

ORDINANCE NO. 865

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE FUTURE DEVELOPMENT AGRICULTURAL – HOLDING (FDA-H) ZONE TO THE PLANNED DEVELOPMENT INDUSTRIAL (PDI) ZONE ON APPROXIMATELY 0.55 ACRE LOCATED AT 28505 SW BOONES FERRY ROAD; THE LAND IS MORE PARTICULARLY DESCRIBED AS TAX LOT 800, SECTION 14A, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON. DAVIDSON'S BOONES FERRY INDUSTRIAL LLC, OWNER/APPLICANT.

WHEREAS, Davidsons Boones Ferry Industrial LLC ("Applicant") has made a development application requesting, among other things, a Zone Map Amendment of the real property ("Property") within the City of Wilsonville; and

WHEREAS, the development application form has been signed by William "Gregg" Davidson, owner of the Property legally described and shown in Exhibit A, attached hereto and incorporated by reference herein; and

WHEREAS, the City of Wilsonville desires to have the Property zoned consistent with the Wilsonville Comprehensive Plan Map designation of "Industrial"; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the Zone Map Amendment request and prepared a staff report for the Development Review Board Panel 'B' on July 18, 2022, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment; and

WHEREAS, Development Review Board Panel 'B' held a public hearing on the application for a Zone Map Amendment, among other requests, on July 25, 2022, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 404, attached hereto and incorporated by reference herein as Exhibit C, which recommends City Council approval of the Zone Map Amendment request (Case File No. ZONE22-0001; see DB22-0001) and adopts the staff report with findings and recommendation, all as placed on the record at the hearing; and

WHEREAS, on August 1, 2022, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board Panel 'B', including the Development Review Board Panel 'B' and City Council staff reports; took public testimony; and, upon deliberation, concluded that

the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. The City Council adopts, as findings and conclusions, the foregoing Recitals and the Zone Map Amendment findings in Exhibits B, as if fully set forth herein.

Section 2. The official City of Wilsonville Zone Map is hereby amended by Zoning Order ZONE22-0001, attached hereto as Exhibit A, from the Future Development Agricultural – Holding Zone to the Planned Development Industrial (PDI) Zone.

Section 3. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof this 1st day of August, 2022, and scheduled the second reading on the 15th day of August, 2022 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

Kimberly Veliz, City Recorder

ENACTED by the City Council on the ____ day of ____, 2022, by the following votes:

Yes: ____ No: ____

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this ____ day of ____, 2022

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Lehan

Councilor West

Councilor Linville

EXHIBITS:

- A. Ordinance No. 865 Exhibit A – Zoning Order ZONE22-0001 Including Legal Description and Sketch Depicting Zone Map Amendment
- B. Ordinance No. 865 Exhibit B – Compliance Findings
- C. Ordinance No. 865 Exhibit C – DRB Resolution No. 404 Recommending Approval of Zone Map Amendment