



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: August 1, 2022		Subject: Ordinance No. 865	
		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: August 1, 2022 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: August 1, 2022 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: August 15, 2022 <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 July 25, 2022, Development Review Board (DRB) Panel 'B' reviewed and recommended adoption of the Zone Map Amendment to City Council and approved the associated industrial storage yard on the site.	
Staff Recommendation: Staff recommends Council adopt Ordinance No. 865 on 1 st Reading.			
Recommended Language for Motion: I move to adopt Ordinance No. 865 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 No. 865 to rezone approximately 0.55 acre, comprising the Wilsonville Industrial Yard property at 28505 SW Boones Ferry Road, from the Future Development Agricultural – Holding (FDA-H) Zone to the Planned Development Industrial (PDI) Zone.

EXECUTIVE SUMMARY:

The subject property, owned by Davidsons Boones Ferry Industrial LLC, is part of a land use application comprised of Tax Lots 800 and 900 located at 28505 and 28635 SW Boones Ferry Road, respectively. Tax Lot 800, the property subject to the Zone Map Amendment, includes 0.55 acre and is zoned Future Development Agricultural-Holding (FDA-H). The applicant proposes to rezone this tax lot from FDA-H to Planned Development Industrial (PDI). Tax Lot 900 includes 0.79 acre and is already zoned PDI.

In 2021, a manufactured dwelling was removed from Tax Lot 900 by a previous owner with City of Wilsonville approval. In addition, 11 trees were removed from both Tax Lots 800 and 900, and the property was cleared, graded, and covered in gravel without City permits. The previous owner subsequently applied for a retroactive Tree Removal Permit (Case File No. TR21-0002) and replanted trees on both tax lots in accordance with an approved mitigation plan. The current application by Mr. Davidson, the new owner, is intended to bring the property into compliance with applicable City standards for an industrial storage yard within the PDI zone located adjacent to a residential use (Walnut Mobile Home Park), also owned by Mr. Davidson.

The compliance findings for the proposed Zone Map Amendment (Case File No. ZONE22-0001) are included in Exhibit B. As stated in the findings, the proposal is consistent with the Comprehensive Plan and meets all applicable criteria of the Development Code. During a public hearing on July 25, 2022, Development Review Board (DRB) Panel 'B' reviewed and recommended adoption of the Zone Map Amendment to City Council (see Exhibit C) and approved the associated industrial storage yard on the site.

EXPECTED RESULTS:

Adoption of Ordinance No. 865 will rezone approximately 0.55 acre, comprising the subject property at 28505 SW Boones Ferry Road (Tax Lot 800), from the Future Development Agricultural – Holding (FDA-H) Zone to the Planned Development Industrial (PDI) Zone.

TIMELINE:

The Zone Map Amendment will be in effect 30-days after ordinance adoption on 2nd Reading. The 120-day deadline for making a final decision on this land use application is September 30, 2022.

CURRENT YEAR BUDGET IMPACTS:

The applicant paid established application fees for the proposal.

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 Zone Map Amendment brings the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use (Walnut Mobile Home Park), and enables future industrial development of the site consistent with the recent

land use approval and Comprehensive Plan. Rezoning provides more opportunity in the city for industrial use and benefits the local economy.

ALTERNATIVES:

The alternatives are to approve or deny the Zone Map Amendment request.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Ordinance No. 865
 - A. Zoning Order ZONE22-0001 Including Legal Description and Sketch Depicting Zone Map Amendment
 - B. Zone Map Amendment Compliance Findings
 - C. Development Review Board Panel 'B' Resolution No. 404 Recommending Approval of Zone Map Amendment
2. Wilsonville Industrial Yard Site Plan