-10. Modified the plans approved in File No. 5-PD-09/6-PD-09/3-SUB-09 by (1) modifying setbacks, (2) revising lot coverage standards, (3) adjusting lot size and densities for commercial and residential uses, (4) updating street, tract and housing category names, and (5) updating the subdivision lot configurations. The number of multi-family units was increased from a maximum of 120 to 150, bringing the total for all Phase 1 dwelling units to 383. The maximum commercial square footage was increased from 25,000 square feet to 36,000 square feet. Amendments were adopted by final order on June 28, 2010.

File No. 5-PD-09/6-PD-09/3-SUB-09. Modified the preliminary planned development plan to refine proposed residential areas, local street and pedestrian circulation patterns, open space and other tracts within sub phases 1A, 1B, and 1C; modified the final planned development plan illustrating the changes requested in File 5-PD-09; modified the tentative subdivision plat showing lots for mixed use and single and multi-family development, as well as various tracts for common open space and other common elements, and dedication of right-of-way and easements for public streets, pathways, and utilities. Amendments were adopted by final order on July 27, 2009.

File No. 1-PD-09/2-PD-09/3-PD-09/1-SUB-09. Modified the preliminary planned development plan to adjust land use designations consistent with Comprehensive Plan and Zoning Map amendments, revised the preliminary plan due to site conditions, and removed a portion of property that was being transferred to an abutting residential

property owner; modified the final planned development plan to reflect Comprehensive Plan and Zoning Map amendments and adjusted the boundary and size of the OCCC site; approved the final planned development plan for a portion of Phase 1; and tentative subdivision plan for a portion of Phase 1. Amendments were adopted by Final Order on March 30, 2009.

File No. 4-CP-08/2-Z-08. Modified the zoning designations of the approximate 86 acres annexed in 2007 to allow more flexibility and to reflect the OCCC parcel by Ordinance No. 1968 adopted December 1, 2008.

File No. 5-PAR-07. Partitioned the annexed property so that a portion could be conveyed to OCCC for construction of their central campus by final order adopted September 11, 2007.

File No. 1-AX-07/2-Z-07. Annexed property, which included the subject property, into the City and established zoning to allow the implementation of the South Beach Plan by Ordinance No. 1922 adopted June 18, 2007, and amended by Ordinance No. 1931 adopted August 6, 2007.

File No. 2-PD-07. Approved final development plan for OCCC central campus by final order adopted May 29, 2007.

File No. 1-PD-07. Approved tentative Plan for “South Beach Village” Phase 1 mixed use development and OCCC central campus by final order adopted May 29, 2007.

File No. 1-CP-06/1-UGB-06/2-CP-06/2-Z-06 (South Beach Neighborhood Plan as adopted in December 2006 by Newport Ordinance No. 1899) (concurrence with Urban Growth Boundary adjustment by Lincoln County Ordinance No. 447 adopted April 18, 2007).

- IV. Upon submission and acceptance of the application, the Community Development (Planning) Department mailed notice of the proposed actions on June 15, 2016 to property owners within 200 feet required to receive such notice by the Newport Zoning Ordinance, to various City departments, and to public/private utilities and agencies within Lincoln County. The notice referenced the criteria by which the application was to be assessed and invited persons to provide written comment and/or attend a public hearing before the Newport Planning Commission scheduled for 7:00 pm, July 25, 2016. The notice of the Planning Commission hearing was also published in the Newport News-Times on July 15, 2016.
- V. At the July 25, 2016 public hearing, a statement of rights and relevance and applicable criteria were read. The Planning Commission disclosed any ex parte contact, conflicts of interest, and/or bias. No objections were made to any of the Planning Commissioners hearing the matter. The Planning Commission received the staff report and heard testimony in support of the request from the applicant, and received testimony in support and in opposition to the request from members of the public. After taking testimony, the Commission deliberated and elected to recommend to the City Council that the application be approved. The Planning Staff Report with Attachments is hereby incorporated by reference into the findings. The Planning Staff Report Attachments included the following:

- A. Attachment "A" – Applicant's Narrative, prepared by JET Planning, revised July 20, 2016 with Appendices A through K, summarized as follows:
 1. Appendix A – Application Form
 2. Appendix B – Assessor's Tax Map
 3. Appendix C – List of Property Owners within Notification Area
 4. Appendix D – Preliminary Title Report
 5. Appendix E – Written Letters from Utility Providers
 6. Appendix F – Preliminary Development Plan
 7. Appendix G – Final Development/Tentative Subdivision Plan (reduced set)
 8. Appendix H – Kit of Parts
 9. Appendix I – Comprehensive Plan Maps and Legal Descriptions
 10. Appendix J – SE Harborton Street Cross-Section
 11. Appendix K – Cross-Section Drawing Through Phases 3 and 4
 - B. Attachment "B" – Wilder Community Master Development Plan Set, prepared by 2G Associates and JET Planning, revised July 20, 2016 (19 sheets, scaled drawings).
 - C. Attachment "C" – Copy of Newport Ordinance No. 2076, Amending the Housing Element of the Newport Comprehensive Plan
 - D. Attachment "D" – Notice of Public Hearing and Map
 - E. Attachment "E" – Notice of June 28, 2016 Neighborhood Outreach Meeting, mailed by Oregon State University and dated June 17, 2016
 - F. Attachment "F" – Email Exchange between Community Development Director Derrick Tokos and Jon Holbrook, dated June 23, 2016
 - G. Attachment "G" – Email Exchange between Community Development Director Derrick Tokos and Valerie Grigg Devis with the Oregon Department of Transportation (ODOT) dated June 24th to July 5th. ODOT has no concerns with the proposal.
 - H. Attachment "H" – Staff Completeness Review Letter, dated July 1, 2016
 - I. Attachment "I" – Letter from Sara Schreiber, Wilder Resident, dated July 7, 2016, expressing concerns about noise, traffic congestion, and environmental impacts of the project.
 - J. Attachment "J" – Email from Lola Jones, Executive Director, Samaritan House, Inc., dated July 20, 2016 responding to Ms. Schreiber's correspondence.
 - K. Attachment "K" – July 21, 2016 email from Elizabeth Decker responding to the staff completeness review.
- VI. At the July 25, 2016 public hearing, written testimony was provided, in the form of a July 24, 2016 email, from Denise Guild in support of the Oregon State University (OSU) proposal but in opposition to the 12-unit multi-family project proposed by Samaritan House for transitional housing (Attachment "L"). A July 24, 2016 letter was submitted by Jim Shaw in support of the OSU proposal (Attachment "M") and a July 25, 2016 letter was provided by the Fair Housing Council of Oregon indicating that their organization supports the proposal but desires to see the City's decision squarely address its Statewide Planning Goal 10 obligations (Attachment "N").

- VII. For the September 6, 2016 public hearing before the Newport City Council, notice to property owners within 200 feet of the subject site, to various City departments, and to public/private utilities and agencies within Lincoln County was provided on August 15, 2016. The notice referenced the criteria by which the application was to be assessed and invited persons to provide written comment and/or attend the public hearing. Notice of the City Council hearing was also published in the Newport News-Times on August 26, 2016 (Attachment "Q").
- VIII. For amendments to the Newport Comprehensive Plan or Comprehensive Plan Map, the Newport Comprehensive Plan Section entitled "Administration of the Plan" (p. 287-289), requires findings describing the nature of the changes to the Comprehensive Plan Map and why they are necessary to carry-out (a) a public need for the change; or (b) a significant change in community attitudes or priorities; or (c) a demonstrated conflict with another plan goal or policy that has a higher priority; or (d) a change in a statute or statewide agency plan; or (e) applicable statewide planning goals.

Revisions to Newport Zoning Maps must satisfy the provisions of NMC 14.36.010, which requires that the change furthers a public necessity and promotes the general welfare of the community.

Major changes to approved Preliminary and Final Development Plans must satisfy the same standards that would apply to a new application (NMC 14.35.110(D)). Criteria for approval of a Preliminary Development Plan are listed in NMC Sections 14.35.020, 14.35.030, and 14.35.070 and criteria for Final Development Plans are listed in Section 14.35.100. Additionally, the criteria for tentative subdivision plat approval must be satisfied. Those standards are listed in Chapter 13.05 of the Newport Municipal Code.

CONCLUSIONS

- I. Compliance with Comprehensive Plan Map Amendment Approval Criteria. An amendment to the Newport Comprehensive Plan Map must comply with the Newport Comprehensive Plan Section entitled "Administration of the Plan" (p. 285-292), which requires findings describing the nature of the changes to the Comprehensive Plan Map and why they are necessary to carry-out, what is in this case a public need for the change.

The applicant points out that this request seeks to modify the location of the Low-Density Residential and High-Density Residential designations within the Wilder Planned Development boundaries. In total, the applicant proposes to add 8.1 acres of High-Density Residential in place of existing Low-Density Residential in the northeast corner of the site, with a corresponding reduction of 2.2 acres of High-Density Residential to the north and east of the Village Center to be changed to Low-Density Residential. (See Attachment "A," Appendix I, Proposed Comprehensive Plan Map.) The proposed amendment will result in a net increase of 4.7 acres of High-Density Residential and a net decrease of 5.2 acres of Low-Density Residential as shown in the following table:

	Existing (acres)	Proposed (acres)
Retail Commercial	5.3	5.5 ¹
High-Density Residential	9.5	14.2
Low-Density Residential	45.1	39.9
Total	59.9	59.6²

Notes: (1) Minor boundary adjustment approved with Case file #2-PD-15 and #3-PD-15.

(2) Acre discrepancy due to rounding; total area remains the same as proposed.

The applicant notes that the proposed amendment will not result in a net increase to housing units, traffic generation or infrastructure demand because the subject areas remain bound by the terms of the Wilder Planned Development. The Planned Development limits the applicant to a maximum of 345 dwelling units, with associated traffic and infrastructure improvements, across a 60-acre site. The applicant does not propose any increase to the total dwelling units as a result of the requested Comprehensive Plan Map Amendment, simply a relocation of multifamily and single-family units within the development to better site multifamily development serving OSU students closest to the Hatfield Marine Science Center to the north of the development.

The proposed map amendment is necessary to carry-out a public need for the change, which is one of the criteria for amending the Comprehensive Plan. The proposed map amendment accommodates student housing for Oregon State University (OSU), which is expanding its campus at the Hatfield Marine Science Center (HMSC). The City, Lincoln County and OSU collaborated in 2014 to complete a housing study. That study resulted in an amendment to the Housing Element of the Newport Comprehensive Plan that calls for the City to work with the owners of the Wilder Development and other area partners to adjust zoning to allow student housing and other multi-family housing in South Beach, given that the Wilder property is located outside of the tsunami inundation area and is in close proximity to HMSC (Attachment "C," Policy 9, Implementation Measure 3). As the applicant notes, providing student housing in the location identified as Phase 4 will decrease pressure citywide for multifamily or other reasonably priced rental accommodations, decreasing competition with Newport residents for an already limited supply of housing. This Comprehensive Plan Map amendment places High-Density Residential land as close to the OSU facilities as is reasonably possible, and is necessary in order for zoning to be placed on the property that would allow for multi-family development.

The Housing Element of the Comprehensive Plan also calls for the City to collaborate with its partners on the provision of government assisted housing (Policy 2) and to locate high-density development along major transportation corridors (Policy 4). Both of these objectives are accomplished with respect to the Samaritan House proposal. The 12-unit Samaritan House project is situated across from the OSU student Housing site in Phase 6. It borders SE Harborton Street, which is a collector roadway and transit corridor. The applicant notes that accommodating the Samaritan House proposal in Wilder helps to satisfy urban housing needs, by meeting the needs of low-income families transitioning from a temporary homeless shelter to more permanent housing accommodations that are affordable to very low-income households. They note that there are no similar facilities elsewhere in Newport or Lincoln County to meet these needs, and additional High-Density Residential designated land is needed to site this development in an area with ready access to amenities such as parks, multimodal transportation, and commercial services in the Village Center.

The July 25, 2016 letter from the Fair Housing Council of Oregon (Attachment "N") asks that the City specifically address Statewide Planning Goal 10 language that states "the availability of

adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density” shall be encouraged. This Goal 10 aspirational requirement is encapsulated in Goals 1 and 2 of the Housing Element of the Newport Comprehensive Plan and was specifically addressed in the City’s Buildable Lands and Housing Needs Assessment conducted in 2011 and updated in 2014. That assessment identified a deficiency of affordable, multi-family units and pointed out that student housing would need to be developed to support expansion of the Hatfield Marine Science Center Campus to avoid displacing the City’s workforce and driving up rents in what is already a tight market. These proposals by OSU and Samaritan House respond to these concerns by increasing the City’s supply of affordable and student housing multi-family units.

