

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

In the Matter of the Application of)
Darin Coder for Inland Pacific Properties)
LLC, for a Rezoning of Land and) **ZONING ORDER ZONE24-0001**
Amendment of the City of Wilsonville)
Zoning Incorporated in Section 4.102)
of the Wilsonville Code.)

The above-entitled matter is before the Council to consider the application of ZONE24-0001, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on the attached legal description and sketch, has heretofore appeared on the City of Wilsonville zoning map as Future Development Agricultural-Holding (FDA-H).

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

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of approximately 8.66 acres located at 9655 SW 5th Street and comprising Tax Lots 101 (adjusted by Lot Line Adjustment ARC224-0002; DB24-0001), 200, and 300, Section 23BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Planned Development Industrial (PDI), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This 21st day of October, 2024.

JULIE FITZGERALD, MAYOR

APPROVED AS TO FORM:

Amanda Guile-Hinman, City Attorney

ATTEST:

Kimberly Veliz, City Recorder

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

OrePac PLA
Project: 0864

**Zone Map Amendment Subject Area
Assessors Maps 31W23B, 31W23BD
City of Wilsonville, Clackamas County, OR.**

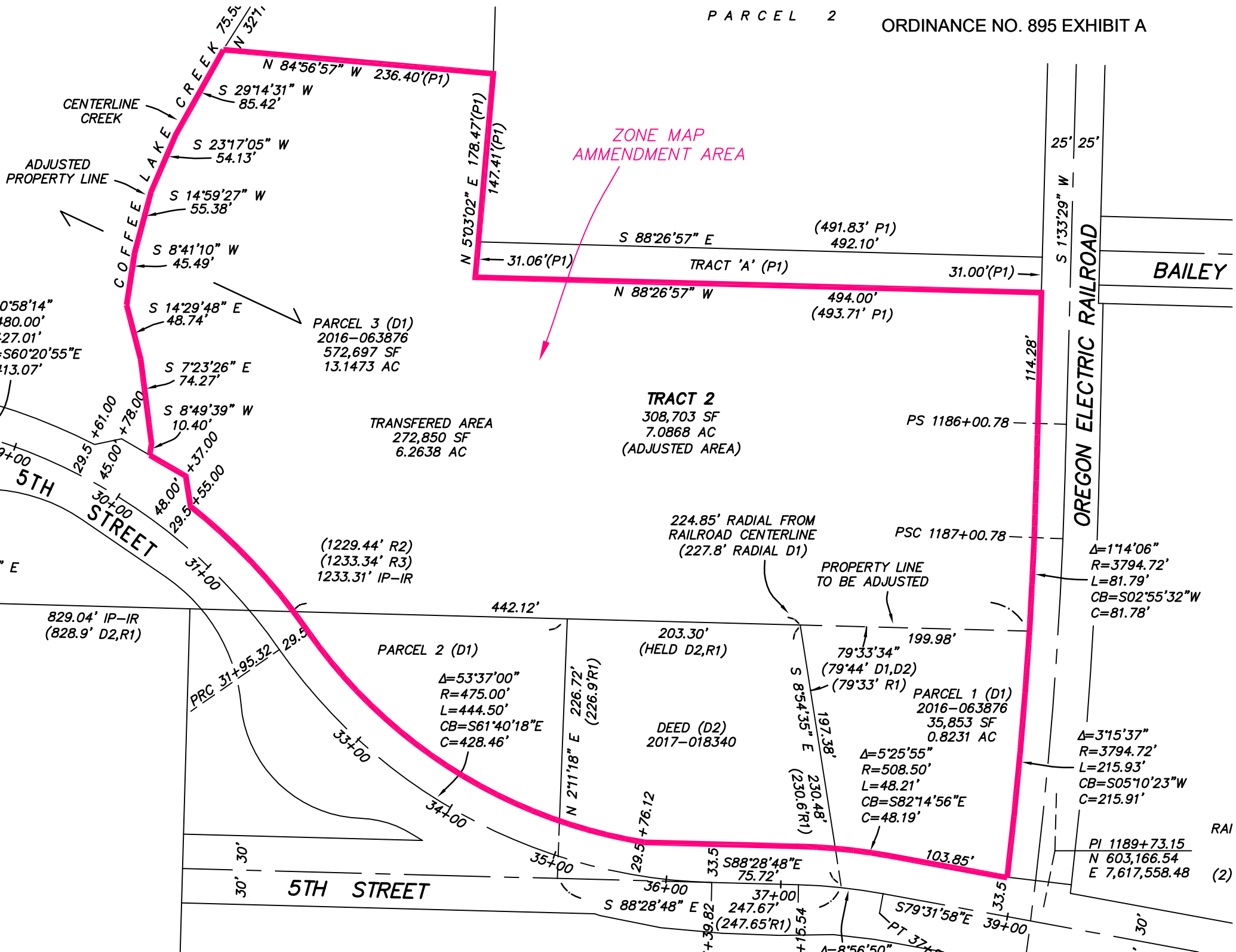
A tract of land situated in the N.W. 1/4 of Section 23, T.3S., R.1W., W.M. in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 1, Partition Plat No. 1990-92, Clackamas County Plat Records; thence N 84°56'57" W along the South line of said Parcel 1, 236.40; thence S 29°14'31" W, 85.42 feet; thence S 23°17'05" W, 54.13 feet; thence S 14°59'27" W, 55.38 feet; thence S 8°41'10" W, 45.49 feet; thence S 14°29'48" E, 48.74 feet; thence S 7°23'26" E, 74.27 feet; thence S 8°49'39" W, 10.40 feet to the North right of way line of 5th Street; thence Easterly along said North right of way line to the West right of way line of the Oregon Electric Railroad; thence Northerly along said West right of way line to the Southeast corner of Tract 'A' of said Partition Plat No. 1990-92; thence N 88°26'57" W along the South line of said Tract 'A', 494.00 feet; thence N 5°03'02" E along the West line of said Tract 'A' and the West line of Parcel 2 of said Partition Plat No. 1990-92, 178.47 feet to the point of beginning.

