

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JUNE 22, 2026

6:30 PM

Public Hearing:

2. **Res. No. 446 Sysco Expansion.** The applicant is requesting approval of rezoning of approximately 33.00 acres, 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 380,000 square feet of warehouse expansion for Sysco Portland, Inc.

Case Files:

DB25-0010 Sysco Zone Map Amendment & Facility Expansion Master Plan

- Zone Map Amendment (ZONE25-0002)*
- Stage 1 Preliminary Plan (STG125-0004)
- Stage 2 Final Plan (STG225-0007)
- Site Design Review (SDR25-0009)
- Class 3 Sign Permit (SIGN25-0012)
- Type C Tree Removal Plan (TPLN25-0006)
- SRIR Review (SRIR25-0002)
- Lot Line Adjustment (ARC226-0002)
- Verification of Boundary (Standard) (SR0Z26-0001)

****The DRB Action on the Zone Map Amendment is a recommendation to the City Council.***

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 446**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ZONE MAP AMENDMENT FROM FUTURE DEVELOPMENT AGRICULTURAL-HOLDING (FDA-H) TO PLANNED DEVELOPMENT INDUSTRIAL - REGIONALLY SIGNIFICANT INDUSTRIAL AREA (PDI-RSIA) OF APPROXIMATELY 33.00 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 380,000 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 (STG225-0007), 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 _____ . This resolution is final on the 15th calendar day after the postmarked date of the

written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.

Dana Crocker, Chair - Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report
Wilsonville Planning Division
Sysco Expansion and Master Plan

Development Review Board Panel 'B'
Quasi-Judicial Public Hearing

Hearing Date:	June 22, 2026
Date of Report:	June 15, 2026

Application No.:	DB25-0010 Sysco Expansion and Master Plan
Request/Summary:	The requests before the Development Review Board include a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Class 3 Sign Permit, Type C Tree Plan, Lot Line Adjustment, Significant Resource Overlay Zone Review, and associated infrastructure improvements.
Location:	The properties are specifically known as Tax Lots 01100, 00401, 00402, and 00403 Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
Owner/Applicant:	Sysco Portland Inc. (Contact: Peter Richter)
Applicant's Representative:	Standridge Inc. (Contacts: Bill Brennan and Laura Standrige)
Comprehensive Plan Designation:	Industrial
Zone Map Classification:	PDI (Planned Development Industrial)
Staff Reviewers:	Chris Myers, Senior Planner Amy Maag, Development Engineering Manager Kerry Rappold, Natural Resources Manager
Staff Recommendation:	<u>Recommend approval to the City Council</u> of the Zone Map Amendment, and <u>approve with conditions</u> the Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Class 3 Sign Permit, Type C Tree Removal Plan, Lot Line Adjustment, SROZ Map Verification, and SRIR Review.

Applicable Review Criteria:

Development Code:	
Section 4.001	Definitions
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.117	Standards Applying to Industrial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.135.5	Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.156.01 through 4.156.11	Signs
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recycling
Section 4.197	Zone Changes and Amendments
Section 4.199.40 through 4.199.50	Outdoor Lighting
Sections 4.200 through 4.290	Land Divisions
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.450 as applicable	Site Design Review
Sections 4.600 through 4.640.20	Tree Preservation and Protection
Other Planning Documents:	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

Vicinity Map:



Background:

The existing Sysco Portland distribution facility is located at 26250 SW Parkway Center Drive. The existing facility was originally constructed in 1997 and later expanded in 2008. The facility serves as a regional food distribution and restaurant supply warehouse and is surrounded by a mix of industrial and commercial development, including existing industrial uses to the east and south, commercial development to the north, and Interstate 5 and SW Parkway Avenue to the west. The subject properties are designated Industrial on the Wilsonville Comprehensive Plan Map and are currently zoned Planned Development Industrial (PDI) and Future Development Agricultural-Holding (FDA-H).

Sysco Portland, Inc. requests approval of a phased expansion of its existing distribution facility onto adjacent undeveloped property located west of the current Sysco campus. The proposal would allow expansion of the existing Sysco operation through construction of additional

warehouse and distribution facilities, parking and loading areas, internal circulation improvements, utility and stormwater infrastructure, landscaping, signage, and associated site improvements.

The proposed Sysco Wilsonville Facility Expansion and Master Plan is intended to be developed in two phases. Phase 1 consists of construction of an approximately 102,331-square-foot expansion to the existing warehouse and distribution facility (Building 1), together with associated parking, loading areas, landscaping, utilities, and supporting site improvements. Phase 2 consists of construction of two additional warehouse and distribution buildings, including Building 2, which is approximately 181,934 square feet, and Building 3, which is approximately 116,619 square feet, along with associated site improvements.

Together, the two phases will provide approximately 400,884 square feet of additional warehouse and distribution space within the Master Plan area. The proposal also includes reconfiguration of existing property lines to facilitate development of the expanded campus and accommodate future phases identified in the Master Plan.

Summary:

Zone Map Amendment

A Zone Map amendment is requested to change the zoning of Tax Lot 1100 from Future Development Agricultural – Holding (FDA-H) to Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) consistent with the Comprehensive Plan designation of Industrial.

Stage 1 Preliminary Plan

The Stage 1 Preliminary Development Plan proposes a phased expansion of the existing Sysco distribution campus through development of approximately 380,000 square feet of warehouse and distribution facilities on approximately 32.69 acres located west of the existing Sysco facility. The proposed Master Plan establishes the overall framework for future development, including building locations, truck circulation areas, and employee and visitor parking.

The Master Plan is intended to accommodate future growth of Sysco's regional food distribution operations while maintaining consistency with the City's Comprehensive Plan and the Planned Development Industrial - Regionally Significant Industrial Area (PDI-RSIA) zoning designation. The proposed layout is designed to support efficient freight movement, employee access, environmental resource protection, and future phased development of the site.

The Stage 1 Preliminary Development Plan establishes the general arrangement of industrial development, transportation facilities, stormwater infrastructure, wetland mitigation areas, utility systems, and site circulation improvements that will guide future development of the property. The proposed plan provides an integrated approach to industrial development that

supports employment growth, economic development objectives, and long-term utilization of the City's industrial lands.

Stage 2 Final Plan

The Stage 2 Final Development Plan implements Phase 1 of the proposed Master Plan and includes detailed site design, grading, circulation, utility, landscaping, lighting, stormwater, and building plans necessary for development of the proposed Sysco facility expansion. Phase 1 includes approximately 102,000 square feet of industrial warehouse and distribution facilities together with associated truck loading areas, trailer storage, employee and visitor parking, internal circulation improvements, utility infrastructure, stormwater management facilities, environmental mitigation areas, landscaping, pedestrian connections, transportation improvements, and related site development. Phase 2 consists of construction of two additional warehouse and distribution buildings, including Building 2, which is approximately 181,934 square feet, and Building 3, which is approximately 116,619 square feet, along with associated site improvements.

The proposed development is designed as an expansion of the existing Sysco campus and will function as an integrated regional food distribution facility. The expansion includes industrial warehouse structures, truck loading facilities, trailer storage areas, employee and visitor parking, and supporting infrastructure intended to accommodate current and future operational needs. The site has been designed to provide safe and efficient circulation for multiple user groups by separating truck operations from employee and visitor traffic where practical, reducing potential conflicts between passenger vehicles and freight operations. Internal circulation routes provide adequate maneuvering space for delivery vehicles, trailers, emergency responders, and service vehicles while maintaining efficient freight movement throughout the site. Site access locations have been evaluated through the Traffic Impact Analysis prepared by DKS Associates and are designed to function safely and efficiently under projected future traffic conditions.

Pedestrian circulation is provided throughout the development through a system of sidewalks, walkways, crossings, and building connections. Pedestrian routes connect building entrances with parking areas, bicycle parking facilities, public sidewalks, and future transportation improvements. The pedestrian network has been designed to improve safety, accessibility, and overall site functionality while supporting multimodal transportation opportunities and providing convenient connections throughout the expanded campus.

The proposed Final Development Plan is consistent with the overall Master Plan and demonstrates compliance with applicable industrial development standards through coordinated site planning, transportation and utility improvements, stormwater management, environmental mitigation, landscaping, pedestrian infrastructure, and architectural design.

Site Design Review

The applicant requests Site Design Review approval for development of approximately 380,000 square feet of new industrial warehouse and distribution facilities together with associated parking, loading, circulation, utility, stormwater, landscaping, signage, lighting, and environmental mitigation improvements. The proposed development is designed as an integrated expansion of the existing Sysco distribution campus and has been planned to accommodate current and future operational needs while maintaining consistency with the City's industrial design standards.

The proposed building architecture incorporates contemporary industrial design elements that are consistent with the character of modern industrial development within Wilsonville. Building elevations include variations in materials, colors, wall planes, and architectural detailing that reduce the appearance of mass and scale associated with large warehouse structures. Architectural treatments are incorporated on all visible elevations, including those facing public streets and adjacent properties.

Particular attention has been given to the western building elevations facing Interstate 5 and SW Parkway Avenue. Because these elevations will be highly visible from both the interstate corridor and local transportation network, the applicant has incorporated enhanced architectural treatments including material changes, color variation, vertical articulation, and modulation elements intended to provide visual interest and avoid long uninterrupted wall surfaces. These architectural features help create a more attractive industrial development while maintaining the functional requirements of a regional distribution facility.

Landscaping has been integrated throughout the development to soften the appearance of buildings, parking areas, loading facilities, and circulation corridors. Landscape improvements include perimeter landscaping, parking lot landscaping, street frontage improvements, mitigation plantings, screening vegetation, and enhancement plantings associated with environmental mitigation areas. The landscape plan contributes to the visual quality of the development while also supporting stormwater management, habitat enhancement, and buffering functions.

Lighting has been designed to provide adequate illumination for employee safety, security, freight operations, and site circulation while minimizing off-site glare and spillover. Lighting fixtures will be shielded and directed downward to reduce impacts on adjacent properties and environmental resources. Final lighting plans will be reviewed for compliance with Wilsonville Code requirements prior to issuance of building permits.

The proposed development incorporates Crime Prevention Through Environmental Design (CPTED) principles through the use of controlled access areas, lighting, visibility, site organization, and circulation design. Building entrances, parking areas, pedestrian routes, and

operational areas are designed to promote visibility and enhance site security while maintaining a functional industrial environment.

The Site Design Review application reflects a coordinated design approach that balances operational requirements of a regional distribution facility with the City's design objectives related to architecture, circulation, landscaping, lighting, pedestrian connectivity, and overall site appearance.

Class 3 Sign Permit

The applicant requests approval of a Class III Sign Permit associated with the proposed Sysco facility expansion. Preliminary plans identify the general location of future monument and building mounted signage intended to provide site identification and wayfinding. Final sign design, dimensions, materials, illumination, and placement will be reviewed through a separate Class 1 Sign Permit application to ensure compliance with the requirements of Wilsonville Development Code Section 4.156.

Type C Tree Removal Plan

The applicant proposes the removal of seventy-three (73) trees as part of the development of the Sysco Facility Expansion Master Plan. The existing tree resources on the site consist of a mix of native and non-native species located throughout the proposed development area, including trees associated with existing drainage features, disturbed areas, and previously undeveloped portions of the site. The proposed tree removal is necessary to accommodate construction of warehouse and distribution facilities, truck circulation areas, parking, utility infrastructure, stormwater facilities, wetland mitigation improvements, and associated site development.

A Tree Protection Plan prepared by Teragan & Associates identifies trees proposed for removal, trees to be preserved, and measures necessary to protect retained trees during construction. The proposed development has been designed to retain trees where practical while balancing the operational requirements of a large-scale industrial distribution facility and the need to implement required transportation, utility, stormwater, and environmental mitigation improvements.

The applicant proposes replacement tree plantings throughout the development, including perimeter landscaping, parking lot landscaping, street frontage improvements, environmental mitigation areas, and wetland buffer enhancement areas. The proposed landscape and mitigation plans provide replacement trees in excess of the minimum mitigation requirements of the Wilsonville Development Code and will result in a substantial increase in long-term tree canopy coverage across the site following project completion and establishment of mitigation plantings.

Lot Line Adjustment

The applicant requests approval of a Lot Line Adjustment to reconfigure existing property boundaries between the subject parcels to accommodate the proposed Sysco facility expansion, associated site improvements, access, utilities, stormwater facilities, landscaping, and future development areas. The adjustment will not create any additional lots or development parcels and is intended to facilitate the orderly development of the expanded Sysco campus.

Significant Resource Overlay Zone (SROZ) Map Verification and SRIR Review

The applicant requests approval of a Significant Resource Overlay Zone (SROZ) Map Verification and Significant Resource Impact Report (SRIR) associated with development of the Sysco Facility Expansion Master Plan. The proposed development impacts portions of the SROZ through construction of warehouse and distribution facilities, parking areas, circulation improvements, utility infrastructure, stormwater facilities, and associated site development.

The SRIR identifies wetlands, drainage features, and associated resource areas located within and adjacent to the development site, including Wetland A, Wetland B, Wetland C, and the existing drainage channel commonly referred to as the Sysco Ditch. The proposed development includes impacts to Wetland A and relocation of existing wetland and drainage functions through construction of a new wetland and channel system located on the western portion of the site.

The applicant has prepared a mitigation and enhancement plan that includes approximately 0.95 acres of wetland mitigation to compensate for approximately 0.63 acres of wetland impacts, together with approximately 3.94 acres of native wetland buffer enhancement and restoration plantings. The proposed mitigation area is designed to replace impacted wetland functions and values while providing long-term habitat, water quality, and drainage benefits.

The SRIR concludes that impacts to significant resources have been avoided and minimized to the extent practicable while allowing development of the site for its planned industrial use. The proposed mitigation, enhancement, monitoring, and long-term management measures are intended to ensure that affected resource functions are replaced and improved over time. Final review of the SRIR, mitigation plans, monitoring requirements, and associated conditions of approval will be completed through the City's Natural Resources Program as part of the development review process.

Discussion Points – Verifying Compliance with Standards

This section provides a discussion of key clear and objective development standards that apply to the proposed applications. The Development Review Board will verify compliance of the proposed applications with these standards. The ability of the proposed applications to meet these standards may be impacted by the Development Review Board's consideration of discretionary review items as noted later in this report.

Traffic Analysis and Freight Mobility

The proposed Sysco Facility Expansion Master Plan will increase employee, visitor, and freight traffic associated with operation of the expanded warehouse and distribution facility. To evaluate these impacts, the applicant submitted a Traffic Impact Analysis (TIA) and Transportation Planning Rule (TPR) evaluation prepared by DKS Associates. The analysis evaluated site access, freight operations, employee traffic, pedestrian and bicycle circulation, and traffic operations at key intersections serving the site.

The TIA concludes that the surrounding transportation system can accommodate the proposed development with implementation of identified transportation improvements and conditions of approval. The analysis recognizes the importance of SW Parkway Avenue as a major industrial corridor and freight route serving existing and future employment uses within the Coffee Creek Industrial Area. As a result, the proposal includes frontage improvements along SW Parkway Avenue and SW Parkway Center Drive, enhanced pedestrian and bicycle facilities, access improvements, and other transportation upgrades necessary to support future traffic demands while maintaining safe and efficient movement of people and goods.

Given the nature of Sysco's operations, freight mobility is a critical component of the proposed development. The site plan and transportation improvements are designed to accommodate truck circulation, loading activities, and regional freight movements while minimizing conflicts with passenger vehicles, pedestrians, and bicyclists. Subject to the required transportation improvements and conditions of approval, staff finds that the proposal supports the continued operation of an important regional distribution facility while maintaining compliance with applicable transportation standards and mobility objectives.

Parking and Site Circulation

The proposed development includes employee parking, visitor parking, truck loading facilities, trailer storage areas, internal circulation routes, and associated site access improvements. Staff reviewed the proposed parking calculations, loading facilities, circulation patterns, and vehicle maneuvering areas for compliance with applicable provisions of Wilsonville Code Section 4.155. The site has been designed to separate freight operations from employee and visitor traffic where practical, reducing potential conflicts and improving overall site safety. Truck circulation routes, loading facilities, and trailer storage areas have been organized to support efficient operation of the distribution facility while maintaining adequate circulation for passenger vehicles, service vehicles, and emergency responders.

Industrial Design and Site Design Review

The proposed development includes approximately 400,000 square feet of industrial warehouse and distribution facilities designed as an expansion of the existing Sysco campus. Building

architecture incorporates variations in materials, colors, wall planes, and architectural detailing intended to reduce visual mass and improve overall appearance.

Particular attention has been given to highly visible elevations facing Interstate 5, SW Parkway Avenue, and surrounding development. Architectural treatments, landscaping, screening, and site design elements have been incorporated to ensure the development is compatible with the character of surrounding industrial and commercial development while maintaining the operational requirements of a regional distribution facility.

To improve the visual appearance of Building 3 and reduce the perceived scale of the western façade facing Interstate 5, the applicant has proposed architectural enhancements (Exhibit B3) to the building elevation identified in Exhibit B2: Preliminary Site Plans. The proposed elevation incorporates variations in building materials, color treatments, horizontal panel orientation, painted articulations, and building-mounted signage intended to provide visual interest and break up the length of the structure.

In addition to the architectural treatments shown on the approved Option A elevation, additional screening and landscaping measures are required to mitigate the visual impacts of the approximately 1,000-foot-long western façade facing Interstate 5. A condition of approval will require the applicant to install four freestanding trellis-style structures, approximately 15 feet in height, located generally at the painted articulation elements shown on the approved elevation. The trellis structures shall not be attached to the building and shall be designed to support climbing vegetation. In addition, trees shall be planted along the entire length of the western façade at intervals not exceeding 50 feet on center. Together, these improvements will help break up the building mass, soften the appearance of the wall plane, and enhance the visual quality of the development.

Tree Removal and Mitigation

Development of the site requires removal of seventy-three (73) inventoried trees to accommodate the proposed building expansion, parking areas, circulation improvements, utilities, stormwater facilities, and environmental mitigation areas. The applicant submitted a Tree Protection Plan identifying trees proposed for removal, trees proposed for retention, and measures intended to protect retained trees during construction.

