

DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 446

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ZONE MAP AMENDMENT FROM FUTURE DEVELOPMENT AGRICULTURALHOLDING (FDA-H) TO PLANNED DEVELOPMENT INDUSTRIAL - REGIONALLY SIGNIFICANT INDUSTRIAL AREA (PDI-RSIA) OF APPROXIMATELY 33 ACRES, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE 1 PRELIMINARY PLAN, STAGE 2 FINAL PLAN, SITE DESIGN REVIEW, CLASS 3 SIGN PERMIT, TYPE C TREE REMOVAL PLAN, STANDARD SRIR REVIEW, LOT LINE ADJUSTMENT AND STANDARD SROZ MAP VERIFICATION FOR APPROXIMATELY 372,000 SQUARE FEET OF WAREHOUSE EXPANSION FOR SYSCO PORTLAND INC.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Peter Richter for Sysco Portland Inc., in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 26120 SW Parkway Avenue on Tax Lot 01100, Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated June 15, 2026, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on June 22, 2026, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB25-0010 Sysco Zone Map Amendment and Facility Expansion and Master Plan: Zone Map Amendment (ZONE25-0002), Stage 1 Preliminary Plan (STG125-0004), Stage 2 Final Plan (STG2250007), Site Design Review (SDR25-0009), Class 3 Sign Permit (SIGN25-0012), Type C Tree Plan (TPLN25-0006), SRIR Review (SRIR25-0002), Lot Line Adjustment (ARC226-0002), Significant Resource Overlay Zone Map Verification (SROZ26-0001).

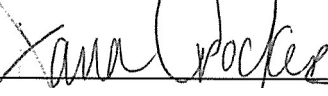
ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 22nd day of June, 2026, and filed with the Planning Administrative Assistant on

June 23, 2026. This resolution is final on the 15th calendar day after the postmarked date of the

RESOLUTION NO. 446

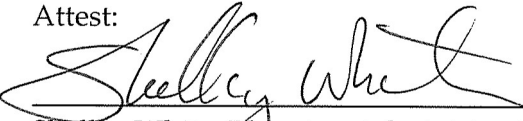
PAGE 1

written notice of decision per WC Sec 4.022(.09) unless appealed per WC Sec 4.022(.02) or called up
i WC Sec 4.022(.03).

for review by the Council in accordance with  WC Sec 4.0

Dana Crocker, Chair - Panel B in onville
Development Review Board

Attest:



Shelley White, Planning Administrative Assistant

RESOLUTION NO. 446

PAGE 2