Contains 8.6556 acres.

The courses above are derived from a Record of Survey by Griffin Land Surveying Inc, filed in the Clackamas County Survey Records.





ZONE MAP AMMENDMENT AREA

PARCEL 3 (D1)
 2016-063876
 572,697 SF
 13.1473 AC

TRANSFERED AREA
 272,850 SF
 6.2638 AC

TRACT 2
 308,703 SF
 7.0868 AC
 (ADJUSTED AREA)

224.85' RADIAL FROM
 RAILROAD CENTERLINE
 (227.8' RADIAL D1)

PROPERTY LINE
 TO BE ADJUSTED

(1229.44' R2)
 (1233.34' R3)
 1233.31' IP-IR

PSC 1187+00.78

$\Delta=1^{\circ}14'06''$
 $R=3794.72'$
 $L=81.79'$
 $CB=S02^{\circ}55'32''W$
 $C=81.78'$

829.04' IP-IR
 (828.9' D2,R1)

PARCEL 2 (D1)

$\Delta=53^{\circ}37'00''$
 $R=475.00'$
 $L=444.50'$
 $CB=S61^{\circ}40'18''E$
 $C=428.46'$

203.30'
 (HELD D2,R1)

DEED (D2)
 2017-018340

79'33'34"
 (79'44' D1,D2)
 (79'33' R1)

PARCEL 1 (D1)
 2016-063876
 35,853 SF
 0.8231 AC

$\Delta=5^{\circ}25'55''$
 $R=508.50'$
 $L=48.21'$
 $CB=S82^{\circ}14'56''E$
 $C=48.19'$

$\Delta=3^{\circ}15'37''$
 $R=3794.72'$
 $L=215.93'$
 $CB=S05^{\circ}10'23''W$
 $C=215.91'$

5TH STREET

PI 1189+73.15
 N 603,166.54
 E 7,617,558.48

RAI
 (2)

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____

Record of Survey

PROPERTY LINE ADJUSTMENT
WITHIN THE THOMAS BAILEY DLC 45
IN THE N.W. 1/4 OF SECTION 23, T.3S., R.1W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON,

JULY 8, 2024

FOR: INLAND PACIFIC PROPERTIES, LLLC

NARRATIVE:

THE BASIS OF BEARINGS IS THE WEST LINE OF THE THOMAS BAILEY DLC 45 PER SN 2017-241. THIS SURVEY WAS PERFORMED TO SET OUT THE BOUNDARIES OF A PROPERTY LINE ADJUSTMENT PER CITY OF WILSONVILLE PLANNING FILE NO: DB24-0001 OREPAC SITE IMPROVEMENTS.