For these reasons, the City Council concludes that sufficient information has been provided to justify the proposed Comprehensive Plan Map amendment.

- II. Compliance with Newport Zoning Map Approval Criteria: This application seeks to modify the location of the R-2 Medium-Density Single Family and R-3 Medium-Density Multi Family zones within the Wilder Planned Development boundaries consistent with the requested Comprehensive Plan Map Amendment. (See Attachment "A", Exhibit F.) The changes result in an 8.1-acre increase in R-3 zoning in the northwest corner of the site for Phases 4 and 6 of the Wilder Planned Development that is partially offset by a 2.2-acre reduction in R-3 zoning to the north and east of the Village Center, resulting in a net 4.7-acre increase of R-3 zoning. Because the changes are proposed within a Planned Development, the overall density and housing units approved through the planned development process will limit the development potential that would otherwise be allowed in the proposed R-3-zoned areas, ensuring that there will be no net increase in housing units or traffic impacts resulting from the proposed zoning change.

Revisions to Newport Zoning Maps must satisfy the provisions of NMC 14.36.010, which requires that the change furthers a public necessity and promotes the general welfare of the community. The City council accepts the above analysis, along with that contained in the previous section justifying the Comprehensive Plan Amendment, as sufficient reasons to conclude that these standards have been met.

- III. Compliance with NMC Section 14.35.020, Permitted Uses. *An approved Planned Development Permit may only include those uses permitted outright or conditionally in the underlying district...*

The applicant proposes uses permitted both outright and conditionally. In the C-1 commercial zone, the following uses have been approved, as defined by the Newport Municipal Code:

- Retail sales and services, excluding bulk retail
- Community services, including churches
- Hotels
- Offices
- Educational institutions
- Day care facilities
- Housing over commercial including live-work units

The applicant proposes single-family and two-family residential uses in the R-2 zone, and single-family, two-family and multifamily uses in the R-3 zone. With this application, the applicant also proposes to allow Day Care Facilities with accessory Community Service uses such as personal development education, counseling, and distribution of donations to clients as outright permitted uses; they are permitted conditionally in the R-3 zone.

Parks and trails are proposed in all zones of the Planned Development.

IV. Compliance with NMC 14.35.030, Accessory Uses in Planned Development. *In addition to the accessory uses typical for the primary or conditional uses authorized, accessory uses approved as part of a planned development may include the following uses:*

- A. *Golf courses.*
- B. *Private parks, lakes or waterways.*
- C. *Recreation areas.*
- D. *Recreation buildings, clubhouses or social halls.*
- E. *Other accessory structures that the Planning Commission finds are designed to serve primarily the residents of the planned development and are compatible to the design of the planned development.*

Accessory Dwelling Units (ADUs) have previously been approved for Phases 1, 2D, 3 and 4 in Wilder; however, they are no longer proposed for Phase 4 and are not requested for Phase 6. No other accessory uses are proposed other than those customary for the primary and conditional uses.

V. Compliance with NMC Section 14.35.070, Criteria for Approval of a Preliminary Development Plan. The criteria for modifying a preliminary development plan have been addressed as follows:

- A. NMC Section 14.35.070(A) *Except as set forth in sub-section (A)(2) of this section, a planned development shall be on a tract of land at least two acres in low-density residential areas.*

Wilder Phase 1 is 60 acres in size, exceeding the 2-acre minimum site size for a planned development.

- B. NMC Section 14.35.070(B)(1) *The minimum lot area, width, frontage, and yard requirements otherwise applying to individual buildings in the zone in which a planned development is proposed do not apply within a planned development.*

The applicant previously received approval for modifications to the minimum lot area, minimum lot widths, and setbacks required for lots within the R-2, R-3, and C-1 zoning districts for each development type. See pages 13-14 (Attachment "A") for approved dimensional standards. No further modifications are requested with this application.

- C. NMC Section 14.35.070(B)(2) *If the spacing between main buildings is not equivalent to the spacing that would be required between buildings similarly developed under this Code on separate parcels, other design features shall provide light, ventilation, and other characteristics equivalent to that obtained from the spacing standards.*

The applicant notes that, as previously proposed, design features will be incorporated into the development that provide light, ventilation, and other characteristics equivalent to that obtained from the spacing standards. The design features of the development are identified in the "Kit of Parts" (Appendix H, Attachment "A") and include such things as buildings with multi-planed sloped roofs, porches, balconies, variations in materials and colors, use of natural materials to blend with the surroundings, large shared common green spaces, etc.

- D. NMC Section 14.35.070(B)(3) *Buildings, off-street parking and loading facilities, open space, landscaping, and screening shall provide protection outside the boundary lines of the development comparable to that otherwise required of development in the zone.*

The applicant points out in their narrative that buildings, off-street parking and loading facilities, open space, landscaping, and screening will provide protection outside the boundary lines of the development comparable to that otherwise required of the development in the zone.

The proposed residential areas of the site are shielded/buffered from adjacent property to the north, west, and east by steep ravines and dense existing vegetation. Each lot will be fully landscaped, and street trees are provided along all streets, which will provide another level of buffering.

The Village Center area abuts the Oregon Community College (OCCC) campus, a non-residential use, to the south and west. The proposed buildings, proposed landscaping, and existing vegetation will provide a level of screening from the OCCC campus.

Furthermore, the surface parking areas within the Village Center area, which will serve apartments, commercial and mixed-use buildings, are located behind or to the side of buildings rather than between buildings and adjacent streets and off-site properties. This greatly limits noise and glare from vehicles and parking lot lighting relative to adjoining properties. There will not be any bright or noisy loading docks for large trucks, given the small-scale operation of the retail being proposed.

The off-street parking areas in Phases 4 will be screened with a mixture of topographic changes, landscaping buffers, and location of facilities primarily to the sides of buildings. In Phase 6, the parking area will be located in front of the buildings to comply with the terms of the PUD easement along the parcel, which prohibits any permanent structures within the easement and allows parking. Landscaping will be provided in Phase 6 between the parking area and Harborton Street to minimize the visual impacts; consistent with the terms of the easement, landscaping will consist of grass and shrubs rather than trees that could interfere with the electric lines. (See Attachment "A," Appendix G, Sheet 19 for landscaping plan for Phases 4 and 6.)

- E. NMC Section 14.35.070(B)(4) *The maximum building height shall, in no event, exceed those building heights prescribed in the zone in which the planned development is proposed, except that a greater height may be approved if surrounding open space within the planned development, building setbacks, and other design features are used to avoid any adverse impact due to the greater height.*

The applicant has previously received approval for three-story buildings that are up to 45 feet in height in the R-3 District, which will apply to development in Phases 4 and 6. No other building height modifications are proposed. The height of multifamily structures in Phase 4 will be visually mitigated from other areas within and adjacent to the development through a combination of topographical changes and existing tree buffers. (See cross-section in Appendix K, Attachment "A").

- F. *NMC Section 14.35.070(B)(5)* The building coverage for any planned development shall not exceed that which is permitted for other construction in the zone exclusive of public and private streets.

The building coverage in the Preliminary Planned Development shall not exceed the maximum allowed in the zones, such standards being as follows:

Zone	Percentage Building Coverage Maximum Allowed
R-2	57%
R-3	60%
C-1	85-90%

- G. *NMC Section 14.35.070(C)(1)* The planned development may result in a density in excess of the density otherwise permitted within the zone in which the planned development is to be constructed not to exceed 5%...

In their narrative, the applicant notes that they are not seeking to increase the density above what is permitted in the R-2 and R-3 base zones. The total units proposed for Phase 1 of Wilder in the preliminary development plan is 258-345 units on 54.3 gross acres of land zoned R-2 and R-3, or an average density of 4.7 to 6.3 units per acre. Density of individual developments in Phases 4 and 6 will also comply with the maximum density for the R-3 zone of no more than one unit per 1,250 SF. Phase 4 is proposed at 130 units on 5.09 acres, or one unit per 1,706 SF. Phase 6 is proposed at 12 units on 1.78 acres, or one unit per 6,461 SF due to development constraints associated with the 75-foot PUD easement. Phase 2B is proposed at 28 units on a combined 34,369 SF, or one unit per 1,227 SF, which is less than a 2% increase in density relative to the 1,250 SF per unit standard consistent with the 5% increase allowed by this section.

- H. *NMC Section 14.35.070(D)(1)* No open areas may be accepted as common open space within a planned development unless it meets the following requirements: (1) The location, shape, size, and character of the common open space is suitable for the planned development; (2) The common open space is for amenity or recreational purposes, and the uses authorized are appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings provided; (3) Common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures, and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space; (4) The development schedule that is part of the development plan coordinates the improvement of

the common open space and the construction of buildings and other structures in the common open space with the construction of residential dwellings in the planned development; and (5) If buildings, structures, or other improvements are to be made in the common open space, the developer shall provide a bond or other adequate assurance that the buildings, structures, and improvements will be completed. The City Manager shall release the bond or other assurances when the buildings, structures, and other improvements have been completed according to the development plan.

The applicant points out that they completed recreation improvements in Tract “A” and Tract “B” of Wilder Phase 1 to create Wilder Twin Park and trail connections to Mike Miller Park, both dedicated to the public. With this application, the applicant will create Tract “G” which is an open space parcel that extends the existing trails from Tract “B” and Wilder Twin Park north to Harborton Street, to be dedicated with Phase 4.

These tracts are designed and configured to accommodate the trail connections shown on the plans. The trails create a pedestrian amenity that enhances the development and establish connectivity between residential areas that would not otherwise exist given the layout of the residential phases. This criterion calls for construction of the trails to be coordinated with the residential development that they will serve and the applicant has indicated that they are prepared to construct the trails at the time Phase 4 is built.

- I. *NMC Section 14.35.070(E) The planned development is an effective and unified treatment of the development possibilities on the project site while remaining consistent with the Comprehensive Plan and making appropriate provisions for the preservation of natural features such as streams and shorelines, wooded cover, and rough terrain.*

The proposed Planned Development Modification is an effective and unified treatment of the development possibilities on the site and makes appropriate provisions for preservation of natural features. The proposal also meets the purpose statement of the Planned Development pursuant to NMC 14.35.010, which is “to encourage variety in the development pattern of the community and the use of a creative approach to land development.”

The applicant points out that the design intent of the Planned Development is to create a livable, viable mixed-use community built on the principles of environmental sustainability. It will feel indigenous to the Oregon Coast in scale, design, and economics. The proposal achieves the purpose statements of the Planned Development by meeting the following design objectives:

- Create a vibrant Village Center that will provide commercial, office, and higher density residential uses to serve the residential population, support the OCCC campus, and create jobs for local residents.
- Graduate residential density outward from the Village Center to create an appropriate transition to the lower density areas of the site, with a second node of multifamily density at the northeast corner of the site buffered from the intervening single-family development.
- Provide for a variety of housing types to accommodate different needs, incomes, and a sense of place and community.

- Design and construct to sustainable standards to lessen the impact to the natural environment and to reduce long term operational costs.
- Develop a transportation system that accommodates multiple-modes of transportation to encourage walking, bike riding, etc., and reduce energy use.
- Provide for an extensive network of open space and parks, including walking and biking trails, throughout the site.
- Protect and provide for management of significant natural resource areas on site, including wetlands, streams, and natural vegetation, by clustering development on buildable portions of the site.

The modifications to Phases 4 and 6 will integrate a dynamic element of student housing and affordable housing, respectively, into Wilder to better maximize and activate the multimodal transportation options, mixed-use development in the Village Center, and open space opportunities throughout Wilder. The lotting changes to Phase 2B will have no impact on the provision of a mix of residential densities to support a vibrant Village Center.

- J. *NMC Section 14.35.070(F) The planned development will be compatible with the area surrounding the project site and with no greater demand on public facilities and services than other authorized uses for the land.*

The proposed uses within the Master Plan for Phase 1 of Wilder comply with the City's Comprehensive Plan and zoning and are consistent with the adopted South Beach Neighborhood Plan, as well as other approved development applications for the site. The Phase 1 site is compatible with the surrounding area in that it is consistent with these previously approved plans and it is reasonable to assume that the surrounding area will continue to develop according to these plans.