The applicant's arborist report identifies an existing grove of Oregon white oak and conifer trees near the former farmhouse site and indicates that the grove is largely proposed to be retained, with selected conifer trees removed to accommodate development. The proposal retains and protects thirteen (13) inventoried trees and incorporates tree protection measures to preserve retained trees and the existing oak grove during construction.

The applicant proposes replacement tree plantings through site landscaping, street frontage improvements, environmental mitigation areas, wetland buffer enhancement areas, and parking

lot landscaping. The proposed mitigation exceeds minimum code requirements and incorporates a diverse mix of native, evergreen, ornamental, and canopy tree species. Collectively, the retained oak grove, tree protection measures, and replacement planting program will result in substantial long-term tree canopy establishment, enhanced site aesthetics, and improved ecological function throughout the site.

Wetland Relocation and Resource Mitigation

The proposed development impacts portions of the Significant Resource Overlay Zone, including Wetland A and the existing drainage feature commonly referred to as the Sysco Ditch. The applicant submitted a Significant Resource Impact Report evaluating impacts to wetlands, drainage features, and associated resource areas.

To address these impacts, the applicant proposes construction of a new wetland and drainage system, approximately 0.95 acres of wetland mitigation, and approximately 3.94 acres of wetland buffer enhancement and restoration plantings. These improvements are intended to replace affected resource functions and provide long-term environmental benefits through habitat enhancement, water quality improvements, and restoration activities.

Future Trail, Bicycle, and Transit Connections

The proposed development includes pedestrian and bicycle facilities that support future multimodal transportation opportunities. The applicant will construct its portion of the Wiedemann Road Trail, providing an important east-west connection between SW Parkway Avenue and SW Canyon Creek Road. Additional transportation improvements may be implemented through future development phases and engineering review.

Public Comments and Responses:

One public comment was received in support of the proposed Sysco Facility Expansion and Master Plan and is included as Exhibit D1.

Conclusion and Conditions of Approval:

Staff reviewed the Applicant’s analysis of compliance with the applicable criteria. The Staff Report adopts the applicant’s responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in the Staff Report, and information received from a duly advertised public hearing, that the Development Review Board recommend approval to City Council or approve, as relevant, the proposed application (DB25-0010) with the following conditions:

Planning Division Conditions:

Request A: Zone Map Amendment

This action recommends to the City Council adoption of the Zone Map Amendment for the subject properties. Requests B through I are contingent on City Council action on the Zone Map Amendment request.

No conditions for this request.

Request B: Stage 1 Preliminary Plan

Approval of the Stage 1 Preliminary Plan is contingent on City Council approval of the Zone Map Amendment request.
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No conditions for this request.

Request C: Stage 2 Final Plan

Approval of the Stage 2 Final Plan is contingent on City Council approval of the Zone Map Amendment request.
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PDC 1. General: The approved modified final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding B12.

PDC 2. Prior to Non-Grading Building Permit Issuance: All bicycle parking spaces shall comply with the minimum dimensional standards of the Wilsonville Development Code, including a minimum width of two (2) feet, a minimum length of six (6) feet, and a minimum of five (5) feet of maneuvering space behind each bicycle parking space. The applicant shall provide a minimum of twelve (12) bicycle parking spaces, with at least fifty percent (50%) of the required spaces provided as long-term bicycle parking facilities designed for employee use and secure bicycle storage.

PDC 3.	Prior to Temporary Occupancy: In landscape tree planting areas, root barriers shall be installed for any hard surfaces located within eight feet of the center of the tree trunk. See Finding B34.
PDC 4.	Prior to Temporary Occupancy / Ongoing: Parking lot trees shall be suitably sized, located, and maintained to provide a branching minimum of 7 feet clearance at maturity. See Finding B34.
PDC 5.	Prior to Final Occupancy: All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

Request D: Site Design Review

Approval of Site Design Review is contingent on City Council approval of the Zone Map Amendment request.	
PDD 1.	General: Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding D15.
PDD 2.	Prior to Temporary Occupancy: All landscaping required and approved by the Board shall be installed unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six (6)-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding D36.
PDD 3.	Ongoing: The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville's Development Code. See Finding D35.
PDD 4.	Ongoing: All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville's Development Code. See Findings D35 and D36.
PDD 5.	Prior to Temporary Occupancy: The following requirements for planting of shrubs and ground cover shall be met:

- Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch.
- Native topsoil shall be preserved and reused to the extent feasible.
- Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings.
- All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread.
- Shrubs shall reach their designed size for screening within three (3) years of planting.
- Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum.
- No bare root planting shall be permitted.
- Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting.
- Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.
- Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns.

PDD 6. Prior to Temporary Occupancy: Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding D38.

PDD 7. Prior to Non-Grading Building Permit Issuance: Final review of the proposed development lighting's conformance with the Outdoor Lighting Ordinance will be determined at the time of Building Permit issuance. See Findings C49 and D46 through D53.

PDD 8. Prior to Non-Grading Building Permit Issuance: To meet the objectives and standards of Section 4.400(.01)-(.02) and 4.421 (.03) the applicant shall submit revised landscape plans for the west side of the property to break up the massing of Building 3. Along the western façade of Building 3, the applicant shall install four (4) freestanding trellis-style screening structures, each fifteen (15) feet in height. The structures shall be designed to support climbing vegetation or similar plant materials. These trellises shall be maintained and shall not be modified unless approved by the Planning Director through an administrative review process pursuant to Section 4.030. Trees shall be planted along the entire length of the western façade of Building 3 at intervals not exceeding fifty (50) feet on center to provide additional visual screening.

Request E: Class 3 Sign Permit

Approval of the Class 3 Sign Permit is contingent on City Council approval of the Zone Map Amendment request.

PDE 1.	Ongoing: The approved sign shall be installed in a manner substantially similar to the plans approved by the DRB and stamped approved by the Planning Division.
PDE 2.	Prior to Sign Installation: The applicant/owner of the property shall apply for a Class 1 Sign Permit to determine compliance with the allowed building sign area and Site Design Review standards. Building signs shall not exceed 200 square feet in size.
PDE 3.	Prior to Sign Installation: The applicant/owner of the property shall apply for a Class 1 Sign Permit to determine compliance with the final placement, allowed monument sign area outside of the Public Utility Easement and Site Design Review standards.
PDE 4.	Prior to Sign Installation: The proposed freestanding signs shall include the address number of the building unless otherwise approved in writing by Tualatin Valley Fire and Rescue (TVF&R).
PDE 5.	Prior to Sign Installation/Ongoing: The applicant/owner of the property shall obtain all necessary building and electrical permits for the approved signs, prior to their installation, and shall ensure that the signs are maintained in a commonly-accepted, professional manner.

Request F: Type C Tree Plan

PDF 1.	General: This approval for removal applies only to the 73 trees identified in the applicant’s submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
PDF 2.	Prior to Grading Permit Issuance: The Applicant shall submit an application for a Type ‘C’ Tree Removal Permit on the Planning Division’s Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the applicant shall provide the City’s Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDF 3.	Prior to Temporary Occupancy / Ongoing: The permit grantee or the grantee’s successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) years after planting shall be replaced.
PDF 4.	Prior to Commencing Site Grading: Prior to site grading or other site work that could damage trees, the applicant/owner shall install 6-foot-tall chain-link fencing around the drip line of preserved trees. Removal of the fencing around the identified trees shall only occur if it is determined the trees are not feasible to retain. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. Protective fencing shall not be moved or access granted within the

protected zone without arborist supervision and notice of the City of the purpose of proposed movement of fencing or access. See Finding D16.

Request G: Lot Line Adjustment

Approval of the Lot Line Adjustment is contingent on City Council approval of the Zone Map Amendment request.

PDG 1. General: This approval is for the lot line adjustment as described in the request above and is on file with the City of Wilsonville's Planning Division as Case File DB25-0010. Minor revisions to the approval may be approved by the Planning Division through the Class I Administrative Review Process. See Finding G1.

PDG 2. General: Approval of the lot line adjustment is effective for two (2) years. Time extension may be granted per Section 4.023 of the City's Development Code. If the lot line adjustment is not recorded with the Clackamas County Surveyor's office prior to its expiration, this approval shall be void. See Finding G2.

PDG 3. General: The lot line adjustment recorded with the Clackamas County Surveyor shall be in substantial compliance with the approved lot line adjustment submitted to the Planning Division as part of this application. See Finding G3.

PDG 4. General: The applicant/owner shall provide a copy of the lot line adjustment recorded with the Clackamas County Surveyor's Office to the City's Engineering Division. See Findings G3.

Request H: Standard SROZ Map Verification

Approval of the SROZ Map Verification is contingent on City Council approval of the Zone Map Amendment request.

No conditions for this request.

Request I: Standard SRIR Review

Approval of the SRIR Review is contingent on City Council approval of the Zone Map Amendment request.

No conditions for this request.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PF 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PF 2.	The Traffic Impact Study for the project (DKS, July 2023) found that all intersections impacted with the proposed development would operate above the City’s acceptable the level of service (LOS) D and ODOTs mobility targets.
PF 3.	<u>Prior to Issuance of the Public Works Permit:</u> Applicant shall submit construction drawings to Engineering showing street improvements along the development’s frontage on SW Parkway Avenue/Parkway Center Drive, including street widening to accommodate two travel lanes, one center turn lane, curb, planter strip, street trees, buffered bike lane, sidewalk, streetlights, transit stop, City fiber, and two driveway approaches. Alternatively, the applicant may enter into a Development Agreement with the City to provide an alternative method and timing for completion of street improvements. Improvements shall be constructed in accordance with the Public Works Standards.
PF 4.	<u>Prior to Issuance of the Public Works Permit:</u> Submit construction drawings to Engineering showing regional trail improvements within the existing right-of-way for the length of development’s frontage on SW Weideman Road associated with the east-west regional trail, unless agreed to otherwise in the Development Agreement. Alternatively, the applicant may enter into a Development Agreement with the City to provide an alternative method and timing for completion of the regional trail improvements.
PF 5.	<u>Prior to the Issuance of Public Works Permit:</u> A final stormwater report shall be submitted for review and approval. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment, flow control, and source control requirements. Site improvements shall show compliance with the City’s source control requirements, including trash enclosures and loading docks shall be covered and hydraulically isolated from the storm system.
PF 6.	<u>Prior to Issuance of the Public Works Permit:</u> Applicant shall obtain an NPDES 1200C permit from the Oregon Department of Environmental Quality and a Local Erosion Control Permit from the City of Wilsonville. All erosion control measures shall be in place prior to starting any construction work, including any demolition work. Permits shall remain active until all construction work is complete and the site has been stabilized.
PF 7.	<u>With the Public Works Permit:</u> The construction drawings shall show vaults and conduit for City Fiber in the SW Parkway Avenue and SW Parkway Center right-of-way. <u>Prior to final completeness of the Public Works Permit:</u> All conduit and vaults necessary for City Fiber shall be installed, inspected and approved by the City.

	Alternatively, the applicant may enter into a Development Agreement with the City to provide an alternative method and timing for completion fiber installation with construction of street improvements.
PF 8.	<u>With the Public Works Permit:</u> The construction drawings shall show all existing overhead utilities along the proposed development’s frontage on SW Parkway Avenue will be placed underground. <u>Prior to final completeness of the Public Works Permit:</u> All existing overhead utilities along the proposed development’s frontage on SW Parkway Avenue shall be placed underground. Alternatively, the applicant may enter into a Development Agreement with the City to provide an alternative method and timing for completion of the undergrounding with the street improvements.
PF 9.	<u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall dedicate all necessary 15-foot water line easements. All fire hydrants and water lines serving those fire hydrants shall be publicly owned. Any portion of that system that is located outside of the right-of-way shall be located in a 15-foot easement.
PF 10.	<u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall record a variable width right-of-way dedication necessary to construct a minor arterial half-street improvement along SW Parkway Avenue/Parkway Center Drive.
PF 11.	<u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall dedicate a 10-foot public utility easement along the SW Parkway Avenue/Parkway Center Drive right-of-way.
PF 12.	The site is impacted by a Significant Resource Overlay Zone (SROZ). No structures, development or construction activities are permitted in the newly created SROZ. <u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall dedicate a conservation easement over all newly created SROZ areas on the site.
PF 13.	<u>Prior to Issuance of Any Occupancy Permits:</u> All public infrastructure improvements including but not limited to street, stormwater drainage, water quality and flow control, sanitary sewer, and water facilities shall be substantially complete with approval from the Community Development Director pursuant to Section 4.220 of the Development Code, unless agreed to otherwise in the Development Agreement.
PF 14.	<u>Prior to Issuance of Any Occupancy Permits, including Temporary Occupancy:</u> All necessary easements and/or easement vacations shall be recorded with the County, including public water line, public access, public utility, stormwater and access easements, shared access, private utility, tree preservation and conservation easements.
PF 15.	<u>Prior to Issuance of Final Building Certificate of Occupancy:</u> The applicant shall provide a site distance certification by an Oregon Registered Professional Engineer for all driveway access per the Traffic Impact Study.
PF 16.	<u>Prior to Any Paving:</u> Onsite stormwater facilities must be constructed and vegetated facilities planted. <u>Prior Issuance of Final Building Certificate of Occupancy:</u> The applicant must execute and record with the County a Stormwater Maintenance and Access Easement Agreement with the City.

PF 17.	<u>Prior to Any Paving:</u> Stormwater facilities in the right-of-way must be constructed and vegetated facilities planted. <u>Prior Issuance of Final Building Certificate of Occupancy:</u> The applicant must execute and record with the County a Stormwater Maintenance Agreement with the City for those facilities in the right-of-way.
PF 18.	<u>The Sooner of, Prior to Issuance of Certificate of Occupancy or as Part of Recordation of Final Plat:</u> A waiver of remonstrance against formation of a local improvement district (LID) shall be recorded with the County Recorder’s Office as well as the City’s Lien Docket in accordance with Wilsonville Code 4.177(.02)C.2.

Natural Resources Division Conditions:

NR 1.	The applicant shall implement the approved Significant Resource Impact Report and mitigation plan. Final mitigation plans shall be approved by the City Natural Resources Program and shall be consistent with any applicable Oregon Department of State Lands and U.S. Army Corps of Engineers permits or approvals.
NR 2.	Prior to issuance of permits for work affecting wetlands, waters, SROZ, or drainageways, the applicant shall provide documentation of required state and federal wetland/waters approvals, including DSL and Corps authorization or confirmation that no authorization is required.
NR 3.	The wetland mitigation area, relocated channel, associated buffers, and temporary SROZ impact restoration areas shall be installed, planted, monitored, and maintained in accordance with the approved SRIR, mitigation plan, and City-approved final plans.
NR 4.	The applicant shall install and maintain required erosion prevention and sediment control measures throughout construction, including protection around wetlands, drainageways, stormwater inlets, and tree protection areas.
NR 5.	The applicant shall implement the approved Tree Protection Plan. Tree protection fencing and other protection measures shall be installed prior to ground-disturbing activity and shall remain in place until construction is complete unless otherwise approved by the City.
NR 6.	Tree removal shall be limited to the trees identified in the approved plans and Tree Protection Plan. Any additional tree removal shall require review and approval under the Wilsonville Code.
NR 7.	The applicant shall submit the SROZ Mapping as ARCGIS shape files or a compatible format.
NR 8.	Mitigation actions shall be implemented prior to or at the same time as the impact activity is conducted.
NR 9.	The applicant shall submit a monitoring and maintenance plan to be conducted for a period of five years following mitigation implementation. The applicant shall be responsible for ongoing maintenance and management activities and shall submit an annual report to the Natural Resources Manager documenting such activities, and reporting progress toward the mitigation goals. The report shall contain, at a minimum, photographs from established photo points, quantitative measures of

success criteria, including plant survival and vigor if these are appropriate data. The year 1 annual report shall be submitted on year following mitigation action implementation. The final annual report (Year 5 report) shall document successful satisfaction of mitigation goals, as per the stated performance standards.

NR 10. The significant Resource Overlay Zone (SROZ) shall be identified in a conservation easement. The applicant shall record the conservation easement with Clackamas county.

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB25-0010. The exhibit list below reflects the electronic record retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1.** Staff Report and Findings (this document)
- A2.** Staff Presentation Slides for Public Hearing (to be presented at the Public Hearing)

Materials from Applicant (Available Under Separate Cover)

- B1.** Project Narrative / Land Use Narrative, dated March 11, 2026
 - Pre-Application Notes
 - Traffic Impact Analysis and Transportation Planning Rule Evaluation, DKS Associates
 - Tree Protection Plan, Teragan and Associates
 - Significant Resource Impact Report, Pacific Habitat Services
 - Geotechnical Engineering Report, NV5
 - Soils Map
 - Title Report
 - Preliminary Storm Drainage / Hydrology Report, Standridge Inc.
 - Existing and Proposed Basin Maps
 - WES BMP Sizing Reports
 - Preliminary Downstream Analysis
 - Stormwater Operations and Maintenance Plan
 - BPA Land Use Agreement
 - TVF&R Service Provider Letter
 - Republic Services Service Provider Letter
 - Luminaire Specification Sheets
 - Color Materials Board

B2. Drawing Package

- Preliminary Site Plans (March 2026)

B3. Elevation Option A

Development Review Team Correspondence

- C1.** Public Works Plan Submittal Requirements and Other Engineering Requirements

Other Correspondence

D1. D. Wehler Public Comment dated 6.3.26

Procedural Statements and Background Information

1. The statutory 120-day time limit applies to this application. The applicant submitted the application for a Zone Map Amendment, Stage 1 Preliminary Development Plan, Stage 2 Final Development Plan, Site Design Review, Type C Tree Removal Plan, Significant Resource Map Verification, Significant Resource Impact Report, Class III Sign Plan, Lot Line Adjustment on March 11, 2026. Staff conducted a completeness review within the statutorily allowed 30-day review period and determined the application to be complete on April 15, 2026. The City must render a final decision for the request, including any appeals, by August 13, 2026.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDI/PDR-6	Industrial / Multifamily Residential
East:	PDI	Industrial / Multifamily Residential
South:	PDI	Industrial
West:	N/A	I-5 Freeway

3. Previous Planning Approvals:
 - 90DR10 – Site Review Architecture and Landscaping
 - 90DR20 – Pipes & Landscaping Review
 - 90PC16 – Stage 2
 - 91SR01 – Master Sign Plan Review
 - 96DB37 – Stage II, Final Plan for 2 Small Building Expansions
 - 96DR12 – Architecture Landscaping Phase II Expansions
 - 96PC06 – Stage II, Phase II
 - DB07-0050 – Stage I
 - DB07-0051 – Stage II
 - DB07-0052 – Site Design Review
 - DB07-0055 – Type C Tree Removal Plan
4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The owners of all property included in the application signed the application forms. Standridge Inc. initiated the application with their approval.