MONUMENTS WERE HELD ALONG THE CENTERLINES OF 5TH STREET AND KINSMAN ROAD, ALONG WITH CONTROL POINTS SHOWN ON SN 2017-241 AND 2024-004 TO ESTABLISH SAID ROADS AND RIGHT OF WAY LINES. DATA WAS USED PER SAID SURVEYS, FOR THE POSITION OF MONUMENTS DESTROYED BY CONSTRUCTION.

THE SOUTH AND WEST LINES OF PARTITION PLAT NO. 1990-92 WAS ESTABLISHED BY HOLDING PLAT DATA AND THE THREE MONUMENTS ALONG SAID LINES AS SHOWN.

DATA WAS HELD PER SN 2017-241 TO ESTABLISH THE CENTERLINE AND RIGHT OF WAY LINE OF OREGON ELECTRIC RAILROAD.

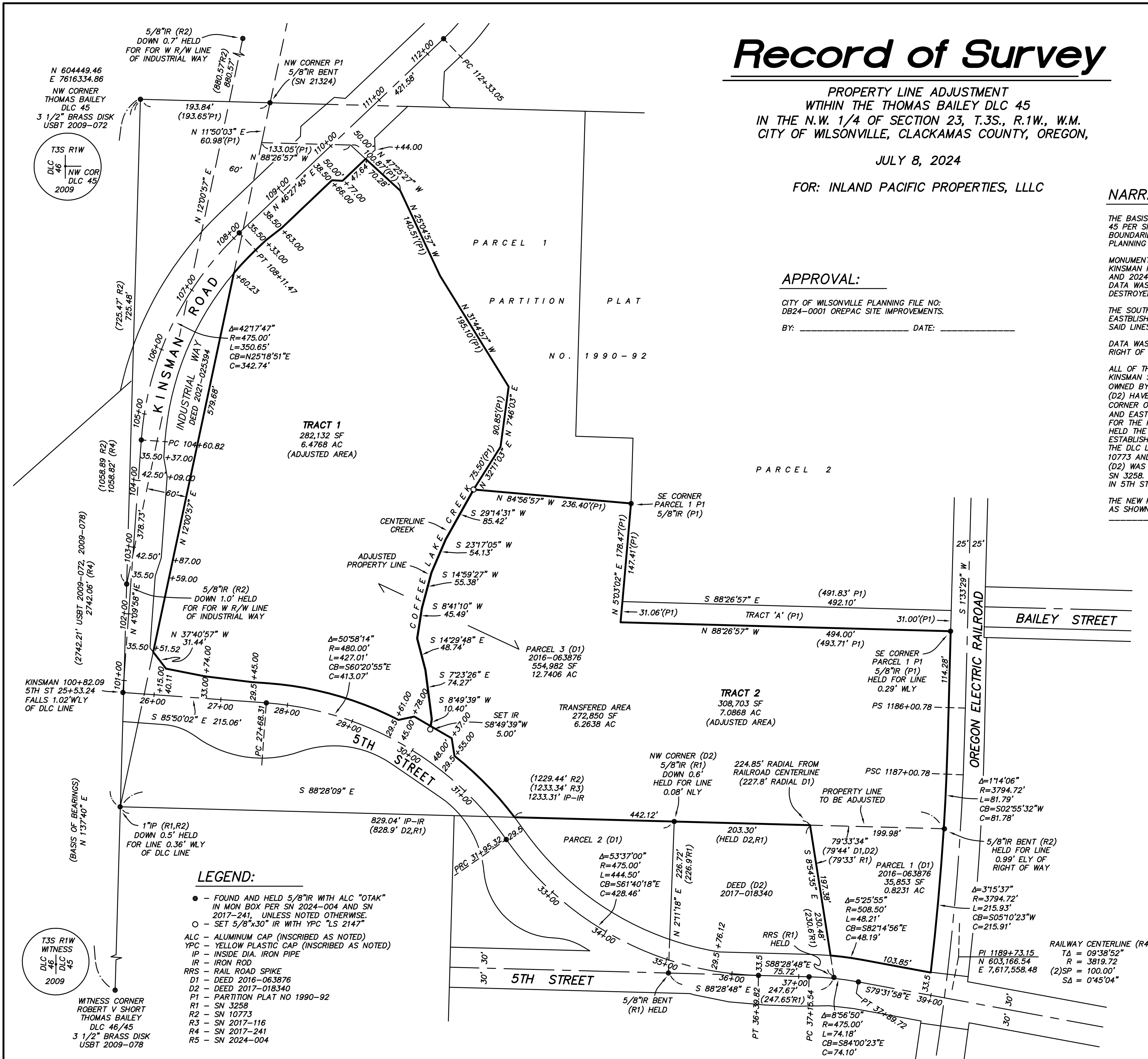
ALL OF THE PROPERTIES BOUNDED BY 5TH STREET, INDUSTRIAL WAY, KINSMAN STREET, PARTITION PLAT NO. 1990-92 AND THE RAILROAD ARE OWNED BY THE SAME ENTITY. THE LINE COMMON TO PARCEL 1 (D1) AND (D2) HAVE THE SAME DIRECTION CALL (SOUTH 10'16" EAST). THE NORTH CORNER OF THE WEST LINE OF PARCEL 1 (D1) (DESCRIBED FROM THE EAST) AND EAST LINE OF (D2) (DESCRIBED FROM THE WEST) ARE IN CONFLICT. FOR THE PURPOSE OF COMPUTING AREAS FOR THIS ADJUSTMENT I HAVE HELD THE MONUMENTS AND DATA FROM THE 1990 SURVEY SN 3258 TO ESTABLISH THE LINE. FOR THE NORTH LINE I HELD THE IRON PIPE NEAR THE DLC LINE AND THE IR NEAR THE RAILROAD RIGHT OF WAY PER SN 10773 AND THE IR NEAR THE NW CORNER OF (D2). THE NE CORNER OF (D2) WAS ESTABLISHED AT DEED DISTANCE (203.30') PER THE DEED AND SN 3258. THE EAST LINE OF (D2) WAS ESTABLISHED BY HOLDING THE RRS IN 5TH STREET PER SN 3258.