The location and level of public services needed to support this planned development, including utilities and streets, were also estimated and planned for in the South Beach Neighborhood Plan and a detailed infrastructure analysis and traffic study was prepared for the prior Phase 1 Planned Development approvals. The applicant has also obtained service letters from the various utility providers that serve the site indicating that services are available and can be further extended to serve the site (Appendix E, Attachment "A").

The major infrastructure necessary to serve the overall Phase 1 site identified in the previously approved plans has already been constructed. This includes the Collector roadway facilities, 40th Street and Harborton Street, from Highway 101 to College Way. College Way has also been constructed between Harborton Street and the College's main campus building. Major utility facilities, including water and sewer lines, have also been constructed within 40th Street, Harborton Street, and College Way to serve Phase 1 of Wilder. All streets and utilities are in place to serve the proposed development in Phases 4 and 6, the subject of this modification. Additional infrastructure will be developed for Phases 2 and 3 as detailed in the previous application, #2-PD-15, and no changes are proposed to those phases with the exception of additional utility connections to serve the two lots now proposed in Phase 2B.

The Newport Public Works Department provided preliminary feedback on the proposed utility plans and driveway alignments that was incorporated into the July 1, 2016 completeness review letter (Attachment "H"), but has not had an opportunity to review the July 20, 2016 revised plan set (Attachment "B") prior to the Planning Commission hearing. Tim Gross, City Engineer, provided comments on July 26, 2016 asking that the applicant to revise its utility plans for Phases 2B, 4 and 6 (Attachment "O"). The applicant's engineer responded with a memo dated August 18, 2016 and revised utility drawings plan sheets 16 and 17 (Attachment "P". The question before the Planning Commission was whether or not the planned development modifications will place a greater demand on public facilities and services than other authorized uses for the land. The applicant has aligned the driveways for Phases 4 and 6 in response to staff feedback, added sidewalk along the Phase 6 street frontage, and has put together a program for extending utilities to Phases 2B, 4 and 6 that responds to the City Engineer's concerns. While the City Engineer has not yet completed his review of the August 18th resubmittal, he did indicate that public facilities are adequate to serve the development. Given the above, and the Commission's favorable recommendation, the City Council concludes that this standard has been satisfied even though there may be a need for minor modifications to the layout of utilities.

- K. *NMC Section 14.35.070(G) Financial assurance or bonding may be required to assure completion of the streets and utilities in the planned development prior to final approval.*

The applicant agrees to either complete construction of streets and utilities or provide the necessary financial assurances or bonding to ensure completion of the streets and development within each phase or micro-phase prior to recordation of a final subdivision plat for such phases.

VI. **Compliance with NMC Section 14.35.100, Criteria for Approval of the Final Development Plan.** The criteria for modifying a final development plan have been addressed as follows:

- A. *NMC Section 14.35.100(A) The Final Development Plan must substantially conform to the land use and arterial street pattern as approved in the Preliminary Development Plan.*

As shown in the attached Final Development Plan/Tentative Subdivision Plan (Attachment "B"), the Final Development Plan land uses and street pattern match the approved Preliminary Development Plan for the overall Phase 1 of Wilder, as modified by the accompanying Preliminary Development Plan Major Modification. (See Appendix G, Attachment "A"). A change in the R-2 and R-3 zoning districts and related land uses is proposed with this application, and is reflected in the proposed Final Development Plan. No changes are proposed to the street pattern.

- B. *NMC Section 14.35.100(B) The proposed uses shall be compatible in terms of density and demand for public services with uses that would otherwise be allowed by the Comprehensive Plan.*

The Proposed Final Development Plan includes uses that are allowed in the Comprehensive Plan and is compatible with the adopted South Beach Neighborhood Plan. The proposed maximum density for the site remains as previously approved, with a maximum of 345 dwelling units in the development and an increase to the minimum density from 172 units to

258 units. A total of 245 of the allowed 345 units are proposed within the Final Development Plan. The location and level of public services necessary to serve the site were estimated and planned for in the South Beach Neighborhood Plan. Therefore, the proposal will not result in any additional demand on public services beyond what was planned for this site.

- C. *NMC Section 14.35.100(C) Adequate services normally rendered by the city to its citizens must be available to the proposed development at the time of approval of the Final Development Plan. The developer may be required to provide special or oversize facilities to serve the planned development.*

The applicant states that they intend to ensure that adequate services are in place or will be made available at time of development of Wilder as outlined within the infrastructure report that was prepared for the original Preliminary Development Plan approval.

The major Collector roadway facilities that serve the development, 40th Street and Harborton Street, have already been constructed through the site from Highway 101 to College Way. Harborton Street will be completed with a sidewalk on the north/east side along the Phase 6 frontage with this application.

Major utility facilities, including water and sewer lines, have also already been constructed within 40th Street, Harborton Street, and College Way to serve Phase 1 of Wilder and the College campus. The applicant has prepared detailed utility plans that illustrate how these facilities will be further extended to serve development within the site. (See Attachment "A," Appendix G, Sheets 15-18 and Attachment "P"). Storm water facilities will also be constructed on site to collect and treat run-off from impervious surfaces prior to being discharged to on-site drainage ways.

As previously noted, the City of Newport Public Works Department requested modifications to the utility plan sheets and has not yet had an opportunity to review the August 18, 2016 submittal by the applicant that was intended to address their concerns (Attachment "P"). While the applicant has made provisions for extending public services to the proposed lots in Phases 2B, 4 and 6 that the Council is relying upon to conclude that this standard has been satisfied, some modifications to the layout of utilities may be required before the City will accept them as part of the public system.

- D. *NMC Section 14.35.100(D) Access shall be designed to cause minimum interference with traffic movement on abutting streets.*

The planned access systems have been designed to efficiently and safely access the site while minimizing impacts on local abutting streets.

Primary traffic access will be provided by two-lane Collector roadways, 40th Street and Harborton Street, and College Way. The Collector roadways have been constructed from US 101 east and south to College Way pursuant to prior approvals for the Planned Development. These streets constitute the northern part of a loop road system that will ultimately connect to 50th Street on the south and then west to US 101. The remaining portion of the loop connecting to 50th Street will be constructed as the Master Plan builds out, providing secondary access to the site. In the mean-time, the southern part of the loop system has been

constructed as a gravel access road for emergency vehicles and construction vehicles only. The City has been granted an access easement to the southern part of the loop system.

Phases 4 and 6 will take access from Harborton Street, and provide internal circulation with private drive aisles. In response to staff feedback, the applicant modified the driveway approach points for Phases 4 and 6 so that they are aligned across from each other, improving traffic safety. Phase 2B will front Harborton Street, and take access from the proposed 46th Street with additional frontage and on-street parking along Ellis Street.

- E. NMC Section 14.35.100(E) *The plan shall provide for adequate landscaping and effective screening for off-street parking areas and for areas where nonresidential use or high-density residential use could be detrimental to residential uses.*

The applicant points out in their narrative that a revised landscaping plan has been prepared for Phases 4 and 6, refining a plan previously approved as part of Case file #2-PD-09. (See Attachment "A," Appendix G, Sheet 19.) Sustainable native plantings have been used where appropriate throughout the site to blend with the natural landscape. Street trees and landscaped curb extensions are provided along all local streets. Landscape curb-extensions will double as stormwater planter swales that provide for a natural means to collect and treat run-off from the development.

The surface parking areas for Phases 4 and 6 serving medium-density development will be screened with a combination of landscaping, topographical changes, and location of parking areas to the sides of buildings where feasible.

A combination of enhanced entry landscaping and enhanced forest edge planting is proposed along the east side of Harborton Street, which will be part of the screening for the off-street parking area in Phase 6. Grass and shrubs will be planted under the power lines and trees will be planted beyond 75-feet. This will create a transition between the street and the off-street parking area in Phase 6 and between the street and the adjacent residential areas in future Phase 5.

The surface parking area in Phase 2B is located interior to the site and will be screened by proposed apartment buildings and site landscaping.

- F. NMC Section 14.35.100(F) *The arrangement of buildings, parking areas, signs, and other facilities shall be designed and oriented to minimize noise and glare relative to adjoining property.*

The applicant points out that the buildings and parking areas in Phases 2B, 4 and 6 will be located to screen adjacent properties from noise and glare. Phase 4 will be buffered from Wilder properties to the south and east by significant open space and a ravine, from properties to the west by open space and landscaping, and from Harborton Street to the north by landscaping. The majority of the parking in Phase 4 is located internal to the site and screened by the proposed apartment buildings to minimize the noise and glare that may be associated with the parking areas. In Phase 6, landscaping will be used to minimize the noise and glare associated with parking areas and buildings; landscaping along Harborton to screen the parking areas will be consistent with the restrictions for development in the PUD easement.

- G. NMC Section 14.35.100(G) *Artificial lighting, including illuminated signs and parking areas lights, shall be so arranged and constructed as not to produce direct glare on adjacent property or otherwise interfere with the use and enjoyment of adjacent property.*

Artificial lighting used on site will be arranged and constructed to minimize direct glare on adjoining property. Low-impact pedestrian scale lighting will be used throughout the development and will be shielded where necessary. As noted above, surface parking areas and associated parking lot lighting within Phases 2B, 4 and 6 will be shielded by building placement and landscaping buffers.

- H. NMC Section 14.35.100(H) *The area around the development can be developed in substantial harmony with the proposed plan.*

The applicant notes that the areas proposed within the Final Development Plan are designed to be compatible with the overall Master Plan for the greater Wilder site, which extends beyond the limits of the current Preliminary Development Plan for Phase 1 of Wilder and the city limits, and includes off-site properties. The design features a pedestrian-oriented Village Center adjacent to the College that will be the hub of activity within the site, supplemented by a node of multifamily development in the northeast corner of the site. The lower density residential portions of the site are buffered from the Village Center by graduated density and from the multifamily node by significant open space and topographical changes in Tract "G." Enhanced pedestrian connections link all uses within the Final Development Plan area.

- I. NMC Section 14.35.100(I) *The plan can be completed within a reasonable period of time.*

As shown in the proposed development schedule (Page 19, Attachment "A"), the plan can be completed within a reasonable period with steady development planned over the next 10 years. The major public infrastructure necessary to serve the development, including 40th Street and Harborton Street to College Way, have already been constructed per the prior development approvals for the site.

- J. NMC Section 14.35.100(J) *The streets are adequate to serve the anticipated traffic.*

As part of the prior annexation of the site into the City of Newport, the City adopted Ordinance 1931 to address potential transportation impacts of Phase 1 by adopting a trip cap. A traffic analysis was prepared in conjunction with the annexation of the Wilder site to demonstrate how proposed development within Phase 1 can be accommodated within the limitations of the trip cap.

Subsequently, the City, Lincoln County, and ODOT worked to establish an alternative mobility standard for US 101 south of the Yaquina Bay Bridge which resulted in the creation of increased transportation system capacity, replacing the trip cap. The City reserved 403 trips from the Trip Budget for properties in the annexation area, including 257 weekday PM peak hour trips allocated to Wilder. Under the City's trip vesting standards, Phase 1 of Wilder will have tentatively vested 313 trips total for development proposed within this Final Development Plan, superseding the Trip Budget limit. (See discussion of trips at page 25, Attachment "A".) The City will confirm the actual number of vested trips by letter should

these amendments to Phase 1 Wilder be approved, consistent with NMC 14.43.080. The streets have been shown to be adequate for proposed development in the Final Development Plan, which is a portion of the full build-out of 345 units analyzed and approved in the Preliminary Development Plan.

- K. *NMC Section 14.35.100(K) Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.*

The applicant notes that they believe the planned utilities that will serve the development to be adequate and appropriate for the land use. Utilities, including water and sewer, have already been constructed through the Wilder site along 40th Street and Harborton Street from Highway 101 to the OCCC campus. As shown in the proposed utility plans, water and sewer will be extended from existing stubs in Harborton to serve development in Phases 4 and 6 and new water and sewer will be constructed in 46th Street to serve Phase 2B (Attachment "A," Appendix G, Sheets 15-18 and Attachment "P"). Stormwater facilities are also proposed that will collect and treat run-off from impervious surfaces within the development before being discharged to on-site drainage ways.