Pre-Application Conference Subsection 4.010 (.02)

The City held a Pre-application conference on May 26, 2022 (PRE22-0009) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

Zoning-Generally Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

Request A: Zone Map Amendment

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Development Code

Zoning Consistent with Comprehensive Plan

Section 4.029

A1. The property is designated “Industrial” by the Wilsonville Comprehensive Plan. The applicant requests a Zone Map Amendment concurrently with a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Significant Resource Overlay Zone Review, Type C Tree Plan, Class III Sign Permit, Lot Line Adjustment, and associated development approvals. The proposed zoning designation of Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) is consistent with the Comprehensive Plan.

Base Zones

Subsection 4.110 (.01)

A2. The applicant requests a Zone Map Amendment changing the zoning designation of the subject property from Future Development Agricultural Holding (FDA-H) to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA). The PDI-RSIA zone is among the base zones established by Section 4.110(.01) of the Wilsonville Development Code.

Overlay Zones

Subsection 4.110 (.02)

A3. The subject property is located within the Future Development Area of High Impact (FDAHI) Overlay District and contains areas subject to the Significant Resource Overlay Zone (SROZ). The proposed Sysco Wilsonville Facility Expansion and Master Plan has been reviewed for compliance with the applicable requirements of the FDAHI Overlay District, including provisions related to industrial development, transportation improvements, and infrastructure planning. Areas subject to the SROZ have been evaluated through the applicant’s Significant Resource Impact Report and associated mitigation plans. As conditioned, the proposed development complies with the applicable overlay zone requirements of Section 4.110.

Standards for Planned Development Industrial-Regionally Significant Industrial Area Zone

Purpose of PDI-RSIA

Subsection 4.135.5 (.01)

A4. The purpose of the Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) zone is to provide for industrial and employment-generating uses within designated Regionally Significant Industrial Areas while supporting efficient use of land, infrastructure, and transportation facilities. The proposed zoning designation is consistent

with the purpose of the PDI-RSIA zone and will allow industrial development and employment uses compatible with the City's Comprehensive Plan and Metro's Regionally Significant Industrial Area policies.

Uses Typically Permitted

Subsection 4.135.5 (.03)

- A5. The proposed PDI-RSIA zoning designation will allow only those uses identified as permitted or conditionally permitted within the PDI-RSIA zone. The proposed Sysco warehouse and distribution facility expansion is an industrial use consistent with the uses contemplated by this subsection and the intended function of the PDI-RSIA zone.

Zone Map Amendment Criteria

Zone Change Procedures

Subsection 4.197 (.02) A. 1.-3.

- A6. The applicant requests approval of a Zone Map Amendment changing the zoning designation of the subject property from Future Development Agricultural Holding (FDA-H) to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA). The application has been submitted in accordance with the applicable provisions of the Wilsonville Development Code. Pursuant to Section 4.197, the Development Review Board shall conduct a public hearing and forward a recommendation to the City Council, which shall make the final decision on the proposed Zone Map Amendment.

Conformance with Comprehensive Plan Map, etc.

Subsection 4.197 (.02) B.

- A7. The subject property is designated “Industrial” on the Wilsonville Comprehensive Plan Map. The proposed PDI-RSIA zoning designation is consistent with and implements the Comprehensive Plan designation applicable to the property. The proposed Zone Map Amendment will bring the zoning of the property into conformance with the City’s adopted Comprehensive Plan and intended long-term land use pattern for the area.

Public Facility Concurrency

Subsection 4.197 (.02) C. 4. and 8.

- A8. The proposed development is subject to concurrent review under the City’s Stage 2 Final Plan, Site Design Review, Engineering, and public facility requirements. Existing and planned transportation, utility, stormwater, and public service facilities are available or can be made available to serve the proposed development. Conditions of approval ensure that all required public improvements and infrastructure upgrades are provided prior to development.

Impact on SROZ Areas

Subsection 4.197 (.02) C. 5.

- A9.** Significant Resource Overlay Zone (SROZ) resources are present on portions of the site and are being reviewed concurrently through the applicant's SROZ Map Verification and Significant Resource Impact Report. Applicable resource protection, mitigation, landscaping, transportation, site design, and development standards have been reviewed as part of the accompanying applications and will be met either as proposed or through conditions of approval.

Request B: Stage 1 Preliminary Plan

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations

Planned Development Purpose & Lot Qualifications
Subsections 4.140 (.01) and (.02)

- B1.** The subject property consists of approximately 32.69 acres and is designated Industrial on the Wilsonville Comprehensive Plan Map. The property is of sufficient size to accommodate the proposed industrial development, associated transportation improvements, utility infrastructure, stormwater facilities, environmental mitigation areas, and future phases of development. The proposed Master Plan establishes a coordinated framework for development of the property consistent with the purposes and objectives of Section 4.140 and the Planned Development process.

Ownership Requirements
Subsection 4.140 (.03)

- B2.** The property subject to the proposed Stage 1 Preliminary Development Plan is under the control of the applicant and participating ownership entities. The application has been submitted by Sysco Portland, Inc. and authorized representatives acting on behalf of the property owner(s). Staff finds the ownership and authorization requirements of this subsection have been satisfied.

Professional Design Team
Subsection 4.140 (.04)

- B3.** The application materials demonstrate participation by qualified professionals in the preparation of the proposed development plan. The applicant's consultant team includes Standridge Inc., Pacific Habitat Services, Teragan & Associates, NV5, and other qualified engineering, transportation, environmental, surveying, and planning professionals. Staff finds that appropriate professional services have been utilized in preparation of the application and supporting technical studies.

Planned Development Permit Process
Subsection 4.140 (.05)

- B4.** The subject property exceeds the minimum size requirements applicable to the Planned Development process. The proposed Stage 1 Preliminary Development Plan establishes the overall framework for future development of the site, including land use organization, circulation systems, utility infrastructure, stormwater facilities, environmental mitigation areas, and future building locations. Review of the application through the Development Review Board process is consistent with the requirements of this subsection.

Comprehensive Plan Consistency
Subsection 4.140 (.06)

- B5.** The subject property is designated Industrial on the Wilsonville Comprehensive Plan Map. The proposed Stage 1 Preliminary Development Plan supports implementation of the Industrial designation through development of a regional warehouse and distribution facility consistent with adopted planning policies, the City's Economic Opportunities Analysis, and Economic Development Strategy. Staff finds the proposed Master Plan is consistent with the Comprehensive Plan designation and applicable policies supporting industrial employment development.

Application Requirements
Subsection 4.140 (.07)

- B6.** Review of the proposed Stage 1 Preliminary Development Plan has been scheduled for a public hearing before the Development Review Board in accordance with this subsection. Staff finds the applicant has provided the materials necessary for review of the request, including:
- A completed application on forms prescribed by the City.
 - Identification of the property owner, applicant, and authorized representatives.
 - A detailed project narrative describing the proposed development and requested approvals.
 - Preliminary site plans illustrating future building locations, circulation systems, parking areas, loading facilities, utility infrastructure, stormwater facilities, landscaping, environmental mitigation areas, and associated improvements.
 - Transportation analysis, including a Traffic Impact Analysis and Transportation Planning Rule evaluation prepared by DKS Associates.
 - Environmental documentation including a Significant Resource Impact Report and wetland mitigation plan.
 - Tree inventory and Tree Protection Plan.
 - Preliminary utility, grading, drainage, and stormwater information.
 - Topographic information sufficient to evaluate site conditions and proposed development.

- Information describing proposed land uses, building areas, transportation facilities, environmental mitigation, and future phases of development.

Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA)

Purpose of PDI-RSIA Zone Subsection 4.135.5 (.01)

- B7.** The purpose of the PDI-RSIA Zone is to provide opportunities for development of large-scale industrial and employment uses capable of supporting regional economic growth, freight movement, and industrial land utilization. The proposed Sysco Facility Expansion Master Plan includes approximately 380,000 square feet of warehouse and distribution facilities designed to support regional food distribution operations. The proposed development is consistent with the purpose and intent of the PDI-RSIA Zone.

Uses Typically Permitted Subsection 4.135.5 (.03)

- B8.** The proposed development consists of warehouse, distribution, storage, office, parking, loading, utility, stormwater, and associated industrial facilities. These uses are identified as typically permitted industrial uses within the PDI-RSIA Zone and are therefore consistent with this subsection.

Prohibited Uses Subsection 4.135.5 (.04)

- B9.** No prohibited uses are proposed as part of the application. Future development of the property shall remain subject to all applicable use limitations and performance standards of the PDI-RSIA Zone.

Block and Access Standards Subsections 4.135.5 (.05) and 4.131 (.03)

- B10.** The proposed Master Plan provides access, circulation, pedestrian facilities, bicycle facilities, truck maneuvering areas, and future transportation connections consistent with the City's transportation network. Access and circulation improvements have been evaluated through the DKS Traffic Impact Analysis and are capable of supporting future development of the site. No changes to block spacing are proposed.

Industrial Performance Standards Subsection 4.135.5 (.06)

B11. The Stage 1 Preliminary Development Plan establishes a framework capable of complying with applicable industrial performance standards. Detailed compliance with operational, environmental, building, lighting, noise, and other performance standards will be verified through the Stage 2 Final Plan. See Request C.

Other Standards

Subsection 4.135.5 (.07)

B12. The proposed Master Plan establishes development areas capable of meeting applicable lot size, setback, building separation, circulation, landscaping, and development standards of the PDI-RSIA Zone. Detailed compliance with dimensional standards will be verified through review of final development plans and construction documents.

Request C: Stage 2 Final Plan

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations – Generally

Planned Development Purpose & Lot Qualifications

Subsections 4.140 (.01) and (.02)

C1. The proposed Stage 2 Final Development Plan is consistent with the purpose and intent of the Planned Development Regulations. The subject property contains approximately 32.69 acres designated Industrial on the Comprehensive Plan Map and proposed for rezoning to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA). The proposed development includes warehouse and distribution facilities, truck circulation areas, parking, utility infrastructure, stormwater facilities, environmental mitigation areas, landscaping, and associated improvements. Staff finds the proposed development is of sufficient size and design to be developed in a manner consistent with the purposes and objectives of Section 4.140.

Ownership Requirements

Subsection 4.140 (.03)

C2. The application has been submitted by Sysco Portland, Inc. and authorized representatives acting on behalf of the property owner(s). Staff finds the ownership and authorization requirements of this subsection have been satisfied.

Professional Design Team

Subsection 4.140 (.04)

C3. The applicant has utilized a multidisciplinary professional design team in preparation of the proposed Stage 2 Final Development Plan. The applicant's consultant team includes

Standridge Inc., Pacific Habitat Services, Teragan & Associates, NV5, and other qualified planning, engineering, transportation, environmental, surveying, and design professionals. Staff finds that qualified professionals have participated in preparation of the application materials.

Stage 2 Final Plan Submission Requirements and Process

Stage 2 Submission Subsection 4.140 (.09) A.

- C4. The applicant requests approval of the Stage 1 Preliminary Development Plan, Stage 2 Final Development Plan, Site Design Review, Type C Tree Removal Plan, Significant Resource Overlay Zone Review, Significant Resource Impact Report, and associated applications concurrently. The submitted plans provide sufficient information regarding conformance with the proposed Stage 1 Preliminary Development Plan and applicable Site Design Review requirements.

Development Review Board Role Subsection 4.140 (.09) B.

- C5. The Development Review Board is responsible for reviewing the proposed Final Development Plan for compliance with applicable provisions of the Wilsonville Planning and Land Development Code. Staff has reviewed the application materials and recommends approval of the request subject to the conditions of approval contained within this report.

Stage 1 Conformance and Submission Requirements Subsection 4.140 (.09) C.

- C6. The proposed Stage 2 Final Development Plan is consistent with the Stage 1 Preliminary Development Plan and establishes the detailed design necessary for implementation of the approved Master Plan. The applicant's submitted plans and supporting documentation provide the information required by this subsection, including site plans, grading plans, utility plans, landscape plans, architectural elevations, transportation studies, environmental analyses, and supporting technical reports.

Stage 2 Final Plan Detail Subsection 4.140 (.09) D.

- C7. The submitted materials provide sufficient detail to indicate the ultimate operation and appearance of the development. The application includes detailed site plans, architectural elevations, landscape plans, circulation plans, utility plans, stormwater plans, wetland mitigation plans, lighting information, tree protection plans, and associated technical studies. Staff finds the application provides adequate information to evaluate compliance with applicable development standards.

Submission of Legal Documents

Subsection 4.140 (.09) E.

- C8.** At this time, staff does not recommend additional legal documentation beyond those easements, dedications, and agreements that may be required through final engineering review and implementation of public infrastructure improvements.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

- C9.** Pursuant to Section 4.023 and Section 4.140, approval of the Stage 2 Final Development Plan shall expire two (2) years following the effective date of approval unless substantial construction has occurred, an extension has been granted, or otherwise provided by the Wilsonville Code.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

- C10.** The proposed Stage 2 Final Development Plan is consistent with the Wilsonville Comprehensive Plan and the proposed PDI-RSIA zoning designation. The proposed development implements the planned industrial use of the property through development of warehouse and distribution facilities, transportation improvements, utility infrastructure, stormwater facilities, environmental mitigation areas, and associated site improvements. Staff finds the proposal is consistent with applicable adopted plans and policies.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

- C11.** The applicant submitted a Traffic Impact Analysis and Transportation Planning Rule evaluation prepared by DKS Associates. The analysis evaluated transportation impacts associated with the proposed Sysco Facility Expansion Master Plan, including freight operations, employee traffic, site access, internal circulation, pedestrian facilities, bicycle facilities, and future transportation improvements. All studied intersections will continue to meet the Level of Service (LOS) D standard. The analysis concludes that the transportation system can accommodate the proposed development subject to implementation of identified transportation improvements and conditions of approval. Staff finds transportation concurrency requirements can be satisfied.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

- C12.** Public facilities and services necessary to serve the proposed development are available or can be provided through implementation of the proposed infrastructure improvements and

conditions of approval. The application includes plans for water, sanitary sewer, stormwater, electrical, communications, transportation, and associated infrastructure improvements necessary to support the development. Conditions of approval require final engineering review and approval of all public and private infrastructure improvements prior to issuance of development permits. Staff finds adequate facilities and services can be provided to serve the proposed development.

Adherence to Approved Plans

Subsection 4.140 (.10) A.

C13. A condition of approval requires development to occur substantially in conformance with the approved plans, except for minor modifications authorized by the Planning Director pursuant to the Wilsonville Code.

Standards Applying in All Planned Development Zones

Underground Utilities

Subsection 4.118 (.02)

C14. The applicant's utility plans show new utility infrastructure serving the proposed development, including water, sanitary sewer, stormwater, electrical, and communications facilities. Utilities associated with the proposed development will be installed underground in accordance with City standards. Condition of approval PF 8 and final engineering review will ensure compliance with the underground utility requirements of this subsection.

Waivers

Subsection 4.118 (.03)

C15. The applicant does not request any waivers from the requirements of the Wilsonville Planning and Land Development Code as part of this application.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

C16. Staff does not recommend additional requirements or restrictions beyond the conditions of approval contained within this report. The proposed development can comply with applicable development standards through implementation of the submitted plans and conditions of approval.

Impact on Development Cost

Subsection 4.118 (.04)

C17. The conditions of approval recommended by staff are necessary to ensure compliance with applicable provisions of the Wilsonville Code, public facility requirements, transportation standards, environmental mitigation requirements, and public health and safety objectives.

Staff finds the recommended conditions do not unnecessarily increase the cost of development beyond what is required to achieve compliance with applicable standards, and no parties have raised such concerns.

Requiring Tract Dedications or Easements for Recreation Facilities, Open Space,
Public Utilities
Subsection 4.118 (.05)

C18. The proposed development includes utility infrastructure, stormwater facilities, environmental mitigation areas, and transportation improvements necessary to serve the site. Any easements, dedications, or public facility improvements required to serve the development will be addressed through final engineering review and conditions of approval. Staff does not recommend additional tract dedications for recreation facilities or open space beyond those associated with the approved plans and required infrastructure improvements.

Habitat-Friendly Development Practices
Subsection 4.118 (.09)

C19. The applicant proposes a variety of habitat-friendly development practices through implementation of the wetland mitigation plan, wetland buffer enhancement plan, stormwater treatment facilities, native vegetation restoration, and long-term monitoring activities. The project includes approximately 0.95 acres of wetland mitigation and approximately 3.94 acres of wetland buffer enhancement associated with the relocation of Wetland A and the existing Sysco Ditch. Staff finds the proposed development incorporates habitat-friendly development practices to the extent practicable while accommodating planned industrial development of the site.

**Planned Development Industrial – Regionally Significant Industrial Area
(PDI-RSIA)**

Purpose of PDI-RSIA Zone
Subsection 4.135.5 (.01)

C20. The purpose of the PDI-RSIA Zone is to provide opportunities for development of large-scale industrial and employment uses that support regional economic development, freight mobility, and efficient utilization of industrial land resources. The proposed Sysco Facility Expansion Master Plan includes approximately 380,000 square feet of warehouse and distribution facilities together with associated office space, loading facilities, parking, utility infrastructure, transportation improvements, and environmental mitigation areas. Staff finds the proposal is consistent with the purpose and intent of the PDI-RSIA Zone.

Uses Typically Permitted
Subsection 4.135.5 (.03)

C21. The proposed development consists of warehouse, distribution, storage, office, loading, parking, utility, stormwater, and associated industrial facilities that are consistent with the uses contemplated by the PDI-RSIA Zone. The proposed use is consistent with the Stage 1 Preliminary Development Plan and supports continued operation and expansion of the existing Sysco distribution campus.