THE NEW PROPERTY LINE WAS SET OUT AT THE DIRECTION OF THE CLIENT AS SHOWN. THE ADJUSTMENT DEED IS RECORDED AS DOCUMENT NO. _____, CLACKAMAS COUNTY RECORDS.

APPROVAL:

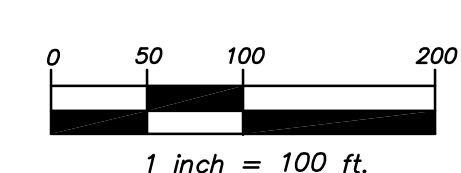
CITY OF WILSONVILLE PLANNING FILE NO:
DB24-0001 OREPAC SITE IMPROVEMENTS.

BY: _____ DATE: _____



LEGEND:

- - FOUND AND HELD 5/8" IR WITH ALC "OTAK" IN MON BOX PER SN 2024-004 AND SN 2017-241, UNLESS NOTED OTHERWISE.
- - SET 5/8"x30" IR WITH YPC "LS 2147"
- ALC - ALUMINUM CAP (INSCRIBED AS NOTED)
- YPC - YELLOW PLASTIC CAP (INSCRIBED AS NOTED)
- IP - INSIDE DIA. IRON PIPE
- IR - IRON ROD
- RRS - RAIL ROAD SPIKE
- D1 - DEED 2016-063876
- D2 - DEED 2017-018340
- P1 - PARTITION PLAT NO 1990-92
- R1 - SN 3258
- R2 - SN 10773
- R3 - SN 2017-116
- R4 - SN 2017-241
- R5 - SN 2024-004



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Griffin

OREGON
JULY 26, 1985
KENNETH D. GRIFFIN
2147
RENEWS: 6/30/25
0864 OREPAC PLA

GRIFFIN LAND SURVEYING INC.
6107 SW MURRAY BLVD. #409
BEAVERTON, OR. 97008
PHONE: (503)201-3116

N 604449.46
E 7616334.86
NW CORNER
THOMAS BAILEY
DLC 45
3 1/2" BRASS DISK
USBT 2009-072

T3S R1W
DLC 46
NW COR
DLC 45
2009

KINSMAN 100+82.09
5TH ST 25+53.24
FALLS 1.02' WLY
OF DLC LINE

T3S R1W
DLC 46
DLC 45
2009

WITNESS CORNER
ROBERT V SHORT
THOMAS BAILEY
DLC 46/45
3 1/2" BRASS DISK
USBT 2009-078