The Council concludes that the applicant has established that it is feasible to construct utility and drainage facilities adequate to serve the population densities and types of development envisioned for Phases 2B, 4 and 6. Additional information is needed to confirm that the size and location of the infrastructure conforms to Public Works Department design guidelines for acceptance as part of the City system. These details can be worked through as part of the building permitting process.

- L. *NMC Section 14.35.100(L) Land shown on the Final Development Plan as common open space shall be conveyed under one of the following options: 1) To a public agency that agrees to maintain the common open space and any buildings, structures, or other improvements that have been placed on it; 2) To an association of owners of tenants, created as a non-profit corporation under the laws of the State, which shall adopt and impose a declaration of covenants and restrictions on the common open space that is acceptable to the Planning Commission as providing for the continuing care of the space. Such an association shall be formed and continued for the purpose of maintaining the common open space.*

The applicant notes that Tracts "G" will be conveyed to the City for trail and open space uses, which is one of the listed options.

- M. *NMC Section 14.35.100(M) The Final Development Plan complies with the requirements and standards of the Preliminary Development Plan.*

The Final Development Plan will comply with the provisions of the modified Preliminary Development Plan proposed concurrently with this application.

- N. *NMC Section 14.35.100(N) No building shall be erected in a planned development district except within an area contained in an approved Final Development Plan, and no construction shall be undertaken in that area except in compliance with the provisions of said plan. All features required in the Final Development Plan shall be installed and retained*

indefinitely or until approval has been received from the Planning Commission or Community Development Director for modification.

In their narrative, the applicant acknowledges that no construction will be completed outside of the area or out of compliance with the approved Final Development Plan.

VII. **Compliance with NMC Chapter 13.05, Criteria for Approval of the Tentative Subdivision Plat.** The criteria for modifying a tentative subdivision plat have been addressed as follows:

A. *NMC Section 13.05.015(A), Criteria for Consideration of Modification to Street Design. As identified throughout the street standard requirements, modifications may be allowed to the standards by the approving authority. In allowing for modifications, the approving authority shall consider modifications of location, width, and grade of streets in relation to existing and planned streets, to topographical or other geological/environmental conditions, to public convenience and safety, and to the proposed use of land to be served by the streets. The street system as modified shall assure an adequate traffic circulation system with intersection angles, grades, tangents, and curves appropriate for the traffic to be carried considering the terrain. Where location is not shown in the Transportation System Plan, the arrangement of streets shall either:*

- (a) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or*
- (b) Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.*

An updated street circulation plan for Phase 1 of the Wilder Master Plan is provided as part of the concurrent Preliminary Planned Development Modification application. (See Attachment "A," Appendix G.) The proposed circulation plan has been refined to accommodate grading, utilities, and site layout for Phases 2B, 4 and 6.

No new roads are proposed to serve Phases 2B, 4 and 6. The Phase 2B lots will be served by the existing SE Harborton Street, and the proposed 46th Street and Ellis Street. The development in Phases 4 and 6 will take access from SE Harborton Street, an existing collector constructed with previous phases of development, and will provide onsite circulation within the phases through private drive aisles.

Natural features, such as steep topography, creeks, and wetlands, prevent any additional local street connections to surrounding parcels through Phases 4 and 6.

B. *NMC Section 13.05.015(B), Minimum Right-of-Way and Roadway Width. Unless otherwise indicated on the development plan, the street right-of-way and roadway widths shall not be less than the minimum width in feet shown in the following table:*

<i>Type of Street</i>	<i>Minimum Right-of-Way Width</i>	<i>Minimum Roadway Width</i>
<i>Arterial, Commercial and Industrial</i>	<i>80 feet</i>	<i>44 feet</i>
<i>Collector</i>	<i>60 feet</i>	<i>44 feet</i>

<i>Minor Street</i>	<i>50 feet</i>	<i>36 feet</i>
<i>Radius for turn-around at end of cul-de-sac</i>	<i>50 feet</i>	<i>45 feet</i>
<i>Alleys</i>	<i>25 feet</i>	<i>20 feet</i>

Modifications to this requirement may be made by the approving authority where conditions, particularly topography, geology, and/or environmental constraints, or the size and shape of the area of the subdivision or partition, make it impractical to otherwise provide buildable sites, narrower right-of-way and roadway width may be accepted. If necessary, slope easements may be required.

The previously approved Planned Development application for the site included a “Kit of Parts” that identified typical neo-traditional street sections, including roadway and right-of-way widths, for each unique street type that could be located within the Master Plan site. (See Attachment "A," Appendix H.) SE Harborton Street, which provides access to both Phases 4 and 6, has already been constructed to approved “Kit of Parts” standards and approved engineering drawings, with a 75-foot right-of-way and 24-foot roadway width. (See Attachment "A," Appendix J, Detail 4.) No new streets are planned with Phases 4 and 6; however, a 5-foot wide sidewalk will be constructed along SE Harborton Street fronting Phase 6 within the existing right-of-way to provide connectivity to the west.

In Phase 2B, 46th Street and Ellis Street will be built to approved standards for Village Center Road sections. (See Attachment "A," Appendix H, pages 14-15.) No changes to the roadways are proposed to accommodate the creation of two lots in place of one lot; the two lots will continue to have frontage on public streets.

- C. *NMC Section 13.05.015(C), Reserve Strips.* *Reserve strips giving a private property owner control of access to streets are not allowed.*

This criterion is not applicable. There are no reserve strips proposed for the subdivision.

- D. *NMC Section 13.05.015 (D), Alignment.* *Streets other than minor streets shall be in alignment with existing streets by continuations of their center lines. Staggered street alignment resulting in "T" intersections shall leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and, in no case, shall be less than 100 feet. If not practical to do so because of topography or other conditions, this requirement may be modified by the approving authority.*

The applicant notes that this criterion is not applicable; the applicant does not propose any new streets creating any new alignments in Phases 4 and 6 and 46th and Ellis Street alignments have already been approved.

- E. *NMC Section 13.05.015(E), Future Extensions of Streets.* *Proposed streets within a land division shall be extended to the boundary of the land division. A turnaround if required by the Uniform Fire Code will be required to be provided. If the approval authority determines that it is not necessary to extend the streets to allow the future division of adjoining land in accordance with this chapter, then this requirement may be modified such that a proposed street does not have to be extended to the boundary of the land division.*

As described above, the collector roadway that serves the site, identified as Harborton Street, has already been constructed through Phase 1 of the Wilder Master Plan site south to a point just beyond the intersection of Harborton Street and College Way. Harborton Street transitions to 40th Street in the north of the Planned Development, which extends across the development's western boundary running east-west to intersect with Highway 101. No new streets are proposed within Phases 4 and 6 that would require additional extensions. In Phase 2B, 46th and Ellis Streets have been approved, with Ellis Street continuing to the south to intersect with College Way.

F. NMC Section 13.05.015(F), Intersection Angles.

1. *Streets shall be laid out to intersect at right angles.*
2. *An arterial intersecting with another street shall have at least 100 feet of tangent adjacent to the intersection.*
3. *Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection.*
4. *Intersections which contain an acute angle of less than 80 degrees or which include an arterial street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width between the roadway and the right-of-way line.*
5. *No more than two streets may intersect at any one point.*
6. *If it is impractical due to topography or other conditions that require a lesser angle, the requirements of this section may be modified by the approval authority. In no case shall the acute angle in Subsection F.1. be less than 80 degrees unless there is a special intersection design.*

The applicant notes that this criterion is not applicable because no new streets are proposed.

G. NMC Section 13.05.015(G), Half Street. *Half streets are not allowed. Modifications to this requirement may be made by the approving authority to allow half streets only where essential to the reasonable development of the land division, when in conformity with the other requirements of these regulations and when the city finds it will be practical to require the dedication of the other half when the adjoining property is divided. Whenever a half street is adjacent to a tract property to be divided, the other half of the street shall be provided.*

This criterion is not applicable. The proposed subdivision does not include any half-street improvements.

H. NMC Section 13.05.015(H), Sidewalks. *Sidewalks in conformance with the city's adopted sidewalk design standards are required on both sides of all streets within the proposed land division and are required along any street that abuts the land division that does not have sidewalk abutting the property within the land division. The city may exempt or modify the requirement for sidewalks only upon the issuance of a variance as defined in the Zoning Ordinance.*

On Harborton Street, a 12-foot wide multiuse path has been constructed on the south/west side of the street that serves Phase 4. An additional 5-foot wide sidewalk will be constructed on the north/east side of Harborton along the Phase 6 frontage to provide a direct pedestrian

connection from the multifamily residential development to an existing sidewalk along the north side of 40th Street at its intersection with Chestnut Street. In sum, these improvements will provide adequate pedestrian circulation for both sides of the street.

Future pedestrian connectivity along the north side of Harborton Street, south and east of Phase 6, will be developed with plans for Phase 5 and may include alternative connections such as an off-street trail. Sidewalks will be constructed along 46th and Ellis Streets in Phase 2B consistent with approved Village Center roadway cross-sections. Sidewalks are supplemented with multiuse pathways and nature trails to enhance pedestrian connectivity throughout Wilder.

- I. NMC Section 13.05.015(I), Cul-de-sac. *A cul-de-sac shall have a maximum length of 400 feet and serve building sites for not more than 18 dwelling units. A cul-de-sac shall terminate with a circular turn-around meeting minimum Uniform Fire Code requirements. Modifications to this requirement may be made by the approving authority. A pedestrian or bicycle way may be required by easement or dedication by the approving authority to connect from a cul-de-sac to a nearby or abutting street, park, school, or trail system to allow for efficient pedestrian and bicycle connectivity between areas if a modification is approved and the requested easement or dedication has a rational nexus to the proposed development and is roughly proportional to the impacts created by the proposed land division.*

This criterion is not applicable as there are no cul-de-sacs proposed in Phases 2B, 4 and 6.

- J. NMC Section 13.05.015(J), Street Names. *Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names and numbers shall conform to the established pattern in the city, as evident in the physical landscape and described in City of Newport Ordinance No. 665, as amended.*

The applicant notes that street names in Wilder Phase 1 have been previously approved by the Planning Commission and no changes are proposed. Ellis, Fleming, Geneva and Harborton Streets will continue through the development, and numbered streets will be named consistent with the established pattern in the city. The street names are identified on the plat. (See Attachment "A," Appendix G, Sheets 7-10).

- K. NMC Section 13.05.015(K), Marginal Access Street. *Where a land division abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting constrained in a non-access reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.*

This criterion is not applicable. The proposed land division does not abut or contain an existing or proposed arterial street.

- L. NMC Section 13.05.015(L), Alleys. *Alleys shall be provided in commercial and industrial districts. If other permanent provisions for access to off-street parking and loading facilities are provided, the approving authority is authorized to modify this provision if a determination is made that the other permanent provisions for access to off-street parking*

and loading facilities are adequate to assure such access. The corners of alley intersections shall have a radius of not less than 12 feet.

This criterion is not applicable because there are no alleys proposed within Phases 2B, 4 and 6. Off-street parking in Phases 4 and 6 will be accessed directly from Harborton Street and served with private drive aisles. Off-street parking in Phase 2B will be accessed from 46th Street.

- M. NMC Section 13.05.020(A), Blocks General. *The length, width, and shape of blocks for non-residential subdivisions shall take into account the need for adequate building site size and street width, and shall recognize the limitations of the topography.*

Not applicable because there is no non-residential development proposed with Phases 2B, 4 and 6.

- N. NMC Section 13.05.020(B), Block Size. *No block shall be more than 1,000 feet in length between street corners. Modifications to this requirement may be made by the approving authority if the street is adjacent to an arterial street or the topography or the location of adjoining streets justifies the modification. A pedestrian or bicycle way may be required by easement or dedication by the approving authority to allow connectivity to a nearby or abutting street, park, school, or trail system to allow for efficient pedestrian and bicycle connectivity between areas if a block of greater than 1,000 feet if a modification is approved and the requested easement or dedication has a rational nexus to the proposed development and is roughly proportional to the impacts created by the proposed land division.*

Block lengths in excess of 1,000 feet are not proposed.