Prohibited Uses

Subsection 4.135.5 (.04)

C22. No prohibited uses are proposed as part of the application. Future development of the property shall remain subject to the use limitations and performance standards applicable to the PDI-RSIA Zone.

Block and Access Standards

Subsections 4.135.5 (07) and 4.131 (.03)

C23. The proposed development includes internal circulation facilities, truck maneuvering areas, employee parking, pedestrian facilities, bicycle facilities, utility corridors, and transportation improvements designed to provide safe and efficient access throughout the site. Access and circulation improvements have been evaluated through the Traffic Impact Analysis prepared by DKS Associates. Conditions of approval will ensure compliance with applicable transportation, access, and frontage improvement standards.

Industrial Performance Standards

Subsection 4.135.5 (.06)

C24. Staff finds the proposed development can comply with the industrial performance standards of the PDI-RSIA Zone as follows:

- Pursuant to Standard A, warehouse, distribution, office, and associated operational activities will occur within enclosed buildings except for approved loading, circulation, parking, and trailer storage areas.
- Pursuant to Standard B, staff has no evidence that the proposed development will generate vibrations detectable beyond the property boundaries without instruments.
- Pursuant to Standard C, staff has no evidence that the proposed use will produce odorous emissions in violation of applicable regulations.
- Pursuant to Standard D, solid waste and recycling facilities will be provided in accordance with applicable City requirements and screened as required.
- Pursuant to Standard E, the proposed development is located within an industrial area and is not immediately adjacent to residentially developed property.
- Pursuant to Standard F, no exterior operations producing excessive heat or glare are proposed.

- Pursuant to Standard G, staff has no evidence that the proposed development will involve prohibited dangerous substances or activities inconsistent with applicable regulations.
- Pursuant to Standard H, all liquid and solid wastes generated by the development shall be managed in accordance with applicable local, state, and federal requirements.
- Pursuant to Standard I, staff has no evidence that operations associated with the proposed development will violate applicable noise regulations.
- Pursuant to Standard J, staff has no evidence that the proposed use will create prohibited electrical disturbances.
- Pursuant to Standard K, staff has no evidence that the proposed use will produce prohibited air pollutant discharges.
- Pursuant to Standard L, no open burning is proposed.
- Pursuant to Standard M, outdoor storage areas, trailer parking, and loading facilities will be regulated through the approved plans and applicable code standards.
- Pursuant to Standard N, unused portions of the site will be landscaped, restored, enhanced, or otherwise maintained in accordance with approved plans and conditions of approval.

On-site Pedestrian Access and Circulation

Continuous Pathway System

Subsection 4.154 (.01) B. 1.

C25. As shown on the applicant's site plan, the proposed development includes a continuous pedestrian circulation system that provides safe and convenient access throughout the expanded Sysco campus. Pedestrian pathways connect the existing and proposed warehouse facilities, employee parking areas, loading areas, and building entrances. Sidewalks and pedestrian access routes are incorporated throughout the site to provide safe circulation for employees and visitors between the existing facility and future phases of development. The applicant will also construct frontage improvements along SW Parkway Avenue, including a public sidewalk that will provide connectivity to the surrounding transportation network. In addition, the applicant will construct a multi-use path along the site's southern boundary to Weideman Road, consistent with planned transportation and trail improvements in the area. The pathway will enhance pedestrian and bicycle connectivity, provide continuous east/west connection along the property frontage, and support future multimodal transportation opportunities.

Safe, Direct, Convenient Pathways

Subsection 4.154 (.01) B. 2.

C26. Proposed pedestrian pathways are flat, paved, ADA compliant sidewalks. Where crossing the parking area, the applicant proposes a 5-foot wide concrete sidewalk. The pathways

provide direct access to the building from the parking area on all sides of the site. Pathways connect to all primary (and secondary) building entrances.

Vehicle/Pathway Separation-Vertical or Horizontal

Subsection 4.154 (.01) B. 3.

C27. The proposed design of pedestrian pathways provides for vertical separation from vehicle circulation areas.

Crosswalks Clearly Marked

Subsection 4.154 (.01) B. 4.

C28. The use of concrete for the internal sidewalks and pathways clearly differentiates the pathways from the parking area.

Pathways Width and Surface-5 Foot Wide, Durable Surface

Subsection 4.154 (.01) B. 5.

C29. The applicant proposes concrete pathways for pedestrian access throughout the site. The applicant states that all primary pedestrian pathways meet or exceed the minimum five-foot width required by Section 4.154(.01)(B)(5) and will be constructed of durable concrete or asphalt surfaces. The proposed pedestrian circulation system provides connections between building entrances, parking areas, public sidewalks, and other on-site destinations. Staff reviewed the submitted site plans and finds that the proposed pedestrian pathway system appears consistent with the minimum pathway width requirements of the Wilsonville Development Code. Review at the time of building permit issuance will confirm that all pathways are constructed in accordance with the approved plans and applicable Code requirements.

Parking and Loading

Parking Design Standards

Section 4.155 (.02) and (.03)

C30. The applicable parking design standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
B. Area is accessible and usable for parking, and has maneuvering area for the vehicles.	<input checked="" type="checkbox"/>	The applicant proposes standard parking spaces that are at least 9' by 18' and compact spaces that are at least 9' by 15', and 24' wide drive aisles, meeting the Development Code's standards.
H. Sturdy bumper guards or curbs of at least 6 inches to prevent parked vehicles crossing property line or	<input checked="" type="checkbox"/>	Curbs of at least 6 inches in width are provided where required to prevent

interfering with screening or sidewalks.		interference with sidewalks, especially for the ADA spaces.
I. Surfaced with asphalt, concrete or other approved material.	<input checked="" type="checkbox"/>	Surfaced with asphalt.
Drainage meeting City standards	<input checked="" type="checkbox"/>	Drainage is professionally designed and being reviewed to meet City standards
J. Lighting won't shine into adjoining structures or into the eyes of passers-by.	<input checked="" type="checkbox"/>	Lighting is proposed to be fully shielded and meet the City's Outdoor Lighting Standard
K. No more than 40% of parking compact spaces.	<input checked="" type="checkbox"/>	26 of the 260 parking spaces are compact, well below the maximum of 40%.
L. Where vehicles overhang curb, planting areas at least 7 feet in depth.	<input checked="" type="checkbox"/>	The narrowest planting area adjacent to parking spaces exceeds the 7 foot depth requirement.
Subsection 4.155 (.03) General Standards		
A. Access and maneuvering areas adequate.	<input checked="" type="checkbox"/>	Access drive and drive aisles are 24 feet or more, providing an adequate 12-foot travel lane each direction.
A.1. Loading and delivery areas and circulation separate from customer/employee parking and pedestrian areas.	<input checked="" type="checkbox"/>	The loading and delivery area is located on the east side of the property. Employee and visitor parking is concentrated on the north and south portions of the site. No pedestrian pathways are located within the loading and delivery areas safely separating pedestrians from vehicles.
Circulation patterns clearly marked.	<input checked="" type="checkbox"/>	The proposed design is typical industrial parking lot design and intuitive to a driver familiar with typical industrial parking lots.
A.2. To the greatest extent possible, vehicle and pedestrian traffic separated.	<input checked="" type="checkbox"/>	The plans clearly delineate separate vehicle and pedestrian traffic areas and separate them except for crosswalks.
C. Safe and Convenient Access, meet ADA and ODOT Standards.	<input checked="" type="checkbox"/>	The proposed parking and access enable the meeting of ADA and ODOT standards.
For parking areas with more than 10 spaces, 1 ADA space for every 50 spaces.	<input checked="" type="checkbox"/>	The proposal provides 8 ADA parking spaces for 262 parking spaces exceeding the required ADA spaces by 2.
D. Where possible, parking areas connect to adjacent sites.	<input checked="" type="checkbox"/>	The parking areas connect to the existing industrial development to the east.
Efficient on-site parking and circulation	<input checked="" type="checkbox"/>	The careful and professional design of the parking provides for safety and efficiency and is a typical design with standard parking space and drive aisle size and orientation.

Maximum Number of Parking Spaces
Subsections 4.155 (.03) G., Table 5

C31. The The applicant proposes 186 vehicle parking spaces distributed between a north parking lot containing 103 spaces and a west parking lot containing 83 spaces. The proposed parking supply is intended to serve the existing and expanded Sysco warehouse and distribution facility. The applicant also proposes 20 short-term bicycle parking spaces and 10 long-term bicycle parking spaces. Staff finds that the proposed parking and bicycle parking facilities satisfy the applicable requirements of Section 4.155. The calculation of parking spaces is as follows:

Use and Parking Standard	Square Feet	Maximum Off-street Spaces Allowed	Proposed Off-street Spaces	Minimum Bicycle Parking Spaces	Proposed Bicycle Parking Spaces
Warehouse	390,000 sf	No limit	186	1.0 per 20,000 (min 2) = 4	30
Total	390,000 sf	No limit	186	20	30

Electric Vehicle Charging Stations
Subsection 4.155 (.03) H.

C32. The proposed development includes electrical vehicle charging infrastructure in accordance with Section 4.155(.03)(G). The applicant proposes a total of thirty-eight (38) EV-ready parking spaces, including seventeen (17) spaces within the west parking lot and twenty-one (21) spaces within the north parking lot. The EV-ready spaces will include the charging locations, electrical capacity, equipment space, and conduit necessary to support future Level 2 EV charging stations. The applicant states that the proposed EV-ready spaces represent approximately twenty percent (20%) of the total parking supply and comply with the minimum EV infrastructure requirements applicable to commercial and industrial developments under the Oregon Structural Specialty Code and Wilsonville Development Code. Therefore, staff finds that the proposal satisfies the requirements of Section 4.155(.03)(G).

Parking Area Landscaping and Design

Minimizing Visual Dominance of Parking
Subsection 4.155 (.03) B.

C33. The proposed Sysco expansion includes a comprehensive landscape plan that incorporates landscaping throughout and around the parking areas. Landscape islands, perimeter landscape buffers, and parking lot trees are distributed throughout the site to break up expanses of pavement, improve visual appearance, and minimize the visual dominance of

parking areas when viewed from adjacent rights-of-way and surrounding properties. Staff finds that the proposed parking lot landscaping design is consistent with the intent of Section 4.155(.03)(B) by integrating landscaping into the parking area and reducing the visual impact of large paved surfaces.

10% Parking Area Landscape Requirement

Subsection 4.155 (.03) B. 1.

C34. According to the applicant's narrative, the parking area encompasses approximately 90,418 square feet. The applicant proposes approximately 24,416 square feet of landscaped area within and adjacent to the parking area, representing approximately 27 percent of the total parking area. The amount of landscaping provided substantially exceeds the minimum requirement that at least 10 percent of the parking area be landscaped. Staff finds that the proposed parking area landscaping exceeds the minimum landscape area requirement of Section 4.155(.03)(B)(1) and therefore complies with this standard.

Landscape Screening of Parking

Subsection 4.155 (.03) B. 1.

C35. The proposed design provides screening of parking areas from adjacent properties and public rights-of-way through a combination of landscape buffers, parking lot trees, and existing and proposed vegetation. The landscape plan identifies low-screen landscaping along the north and west edges of the parking area adjacent to public streets, which will soften views of parked vehicles and provide visual screening consistent with this standard.

Tree Planting Area Dimensions

Subsection 4.155 (.03) B. 2.

C36. The applicable tree planting requirements are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.03) B. 2. Tree Planting Requirements		
<p>a. One tree planted for every eight spaces in parking lots with fewer than 40 spaces One tree planted for every six spaces in parking lots with 40 spaces or more</p>	<input checked="" type="checkbox"/>	<p>The proposed development includes two parking lots containing 103 spaces and 83 spaces, respectively. The applicant's landscape plans demonstrate compliance with the required parking lot tree ratios. The applicant states that the north parking lot requires 18 parking lot trees and provides 18 parking lot trees. Parking lot trees are also provided throughout the west parking lot in compliance with the applicable tree planting requirements.</p>
<p>b. Calculating required trees by rounding up any non-whole number.</p>	<input checked="" type="checkbox"/>	<p>Required parking lot trees have been calculated based on the total number of</p>

		parking spaces within each parking lot and rounded in accordance with the requirements of this subsection.
c. i. Landscape tree planting areas have a minimum dimension of eight feet in both width and length or provide equivalent soil volume within the top 36 inches. Root barriers installed for any hard surfaces located within eight feet of the center of the tree trunk.	<input checked="" type="checkbox"/>	The landscape plans identify parking lot planting islands and planting areas sized to accommodate the required parking lot trees. Compliance with detailed planting specifications, including any required root barriers, will be verified through final landscape and construction plan review.
c. ii. Evenly spaced planting areas where 90% of spaces are within 5 spaces of a tree and a 64 SF planting area is provided every 6 or 8 spaces as required by Subsection a.	<input checked="" type="checkbox"/>	The applicant states that parking lot trees are located within planting islands meeting the required minimum planting dimensions and are distributed throughout the parking areas. Based on the submitted landscape plans, the parking lot trees are evenly distributed throughout the parking lots consistent with the spacing requirements of this subsection.
e. Required trees planted within parking area or perimeter provided: <ul style="list-style-type: none"> • 30% shade for parking areas with less than 40 spaces • 40% shade for parking areas with 40 or more spaces • Alternative arrangement with solar panel installation 	<input checked="" type="checkbox"/>	Both parking lots contain more than 40 spaces and therefore require 40 percent shade coverage at maturity. The applicant states that the required parking lot trees have been provided and that the parking lot tree layout complies with the parking area shading requirements. No solar panel reduction is proposed.
f. Trees must be deciduous and suitably sized, located, and maintained to provide a branching minimum of seven feet clearance at maturity	<input checked="" type="checkbox"/>	The applicant states that tree species and placement will maintain the required minimum branching clearance at maturity. A Condition of Approval requires compliance with all applicable landscape installation and maintenance standards.
g. Required trees not placed in stormwater facilities designed for future soil media replacement.	<input checked="" type="checkbox"/>	The applicant states that stormwater facilities are coordinated with site landscaping and that required parking lot trees are not located within stormwater facilities intended for future soil media replacement.

Coordination of Landscaping with Sign Plans
Subsection 4.155 (.03) B. 3.

C37. The applicant has submitted their proposed sign application concurrently with this application as required.

Additional Design Standards for Large Parking Areas

Subsection 4.155 (.03) B. 4. c.

C38. Section 4.155(.03)(B)(4)(c) requires parking areas containing more than 200 parking spaces to provide an internal bicycle and pedestrian pathway system connecting parking areas to building entrances and other on-site destinations. The proposed development includes two separate parking lots consisting of approximately 103 parking spaces in the north parking lot and 83 parking spaces in the west parking lot. Because neither parking area contains more than 200 parking spaces, the additional design standards for large parking lots contained in Section 4.155(.03)(B)(4)(c) do not apply to the proposed development. Therefore, no further findings are necessary under this subsection.

Bicycle Parking

Required Bicycle Parking

Section 4.155 (.04) A.1.

C39. Pursuant to Section 4.155(.04)(A)(1), office uses are required to provide one bicycle parking space per 5,000 square feet of floor area, warehouse uses are required to provide one bicycle parking space per 20,000 square feet of floor area, and manufacturing uses are required to provide one bicycle parking space per 10,000 square feet of floor area. Based on the proposed mix of office, warehouse, and industrial uses within the Sysco expansion facility, a total of twelve (12) bicycle parking spaces are required. The applicant proposes ten (10) bicycle parking spaces. Additionally, when six (6) or more bicycle parking spaces are required, at least fifty percent (50%) of the required spaces must be provided as long-term bicycle parking. While the applicant's narrative indicates compliance with the bicycle parking requirements, the submitted plans do not clearly identify the required quantity of long-term bicycle parking spaces. Therefore, Condition of Approval PDC 2 requires the applicant to provide a minimum of twelve (12) bicycle parking spaces, including the required long-term bicycle parking spaces, prior to building permit issuance.

Bicycle Parking Standards

Section 4.155 (.04) B.

C40. The site plans show bicycle parking facilities located near the primary building entrance and adjacent to the secondary employee entrance on the east side of the building. The applicant's narrative states that bicycle parking spaces will meet the minimum dimensional requirements of two (2) feet in width, six (6) feet in length, and provide a minimum five (5) foot maneuvering area behind each bicycle parking space. Sheet A001 demonstrates compliance with these standards for the proposed short-term bicycle parking facilities. However, the required long-term bicycle parking facilities are not clearly depicted on the

plans. Condition of Approval PDC 2 requires final construction plans to demonstrate compliance with all bicycle parking design standards contained in Section 4.155(.04)(B).

Other Parking Standards

Minimum Off-Street Loading Requirements

Section 4.155 (.05)

C41. The proposed Sysco expansion includes warehouse and distribution functions requiring off-street loading facilities. Based on the floor area of the proposed development, a minimum of two (2) off-street loading spaces are required. The site plan provides five (5) loading berths located along the building, substantially exceeding the minimum requirement. The proposed loading berths meet the minimum dimensional standards of twelve (12) feet in width, thirty-five (35) feet in length, and fourteen (14) feet of vertical clearance. Staff finds that the proposed development complies with the off-street loading requirements of Section 4.155(.05).

Carpool and Vanpool Parking Requirements

Section 4.155 (.06)

C42. Section 4.155(.06) requires that a minimum of five percent (5%) of employee parking spaces be reserved for carpool and vanpool parking. The proposed development provides 186 employee parking spaces within the north and west parking lots. Five percent of 186 spaces equals 9.3 spaces. The applicant proposes nine (9) designated carpool/vanpool parking spaces, which substantially satisfies the intent of the standard. Prior to occupancy, the applicant shall designate and sign a minimum of ten (10) carpool/vanpool spaces to ensure full compliance with Section 4.155(.06).

Other Development Standards

Access, Ingress, and Egress

Section 4.167

C43. The proposed development provides vehicular access through the existing Sysco campus and associated internal circulation network, with additional access improvements proposed as part of the facility expansion. As shown on the applicant's site plan, a private drive connection is proposed to SW Parkway Avenue, providing access to the expanded development area and supporting circulation between the existing and future phases of the project. The site design accommodates passenger vehicles, employee parking, freight operations, and emergency vehicle access throughout the campus.

