

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

In the Matter of the Application of)	
Davidsons Boones Ferry Industrial LLC)	
for a Rezoning of Land and Amendment)	ZONING ORDER ZONE22-0001
of the City of Wilsonville Zoning Map)	
Incorporated in Section 4.102 of the)	
Wilsonville Code.)	

The above-entitled matter is before the Council to consider the application of ZONE22-0001, 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 0.55 acre located at 28505 SW Boones Ferry Road comprising Tax Lot 800 of Section 14A, 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 15th day of August, 2022.

JULIE FITZGERALD, MAYOR

APPROVED AS TO FORM:

Amanda Guile-Hinman, City Attorney

ATTEST:

Kimberly Veliz, City Recorder

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



1815 NW 169th Place, Suite 2090
Beaverton, OR 97006
Telephone: 503-848-2127

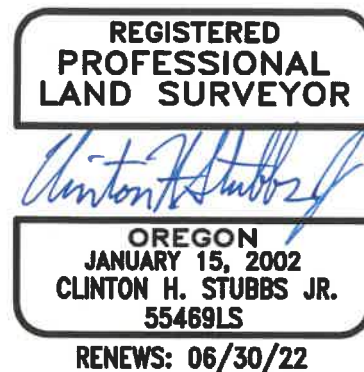


Exhibit A

SW Boones Ferry Road

(Zone Boundary Change)

May 6, 2022

NWS Project Number 2354

A tract of land being that property conveyed to Davidsons Boones Ferry Industrial, LLC by a deed recorded on September 17, 2021, as Documents Number 2021-085059, Clackamas County Deed Records (Tax Lot 800 Map 3-1W-14A), also being a portion of Lot 9 of "Boberg", located in the northeast one-quarter of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of Parcel 2 of Partition Plat No. 2020-034, said point being marked by a 5/8 inch iron rod with a yellow plastic cap stamped "Foster LS 1934", and being on the westerly right-of-way line of SW Boones Ferry Road (25.00 feet westerly from the centerline thereof, when measured at right angles); Thence along the westerly right-of-way line of said SW Boones Ferry Road, South 00°00'40" East 329.74 feet to the northeast corner of that property described in said Document Number 2021-085059, and the Point of Beginning;

Thence continuing along said westerly right-of-way line of SW Boones Ferry Road, South 00°00'40" East 75.34 feet to the northeast corner of that property conveyed to Davidsons Boones Ferry Industrial, LLC by a deed recorded on September 17, 2021, as Documents Number 2021-085079, Clackamas County Deed Records (Tax Lot 900 Map 3-1W-14A); Thence along the north line of said Tax Lot 900, South 89°30'45" West 314.93 feet to the northwest corner thereof, said point also being located on the easterly line of Parcel II of that property conveyed to Walnut Mobile Home Park, LLC by a deed recorded on May 2, 2013, as Document Number 2013-030203; Thence along the easterly line of said Parcel II, North 00°00'15" West 75.34 feet to a point located on the southerly line of Parcel I of said Document Number 2013-030203; Thence along the southerly line of said Parcel I, North 89°30'45" East 314.92 feet to the Point of Beginning.

The above described tract contains 0.545 acres, more or less.

The basis of bearings for this description is Survey Number 24055, Clackamas County Survey Records.



SCALE 1" = 60 FEET



EXHIBIT B

LOCATED IN THE NE 1/4 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, W.M.,
CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON
DATE: MAY 6, 2022

PARCEL 2
PARTITION PLAT NO. 2020-034

TAX LOT 600
MAP 3-1W-14A

POINT OF COMMENCEMENT

PARCEL 1
DOC NO. 2013-030203

POINT OF BEGINNING

DOC NO.
2021-085059

N89°30'45"E 314.92'

TAX LOT 800
MAP 3-1W-14A

ZONE CHANGE
BOUNDARY

ZONE CHANGE AREA
23,725 SQUARE FEET

S89°30'45"W 314.93'

TAX LOT 900
MAP 3-1W-14A

DOC NO. 2021-085079

RIGHT-OF-WAY CENTERLINE

RIGHT-OF-WAY LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWES: 06/30/22

S00°00'40"E
329.74'

25'

SW BOONES FERRY ROAD
(FRONTAGE ROAD)

25'

INTERSTATE HIGHWAY 5

PREPARED FOR:

DAVIDSONS CONSOLIDATED
8915 SW COMMERCIAL #38
TIGARD, OR 97223

JOB NAME: DAVIDSONS

JOB NUMBER: 2354

DRAWING NUMBER: 2354 ZONING

DRAWN BY: BJA

CHECKED BY: CHS

NORTHWEST
SURVEYING, Inc.

1815 NW 169th PLACE,
SUITE 2090
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