- O. NMC Section 13.05.025(A), Utility lines. *Easements for sewers and water mains shall be dedicated to the city wherever a utility is proposed outside of a public right-of-way. Such easements must be in a form acceptable to the city. Easements for electrical lines, or other public utilities outside of the public right-of-way shall be dedicated when requested by the utility provider. The easements shall be at least 12 feet wide and centered on lot or parcel lines, except for utility pole tieback easements, which may be reduced to six (6) feet in width.*

Easements for sewer and water mains, public utilities and electrical lines outside of the public right-of-way will be provided within the subdivision plat per the above requirements. Public sewer, water and drainage easements will be provided in Phases 4 and 6 based on location of utilities and fire hydrants, as needed, in a form acceptable to the city. A 75-foot-wide easement for the electrical lines on the northeast side of Harborton Street has already been recorded, and will be maintained with development of Phase 6. No sewers or water mains are proposed outside of public right-of-way in Phase 2B and the applicant is prepared to put in place a drainage easement that will run along the property line running through the Phase 2B parking lot.

- P. NMC Section 13.05.025(B), Utility Infrastructure. *Utilities may not be placed within one foot of a survey monument location noted on a subdivision or partition plat.*

The applicant notes that utilities will not be placed within one foot of a survey monument location. Final utility locations will be provided in future construction plan submittals to the City.

- Q. NMC Section 13.05.025(C), Water Course. *If a tract is traversed by a water course such as a drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to the major water courses may be required.*

Stormwater drains through the site in existing stormwater systems, roadside swales, and natural low spots in undeveloped areas. There are no significant water bodies or water courses identified within the Wilder site except for two small wetlands. The small wetland in Phase 4 will be filled. The small wetland in Phase 6 will be retained. The applicant proposes to route Phase 4 stormwater in a public storm drain from Harborton Street to an existing drainage way to the south of Phase 4. As previously discussed, additional analysis is needed to determine whether or not a public storm drain system is needed to adequately convey Phase 4 runoff. City staff and the applicant can work through this issue prior to the City Council hearing.

- R. NMC Section 13.05.030(A) *The size (including minimum area and width) of lots and parcels shall be consistent with the applicable lot size provisions of the Zoning Ordinance, with the following exception:*

Where property is zoned and planned for business or industrial use, other widths and areas may be permitted at the discretion of the Planning Commission. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

R-3 zoning is proposed for both Phases 4 and 6, to facilitate multifamily development. Phase 4, Lot 1 will total 5.08 acres and Phase 6, Lot 1 will total 1.78 acres, satisfying the 5,000 SF minimum requirement for the R-3 zone. Phase 2B is also zoned R-3, and Lot 27 will total 13,623 SF and Lot 28 will total 20,746 SF, meeting the minimum standard.

- S. NMC Section 13.05.030(B) *Each lot and parcel shall possess at least 25 feet of frontage along a street other than an alley.*

Both lots proposed for Phases 4 and 6 will have in excess of 25 feet of frontage along Harborton Street. Lot 27 in Phase 2B will have in excess of 25 feet of frontage along Harborton Street and 46th Street, and Lot 28 will have sufficient frontage along 46th and Ellis Streets.

- T, NMC Section 13.05.030(C) *Through lots and parcels are not allowed. Modifications may be made by the approving authority where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation. The approving authority may require a planting screen easement at least 10 feet wide and across which there shall be*

no right of access. Such easement may be required along the line of building sites abutting such a traffic artery or other incompatible use.

No through lots or parcels are proposed with these phases.

- U. *NMC Section 13.05.030(D)* *The side lines of lots and parcels shall run at right angles to the street upon which they face, except that on curved streets they shall be radial to the curve. Modifications to this requirement may be made by the approving authority where it is impractical to do so due to topography or other conditions or when the efficient layout of the land division has the lines running as close to right angles (or radial) as practical.*

The proposed lot lines in Phase 2B run at right angles to Harborton Street on the north and south edges of the lots. The proposed lot lines in Phases 4 and 6 run at right angles to Harborton Street on the west edge of the lots. On the eastern edge of the lots in Phases 4 and 6, the lot lines run near to radial while accommodating significant topographical changes. The eastern side line of Tract "G" in particular is shaped by a steep ravine in between Phases 4 and 3, and sited to accommodate a public nature trail.

- V. *NMC Section 13.05.030(E), Special Setback Lines.* *All special building setback lines, such as those proposed by the applicant or that are required by a geological report, which are to be established in a land division, shall be shown on the plat, or if temporary in nature, shall be included in the deed restrictions.*

This criterion is not applicable. There are no special setback lines proposed.

- W. *NMC Section 13.05.030(F), Maximum Lot and Parcel Size.* *Proposed lots and parcels shall not contain square footage of more than 175% of the required minimum lot size for the applicable zone. Modifications to this requirement may be made by the approving authority to allow greater square footage where topography or other conditions restrict further development potential or where the layout of the land division is designed and includes restrictions to provide for extension and opening of streets at intervals which will permit a subsequent division into lots or parcels of appropriate size for the applicable zone designation.*

The lots in Phases 2B, 4 and 6 are larger than 175% of the required minimum lot size in order to accommodate multifamily development at densities consistent with the R-3 zone. As this is a Planned Development, the Council concludes that the lot sizes depicted on the applicant's plans are the minimum needed to accommodate the development.

- X. *NMC Section 13.05.030(G), Development Constraints.* *No lot of parcel shall be created with more than 50% of its land area containing wetlands or lands where the city restricts development to protect significant Statewide Land Use Planning Goal 5 or Goal 17 resources, except that areas designated as open space within a land division may contain up to 100% of a protected resource.*

Lot 1 of Phase 4 contains a small wetland totaling 2,053 SF, or less than 1% of the lot; the wetland will be filled and mitigated with development. Lot 1 of Phase 6 includes a small wetland totaling 1,548 SF, or approximately 2% of the lot, and will be protected with

development. Tract "G" in Phase 4 is designated as open space and includes steep slopes and ravines. (See Attachment "A," Appendix G, Sheet 16 and Attachment "P"). There are no wetlands or other resources in the proposed Phase 2B lots.

- Y. NMC Section 13.05.030(H), Lots and Parcels within Geological Hazard Areas. *Each new undeveloped lot of parcel shall include a minimum 1,000 square foot building footprint within which a structure could be constructed and which is located outside of active and high hazard zones and active landslide areas (See Section 2-4-7 of the Zoning Ordinance for an explanation of hazard zones). New public infrastructure serving a lot or parcel shall similarly be located outside of active and high hazard zones and active landslide areas.*

All of Phase 1 of Wilder is located outside of Geologic Hazard Areas as mapped by the City of Newport; this criterion does not apply.

- Z. NMC Section 13.05.035(A). *Improvement work, including excavation in the excess of 100 cubic yards, shall not be commenced until plans have been checked for adequacy and approved by the city. To the extent necessary for evaluation of the proposal, the plans shall be required before approval of the tentative plan of a subdivision or partition.*

The applicant acknowledges that engineering plans must be submitted to the city prior to construction of any public improvements.

- AA. NMC Section 13.05.035(B). *Improvement work shall not commence until after the city is notified, and, if work is discontinued for any reason, it shall not be resumed until after the city is notified.*

The applicant agrees to notify the city before commencing improvement work.

- BB. NMC Section 13.05.035(C). *Public improvements shall be constructed under the inspection and to the satisfaction of the city engineer. The city may require change in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.*

The applicant agrees to construct the improvements under the inspection and to the satisfaction of the city engineer.

- CC. NMC Section 13.05.035(D). *Underground utilities, sanitary sewers, and storm drains installed in streets shall be constructed prior to the surfacing of the streets. Stubs for service connection for underground utilities and sanitary sewers shall be placed to allow future connections without disturbing the street improvements.*

Utilities in Phases 4 and 6 will connect to stubs already placed in Harborton Street. Connections to existing utility stubs will be coordinated to minimize re-surfacing of Harborton Street. Utilities in Phase 2B will be constructed prior to construction of 46th Street. (See Attachment "A," Appendix G, Sheet 17 and Attachment "P" for Utility Plan.)

DD. NMC Section 13.05.035(E). *A map showing public improvements as built shall be filed with the city upon completion of the improvements.*

The applicant agrees to file as-built plans with the city.

EE. NMC Section 13.05.035(F). *Public improvements shall not be commenced until any appeals of the subdivision approval are resolved.*

The applicant has indicated that they will abide by this requirement.

FF. NMC Section 13.05.040(A)(1), Streets. *All streets, including alleys, within the land division, streets adjacent but only partially within the land divisions, and the extension of land division streets to the intersecting paving line of existing streets with which the land division streets intersect, shall be graded for the full right-of-way width. The roadway shall be improved to a width of 36 feet or other width as approved by the approval authority by excavating to the street grade, construction of concrete curbs and drainage structures, placing a minimum of six inches of compacted gravel base, placement of asphaltic pavement 36 feet in width or other width as approved by the approval authority and approximately two inches in depth, and doing such other improvements as may be necessary to make an appropriate and completed improvement. Street width standards may be adjusted as part of the tentative plan approval to protect natural features and to take into account topographic constraints and geologic risks.*

The streets serving Phases 4 and 6 have already been constructed and extended through the development, including the minimum width required for the applicable “Kit of Parts” street sections approved for use in Wilder. SE Harborton Street will be completed with an attached sidewalk on the north/east side of the street along the Phase 6 frontage. Construction of the sidewalk will occur concurrent with the development. Harborton Street, where it fronts Phase 2B, has also been completed, and 46th and Ellis Streets fronting the lots in Phase 2B will be constructed to the approved Village Center cross-sections with development of this phase.

GG. NMC Section 13.05.040(A)(2) Surface Drainage and Storm Sewer System. *Drainage facilities shall be provided within the land division and to connect the land division drainage to drainage ways or storm sewers outside the land division. Design of drainage within the land division shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the land division and to allow extension of the system to serve such areas.*

As illustrated in the utility plan, drainage facilities are proposed within the subdivision to connect the subdivision to drainage ways outside the subdivision in accordance with City standards. (See Attachment "A," Appendix G, Sheets 15-18 and Attachment "P"). The applicant originally proposed to route Phase 4 storm water in a public storm drain from Harborton Street to the existing drainage way south of Phase 4. They have since modified their plans such that roadway drainage will continue to be managed in the roadside swale. For Phase 4, on-site storm drainage will be collected into a private system and discharged into a drainage immediately south of the development. This addressed concerns raised by the Public Works Department.

Phase 2B storm water will be collected in a drainage way along the proposed lot line down the middle of the parking lot shared by both lots through an easement, draining to 46th Street.

HH. NMC Section 13.05.040(A)(3), Sanitary Sewers. *Sanitary sewers shall be installed to serve each lot or parcel in accordance with standards adopted by the City, and sewer mains shall be installed in streets as necessary to connect each lot or parcel to the city's sewer system.*

A sewer main is already installed in Harborton Street and will provide service to the development in Phases 4 and 6. A sewer main is planned along 46th Street which will provide service to the two lots in Phase 2B. As illustrated in the utility plan, sanitary sewers will be installed to serve each lot in accordance with standards adopted by the City. (See Attachment "A," Appendix G, Sheets 15-18 and Appendix "P").

II. NMC Section 13.05.040(A)(4), Water. *Water mains shall be installed to allow service to each lot or parcel and to allow for connection to the city system, and service lines or stubs to each lot shall be provided. Fire hydrants shall be installed as required by the Uniform Fire Code. The city may require that mains be extended to the boundary of the land division to provide for future extension or looping.*

A water main is already installed in Harborton Street and will provide service to the development in Phases 4 and 6. A water main is planned along 46th Street which will provide service to the two lots in Phase 2B. As illustrated in the utility plan, water mains and fire hydrants will be installed to serve each lot in accordance with standards adopted by the City. (See Attachment "A," Appendix G, Sheets 15-18 and Attachment "P")

JJ. NMC Section 13.05.040(A)(5), Sidewalks. *Required sidewalks shall be constructed in conjunction with the street improvements except as specified below:*

- a. *Delayed Sidewalk Construction. If sidewalks are designed contiguous with the curb, the subdivider may delay the placement of concrete for the sidewalks by depositing with the city a cash bond equal to 115 percent of the estimated cost of the sidewalk. In such areas, sections of sidewalk shall be constructed by the owner of each lot as building permits are issued. Upon installation and acceptance by the city engineer, the land owner shall be reimbursed for the construction of the sidewalk from the bond. The amount of the reimbursement shall be in proportion to the footage of sidewalks installed compared with the cash bond deposited and any interest earned on the deposit.*
- b. *Commencing three (3) years after filing of the final plat, or a date otherwise specified by the city, the city engineer shall cause all remaining sections of sidewalk to be constructed, using the remaining funds from the aforementioned cash bond. Any surplus funds shall be deposited in the city's general fund to cover administrative costs. Any shortfall will be paid from the general fund.*
- c. *Notwithstanding the above, a developer may guarantee installation of required sidewalks in an Improvement Agreement as provided in Section 13.05.090(C).*

SE Harborton Street has been constructed consistent with approved construction drawings including a 12-foot-wide multiuse path along the south/west side of Harborton Street which will serve Phases 2B and 4. A sidewalk will be constructed along the north/east side of Harborton Street fronting Phase 6 to provide a direct pedestrian

connection to the west. Sidewalks will be constructed along 46th and Ellis Streets with Phase 2B. (See Attachment "A," Appendix G, Sheets 4 and 5).