The applicant's Transportation Impact Analysis demonstrates that the proposed access configuration and internal circulation system can safely accommodate projected site-generated traffic and freight movements associated with the phased expansion. The City Engineer has reviewed the proposed access design and determined that, subject to

compliance with applicable conditions of approval, the proposed access, ingress, and egress system is adequate to serve the development and complies with Section 4.167.

Natural Features and Other Resources

Section 4.171

C44. The subject property is currently undeveloped and contains approximately twenty-two (22) existing trees. An arborist report submitted with the application evaluated the trees on-site and concluded that none of the existing trees warrant preservation based on species, condition, quality, or contribution to the surrounding environment. The applicant proposes mitigation and landscaping improvements consistent with the approved landscape plan and will implement construction practices intended to minimize impacts to natural resources. Staff finds that the proposal complies with the applicable requirements of Section 4.171.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

C45. The proposed development includes outdoor lighting associated with building entrances, parking areas, loading areas, and site circulation facilities. Compliance with the City's Outdoor Lighting Standards is evaluated under Request D. Staff's analysis and findings regarding outdoor lighting are contained in Findings D47 through D51 and are incorporated herein by reference.

Underground Installation of Utilities

Sections 4.300 through 4.320

C46. All new utility services associated with the proposed development are required to be installed underground in accordance with Sections 4.300 through 4.320 of the Wilsonville Development Code. Condition of Approval PF 8 requires all utility extensions and service connections associated with the development to be undergrounded prior to final occupancy. Subject to compliance with this condition, the proposal complies with the underground utility requirements of the Code.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access

Subsections 4.175 (.01) and (.03)

C47. The proposed Sysco expansion has been designed to promote public safety and discourage criminal activity through the application of Crime Prevention Through Environmental Design (CPTED) principles. The site design incorporates clear vehicular and pedestrian circulation patterns, unobstructed sight lines, and lighting throughout parking, loading, and pedestrian areas. Building entrances, parking areas, and circulation routes are visible

from multiple locations on the site, increasing opportunities for natural surveillance and reducing areas of concealment.

The proposed building orientation, internal circulation system, and site layout provide adequate access for emergency responders, employees, and visitors. The development has been reviewed by applicable public safety agencies and is subject to conditions of approval ensuring continued compliance with public safety access requirements.

Addressing and Directional Signing

Subsection 4.175 (.02)

C48. Building addressing and directional signage will be provided in accordance with applicable City, emergency service, and building code requirements. Final addressing will be reviewed and approved during the building permit process to ensure adequate identification of the site for emergency response and public safety purposes.

Lighting to Discourage Crime

Subsection 4.175 (.04)

C49. The proposed lighting plan provides illumination throughout parking areas, loading areas, pedestrian walkways, and building entrances. As discussed in Request D, the proposed lighting is designed to comply with the City's Outdoor Lighting Standards and will provide sufficient illumination to enhance visibility, improve site security, and discourage criminal activity while minimizing impacts to adjacent properties.

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

C50. The applicant has submitted a comprehensive landscape plan that incorporates trees, shrubs, groundcover, stormwater landscaping, parking lot landscaping, and perimeter screening throughout the site. The proposed landscaping enhances the appearance of the development, softens views of buildings and paved areas, improves environmental quality, and contributes to the overall aesthetic character of the Planned Development Industrial zone. Staff finds that the proposal is consistent with the purpose and intent of Section 4.176(.01).

Landscape Code Compliance

Subsection 4.176 (.02) B.

C51. The applicant has not requested any variances, modifications, or waivers from the landscaping standards contained in Section 4.176. All proposed landscaping, screening, buffering, installation, and maintenance requirements are required to comply with the applicable provisions of the Wilsonville Development Code.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

C52. The submitted landscape plan utilizes a combination of canopy trees, ornamental trees, shrubs, grasses, groundcover, and screening vegetation that is consistent with the intent of the City's landscaping standards. General landscaping is distributed throughout the site, while low-screen landscaping is incorporated along the north and west edges of the parking areas to provide visual screening of parked vehicles from adjacent public rights-of-way. The proposed plant palette and landscape design are consistent with accepted professional landscape architecture and site design practices.

Landscape Area and Locations

Subsection 4.176 (.03)

C53. Section 4.176 requires a minimum of fifteen percent (15%) of the site to be landscaped. The subject property contains approximately 279,568 square feet. The applicant proposes approximately 56,210 square feet of landscaped area, representing approximately 20.1 percent of the site. Of the approximately 90,418 square feet of parking area, approximately 24,416 square feet, or 27 percent, is landscaped. Approximately 43 percent of the site's total landscaped area is located within parking lot landscape islands and parking area landscaping, while the remaining landscaping is distributed throughout stormwater facilities, perimeter landscape areas, and frontage improvements. Landscape improvements are proposed along SW Parkway Avenue and throughout the site to soften views of the building, parking areas, and loading facilities. Staff finds that the proposal exceeds the minimum landscape area requirements of the Code.

Buffering and Screening

Subsection 4.176 (.04)

C54. The subject property is located within the Planned Development Industrial (PDI) Zone and is surrounded by industrially designated and developed properties to the north, east, and south, with Interstate 5 located west of the site. The proposed landscape plan provides low-screen landscaping adjacent to parking areas along the north and west portions of the site to soften views of parked vehicles from public streets and adjoining rights-of-way. Staff finds that the proposed buffering and screening treatment is appropriate for the site's industrial context and complies with the applicable screening standards of Section 4.176(.04).

Landscape Plan Requirements

Subsection 4.176 (.09)

C55. The applicant has submitted detailed landscape plans prepared by a qualified design professional. The plans are drawn to scale and identify the location, quantity, installation size, and species of all proposed plant materials. Plant schedules identify materials by both common and botanical names, and the plans include irrigation notes and installation

details. Staff finds that the submitted landscape plans satisfy the submittal requirements of Section 4.176(.09).

Street Improvement Standards

Development and Associated Improvement Standards

Subsections 4.177 (.01) and 4.262 (.01)

C56. Sections 4.177 and 4.262 require development to construct public infrastructure improvements that are proportional to the impacts created by the proposed development and consistent with the City's Public Works Standards and Transportation Systems Plan (TSP). The proposed Sysco expansion will generate additional vehicle, employee, and freight traffic requiring transportation improvements along SW Parkway Avenue. Conditions of Approval PF 2 through PF 7 require frontage, intersection, bicycle, pedestrian, transit, and roadway improvements proportional to the impacts of the proposed development.

Street Design Standards

Subsections 4.177 (.02) and 4.262 (.01)

C57. The Transportation Systems Plan identifies applicable street cross-sections and transportation improvements for SW Parkway Avenue and SW Parkway Center Drive. To ensure consistency with adopted transportation standards, frontage improvements are required as part of the proposed development. Condition of Approval PF 3 requires construction of frontage improvements along SW Parkway Avenue, including roadway widening, curb, planter strip, street trees, buffered bicycle facilities, sidewalk, street lighting, stormwater facilities, and associated public infrastructure improvements. Condition of Approval PF 3 requires frontage improvements along SW Parkway Center Drive consistent with applicable City standards and approved engineering plans.

In addition to frontage improvements, the applicant is required to dedicate right-of-way and construct transportation improvements necessary to support the proposed warehouse and distribution facility expansion. Conditions of approval require coordination with City Engineering, Washington County, and other applicable agencies regarding roadway improvements, bicycle and pedestrian facilities, access management, and future transportation connections. Collectively, these improvements will support multimodal transportation opportunities, maintain transportation system performance, and ensure compliance with the City's Transportation Systems Plan and transportation concurrency requirements.

Sidewalks

Subsections 4.177 (.03) and 4.262 (.03)

C58. Sidewalks are required along all public street frontages serving the development. The Transportation Systems Plan and Public Works Standards require sidewalks with a

minimum width of five feet. Condition of Approval PF 3 requires construction of frontage improvements along SW Parkway Avenue and SW Parkway Center Drive, including sidewalks, curb, planter strips, street trees, bicycle facilities where applicable, street lighting, and associated public improvements consistent with City standards. Condition of Approval PF 3 require construction of frontage improvements along SW Parkway Avenue and SW Parkway Center Drive, including sidewalks, curb, planter strips, street trees, bicycle facilities where applicable, street lighting, and associated public improvements consistent with City standards. In addition, the proposed development includes internal pedestrian pathways connecting building entrances, parking areas, and public sidewalks. Subject to compliance with these conditions, the proposal satisfies the sidewalk and pedestrian circulation requirements of Sections 4.177(.03) and 4.262(.03).

Bicycle Facilities

Subsections 4.177 (.04) and 4.262

C59. The City's Transportation Systems Plan identifies bicycle facilities along SW Parkway Avenue. Consistent with the adopted TSP cross-section, buffered bicycle lanes are required as part of the frontage improvements. Condition of Approval PF 3 requires construction of buffered bicycle facilities along the project's SW Parkway Avenue and SW Parkway Center Drive frontage. Staff finds that the proposed development, subject to compliance with the required frontage improvements, complies with the bicycle facility requirements of this subsection.

Transit Improvements

Subsection 4.177 (.06)

C60. The Transportation Impact Analysis demonstrates that the proposed development will generate additional vehicle trips and evaluates the project's effects on the surrounding transportation network. The proposed development includes a new transit stop along SW Parkway Center Drive and pedestrian and bicycle facilities intended to support future multimodal transportation opportunities, including public sidewalks, internal pedestrian connections, and bicycle parking facilities. The applicant has coordinated with City staff regarding future transportation improvements identified through the Transportation Systems Plan and other City planning efforts. Conditions of approval require construction of frontage improvements and multimodal transportation facilities consistent with City standards. Subject to compliance with these conditions, Staff finds that the proposal satisfies the intent of Section 4.177(.06) and will support future transit, bicycle, and pedestrian accessibility within the area.

Access Drives and Driveway Approaches

Subsection 4.177 (.08)

C61. The proposed development includes an internal circulation system designed to safely accommodate passenger vehicles, employee traffic, service vehicles, and freight traffic associated with Sysco's warehouse and distribution operations. The submitted plans

demonstrate clearly defined travel lanes, loading areas, parking areas, and vehicle maneuvering areas designed to support the operational needs of the facility while minimizing conflicts between trucks, passenger vehicles, and pedestrians.

Primary site access is provided from SW Parkway Avenue and SW Parkway Center Drive. As identified in the Traffic Study, the proposed improvements include southbound left turn lanes at each of the proposed site access points for safety. The proposed circulation system provides access to employee parking areas, loading facilities, and operational areas while maintaining efficient internal vehicle movement throughout the site. The applicant's Transportation Impact Analysis and site plans demonstrate that the proposed access configuration and internal circulation system are capable of accommodating anticipated traffic volumes generated by the facility expansion. Staff finds that, subject to compliance with the conditions of approval, the proposed access drives, circulation system, and driveway approaches comply with the requirements and intent of Section 4.177(.08).

Mixed Solid Waste and Recyclables Storage

DRB Review of Adequate Storage Area, Minimum Storage Area Subsection 4.179 (.01)

C62. The proposed Sysco expansion includes dedicated solid waste and recyclable material storage facilities designed to serve the office, warehouse, and distribution components of the development. The applicant's plans identify multiple enclosed waste and recycling storage areas distributed throughout the site and designed to accommodate current collection methods. The applicant's narrative states that source-separated recyclables and residual solid waste will be co-located within the designated storage areas in accordance with City requirements and that the development provides more than 2,000 square feet of solid waste and recycling storage area. The applicant further coordinated with Republic Services, the City's franchised hauler, which confirmed that the proposed storage facilities are adequate for the anticipated waste stream and collection operations. Based on the submitted plans, narrative, and service provider letter, Staff finds that adequate storage area has been provided to serve the proposed development and that the proposal complies with the requirements of Section 4.179(.01).

Review by Franchise Garbage Hauler Subsection 4.179 (.07)

C63. The applicant submitted a service provider letter from Republic Services (Exhibit B1), the franchised solid waste and recycling collection provider for the area. The letter confirms coordination between the applicant and Republic Services regarding the location, design, access, and servicing of the proposed waste and recycling facilities. The service provider letter indicates that the proposed storage areas, access routes, turning movements, and collection operations can be accommodated consistent with Republic Services requirements. Based on the submitted Republic Services service provider letter and the

proposed site design, Staff finds that the development complies with the franchise hauler review requirements of Section 4.179(.07). Conditions of Approval PW 2 and related site development conditions require the applicant to maintain adequate solid waste and recycling storage, access, and service areas consistent with the approved plans and service provider requirements.

Request D: Site Design Review

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriate Design
Subsection 4.400 (.01) and Subsection 4.421 (.03)

- D1.** Staff evaluated the proposal against the Site Design Review criteria intended to prevent excessive uniformity, inappropriate design, inadequate site development, and insufficient attention to landscaping and visual appearance. The proposed Sysco expansion includes professionally designed site improvements, architecture, landscaping, parking, circulation facilities, stormwater infrastructure, and utility improvements tailored to the specific characteristics and operational needs of the site. The proposal does not create excessive uniformity among surrounding developments and contributes to the continued development of the surrounding industrial area.

The proposed building incorporates architectural elements including variations in paint color, glazing, metal panel accents, wood features, and enhanced entry treatments to improve visual interest and establish building identity. However, portions of the northwest building façade adjacent to the Interstate 5 corridor rely primarily on paint color variation to break up the building massing. Given the prominence of this elevation from Interstate 5 and its visibility as a gateway industrial development within Wilsonville, additional architectural articulation and material variation are warranted. Condition of Approval PDD 8 requires additional architectural detailing, freestanding trellises, landscaping including trees, and material variation along the northwest façade to further reduce building massing and improve visual appearance consistent with the objectives of Sections 4.400 and 4.421.

The applicant has requested approval of a Class III Sign Permit as part of the proposed development. Preliminary plans identify the general location of future monument and building-mounted signage intended to provide site identification and wayfinding for the expanded Sysco campus. Final sign design, dimensions, materials, illumination, and placement shall comply with the applicable provisions of Section 4.156 of the Wilsonville Development Code and shall be subject to review and approval consistent with the approved Class III Sign Permit and any required subsequent sign permit review.

The applicant utilized qualified professionals including architects, engineers, landscape architects, transportation engineers, wetland specialists, and other technical consultants in preparing the proposed development plans. Staff finds that the proposal demonstrates appropriate attention to site development, building design, circulation, landscaping, infrastructure, and environmental resources.

Objectives and Standards of Site Design Review

Proper Functioning of the Site

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

D2. The proposed site plan is designed to safely and efficiently accommodate employee vehicles, freight vehicles, delivery vehicles, emergency vehicles, pedestrians, and bicycles. The site includes appropriately sized parking areas, truck maneuvering areas, loading facilities, pedestrian walkways, bicycle parking, and internal circulation routes. Access locations and circulation patterns have been reviewed through the Transportation Impact Analysis and City engineering review process. Staff finds that the site is designed to function properly and safely for its intended use.

High Quality Visual Environment

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

D3. The development incorporates professionally designed architecture, landscaping, stormwater facilities, pedestrian amenities, and frontage improvements that contribute to a high-quality visual environment. Landscape improvements exceed minimum code requirements and are distributed throughout the site, including parking areas, stormwater facilities, street frontages, and perimeter landscape areas. Condition of Approval PDC 7 further enhances the visual quality of the development through additional architectural treatment along the northwest building façade.

Encourage Originality, Flexibility, and Innovation

Subsection 4.400 (.02) B. and Subsection 4.421 (.03)

D4. The proposed development reflects a site-specific design responsive to the operational requirements of a modern warehouse and distribution facility while incorporating landscaping, architectural features, stormwater treatment facilities, and multimodal transportation improvements. The proposal demonstrates flexibility in accommodating industrial operations while maintaining compliance with applicable development standards.

Discourage Inharmonious Development

Subsection 4.400 (.02) C. and Subsection 4.421 (.03)

D5. The proposed development incorporates quality building materials, enhanced landscape treatments, street improvements, pedestrian facilities, and site amenities that contribute to an attractive industrial development compatible with surrounding industrial uses. While portions of the northwest façade would benefit from additional architectural variation, Condition of Approval PDC 7 ensures the final design will provide additional articulation and material variation sufficient to reduce excessive building massing and avoid monotonous development. Subject to compliance with this condition, Staff finds the proposal satisfies this objective.

Proper Relationships with Site and Surroundings

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

D6. The proposed building placement, parking areas, loading facilities, landscape improvements, stormwater facilities, and public infrastructure improvements have been designed in consideration of existing and planned development within the surrounding industrial area. The development provides appropriate transitions between public streets, adjacent industrial properties, and the Interstate 5 corridor. Staff finds that the proposal establishes appropriate relationships between the site and surrounding development.

Regard to Natural Aesthetics

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

D7. Although development of the site will require removal of existing vegetation and 73 inventoried trees, the submitted arborist report identifies an existing grove of Oregon white oak and conifer trees near the former farmhouse site and indicates that this grove is largely proposed to be retained, with selected conifer trees removed to accommodate development. The proposal retains and protects 13 inventoried trees and incorporates tree protection measures for retained trees during construction. In addition, the proposal includes substantial landscape improvements consisting of canopy trees, ornamental trees, shrubs, grasses, native vegetation, stormwater plantings, wetland mitigation plantings, and replacement trees distributed throughout the site. Native species, including vine maple and western red cedar, are incorporated into the landscape plan to enhance ecological function and site aesthetics. Staff finds that the proposal balances the operational needs of the industrial development with preservation of existing natural features where feasible and demonstrates appropriate regard for natural aesthetics through retention of a portion of the existing oak grove, extensive landscaping, and long-term enhancement of the site's landscape character.

Attention to Exterior Appearance

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

D8. The applicant has utilized qualified architectural design professionals to develop a coordinated architectural design for the proposed warehouse and distribution facilities. The buildings incorporate variations in building materials, panel orientation, color treatments, architectural accents, and façade articulation intended to reduce the perceived

scale of the structures and provide visual interest throughout the site. Building entrances are clearly identified through enhanced architectural features and materials that contribute to the overall character and functionality of the development.

