



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: October 7, 2024		Subject: Ordinance Nos. 894 & 895 – 1st Reading Right-of-Way Vacation and Zone Map Amendment for OrePac Site Improvements	
		Staff Member: Cindy Luxhoj AICP, Associate Planner	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: October 7, 2024 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: October 7, 2024 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: October 21, 2024 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: During a public hearing on September 9, 2024, Development Review Board Panel A reviewed and recommended adoption of the Right-of-Way Vacation and Zone Map Amendment to City Council and approved the associated site improvements.	
Staff Recommendation: Staff recommends Council adopt Ordinance Nos. 894 and 895 on 1 st Reading.			
Recommended Language for Motion: In two separate motions: I move to adopt Ordinance No. 894 on 1 st Reading. I move to adopt Ordinance No. 895 on 1 st Reading.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Approve, modify, or deny Ordinance Nos. 894 and 895 to vacate approximately 0.35 acre (15,275 square feet) of right-of-way and rezone approximately 8.66 acres, enabling OrePac to gain land use approval for a previously constructed parking area and implement other site improvements.

EXECUTIVE SUMMARY:

The OrePac property, owned by Inland Pacific Properties LLC and located at 30160 and 30170 SW OrePac Avenue, 30445 SW Boones Ferry Road, and 9655 SW 5th Street, is comprised of 10 tax lots totaling 27.42 acres in southwest Wilsonville. The applicant has operated as a building products wholesale distributor at the subject site for about 40 years with the most recent expansion of the site occurring in 2005 with addition of a second building. Between 2016 and 2017, a parking area was constructed south of the approved OrePac building and storage area without required land use approvals.

The current application, reviewed by the Development Review Board at its September 9, 2024 meeting, includes a Zone Map Amendment, Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Lot Line Adjustment, Right-of-Way Vacation, and Type C Tree Plan. These actions are to bring the property into compliance with Code standards, as well as to prepare the southern part of the property, which is either vacant or in rural residential/agricultural use, for future development. Two of these actions are recommended by the Development Review Board for City Council approval as follows:

- Vacation of a portion of City right-of-way, referred to as “Tract A,” in the central portion of the property that was intended for western extension of SW Bailey Street but that is no longer needed for this road connection from Wilsonville’s Old Town area to SW Kinsman Road.
- Zone Map Amendment to rezone the southern part of the property, including Tax Lots 101 (adjusted through a separate action), 200 and 300, from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial (PDI) consistent with the Comprehensive Plan designation of Industrial and existing PDI zoning on the northern part of the site.

EXPECTED RESULTS:

Adoption of Ordinance Nos. 894 and 895.

TIMELINE:

The property transfer for the Right-of-Way Vacation can occur 30 days after the ordinance is adopted and once City conditions to provide easements are met. The Right-of-Way Vacation will take effect once the certified ordinance and associated documents are recorded with Clackamas County. The Zone Map Amendment will take effect 30 days after ordinance adoption on second reading.

CURRENT YEAR BUDGET IMPACTS:

There are no budget impacts.

COMMUNITY INVOLVEMENT PROCESS:

Staff sent the required public hearing notices and held the required public hearings. Staff made materials regarding the application readily available to the public.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The Right-of-way Vacation will enable integration of the affected land into future development plans for the OrePac property. The Zone Map Amendment will rezone the affected portion of the OrePac site consistent with the comprehensive plan designation of Industrial and existing PDI zoning on the northern part of the site.

ALTERNATIVES:

The alternatives are to modify, approve, or deny the Right-of-Way Vacation and Zone Map Amendment requests.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Ordinance No. 894
 - A. Right-of-Way Vacation Findings
 - B. Signed Petitions
 - C. Legal Description of Area to be Vacated
 - D. Development Review Board Panel A Resolution No. 436 Recommending Approval of Right-of-Way Vacation
2. Ordinance No. 895
 - A. Zoning Order ZONE24-0001 Including Legal Description and Sketch Depicting Zone Map Amendment Area
 - B. Zone Map Amendment Findings
 - C. Development Review Board Panel A Resolution No. 436 Recommending Approval of Zone Map Amendment