KK. *NMC Section 13.05.040(B). All public improvements shall be designed and built to standards adopted by the city. Until such time as a formal set of public works standards is adopted, public works shall be built to standards in any existing published set of standards designated by the city engineer for the type of improvement. The city engineer may approve designs that differ from the applicable standard if the city engineer determines that the design is adequate.*

Public improvements will be designed and built to city standards or approved standards in the "Kit of Parts."

LL. *NMC Section 13.05.040(C). Public improvements are subject to inspection and acceptance by the city. The city may condition building or occupancy within the land division on completion and acceptance of required public improvements.*

The applicant understands that they must abide by this requirement.

MM. *NMC Section 13.05.045(A). Tentative plans for land divisions shall be approved only if public facilities and utilities (electric and phone) can be provided to adequately service the land division as demonstrated by a written letter from the public facility provider or utility provider stating the requirements for the provision of public facilities or utilities (electric and phone) to the proposed land division.*

The Pioneer Telephone Cooperative and Central Lincoln PUD have confirmed that they can provide service for the proposed subdivision. (See Attachment "A," Appendix E.)

NN. *NMC Section 13.05.045(B). For public facilities of sewer, water, storm water, and streets, the letter must identify the:*

- 1. Water main sizes and locations, and pumps needed, if any, to serve the land division.*
- 2. Sewer mains sizes and locations, and pumping facilities needed, if any, to serve the land division.*
- 3. Storm drainage facilities needed, if any, to handle any increased flow or concentration of surface drainage from the land division, or detention or retention facilities that could be used to eliminate need for additional conveyance capacity, without increasing erosion or flooding.*
- 4. Street improvements outside of the proposed development that may be needed to adequately handle traffic generated from the proposed development.*

The City provided a letter on September 18, 2015, identifying the utilities serving Wilder in a general manner as it related to the adequacy of services for the Planned Development proposed in #2-PD-15 and #3-PD-15. (See Attachment "A," Appendix E.) The modifications proposed with this application do not change the total amount and intensity of proposed development; however, there are service details that must still be addressed as it relates to Phases 2B, 4 and 6. Formal confirmation from the

Public Works Department that the services planned for these phases are adequate can be provided prior to the City Council hearing.

OO. NMC Section 13.05.050(A), Underground Utilities and Service Facilities, Undergrounding. *All utility lines within the boundary of the proposed land divisions, including, but not limited to, those required for electric, telephone, lighting, and cable television services and related facilities shall be placed underground, except surface-mounted transformers, surface-mounted connection boxes and meter cabinets which may be placed above ground, temporary utility service facilities during construction, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above. The subdivider shall make all necessary arrangements with the serving utility to provide the underground service.*

All utility facilities within the subdivision will be designed in accordance with this standard. The main Central Lincoln PUD transmission lines through South Beach will be located above ground within a 75-foot right-of-way along the north/east side of Harborton Street.

PP. NMC Section 13.05.050(B), Underground Utilities and Service Facilities, Non-City-Owned Utilities. *As part of the application for tentative land division approval, the applicant shall submit a copy of the preliminary plat to all non-city-owned utilities that will serve the proposed subdivision. The subdivider shall secure from the non-city-owned utilities, including but not limited to electrical, telephone, cable television, and natural gas utilities, a written statement that will set forth their extension policy to serve the proposed land division with underground facilities. The written statements from each utility shall be submitted to the city prior to the final approval of the plat for recording.*

The Pioneer Telephone Cooperative and Central Lincoln PUD have confirmed that they can provide service for the proposed subdivision. (See Attachment "A," Appendix E.)

QQ. NMC Section 13.05.055, Street Lights. *Street lights are required in all land divisions where a street is proposed. The city may adopt street light standards. In the absence of adopted standards, street lights shall be placed in new land divisions to assure adequate lighting of streets and sidewalks within and adjacent to the land division.*

There are already street lights installed along Harborton Street to serve Phases 4 and 6 consistent with approved construction drawings; no new street lights are proposed with this application. Proposed street light locations along 46th and Ellis Streets were reviewed and approved with previous applications. (See Attachment "A," Appendix G, Sheets 15-18 and Attachment "P").

RR. NMC Section 13.05.060, Street Signs. *Street name signs, traffic control signs and parking control signs shall be furnished and installed by the city.*

As required, street signs, traffic control signs and parking control signs will be furnished and installed by the City Street Department.

SS. NMC Section 13.05.065, Monuments. *Upon completion of street improvements, monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street center lines.*

The applicant acknowledges that they must reestablish and protect monuments, as required.

TT. NMC Section 13.05.090(A), Final Plat Requirements for Land Divisions Other than Minor Replats or Partitions, Submission of Final Plat. *Within two years after tentative plan approval, such other time established at the time of tentative plan approval, or extensions granted under this chapter, the owner and/or applicant (collectively referred to as the "developer") shall cause the land division to be surveyed and a final plat prepared. If the developer elects to develop the land division in phases, final plats for each phase shall be completed within the time required (e.g. Phase I completed within two years, Phase II completed within the next two years, etc.). The final plat shall be in conformance with the approved tentative plan, this chapter, ORS Chapter 92, and standards of the Lincoln County Surveyor.*

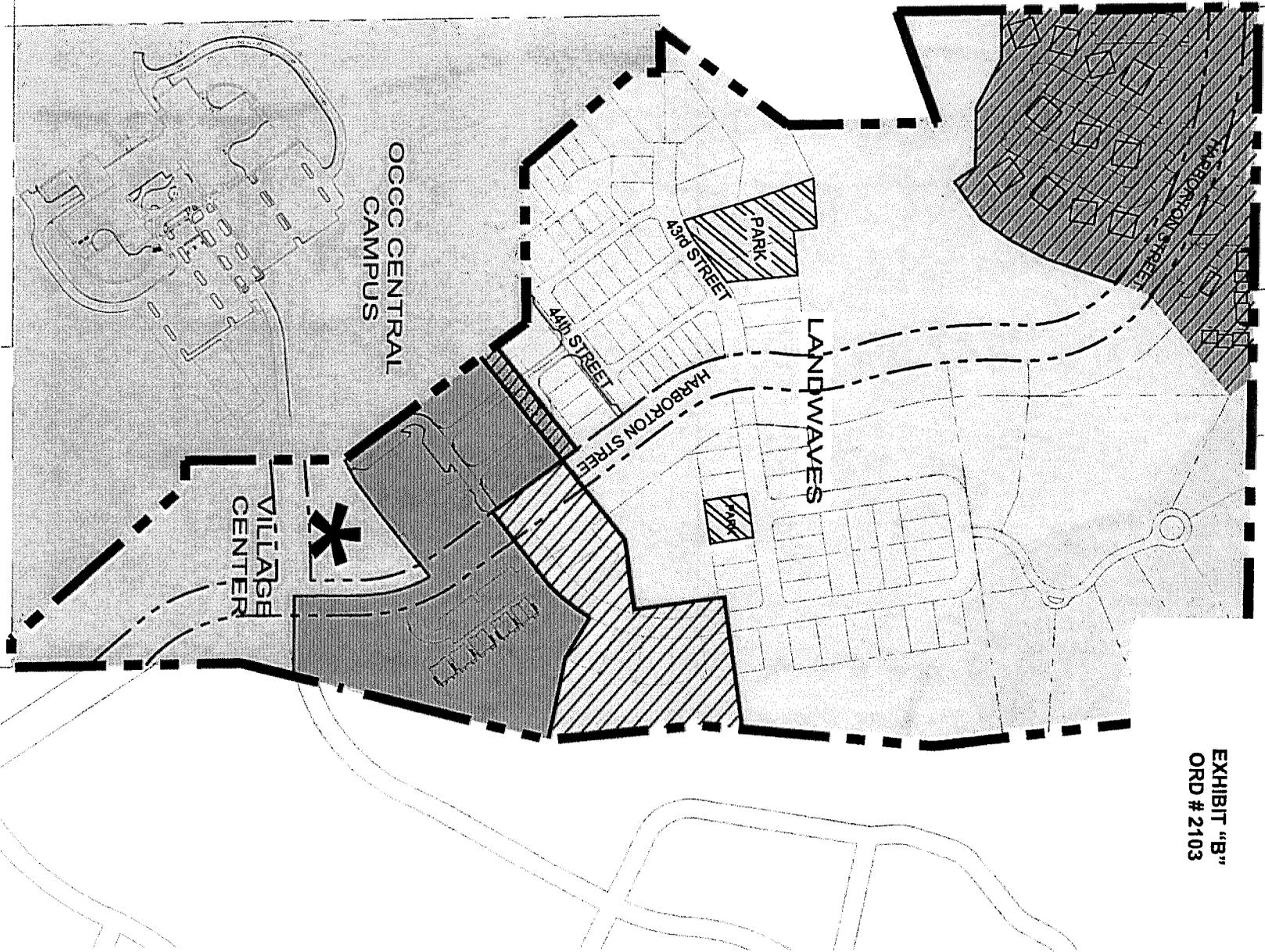
The applicant notes that, as previously conditioned in #1-SUB-09, the developer will have up to four years to submit the final plat for the initial phase of development and an additional four years for each subsequent phase of development included in the tentative subdivision plan.

OVERALL CONCLUSION

Based on the staff report, the application material, and other evidence and testimony in the record, the City Council concludes that the request as presented in the application materials complies with the approval criteria set forth herein provided conditions are imposed on the modified preliminary development plan final development plan; and tentative subdivision plat for Phase 1 Wilder as follows:

1. Conditions from prior City approvals of the Wilder planned development remain in effect, except as modified herein.
2. Trail improvements on Tract "G" are to be constructed in a manner acceptable to the Newport Parks and Recreation Department. Installation of the improvements shall occur prior to certificates of occupancy being issued for Phase 4 development. Trail development for Tract "H" shall occur prior to a final plat being recorded for that phase of development.
3. A sidewalk with a width of at least 5-feet shall be constructed on the north/east side of Harborton along the Phase 6 frontage in accordance with applicable City of Newport standards and is subject to approval and acceptance by the City of Newport Public Works Department prior to certificates of occupancy being issued for Phase 6 development.
4. Accessory Dwelling Units (ADUs) in the Wilder Planned Development shall be limited to Wilder Phases 1B, 1C, 2D, and 3. Standards for the approval of ADU units are to remain as previously approved.

5. Necessary utilities as applicable (including sewer, water, and/or storm drainage/sewer and over which the City of Newport has jurisdiction) internal or adjacent to Phases 4 and 6 shall be designed and constructed in conformance with the applicable City of Newport standards and as approved by the City of Newport Public Works Department prior to issuance of certificates of occupancy within said phases.
6. Utility easements proposed within Phases 2B, 4 and 6 shall be dedicated with the final plats for the respective phases.
7. The applicant shall comply with the applicable improvement procedure requirements of NMC 13.05.035 (Public Improvements) and 13.05.040, except as modified with this approval.
8. As requested by the applicant, and consistent with NMC 13.05.090(A), a final plat for at least one phase of the proposed development must be submitted within four years of the date of this approval and a four-year time limit applies to each subsequent phase of development. The final plats for all phases must conform to the approved tentative subdivision plat and adhere to the requirements for preparation of a final plat contained in the Newport Municipal Code.