Particular attention has been given to Building 3, which will be highly visible from Interstate 5. The western elevation incorporates changes in material orientation, color variation, painted articulation elements, signage, and architectural detailing intended to break up the length and massing of the façade. In addition, Conditions of Approval require the installation of four freestanding trellis-style structures, 15 feet in height, designed to support climbing vegetation, as well as trees planted along the entire western façade at intervals not exceeding 50 feet on center. Together, these architectural and landscape treatments will soften the appearance of the building, reduce the visual impact of the approximately 1,000-foot-long wall plane, and enhance the overall visual quality of the development when viewed from Interstate 5. Staff finds that, as conditioned, the proposal satisfies the applicable Site Design Review criteria of Sections 4.400 and 4.421.

Protect and Enhance City's Appeal

Subsection 4.400 (.02) E. and Subsection 4.421 (.03)

D9. The proposed Sysco expansion will develop a currently vacant industrial property within the City's employment area and contribute to the continued buildout of land designated for industrial and employment uses. The project includes substantial public infrastructure improvements, landscaping, architectural enhancements, multimodal transportation facilities, and employment opportunities that support the City's economic development objectives. Staff finds that the proposal will protect and enhance the appeal and attractiveness of the City.

Stabilize Property Values / Prevent Blight

Subsection 4.400 (.02) F. and Subsection 4.421 (.03)

D10. The development of a vacant industrial property with a modern warehouse and distribution facility, associated infrastructure improvements, landscaping, and site amenities will contribute to the continued vitality of the surrounding industrial area. Staff finds that the proposed development will help stabilize property values, encourage reinvestment, and prevent conditions associated with underutilized or vacant land.

Adequate Public Facilities

Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

D11. As discussed in Request B and the Stage 2 Final Plan findings, adequate public facilities including transportation, water, sanitary sewer, stormwater, police, fire, and utility services either currently serve the site or will serve the site subject to the recommended conditions of approval. Staff finds that the proposal satisfies this criterion.

Pleasing Environments and Behavior

Subsection 4.400 (.02) H. and Subsection 4.421 (.03)

D12. The proposed development incorporates clear site organization, defined pedestrian circulation routes, lighting, landscaping, and visibility throughout the site. The site layout promotes natural surveillance, safe movement of employees and visitors, and compliance with Crime Prevention Through Environmental Design (CPTED) principles. Staff finds that the proposal contributes to a pleasant, safe, and functional environment.

Civic Pride and Community Spirit

Subsection 4.400 (.02) I. and Subsection 4.421 (.03)

D13. The proposed development supports Wilsonville's long-standing role as a regional employment and industrial center. The investment in new industrial facilities, infrastructure improvements, landscaping, and employment opportunities contributes to the City's economic vitality and reinforces the industrial character that forms an important component of the community's identity.

Favorable Environment for Residents

Subsection 4.400 (.02) J. and Subsection 4.421 (.03)

D14. The proposed development provides employment opportunities, public infrastructure improvements, enhanced landscaping, and transportation improvements that benefit the broader community. Staff finds that the development contributes to a favorable environment for residents, employees, and businesses within Wilsonville.

Jurisdiction and Power of the DRB for Site Design Review

Development Must Follow DRB Approved Plans

Section 4.420

D15. Condition of Approval PDC 1 requires the applicant to construct and maintain the development in substantial conformance with the plans, elevations, landscape plans, reports, and supporting materials approved by the Development Review Board. Any significant modification to the approved plans shall require additional review in accordance with the Wilsonville Development Code.

Design Standards

Preservation of Landscaping

Subsection 4.421 (.01) A.

D16. The subject property is currently vacant and contains a mix of existing trees, including an Oregon white oak grove and associated conifer trees near the former farmhouse site. The submitted arborist report identifies 86 inventoried trees, of which 73 are proposed for removal and 13 are proposed for retention and protection during construction. The arborist

report indicates that the oak grove is largely proposed to be retained, with selected conifer trees removed to accommodate development. Due to the scale and operational requirements of the proposed warehouse and distribution facility, removal of a substantial number of existing trees is necessary to facilitate building construction, parking, circulation, and stormwater facilities. The proposal balances these operational needs with preservation of existing natural features by retaining a portion of the oak grove and implementing tree protection measures for retained trees. In addition, the proposal includes extensive landscape improvements consisting of canopy trees, ornamental trees, parking lot trees, street trees, native vegetation, stormwater facility plantings, wetland mitigation plantings, and replacement trees that exceed minimum code requirements. Collectively, these improvements will enhance the site's long-term landscape character, canopy coverage, and ecological function.

Harmony of Proposed Buildings to Environment Subsection 4.421 (.01) B.

D17. The surrounding area is developed primarily with industrial and employment uses. The proposed building utilizes architectural materials, colors, and design elements commonly associated with modern industrial development while incorporating enhanced architectural treatments, landscaping, glazing, wood accents, and metal panel features. These elements help establish compatibility with the surrounding industrial environment while creating a distinct architectural identity. Condition of Approval PDD 8 requires additional articulation and material variation on the northwest façade to further enhance compatibility and visual quality.

Special Attention to Drives, Parking, and Circulation – Access Points Subsection 4.421 (.01) C.

D18. Vehicular access to the site is provided through existing and improved access points serving the surrounding industrial area. Access locations have been reviewed through the Transportation Impact Analysis and City engineering review process and are subject to conditions of approval requiring transportation improvements necessary to accommodate project-generated traffic.

Special Attention to Drives, Parking, and Circulation – Interior Circulation Subsection 4.421 (.01) C.

D19. The proposed circulation system provides adequate drive aisle widths, truck maneuvering areas, loading facilities, employee parking areas, and internal connections necessary to safely accommodate warehouse and distribution operations. Freight circulation is generally separated from employee parking areas and pedestrian facilities to reduce conflicts and improve site safety.

Special Attention to Drives, Parking, and Circulation – Pedestrian and Vehicle Separation

Subsection 4.421 (.01) C.

D20. The site design provides pedestrian walkways connecting parking areas to building entrances and other site facilities. Pedestrian circulation is separated from vehicle travel areas except at designated crossing locations. Staff finds that the proposal provides safe and convenient pedestrian access throughout the site.

Special Attention to Drives, Parking, and Circulation – Safe and Convenient Parking Areas

Subsection 4.421 (.01) C.

D21. The proposed parking areas are located adjacent to employee entrances and are designed with standard parking dimensions, adequate maneuvering areas, lighting, landscaping, and pedestrian connections. Staff finds that the parking facilities are safe, convenient, and appropriately designed to serve the development.

Special Attention to Drives, Parking, and Circulation – Parking Detracting from Design

Subsection 4.421 (.01) C.

D22. Parking areas are screened and softened through extensive landscaping, parking lot trees, perimeter landscape buffers, and grade relationships. Parking areas are integrated into the overall site design and do not dominate the appearance of the development when viewed from adjacent streets or properties.

Special Attention to Surface Water Drainage

Subsection 4.421 (.01) D.

D23. The proposed development incorporates multiple stormwater treatment and water quality facilities distributed throughout the site. These facilities are integrated with the landscape design and are designed in accordance with City standards to manage runoff quantity and quality while avoiding adverse impacts to adjacent properties or public infrastructure.

Indication of Sewage Disposal

Subsection 4.421 (.01) E.

D24. Sanitary sewer service will be provided through connection to the City's existing sanitary sewer system. The Stage 2 Final Plan review determined that adequate sanitary sewer capacity exists to serve the proposed development, subject to applicable engineering requirements and conditions of approval.

Advertising Features Do Not Detract

Subsection 4.421 (.01) F.

D25. The applicant has proposed building-mounted and freestanding signage as part of the Sysco facility expansion. The proposed signage is reviewed concurrently with this application through Request E, Class 3 Sign Permit, and has been evaluated for compliance with the applicable requirements of Sections 4.156.01 through 4.156.11 of the Wilsonville Development Code. Any future modification or installation of signage not approved as part of this application shall require separate review and approval in accordance with City sign regulations.

Screening and Buffering of Special Features

Subsection 4.421 (.01) G.

D26. Loading areas, parking areas, waste and recycling facilities, stormwater facilities, and other operational components of the development are screened or buffered through building placement, landscaping, fencing, and other site design features. Staff finds that appropriate screening and buffering measures have been incorporated into the proposed development.

Design Standards Apply to All Buildings, Structures, Signs, and Features

Subsection 4.421 (.02)

D27. The Site Design Review standards apply to all proposed buildings, structures, site improvements, landscaping, lighting, parking areas, and related site features included within the application. Staff finds that, subject to the recommended conditions of approval, the proposed development complies with the applicable standards.

Conditions of Approval to Ensure Proper and Efficient Function

Subsection 4.421 (.05)

D28. The conditions of approval contained in this staff report are necessary to ensure the proper, safe, and efficient functioning of the proposed development and to ensure continued compliance with applicable City standards throughout construction and occupancy.

Color or Materials Requirements

Subsection 4.421 (.06)

D29. The proposed Sysco expansion includes warehouse and distribution buildings designed to function as part of an integrated industrial campus. The building elevations incorporate contemporary industrial materials, including insulated metal wall panels, metal canopies, overhead doors, building-mounted signage, color variation, and changes in panel orientation intended to provide visual interest and reduce the perceived scale of the proposed structures. These treatments are appropriate for the operational needs of a regional food distribution facility while supporting the Site Design Review objectives for high-quality industrial development.

Particular attention has been given to the western façade of Building 3, which will be highly visible from Interstate 5. The approved Option A elevation includes changes in material

orientation, color variation, painted articulation elements, signage, and architectural detailing intended to break up the length and massing of the façade. Conditions of Approval further require four freestanding trellis-style screening structures, approximately 15 feet in height, designed to support climbing vegetation, and trees planted along the entire western façade at intervals not exceeding 50 feet on center. Together, these architectural and landscape treatments will soften the appearance of the building, reduce the visual impact of the long wall plane, and enhance the overall visual quality of the development. Subject to compliance with the conditions of approval, Staff finds the proposed building design satisfies the applicable Site Design Review standards.

Standards for Mixed Solid Waste and Recycling Areas

Mixed Solid Waste and Recycling Areas Colocation

Subsection 4.430 (.02) A.

D30. The proposed development provides co-located solid waste and recycling storage areas designed to serve the office, warehouse, and distribution components of the development. The applicant's narrative indicates that source-separated recyclables and residual solid waste will be collected and stored together within designated storage locations to encourage recycling and facilitate collection operations. Staff finds that the proposal complies with the intent and requirements of Section 4.430(.02)(A).

Exterior vs. Interior Storage, Fire Code, Number of Locations

Subsections 4.430 (.02) C.-F.

D31. The applicant proposes to locate all solid waste, recycling, and compactor facilities within the interior of the proposed warehouse and distribution buildings. No outdoor solid waste or recycling storage areas, compactors, dumpsters, or related waste handling facilities are proposed. By locating these facilities entirely within enclosed structures, the proposal minimizes visual impacts, avoids conflicts with required setbacks and circulation areas, and reduces potential noise and odor impacts on surrounding properties. Final compliance with applicable Building and Fire Code requirements will be verified through the building permit review process. Staff finds that the proposal complies with the location requirements of Section 4.430(.02)(C) through (F).

Collection Vehicle Access, Not Obstruct Traffic or Pedestrians

Subsection 4.430 (.02) G.

D32. The applicant submitted a service provider letter from Republic Services confirming that the proposed solid waste and recycling storage areas are accessible to collection vehicles. The storage areas are served by internal drive aisles and are located so as not to obstruct pedestrian circulation, parking lot maneuvering areas, vehicle circulation routes, or adjacent public streets. Collection vehicles can access and leave the site without backing onto a public street. Staff finds that the proposal complies with Section 4.430(.02)(G).

Dimensions Adequate to Accommodate Planned Containers
Subsection 4.430 (.03) A.

D33. The applicant's narrative and Republic Services service provider letter indicate that the proposed waste and recycling storage facilities are sized to accommodate the planned compactors, containers, and collection methods currently utilized by the franchised hauler. Staff finds that the proposed storage areas are adequately sized and comply with Section 4.430(.03)(A).

Site Design Review Submission Requirements

Submission Requirements
Section 4.440

D34. The applicant submitted all materials necessary to conduct Site Design Review, including site plans, architectural elevations, landscape plans, utility plans, transportation analysis, stormwater reports, environmental studies, and supporting technical documentation. The submitted materials are sufficient to evaluate compliance with the applicable Site Design Review criteria.

Time Limit on Site Design Review Approvals

Void after 2 Years
Section 4.442

D35. Pursuant to Section 4.442, Site Design Review approval shall become void unless exercised within the time period established by the Wilsonville Development Code. The applicant has indicated an intent to proceed with development within the applicable approval period and understands that any extension must be approved by the City in accordance with Code requirements.

Installation of Landscaping

Landscape Installation or Bonding
Subsection 4.450 (.01)

D36. Condition of Approval PDD 2 requires all approved landscaping to be installed prior to occupancy or secured through a financial guarantee acceptable to the City. Subject to compliance with this condition, the proposal complies with Section 4.450(.01).

Approved Landscape Plan Binding
Subsection 4.450 (.02)

D37. Condition of Approval PDD 3 requires the applicant to install landscaping in substantial conformance with the approved landscape plans. Staff finds that this condition ensures ongoing compliance with Section 4.450(.02).

Landscape Maintenance and Watering
Subsection 4.450 (.03)

D38. Condition of Approval PDD 4 requires all landscaping to be maintained in a healthy and growing condition throughout the life of the development. The landscape plans also provide for permanent irrigation facilities to support long-term plant establishment and survival. Subject to compliance with these requirements, the proposal complies with Section 4.450(.03).

Limitation on Modifications of Landscaping
Subsection 4.450 (.04)

D39. Condition of Approval PDD 4 prohibits removal, modification, or replacement of required landscaping except in accordance with City review procedures. Staff finds that this condition provides ongoing assurance of compliance with Section 4.450(.04).

Landscaping Standards

Shrubs and Groundcover Materials Requirements
Subsection 4.176 (.06) A.

D40. The applicant's landscape plan identifies a diverse mix of shrubs, groundcovers, native plantings, and stormwater vegetation that meet the minimum installation size requirements of the Wilsonville Development Code. The landscape palette includes a variety of canopy trees, ornamental trees, shrubs, grasses, and native species distributed throughout parking areas, perimeter landscape buffers, stormwater facilities, wetland mitigation areas, and open space areas. Plant materials include species such as vine maple, western red cedar, Oregon grape, snowberry, red-flowering currant, kinnikinnick, and other native and adaptive species selected to provide year-round visual interest, habitat value, drought tolerance, and long-term landscape performance. The landscape plan also incorporates October Glory red maple, Espresso Kentucky coffeetree, Armstrong red maple, kousa dogwood, Blue Colorado spruce, Green Spire littleleaf linden, and Green Vase zelkova as part of the site's tree planting program. Staff finds that the proposed landscape plan provides a diverse and resilient planting palette consistent with the intent of Section 4.176(.06)(A). Condition of Approval PDD 5 requires compliance with all detailed planting standards contained in Section 4.176(.06)(A).

Plant Material Requirements – Trees
Subsection 4.176 (.06) B.

D41. The landscape plans indicate that proposed trees will be installed in accordance with the minimum size, quality, and species requirements of the Wilsonville Development Code. The proposed tree palette includes a diverse mix of canopy, ornamental, evergreen, and native tree species, including October Glory red maple, Espresso Kentucky coffeetree, Armstrong red maple, Green Vase zelkova, Green Spire littleleaf linden, kousa dogwood, Blue Colorado spruce, western red cedar, and vine maple. The selected species provide

seasonal interest, visual screening, shade, habitat value, and long-term canopy coverage while promoting species diversity throughout the site. Staff finds that the proposed tree materials and planting program comply with the requirements and intent of Section 4.176(.06)(B).

Plant Species Requirements Subsection 4.176 (.06) E.

D42. The landscape plan incorporates a variety of native and non-invasive plant species appropriate for the site and demonstrates compliance with applicable plant selection standards. Native species are utilized throughout the development, including within stormwater and mitigation areas. Staff finds that the proposal complies with Section 4.176(.06)(E).

Landscape Installation and Maintenance Standards Subsection 4.176 (.07)

D43. The submitted landscape plans and proposed conditions of approval ensure compliance with the installation and maintenance standards of Section 4.176(.07). Required landscaping shall be installed in accordance with accepted industry standards, maintained in a healthy condition, irrigated as necessary, and replaced in-kind if plant materials fail within the required establishment period. Condition of Approval PDD 6 ensures continued compliance with these standards.

Landscape Plan Requirements Subsection 4.176 (.09)

D44. The applicant submitted landscape plans prepared by a qualified design professional. The plans are drawn to scale and identify existing and proposed landscape areas, plant species, installation sizes, quantities, irrigation methods, and planting locations. Plant materials are identified by both common and botanical names. Staff finds that the submitted plans satisfy the requirements of Section 4.176(.09).

Completion of Landscaping Subsection 4.176 (.10)

D45. The applicant has not requested a deferral of landscaping installation. All required landscaping shall be installed prior to occupancy unless otherwise authorized through a financial guarantee approved by the City. Subject to compliance with Condition of Approval PDD 2, the proposal complies with Section 4.176(.10).

Outdoor Lighting

Applicability of Outdoor Lighting Standards Sections 4.199.20 and 4.199.60

D46. The proposed Sysco expansion includes new exterior lighting associated with building entrances, employee parking areas, loading areas, pedestrian walkways, circulation routes, and other site improvements. Because new outdoor lighting is proposed as part of the development, the Outdoor Lighting Standards contained in Sections 4.199.20 through 4.199.60 apply to the proposal.

Outdoor Lighting Zones Section 4.199.30

D47. The subject property is located within Lighting Zone 2 (LZ2), which applies to areas of moderate ambient lighting where lighting is intended to balance site safety and functionality with protection from excessive light trespass and glare. The applicant's lighting design has been prepared using the standards applicable to Lighting Zone 2.

Optional Lighting Compliance Methods Subsection 4.199.40 (.01) A.