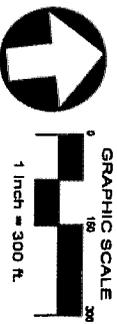


ACREAGES BY ZONING

SYMBOL	ZONING	ACREAGE
[Pattern]	PUBLIC	242
[Pattern]	COMMERCIAL	55
[Pattern]	HIGH DENSITY RESIDENTIAL	61
[Pattern]	HIGH DENSITY RESIDENTIAL PROPOSED EXISTING LOW DENSITY RESIDENTIAL	51
[Pattern]	LOW DENSITY RESIDENTIAL	317
[Pattern]	LOW DENSITY RESIDENTIAL PROPOSED EXISTING HIGH DENSITY RESIDENTIAL	22

WILDER

PROPOSED COMPREHENSIVE PLAN MAP



PREPARED FOR:
land/waves LLC
 2712 SE 20th Ave.
 Portland, Oregon 97202
 TEL: (503) 221-0187
 FAX: (503) 221-0741

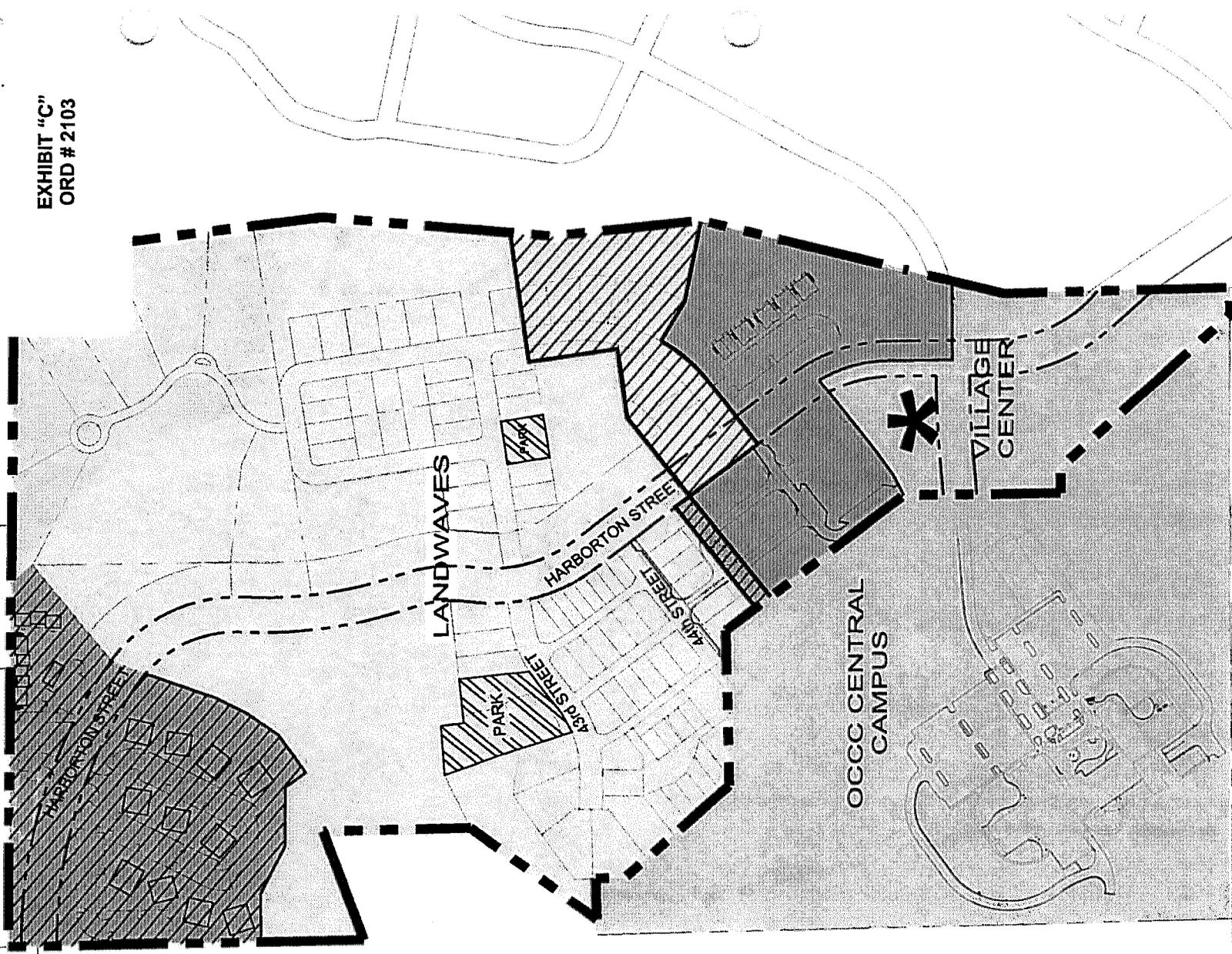
PREPARED BY:

 400 COLUMBIA STREET
 SUITE 100
 WILDCOOPER, WA 98680
 PHONE: 503-524-8750

JET Planning, LLC
 215 W. 4th Street Ste. 215
 Vancouver, WA 98660

Date: 7-20-16
 Job No: LAND05

EXHIBIT "C"
ORD # 2103



ACREAGES BY ZONING

SYMBOL	ZONING	AREA (AC)
[Symbol]	P1	24.2
[Symbol]	C1	8.5
[Symbol]	R3	14.2
[Symbol]	PROPOSED R3 FORMER R2	39.9
[Symbol]	PROPOSED R2 FORMER R3	

WILDER

PROPOSED ZONING MAP



PREPARED FOR:
landwaves
2712 SE 20th Ave.
Portland, Oregon 97202
TEL: (503) 221-0187
FAX: (503) 221-0741

PREPARED BY:
JG
406 COLUMBIA STREET
SUITE 100
VANCOUVER, WA 98660
PHONE 360-584-8750

JET Planning, LLC
215 W 4th Street, Ste 215
Vancouver, WA 98660

Date: 7-20-16
Job No: LAN005



AKS ENGINEERING & FORESTRY VANCOUVER
9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-0426
OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

**LEGAL DESCRIPTION
FOR
WILDER ZONING**

ZONE R-3 NORTH

Being a portion of the Northeast quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, and Parcel 2 of Partition Plat recorded in Book 2015, Page 1, City of Newport, Lincoln County, Oregon, more particularly described as follows:

COMMENCING at a brass cap marking the Northeast quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, as shown in Partition Plat recorded in Book 2015, Page 1;

THENCE North 84°40'37" West along the North line of said Section 20, also being the North line of Parcel 2 of said Partition Plat, for a distance of 571.71 feet to the **POINT OF BEGINNING**;

THENCE South 36°40'45" East, leaving said North line, for a distance of 60.77 feet;

THENCE South 56°02'46" West, for a distance of 265.91 feet;

THENCE South 26°56'02" West, for a distance of 77.78 feet;

THENCE South 24°24'13" West, for a distance of 156.90 feet;

THENCE South 31°39'42" West, for a distance of 76.90 feet;

THENCE South 40°07'01" West, for a distance of 80.40 feet;

THENCE South 59°22'16" West, for a distance of 98.11 feet;

THENCE North 30°37'44" West, for a distance of 53.12 feet;

THENCE North 84°53'51" West, for a distance of 126.42 feet;

THENCE North 58°20'19" West, for a distance of 115.76 feet;

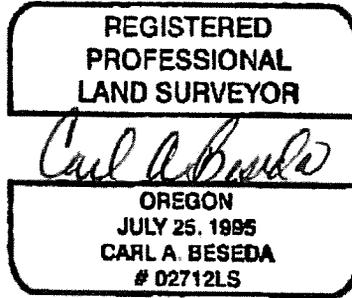
THENCE North 85°55'23" West, for a distance of 101.66 feet to the West Line of Parcel 2 of Partition Plat Book 2015, Page 1;

THENCE North 04°04'37" East, along the West line of said Parcel 2, for a distance of 535.11 feet to the most Northwesterly corner of said Parcel 2;



THENCE South 84°40'37" East along the North line of said Section 20 and the North line of said Parcel 2, for a distance of 779.14 feet to the **POINT OF BEGINNING**.

This property contains 7.97 Acres, more or less.





AKS ENGINEERING & FORESTRY VANCOUVER
9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-0426

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

LEGAL DESCRIPTION

For WILDER ZOING

ZONE R-2

Being a portion of the Northeast quarter of Section 20, and the Northwest quarter of Section 21, Township 11 South, Range 11 West, Willamette Meridian, and Parcel 2 of Partition Plat recorded in Book 2015, Page 1, and Wilder Phase 1 recorded in Book 18 Page 46, City of Newport, Lincoln County, Oregon, more particularly described as follows:

BEGINNING at a brass cap marking the Northeast quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, as shown in Partition Plat recorded in Book 2015, Page 1;

THENCE South 03°56'17" West along the East line of said Section 20, also being along a Easterly line of Parcel 2 of said Partition Plat, for a distance of 46.44 feet;

THENCE South 39°05'17" East, leaving said East line, along the Easterly line of Parcel 2, for a distance of 215.49 feet;

THENCE South 01°56'14" East, along said Easterly line, for a distance of 458.64 feet;

THENCE South 01°13'22" West, along said Easterly line, for a distance of 474.86 feet;

THENCE South 01°14'34" East, along said Easterly line, for a distance of 314.61 feet;

THENCE North 73°57'52" West, leaving said Easterly line, or a distance of 172.42 feet;

THENCE North 55°05'17" West, for a distance of 100.00 feet to a point on a curve;

THENCE along the arc of a non-tangent 342.00 foot radius curve to the right, the radius point of which bears South 55°05'17" East, through a central angle of 22°26'37", for an arc length of 133.97 feet, the chord of which bears South 46°08'02" West for a distance of 133.11 feet;

THENCE South 57°21'21" West, for a distance of 170.41 feet to the Westerly Right-of-Way line of Harborton Street (also known as 40th Street);



THENCE North 32°38'39" West, along said Westerly Right-of-Way line, for a distance of 216.90 feet;

THENCE South 57°21'21" West, leaving said Westerly Right-of-Way line, for a distance of 275.00 feet to the Westerly line of Parcel 2 of Partition Plat Book 2015 Page 1;

THENCE North 32°38'46" West, along the Westerly line of said Parcel 2, for a distance of 79.27 feet to an angle point in the Westerly line Parcel 2;

THENCE North 86°16'43" West, along the Southwesterly line of Parcel 2, also being the Southerly line of Wilder Phase 1 as recorded in Book 18 Page 46, Lincoln County plat records, for a distance of 279.32 feet;

THENCE North 36°52'23" West, along the Westerly line of Wilder Phase 1, for a distance of 294.78 feet to an angle point in the Westerly line of Wilder Phase 1;

THENCE North 03°34'25" East, along said Westerly line, for a distance of 60.07 feet to another angle point in said Westerly line;

THENCE North 86°24'59" West, along said Westerly line, for a distance of 88.01 feet to another angle point in said Westerly line;

THENCE North 41°46'00" East, along said Westerly line, for a distance of 332.07 feet to the most Northerly Northwest corner of Wilder Phase 1, also being a Westerly corner of Parcel 2 of Partition Plat per Book 2015, Page 1;

THENCE North 04°04'00" East, along the Westerly line of said Parcel 2, for a distance of 309.00 feet;

THENCE South 74°48'56" West, along the most Northerly-South line of Parcel 2, for a distance of 249.11 feet to the West line of Parcel 2;

THENCE North 04°04'37" East, along the West line of said Parcel 2, for a distance of 216.53 feet;

THENCE South 85°55'23" East, leaving said West line of said Parcel 2, for a distance of 101.66 feet;

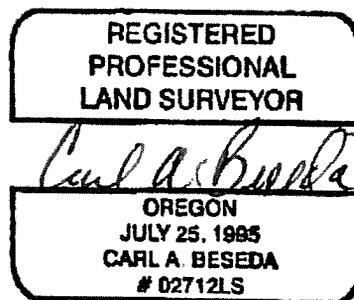
THENCE South 58°20'19" East, for a distance of 115.76 feet;

THENCE South 84°53'51" East, for distance of 126.42 feet;

THENCE South 30°37'44" East, for a distance of 53.12 feet;

THENCE North 59°22'16" East, for a distance of 98.11 feet;
THENCE North 40°07'01" East, for a distance of 80.40 feet;
THENCE North 31°39'42" East, for a distance of 76.90 feet;
THENCE North 24°24'31" East, for a distance of 156.90 feet;
THENCE North 26°56'02" East, for a distance of 77.78 feet;
THENCE North 56°02'46" East, for a distance of 265.91 feet;
THENCE North 36°40'45" West, for a distance of 60.77 feet to the North line of said Section 20, also being the North line of said Parcel 2;
THENCE South 84°40'37" East, along said North line, for a distance of 571.71 feet to the **POINT OF BEGINNING.**

This property contains 39.85 Acres, more or less.





AKS ENGINEERING & FORESTRY VANCOUVER
9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-0426

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

LEGAL DESCRIPTION
For
WILDER ZOING

ZONE R-3 SOUTH

Being a portion of the Northeast quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, and Parcel 2 of Partition Plat recorded in Book 2015, Page 1, City of Newport, Lincoln County, Oregon, more particularly described as follows:

COMMENCING at a brass cap marking the Northeast quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, as shown in Partition Plat recorded in Book 2015, Page 1;

THENCE South 03°56'17" West along the East line of said Section 20, also being along a Easterly line of Parcel 2 of said Partition Plat, for a distance of 46.44 feet;

THENCE South 39°05'17" East, leaving said East line, along the Easterly line of Parcel 2, for a distance of 215.49 feet;

THENCE South 01°56'14" East, along said Easterly line, for a distance of 458.64 feet;

THENCE South 01°13'22" West, along said Easterly line, for a distance of 474.86 feet;

THENCE South 01°14'34" East, along said Easterly line, for a distance of 314.61 feet to the **POINT OF BEGINNING**;

THENCE South 18°55'03" West, along said Easterly line, for a distance of 545.03 feet;

THENCE North 85°19'10" West, for a distance of 149.39 feet to the centerline of Harborton Street (also known as 40th Street);

THENCE North 04°40'50" East, along the centerline of said Harborton Street, for a distance of 132.57 feet to a point of curvature;



THENCE continuing along the centerline of said Harborton Street, along the arc of 319.00 foot radius curve to the left, through a central angle of 30°15'32", for an arc length of 168.47 feet; the long chord of which bears North 10°26'56" West for a distance of 166.52 feet;

THENCE leaving said centerline, South 57°21'14" West, along the North line of Parcel 1 of Partition Plat per Book 2015 Page 1, for a distance of 271.17 feet;

THENCE South 67°00'47" West, continuing along the North line of said Parcel 2, for a distance of 55.18 feet to the Northwest corner of Parcel 1, also being an angle point in the West line of Parcel 2 of said Partition Plat;

THENCE North 32°38'46" West, along the West line of said Parcel 2, for a distance of 392.30 feet;

THENCE North 57°21'21" East leaving the West line of said Parcel 2, for a distance of 275.00 feet to the Westerly Right-of-Way line of Harborton Street (also known as 40th Street);

THENCE South 32°32'39" East, along said Westerly Right-of-Way line, for a distance of 216.90 feet;

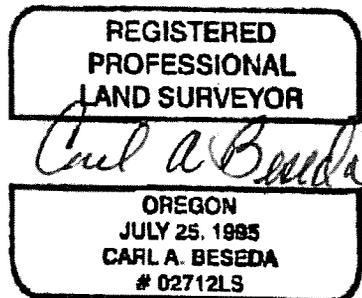
THENCE North 57°21'21" East, leaving said Westerly Right-of-Way line, for a distance of 170.41 feet to a point of curvature;

THENCE along the arc of a 342.00 foot radius curve to the left, through a central angle of 22°26'37", for an arc length of 133.97 feet, the long chord of which bears North 46°08'02" East for a distance of 133.11 feet;

THENCE South 55°05'17" East, for a distance of 100.00 feet;

THENCE South 73°57'52" East, for a distance of 172.42 feet to the **POINT OF BEGINNING**.

This property contains 6.20 Acres, more or less.





AKS ENGINEERING & FORESTRY VANCOUVER
9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-0426

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

**LEGAL DESCRIPTION
For
WILDER ZOING**

ZONE C-1

Being a portion of the Northeast quarter of Section 20 and the Northwest quarter of Section 21, Township 11 South, Range 11 West, Willamette Meridian, and Parcel 2 of Partition Plat recorded in Book 2015, Page 1, City of Newport, Lincoln County, Oregon, more particularly described as follows:

COMMENCING at a brass cap marking the Northeast quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, as shown in Partition Plat recorded in Book 2015, Page 1;

THENCE South 03°56'17" West along the East line of said Section 20, also being along a Easterly line of Parcel 2 of said Partition Plat, for a distance of 46.44 feet;

THENCE South 39°05'17" East, leaving said East line, along the Easterly line of Parcel 2, for a distance of 215.49 feet;

THENCE South 01°56'14" East, along said Easterly line, for a distance of 458.64 feet;

THENCE South 01°13'22" West, along said Easterly line, for a distance of 474.86 feet;

THENCE South 01°14'34" East, along said Easterly line, for a distance of 314.61 feet;

THENCE South 18°55'03" West, along said Easterly line, for a distance of 545.03 feet to the **POINT OF BEGINNING**;

THENCE South 18°55'03" West, for a distance of 108.21 feet to the East line of said Section 20;

THECNE South 03°56'17" West, along the East line of said Section 20, for a distance of 118.34 feet to a brass cap marking the East quarter corner of said Section 20;

THENCE North 85°19'10" West, along the most Southerly line of Parcel 2 of Partition Plat recorded in Book 2015 Page 1, for a distance of 59.05 feet;



THENCE North 37°29'37" West, along a Westerly line of said Parcel 2, for a distance of 482.65 feet to an angle point in said Westerly line;

THENCE North 85°18'44" West, along a Southwesterly line of said Parcel 2, for a distance of 53.84 feet to an angle point in the Westerly line of Parcel 2;

THENCE North 04°40'51" East, along said Westerly line, for a distance of 176.02 feet to the Northwest corner of Parcel 1 of said Partition Plat;

THENCE North 67°00'47" East, along the North line of said Parcel 1, for a distance of 55.18 feet to an angle point in said North line;

THENCE North 57°21'14" East, along said North line, for a distance of 271.17 feet to a point on a curve at the centerline of Harborton Street (also known as 40th Street);

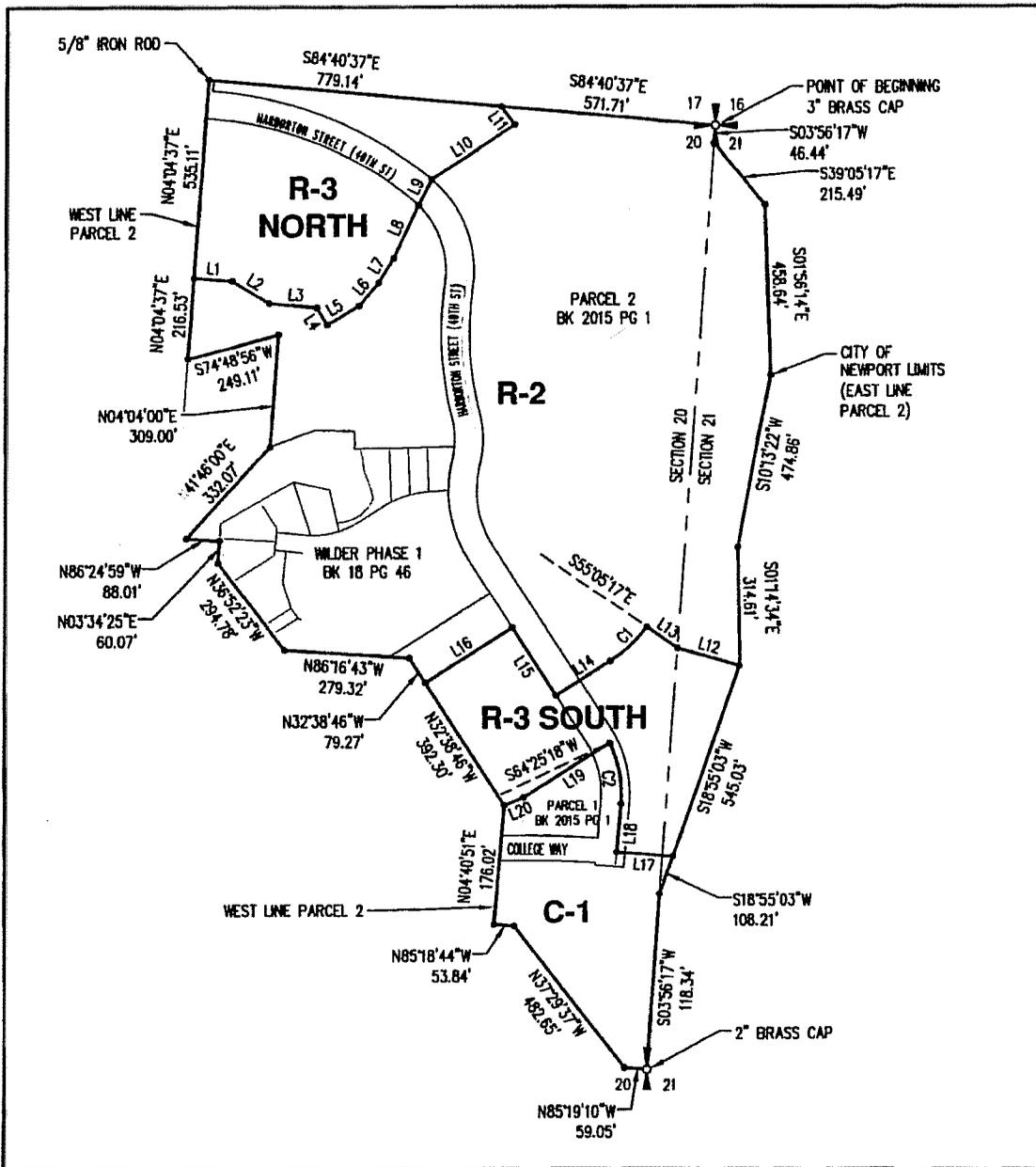
THENCE along said centerline, along the arc of a non-tangent 319.00 foot radius curve to the right, the radius point of which bears South 64°25'18" West, through a central angle of 30°15'32", for an arc length of 168.47 feet, the long chord of which bears South 10°26'56" East for a distance of 166.52 feet;

THENCE continuing along said centerline, South 04°40'50" West, for a distance of 132.57 feet;

THENCE South 85°19'10" East, leaving said centerline, for a distance of 149.39 feet to the **POINT OF BEGINNING**.

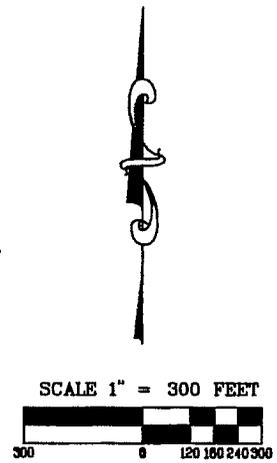
This property contains 5.47 Acres, more or less.





LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S85°55'23"E	101.66'
L2	S58°20'19"E	115.76'
L3	S84°53'51"E	126.42'
L4	S30°37'44"E	53.12'
L5	N59°22'16"E	98.11'
L6	N40°07'01"E	80.40'
L7	N31°39'42"E	76.90'
L8	N24°24'13"E	156.90'
L9	N26°56'02"E	77.78'
L10	N56°02'46"E	265.91'
L11	N36°40'45"W	60.77'
L12	S73°57'52"E	172.42'
L13	S55°05'17"E	100.00'
L14	N57°21'21"E	170.41'
L15	N32°38'39"W	216.90'
L16	N57°21'21"E	275.00'
L17	S85°19'10"E	149.39'
L18	S04°40'50"W	132.57'
L19	N57°21'14"E	271.17'
L20	N67°00'47"E	55.18'

WILDER ZONING MAP
 BEING IN A PORTION OF THE NE 1/4 OF SECTION 20 AND THE NW 1/4 OF SECTION 21, T.11S., R.11W., W.M., AND LYING WITHIN PARCELS 1 & 2 OF PARTITION PLAT BOOK 2015 PAGE 1 AND WILDER PHASE 1 BOOK 18 PAGE 46, CITY OF NEWPORT, LINCOLN COUNTY, OREGON



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	342.00'	22°26'37"	133.97'	N46°08'02"E 133.11'
C2	319.00'	30°15'32"	168.47'	N10°26'56"W 166.52'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Carl A. DeSeda
 OREGON
 JULY 23, 1995
 CARL A. DESEDA
 # 02712LS

DATE: 07-18-2016

WILDER ZONING MAP	EXHIBIT A
AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 P: 360.882.0419 F: 360.882.0426 aks-eng.com	 DRAWN: BJA CHECKED: CAB AKS JOB: 5203