D48. Section 4.199.40 allows applicants to demonstrate compliance with either the Prescriptive Method or the Performance Method. The applicant has elected to utilize the Prescriptive Method and has submitted lighting plans, luminaire specifications, and supporting information demonstrating compliance with the applicable prescriptive standards for outdoor lighting. The proposed lighting fixtures are designed and located to provide adequate illumination for building entrances, parking areas, pedestrian pathways, loading areas, and site circulation while minimizing glare, light trespass, and adverse impacts on adjacent properties. Staff finds that the proposed outdoor lighting system complies with the requirements of Section 4.199.40, subject to compliance with the approved plans and applicable conditions of approval.

Maximum Lamp Wattage and Shielding Subsection 4.199.40 (.01) B.1. and Table 7

D49. The applicant's lighting plans and luminaire specifications indicate that the proposed lighting fixtures comply with the shielding, fixture design, and upright limitations applicable under the Prescriptive Method of Section 4.199.40. The submitted materials demonstrate that the proposed luminaires are designed to minimize glare, reduce light trespass, and limit direct upright through the use of fully shielded or appropriately directed fixtures consistent with the requirements of Table 9 and Section 4.199.40(.01)(C)(1). Staff finds that the proposed lighting system complies with the applicable shielding and upright standards and will provide safe and effective site illumination while minimizing impacts on adjacent properties.

Maximum Mounting Height Subsection 4.199.40 (.01) B.3.

D50. The submitted lighting plans and fixture specifications indicate that the proposed light poles and building-mounted fixtures comply with the maximum mounting height limitations applicable to Lighting Zone 2. Nothing in the submitted materials indicates that the proposed fixtures exceed the maximum allowable mounting heights established by Section 4.199.40(.01)(C)(3). Staff finds that the proposal complies with this standard.

Lighting Curfew

Subsection 4.199.40 (.01) D.

D51. The applicant proposes to utilize the standard Lighting Zone 2 curfew requirements. The lighting narrative indicates that non-essential lighting will comply with the applicable Lighting Zone 2 curfew beginning at 10:00 p.m. Staff finds that the proposal complies with the lighting curfew requirements of Section 4.199.40(.01)(D).

Luminaire Setback

Subsection 4.199.40 (.01) B. 4.

D52. The subject property is bordered by the same base zoning and the same lighting zone on all sides. Staff understands the three times mounting height setback to only apply where the property abuts a lower lighting district. A Condition of Approval will ensure the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Lighting Plan Submittal Requirements

Section 4.199.50

D53. The applicant submitted a lighting plan, photometric analysis, fixture specifications, mounting height information, and luminaire cut sheets sufficient to evaluate compliance with the Outdoor Lighting Standards. Staff finds that the submitted materials satisfy the lighting plan submittal requirements of Section 4.199.50.

Request E: Class 3 Sign Permit

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Sign Regulations Purpose and Objectives

Section 4.156.01(.01)

E1. The purpose of the City's sign regulations is to foster an aesthetically pleasing, functional, and economically vital community while promoting public health, safety, and welfare. As part of the proposed development, the applicant has identified conceptual locations for both monument and building-mounted signage. The proposed sign locations are integrated into the overall site design and building architecture, allowing for site identification and wayfinding while minimizing visual clutter and maintaining compatibility with the scale and character of the industrial development. The monument sign is located to provide

visibility to site visitors without interfering with vehicular circulation or sight distance, and the building-mounted signage is incorporated into the architectural design of the proposed structures. Through the use of coordinated sign locations and architectural integration, the proposal supports effective site identification while furthering the aesthetic and functional objectives of Section 4.156.01. Final review of sign dimensions, materials, illumination, and other design details will occur through a separate Sign Permit application.

Class III Sign Permit Applicability Section 4.156.02(.06)

- E2.** The proposed Sysco expansion includes conceptual monument signage and building-mounted signage intended to provide site identification and wayfinding for employees, visitors, and freight operators. As shown on Sheet 20 of the Preliminary Signage Plan, the applicant proposes two monument signs, each measuring approximately eight (8) feet in width and five (5) feet in height, located near primary site access points to assist with site identification and circulation. Building-mounted Sysco signage is also illustrated on the architectural elevations and is intended to be incorporated into the overall building design. The proposed signage is associated with a new industrial development that is subject to Development Review Board review through the concurrent Site Design Review and related land use applications. While the preliminary plans identify the location, general type, and conceptual size of the monument signage, final details regarding sign area calculations, materials, illumination, lettering, colors, and the dimensions of the building-mounted signage have not been submitted for approval. Pursuant to Section 4.156.02(.06), sign permit applications associated with development requiring Development Review Board review and not subject to a Master Sign Plan are processed as a Class III Sign Permit. Because the proposed signage is associated with a new development requiring DRB review and no Master Sign Plan is proposed, staff finds that review of the conceptual signage through the Class III Sign Permit process is appropriate and consistent with the requirements of Section 4.156.02.

Class 3 Sign Permit Criteria

Class 2 Sign Permit Review Criteria: Generally and Site Design Review Subsection 4.156.02 (.05) F.

- E3.** As indicated in the findings below, the applicant proposes conceptual monument signage and building-mounted signage associated with the expansion of the existing Sysco distribution facility. The proposed signage is typical of industrial and distribution facilities within the surrounding area and is intended to provide identification and wayfinding functions. The location and scale of the conceptual signage are compatible with the proposed industrial development and surrounding industrial uses. No evidence has been presented, nor testimony received, demonstrating that the proposed signage would adversely affect the visual character of the surrounding area.

Class 2 Sign Permit Review Criteria: Compatibility with Zone

Subsection 4.156.02 (.05) F. 1.

- E4.** As indicated in the findings below, the applicant proposes conceptual monument signage and building-mounted signage associated with the expansion of the existing Sysco distribution facility. The Preliminary Signage Plan identifies two monument signs located near the primary site access points to provide site identification and wayfinding for employees, visitors, and freight operators. Building-mounted Sysco signage is also proposed on the building elevations, including signage incorporated into the western façade of Building 3 facing Interstate 5. The proposed signage is typical of industrial and distribution facilities within the surrounding area and is designed to function as an integrated component of the overall site and building design. The location, scale, and character of the conceptual signage are compatible with the proposed industrial development and surrounding industrial uses. No evidence has been presented, nor testimony received, demonstrating that the proposed signage would adversely affect the visual character of the surrounding area.

Class 2 Sign Permit Review Criteria: Nuisance and Impact on Surrounding Properties

Subsection 4.156.02 (.05) F. 2.

- E5.** There is no evidence, and no testimony has been received, suggesting proposed signs would create a nuisance or negatively impact the value of surrounding properties.

Class 2 Sign Permit Review Criteria: Items for Special Attention

Subsection 4.156.02 (.05) F. 3.

- E6.** The proposed monument and building-mounted signage has been incorporated into the overall site design and building architecture. The conceptual sign locations do not conflict with building entrances, landscaping, circulation patterns, or other site improvements proposed as part of the development.

Sign Measurement

Measurement of Cabinet Signs

Subsection 4.156.03 (.01) A.

- E7.** The sign measurements use rectangles, as allowed.

Freestanding and Ground Mounted Signs in the PDC, TC, PDI, and PF Zones

General Allowance

Subsection 4.156.08 (.01) A.

E8. As shown on the Preliminary Signage Plan, the applicant proposes two monument signs to serve the expanded Sysco campus. One monument sign is located near the northern site entrance from Printer Parkway, and a second monument sign is located near the primary access point serving the existing and proposed Sysco facilities. The monument signs are intended to provide facility identification, directional information, and wayfinding for employees, visitors, delivery vehicles, and freight operators accessing the site. The subject property contains substantial frontage along SW Parkway Center Drive and SW Parkway Avenue, providing adequate frontage to accommodate monument signage consistent with the provisions of Section 4.156.08. Staff finds that the proposed monument sign locations support site circulation and identification needs while remaining compatible with the scale and function of the proposed industrial development.

Allowed Height

Subsection 4.156.08 (.01) B.

E9. The Preliminary Signage Plan identifies two monument signs, each measuring approximately eight (8) feet in width and five (5) feet in height. Pursuant to Section 4.156.08, monument signs within the PDI-RSIA zone may be permitted subject to the applicable height, area, setback, and design standards of the Wilsonville Development Code. The proposed monument signs are substantially below the maximum permitted height of 20 feet and are appropriately scaled for the size and function of the Sysco distribution facility. Staff finds that the proposed monument signs comply with the applicable dimensional standards of this subsection.

Allowed Area

Subsection 4.156.08 (.01) C.

E10. The Preliminary Signage Plan identifies two monument signs, each measuring approximately eight (8) feet in width and five (5) feet in height, for an approximate sign area of forty (40) square feet per sign. The proposed monument signs are intended to provide site identification and wayfinding for the expanded Sysco distribution facility. Staff reviewed the proposed sign dimensions and finds that the sign area of each monument sign is within the maximum area of 64 square feet permitted by Section 4.156.08(.01)(C). Therefore, staff finds that the proposed monument signs comply with the applicable sign area requirements of this subsection.

Pole or Sign Support Placement Vertical

Subsection 4.156.08 (.01) D.

E11. The Preliminary Signage Plan identifies two monument signs intended to provide site identification and wayfinding for the expanded Sysco distribution facility. While final construction details will be reviewed through the sign permit process, the submitted plans depict conventional freestanding monument signs with vertically oriented sign faces and

support structures. Staff finds that the proposal is consistent with the intent of Section 4.156.08(.01)(D).

Extending Over Right-of-Way, Parking, and Maneuvering Areas

Subsection 4.156.08 (.01) E.

E12. As shown on the Preliminary Signage Plan, the applicant proposes two freestanding monument signs located near the primary site access points serving the expanded Sysco distribution facility. The submitted plans depict the monument signs outside of public rights-of-way and outside of required parking, loading, and vehicle maneuvering areas. The proposed sign locations are intended to provide visibility and wayfinding without interfering with vehicular circulation, freight operations, pedestrian movement, or site access. Final verification of sign placement, setbacks, easement conflicts, and utility clearances will occur through the sign permit and building permit review process. Subject to compliance with the applicable conditions of approval, staff finds that the proposed monument signs satisfy the requirements of Section 4.156.08(.01)(E).

Design of Freestanding Signs to Match or Complement Design of Buildings

Subsection 4.156.08 (.01) G.

E13. The proposed signage is coordinated with the building design.

Width Not Greater Than Height for Signs Over 8 Feet

Subsection 4.156.08 (.01) H.

E14. The Section 4.156.08(.01)(H) applies to freestanding signs exceeding eight (8) feet in height. As shown on the Preliminary Signage Plan, the proposed monument signs are approximately five (5) feet in height and therefore do not exceed the threshold that would trigger this standard. Accordingly, the requirements of Section 4.156.08(.01)(H) are not applicable to the proposed monument signs.

Sign Setback

Subsection 4.156.08 (.01) J.

E15. The Preliminary Signage Plan depicts two freestanding monument signs located near the primary site access points serving the expanded Sysco distribution facility. The proposed sign locations are situated adjacent to internal driveways and outside of public rights-of-way, sidewalks, parking areas, and vehicle maneuvering areas. Based on the submitted plans, the monument signs are capable of meeting the applicable setback requirements of Section 4.156.08(.01)(J). Final verification of sign setbacks, property line clearances, and compliance with all applicable dimensional standards will occur through the sign permit review process. Therefore, staff finds that the proposed monument sign locations are consistent with the intent of this subsection.

Address Required to be on Sign
 Subsection 4.156.08 (.01) K.

E16. The Preliminary Signage Plan depicts the location and general design of the proposed monument signs; however, the plans do not identify the street address on the monument signage. Condition of Approval PDE 3 requires the applicant to incorporate the approved site address on all freestanding monument signs prior to sign installation, unless otherwise approved by Tualatin Valley Fire & Rescue. Subject to compliance with Condition PDE 4, staff finds that the proposal satisfies the requirements of Section 4.156.08(.01)(K).



Example Monument Sign

Building Signs in the PDC, PDI , and PF Zones

Establishing whether Building Facades are Eligible for Signs
 Subsection 4.156.08 (.02) A. and 4.156.08(.02) B.5.a

E17. Two (2) facades of the proposed buildings are sign eligible as follows:

Façade	Sign Eligible	Criteria making sign eligible
North	Yes (All buildings)	Visible from Parkway Center Ave
East	No	
South	No	
West	Yes (All buildings)	I-5 and Parkway Ave frontage

The proposed development will be occupied by a single tenant, Sysco Portland, Inc., and includes conceptual building-mounted signage integrated into the proposed warehouse and distribution facilities. Based on the submitted architectural elevations and Preliminary Signage Plan, the west façade of Building 3 is sign eligible because it fronts Interstate 5 and provides regional visibility. In addition, building façades containing primary building entrances and visible from public streets or internal circulation corridors are sign eligible pursuant to Sections 4.156.08(.02)(A) and 4.156.08(.02)(B)(5)(a). The north and west façades front a public street, contain a primary public entrance, or otherwise qualify as sign-eligible façades under the submitted sign plan. The proposed building-mounted Sysco signage is located on sign-eligible façades and is intended to provide facility identification and wayfinding for employees, visitors, and freight operators accessing the site. Staff finds that the proposed building-mounted signage is consistent with the requirements of Sections 4.156.08(.02)(A) and 4.156.08(.02)(B)(5)(a).

Building Sign Area Allowed

Subsection 4.156.08 (.02) B. 1.

E18. The Preliminary Signage Plan and architectural elevations identify conceptual building-mounted Sysco signage on sign-eligible building façades. Pursuant to Section 4.156.08(.02)(B)(1), the maximum allowable sign area is determined by the length of the sign-eligible façade. The proposed warehouse and distribution buildings contain façades that substantially exceed seventy-two (72) linear feet in length and are therefore eligible for sign area allowances greater than the base allowance established by the code. The conceptual building-mounted signage illustrated on the submitted plans is approximately 238 square feet in size, exceeding the 200-square-foot maximum for each façade. A condition of approval will ensure that building signs do not exceed 200 square feet in size.

Building Sign Length Not to Exceed 75 Percent of Façade Length

Subsection 4.156.08 (.02) C.

E19. The proposed building signs do not exceed 75% of the length of the west façades.

Building Sign Height Allowed

Subsection 4.156.08 (.02) D.

E20. The Preliminary Signage Plan and architectural elevations depict building-mounted Sysco signage integrated into the building architecture. The proposed signage is located within identifiable architectural areas of the building elevations and is designed to function as a coordinated component of the overall building design. Based on the submitted plans, the proposed building-mounted signage maintains adequate separation from rooflines, building edges, and other architectural features to allow the signage to be visually integrated into the building façade. Staff finds that the conceptual building-mounted signage is consistent with the requirements of Section 4.156.08(.02)(D).



Example Building Signage

Site Design Review

Excessive Uniformity, Inappropriate Design

Subsection 4.400 (.01)

E21. With quality materials and design, the proposed signs will not result in excessive uniformity, inappropriateness or poor design, and the proper attention has been paid to site development.

Purpose and Objectives

Subsection 4.400 (.02) and Subsection 4.421 (.03)

E22. The sign allowances are scaled and designed appropriately related to the subject site and the appropriate amount of attention has been given to visual appearance. The signs include the building address and business logo providing local emergency responders and other individual's reference for the location of this development.

Design Standards

Subsection 4.421 (.01)

E23. The Preliminary Signage Plan and architectural elevations identify conceptual monument signage and building-mounted Sysco signage intended to provide facility identification and wayfinding for employees, visitors, and freight operators accessing the site. The proposed signage has been integrated into the overall site design and building architecture and is appropriately scaled relative to the size and function of the proposed warehouse and distribution facilities. The sign locations complement the industrial character of the development and support visibility from primary transportation corridors, including Interstate 5 and the site's primary access points. Staff finds that the proposed signage is compatible with the design of the development and surrounding industrial uses and will not detract from the visual appearance of adjacent properties.

Design Standards and Signs

Subsection 4.421 (.02)

E24. Design standards have been applied to the proposed signs, as applicable, see Findings E16-E18 above.

Color or Materials Requirements

Subsection 4.421 (.06)

E25. The Preliminary Signage Plan and architectural elevations depict monument signage and building-mounted Sysco signage that is integrated into the overall design of the proposed development. The conceptual signage utilizes a limited color palette consistent with Sysco's corporate branding and is compatible with the building materials, architectural features, and industrial character of the site. The proposed signage is designed to complement the overall development and provide facility identification without detracting from surrounding properties or transportation corridors. Staff finds that the proposed signage is consistent with the color and material objectives of Section 4.421(.06). Final review of sign colors, materials, finishes, and illumination will occur through the Class III Sign Permit review process.

Site Design Review-Procedures and Submittal Requirements

Section 4.440

E26. The applicant has submitted a preliminary sign plan as required by this section.

Request F: Type C Tree Removal Plan

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Type C Tree Removal – General

Tree Related Site Access

Subsection 4.600.50 (.03) A.

F1. The applicant acknowledges the City's authority to access the property as reasonably necessary to verify information related to tree preservation, tree removal, replacement plantings, mitigation measures, and compliance with the approved plans and conditions of approval.

Review Authority

Subsection 4.610.00 (.03) B.

F2. The requested tree removal is associated with a concurrent Stage 2 Final Plan and Site Design Review application reviewed by the Development Review Board. Pursuant to Section 4.610.00(.03)(B), the Development Review Board is the review authority for the proposed tree removal request.

Conditions of Approval
Subsection 4.610.00 (.06) A.

F3. The recommended conditions of approval address tree protection, replacement, mitigation, and landscape installation requirements. Staff finds that no additional conditions are necessary under this subsection beyond those already recommended within this staff report.

Completion of Operation
Subsection 4.610.00 (.06) B.

F4. Tree removal activities are anticipated to occur in conjunction with site preparation and grading associated with the approved development. Staff finds that completion of tree removal prior to construction of the proposed building and site improvements constitutes a reasonable timeframe for completion of the approved operation.

Security for Permit Compliance
Subsection 4.610.00 (.06) C.

F5. Staff does not recommend a separate bond or financial security specific to tree removal activities. Compliance with tree replacement, landscaping, and mitigation requirements will be ensured through the landscape installation requirements, conditions of approval, and any required financial assurances associated with the overall development.

Tree Removal Standards
Subsection 4.610.10 (.01)

F6. The proposed tree removal complies with the standards of Section 4.610.10(.01) as follows:

- **Significant Resource Overlay Zone:** No trees proposed for removal are located within the Significant Resource Overlay Zone (SROZ). The tree removal request is therefore not associated with impacts to protected tree resources within the SROZ.
- **Preservation and Conservation:** The submitted arborist report inventoried approximately fifty (50) trees on the subject property. Of these trees, twenty-one (21) are located within the area proposed for development on future Parcel 5. One inventoried tree was determined to be dead and one tree has a diameter less than six inches and therefore is not subject to mitigation requirements. The inventoried trees include a mix of native and non-native species including Oregon white oak, ponderosa pine, Douglas-fir, Austrian pine, red oak, western red cedar, Norway maple, sweet cherry, English hawthorn, and Oregon ash. The applicant proposes to preserve approximately thirty-one (31) trees located outside the primary development area and remove nineteen (19)

trees necessary to accommodate the proposed building, parking, circulation, utility, and stormwater improvements.

- **Development Alternatives:** The proposed building footprint, truck maneuvering areas, parking facilities, utility infrastructure, and stormwater improvements require removal of trees within the development area. Staff finds that tree removal has been minimized to the extent practicable while still allowing reasonable industrial development of the property.
- **Land Clearing:** Land clearing and grading activities are limited to areas necessary for construction of the proposed warehouse expansion, circulation facilities, parking areas, utilities, landscaping, and associated site improvements.
- **Compliance with Statutes and Ordinances:** The applicant proposes replacement and mitigation planting that exceeds the minimum requirements of the Wilsonville Tree Preservation and Protection Ordinance. The proposal includes tree protection measures, replacement planting, and landscape improvements consistent with applicable City standards.
- **Limitation:** Tree removal is limited to those trees necessary to accommodate approved development activities, site improvements, grading, utilities, and associated construction activities.
- **Additional Standards:** The applicant submitted a tree inventory and arborist report identifying existing tree conditions, species, and preservation opportunities. No utilities are proposed in locations that would create unnecessary adverse impacts to preserved trees.

Review Process

Subsection 4.610.40 (.01)

- F7. The tree removal request is being reviewed concurrently with the associated Stage 2 Final Plan, Site Design Review, and related land use applications. The review process is therefore consistent with the requirements of Section 4.610.40(.01).

Tree Maintenance and Protection Plan

Section 4.610.40 (.02)

- F8. The applicant submitted tree protection and preservation information within the arborist report and supporting site plans. Tree protection fencing is shown around the trees designated for preservation outside the primary development area. No protection fencing is shown within the development footprint because no trees are proposed to remain within the active construction area. Staff finds that the submitted tree protection measures satisfy the intent of Section 4.610.40(.02).

Replacement and Mitigation

Tree Replacement Requirement

Subsection 4.620.00 (.01)

F9. The applicant's arborist report identifies 86 inventoried trees on the subject property, of which 73 trees are proposed for removal and 13 trees are proposed for retention and protection during construction. The applicant also proposes installation of approximately 108 new trees throughout the development site as part of the approved landscape plan. Collectively, the proposed landscaping, tree preservation measures, and replacement planting program will substantially increase the long-term tree canopy and landscape character of the site. The proposed mitigation exceeds the minimum tree replacement requirements of Section 4.620.00(.01) and is consistent with the purpose of the City's Tree Preservation and Protection regulations.

Basis for Determining Replacement and Replacement Trees

Subsections 4.620.00 (.02) and (.03)

F10. The proposed replacement trees meet the minimum size, quality, and species requirements of the Wilsonville Development Code. As shown on the approved landscape plans, the replacement tree program includes a diverse mix of deciduous, evergreen, ornamental, and native tree species distributed throughout parking areas, perimeter landscape buffers, stormwater facilities, wetland mitigation areas, and open space areas. Species include October Glory red maple, Espresso Kentucky coffeetree, Armstrong red maple, Green Vase zelkova, Green Spire littleleaf linden, kousa dogwood, Blue Colorado spruce, western red cedar, and vine maple. The proposed tree palette promotes species diversity, improves long-term canopy coverage, enhances site aesthetics, and contributes to the ecological function of the development through the incorporation of native and adaptive species. Staff finds that the proposed replacement tree program is consistent with the requirements and intent of the Wilsonville Development Code and will provide substantial long-term landscape and environmental benefits to the site.

Replacement Tree Stock Requirements

Subsection 4.620.00 (.04)

F11. The planting notes contained on Landscape Sheet L101 specify tree quality, installation standards, and stock requirements consistent with accepted industry standards and the requirements of Section 4.620.00(.04). Staff finds that the proposed replacement stock satisfies this criterion.

Replacement Tree Locations

Subsection 4.620.00 (.05) A.

F12. The applicant proposes to locate replacement trees throughout the development site within parking lot landscape islands, perimeter landscape buffers, street frontage improvements, stormwater facilities, and other landscaped areas. Staff finds that replacement trees are

appropriately located on-site and are compatible with the proposed development pattern and operational needs of the facility.

Protection of Preserved Trees

Tree Protection During Construction

Section 4.620.10

F13. Section 4.620.10 requires preservation measures to protect retained trees from damage during grading, excavation, utility installation, vehicle operation, material storage, and other construction activities. The applicant's plans identify trees designated for preservation and include tree protection measures intended to prevent damage during construction. Condition of Approval PDD 4 requires installation and maintenance of protective fencing at the drip line of preserved trees prior to commencement of grading, excavation, utility work, or other site-disturbing activities.

Condition of Approval PDD 4 further requires that no grading, trenching, soil stockpiling, vehicle parking, material storage, equipment operation, or other construction activity occur within designated tree protection areas unless specifically approved by the City. These measures will protect root systems, trunks, and canopy areas of preserved trees throughout the construction process. The proposed tree protection measures are consistent with the objectives of Section 4.620.10 to preserve and protect trees designated for retention on the site. Subject to compliance with Condition of Approval PDD 4 and all approved tree protection measures, Staff finds that the proposal complies with the requirements of Section 4.620.10.

Request G: Lot Line Adjustment

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Lot Line Adjustments

Authorization of Land Divisions

Subsection 4.202 (.08)

G1. The proposed lot line adjustment is subject to the standards and procedures established in Section 4.233, and the boundaries between adjoining lots or parcels are not being altered without compliance with the standards.

Application Procedures for Land Divisions

Section 4.210

G2. The applicant's submitted materials satisfy the requirements of this Code section. Approval of the lot line adjustment is effective for two (2) years in which time the applicant must take

action to record the adjustment with Clackamas County. Time extension may be granted per Section 4.023. The applicant shall provide a copy of the lot line adjustment recorded with the Clackamas County Surveyor's Office to the city's Engineering Division. If the lot line adjustment is not recorded with the Clackamas County Surveyor's office prior to its expiration, this approval is void.

Review Process

Subsections 4.233 (.01) and 4.030 (.01) B. 6. a.

G3. The applicant proposes a lot line adjustment involving Tax Lots 01100, 401, 402, and 403 as part of the Sysco Wilsonville Re-Zone and Facility Expansion Master Plan. The proposed lot line adjustment modifies existing property boundaries without creating any additional lots or parcels. The adjustment is necessary to accommodate the proposed building expansion and associated site improvements. Therefore, the proposal complies with this subsection. See Exhibit B2, Sheet 02B. The Planning Director, as authorized in Section 4.030, has referred the Class II Administrative Review to the Development Review Board for review as the lot consolidation is associated with the Public Works Facility development and the Development Review Board reviews these requests concurrently.

Conformance with Zone Requirements

Subsection 4.233 (.02)

G4. The resulting lots conform to the requirements of the Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) Zone. The resulting parcels will contain approximately 155,385 square feet (Tax Lot 01100), 699,318 square feet (Tax Lot 401), 1,739,350 square feet (Tax Lot 402), and 33,095 square feet (Tax Lot 403). The PDI-RSIA Zone does not establish a minimum lot size and the lot line adjustment does not create any nonconforming lots, setbacks, access deficiencies, or other zoning violations. The proposal therefore complies with this subsection.

Dedication of Property

Subsection 4.233 (.03)

G5. The tentative plat identifies right-of-way dedications associated with the proposed development. Any property dedicated to the City as part of the final plat process may be conveyed by deed in accordance with this subsection.

Street Requirements for Land Divisions

Conformity to Transportation System Plan

Subsection 4.236 (.01)

G6. The proposed lot line adjustment and associated development have been reviewed for consistency with the City's Transportation System Plan. No new public streets are proposed. Required frontage improvements and right-of-way dedications are addressed through the associated Site Design Review and Master Plan applications.

Relation to Adjoining Street System
Subsection 4.236 (.02)

G7. The lot line adjustment does not alter the existing street system or adversely affect connectivity. Access to the site will continue to be provided from SW Parkway Avenue, SW Parkway Center Drive, SW Burns Way, and Wiedemann Road.

General Requirements – Easements

Utility Line Easements
Subsection 4.237 (.02) A.

G8. Existing and proposed utility easements are identified in the submitted plans. Additional utility easements may be required during final engineering review to accommodate public water, sanitary sewer, stormwater, franchise utilities, and private utility facilities. All required easements shall be recorded prior to final recording of the lot line adjustment.

General Requirements – Lot Size and Shape

Lot Size and Shape
Subsection 4.237 (.05)

G9. The resulting parcels are appropriately sized and configured for industrial development and continued operation of the Sysco facility. The lot line adjustment is specifically designed to accommodate the proposed building expansion, parking, loading areas, utilities, landscaping, stormwater facilities, and circulation improvements.

Commercial and Industrial Lots
Subsection 4.237 (.05) B.

G10. The resulting parcels are adequate in size and dimension to support industrial development. The proposed lot configuration provides sufficient area for required parking, loading, circulation, utility infrastructure, landscaping, and future development activities.

Access
Subsection 4.237 (.06)

G11. The resulting parcels maintain legal access to the public street system. The lot line adjustment does not create any landlocked parcels and does not reduce access below the minimum standards applicable to the PDI-RSIA Zone.

Through Lots
Subsection 4.237 (.07)

G12. The proposed lot line adjustment does not create any through lots.

Lot Side Lines
Subsection 4.237 (.08)

G13. The proposed lot lines have been configured to accommodate existing and proposed industrial development while maintaining practical lot dimensions and access. Due to the existing site configuration and development pattern, the lot lines are as perpendicular as practicable to adjacent rights-of-way.

Large Lot Land Divisions
Subsection 4.237 (.09)

G14. The proposed lot line adjustment will not preclude future development or future division of the subject property should such actions be proposed in accordance with City regulations. The resulting parcel configuration allows for orderly future development.

Land for Public Purposes
Subsection 4.237 (.12)

G15. No additional reservation of land for public purposes is recommended beyond the right-of-way dedications identified required as conditions of approval.

Corner Lots
Subsection 4.237 (.13)

G16. Existing and proposed corner conditions comply with the minimum corner radius requirements and no modifications are proposed that would create nonconforming corner conditions.

Lots of Record
Section 4.250

G17. The existing properties are legal lots of record. Upon approval and recording of the final lot line adjustment survey and associated documents, the adjusted parcels shall remain legal lots of record in accordance with this section.

Request H: Standard Significant Resource Overlay Zone (SROZ) Map Verification

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

SROZ Map Verification

Requirements and Process
Section 4.139.05

- H1.** Consistent with the requirements of this section, a verification of the SROZ boundary is required as the applicant requests a land use decision. The applicant conducted a detailed site analysis consistent with the requirements of this section, which the City's Natural Resources Manager reviewed and approved.

Request I: Standard Significant Resource Impact Report (SRIR) Review

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Significant Resource Overlay Zone

Applicability of SROZ Regulations
Section 4.139

- I1.** The subject property contains a Significant Resource Overlay Zone (SROZ) associated with natural resource areas located on portions of the parent property. The applicant submitted a Significant Resource Impact Report (SRIR), wetland delineation materials, and supporting environmental documentation to identify the extent of the SROZ and evaluate potential impacts from the proposed development.

Purpose of the SROZ
Subsection 4.139 (.01)

- I2.** The purpose of the Significant Resource Overlay Zone is to protect, conserve, and manage environmentally significant natural resources including wetlands, streams, riparian corridors, wildlife habitat, and associated ecological functions. The proposed development has been designed to avoid direct impacts to the identified SROZ resources and therefore supports the purpose and intent of the overlay district.

Identification of Significant Resources
Subsection 4.139 (.02)

- I3.** The applicant submitted environmental documentation sufficient to identify the location and extent of significant natural resources located on and adjacent to the site. The submitted materials identify the boundaries of wetlands, associated buffers, and other protected natural resource areas comprising the SROZ. The Significant Resource Impact Report and supporting exhibits demonstrate that the boundaries of the SROZ have been accurately delineated and incorporated into the development plans.

The SROZ includes two constructed drainageways (southern and eastern edges of the property) and an associated wetland area (Wetland A). In addition, outside the SROZ, the site contains an isolated wetland (Wetland B) and a drainage ditch with a small wetland (Wetland C). Vegetation within the site consists of a stand of Oregon white oak, and native

and invasive plant species such as Oregon ash, Sitka willow, bigleaf maple, red alder, snowberry, red osier dogwood, English hawthorn, meadow foxtail, field bindweed, reed canarygrass and Himalayan blackberry.

The Significant Resource Impact Report and supporting exhibits demonstrate that the boundaries of the SROZ have been accurately delineated and incorporated into the development plans.

Development Within the SROZ

Subsection 4.139 (.03)

- I4. Pursuant to Section 4.139.11, the applicant proposes to alter the constructed drainageway, containing Wetland A, by relocating it to the northern and western portion of the property. To address the SROZ mitigation requirements, the relocated drainageway and wetland will be larger (a ratio of 1.5:1) than the existing drainageway and wetland. Other than exempt development, no buildings, parking areas, loading facilities, utilities, grading, stormwater facilities, or other development improvements are proposed within the Significant Resource Overlay Zone. The proposed warehouse expansion, parking areas, circulation facilities, and associated infrastructure have been located outside the limits of the SROZ. No removal of protected vegetation, disturbance of wetlands, filling, excavation, grading, or other regulated activities are proposed within the Significant Resource Overlay Zone.

Exempt Development Within the SROZ

Subsection 4.139.04

- I5. Within the SROZ, the applicant's proposed exempt development includes an access drive, paved paths, and a pond outfall.

Significant Resource Impact Review

Subsection 4.139 (.04)

- I6. The applicant submitted a Significant Resource Impact Report prepared by qualified environmental professionals. The report evaluated existing site conditions, identified protected resources, analyzed potential impacts, and documented measures incorporated into the site design to avoid impacts to significant natural resources. The Significant Resource Impact Report concludes that the proposed development avoids direct impacts to the Significant Resource Overlay Zone and preserves the ecological functions and values associated with the identified resources.

Resource Protection Measures

Subsection 4.139 (.05)

- I7. The applicant proposes construction practices and resource protection measures intended to prevent inadvertent disturbance of the Significant Resource Overlay Zone during site development activities. These measures include clearly identifying resource boundaries on

construction plans and limiting grading and construction activities to approved development areas.

Condition of Approval PF 12 requires all construction activities to remain outside the limits of the Significant Resource Overlay Zone except where specifically authorized by the City and other applicable regulatory agencies.

Compliance with SROZ Review Criteria Section 4.139.06

- I8.** The applicants SRIR addressed all the relevant review criteria, including steps to avoid and minimize development impacts, a mitigation plan for the relocated drainageway and wetland, and compliance with state and federal requirements.

Mitigation Standards Section 4.139.07

- I9.** The applicant proposes a mitigation plan that includes a 50-foot buffer (within the SROZ) for the relocated drainageway and constructed shallow wetland mitigation pond, which will consist of native vegetation, and ensures that functions and values are equal to or greater than those of the original constructed drainageway and wetland.

Special Provisions – Alteration of Constructed Drainageways Section 4.139.11

- I10.** The applicant’s proposed relocation of the constructed drainageway and wetland will not adversely impact stream flows, flood storage capacity, and instream water quality. It will improve habitat values for both vegetation and wildlife through enhancement and mitigation, as well as more efficient use of the land.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2017.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
<u>Commercial General Liability:</u>	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
<u>Business Automobile Liability Insurance:</u>	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
<u>Workers Compensation Insurance</u>	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.



- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. Land Use Conditions of Approval sheet
 - d. General construction note sheet
 - e. Existing conditions plan.
 - f. Erosion control and tree protection plan.
 - g. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - h. Grading plan, with 1-foot contours.
 - i. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - j. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - k. Street plans.
 - l. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference.
 - m. Stormwater LIDA facilities (Low Impact Development): provide plan and profile views of all LIDA facilities.
 - n. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.

- o. Where depth of water mains are designed deeper than the 3-foot minimum (to clear other pipe lines or obstructions), the design engineer shall add the required depth information to the plan sheets.
 - p. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
 - q. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - r. Composite franchise utility plan.
 - s. City of Wilsonville detail drawings.
 - t. Illumination plan.
 - u. Striping and signage plan.
 - v. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City Engineering before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.

13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to paving.
14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Streetlights shall be in compliance with City dark sky, LED, and PGE Option C requirements.
17. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
18. No surcharging of sanitary or storm water manholes is allowed.
19. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
20. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
21. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
22. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
23. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.

24. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
25. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).
26. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
27. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
28. The applicant shall provide the City with a Stormwater Maintenance and Access Easement Agreement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Applicant shall provide City with a map exhibit showing the location of all stormwater facilities which will be maintained by the Applicant or designee. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
29. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
30. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
31. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).

32. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings in an electronic copy in AutoCAD, current version, and a digitally signed PDF.

From: [Doris Wehler](#)
To: [Chris Myers](#)
Subject: Sysco's application for rezone and expansion master plan
Date: Wednesday, June 3, 2026 10:24:13 AM



This is a letter of support for Sysco's application for rezone and expansion master plan. Their expansion is a good use of this regionally significant piece of land. Sysco has been a good neighbor and an important business in our community for many years. I have no affiliation or connection to Sysco. Considering how Wilsonville has such a bad reputation for businesses, I hope the DRB will recommend passage without too many impediments or additional cost to Sysco.

Please send a copy of this support email to Sysco's representative Peter Richter. Thank you.

Doris Wehler
60-year resident
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Wilsonville, Or 97070
503-702-6515

