

RESOLUTION NO. 2631

A RESOLUTION OF THE CITY OF WILSONVILLE AMENDING THE 2013 OFFICIAL ZONING MAP TO INCORPORATE PREVIOUSLY APPROVED QUASI-JUDICIAL ZONING MAP AMENDMENTS AND CORRECTIONS AND ADOPTING A NEW 2017 OFFICIAL ZONING MAP

WHEREAS, the current City of Wilsonville Official Zoning Map signed by the Mayor and attested by the City Recorder is dated November 12, 2013; and

WHEREAS, since November 12, 2013, pursuant to Wilsonville Code Section 4.197(.02), the City Council has approved, by zoning orders, sixteen amendments to the Official Zoning Map, identified in **Attachment B**; and

WHEREAS, thorough review of the previously adopted Official Zoning Map has identified changes necessary to ensure consistency with tax lot boundaries and prior zone map amendment approvals, such changes are identified in **Attachment C**; and

WHEREAS, it is important that periodically the City's Official Zoning Map be updated to reflect Council zoning map amendment action(s) and discovered information in order to track the changes and provide accurate maps; and

WHEREAS, since the land use review process in Wilsonville utilizes a two map system (Comprehensive Plan Map and Zoning Map) that requires periodic amendments to conform the Zoning Map with the Comprehensive Plan Map as part of development review, the City establishes a procedure to readopt an updated Official Zoning Map; and

WHEREAS, according to 51 Or LUBA 107 (2006), a proposal to amend the Official Zoning Map to accurately reflect previously adopted zone map amendments is not a zone change within the meaning of ORS 215.223(3) and does not require public notice; and

WHEREAS, Wilsonville Code sections 4.025(.02) and 4.102(.01-.05) require all current approved amendments to the Official Zoning Map to be included on a new Official Zoning Map and be approved by the Mayor, attested by the City Recorder, and filed in the office of the City Recorder; and

WHEREAS, needed amendments are incorporated into the 2017 City of Wilsonville Official Zoning Map (see **Attachment A**).

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

Section 1. Findings. The City Council adopts as findings and conclusions the foregoing recitals and information sheets in **Attachments B** and **C** attached hereto and incorporated herein.

Section 2. Order. Based upon the foregoing recitals, a new Official City of Wilsonville Zoning Map, **Attachment A**, incorporating the sixteen zoning map amendments identified in **Attachment B** and the mapping cleanup adjustments identified in **Attachment C**, is hereby adopted and the Mayor is authorized to approve, sign, and date the Official City of Wilsonville Zoning Map, and the City Recorder shall attest and cause the Official City of Wilsonville Zoning Map to be filed in the Office of the City Recorder. The Official City of Wilsonville Zoning Map, having been duly approved, attested to, and filed, will be the correct and binding zoning in all areas, unless otherwise duly amended. A duplicate original of the new Official Zoning Map, approved, signed, and dated by the Mayor, and attested by the City Recorder, may also be located in the office of the City's Planning Director.

Section 3. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof on the 5th day of June, 2017, commencing at the hour of 7:30 PM, at Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Starr	Excused
Councilor Akervall	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes

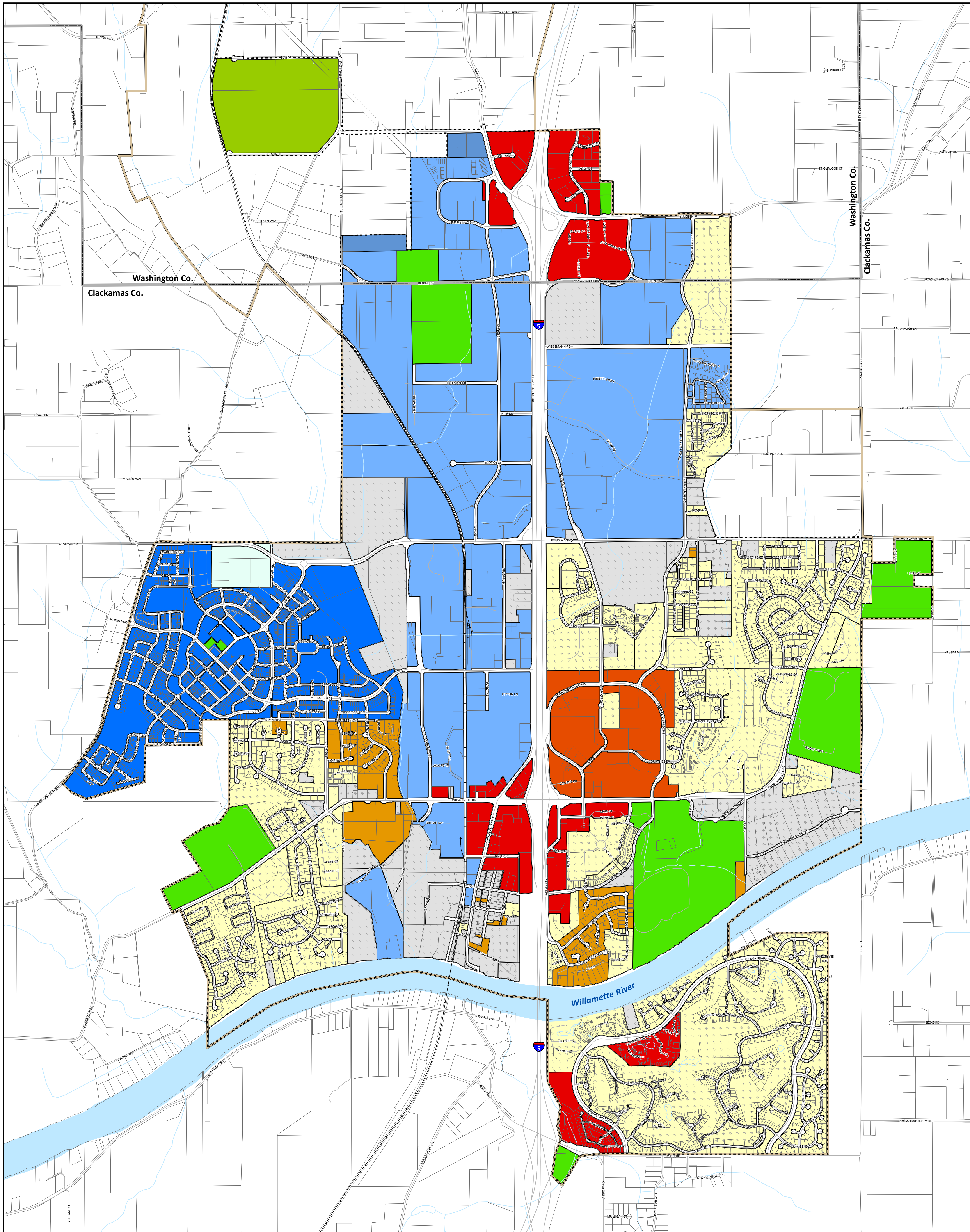
Attachments:

Attachment A:	City of Wilsonville Official Zoning Map – June 5, 2017
Attachment B:	Zone Map Amendments since November 2013
Attachment C:	Mapping Cleanup Adjustments

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ATTACHMENT A

2017 City of Wilsonville Official Zoning Map



Zoning Map



0 Mile 0.5

June 5, 2017

Zoning Designations

- Residential Agricultural Holding (RA-H)
- Residential (R)
- Planned Development Residential (PDR)
- Village (V)
- Planned Development Commercial (PDC)
- Planned Development Commercial Town Center (PDC-TC)
- Planned Development Industrial (PDI)
- PDI - Regionally Significant Industrial Area (PDI-RSIA)
- Public Facility (PF)
- Public Facility - Corrections (PF-C)
- Exclusive Farm Use (EFU)

Note: Refer to individual overlay zone maps for overlay district boundaries

- County Boundary
- City Boundary
- Urban Growth Boundary
- Taxlots

Disclaimer: The City of Wilsonville makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Wilsonville Planning Division to verify report information is complete and accurate.



Official Zoning Map

Mayor _____ Date _____

City Recorder _____ Date _____

Resolution Number: _____

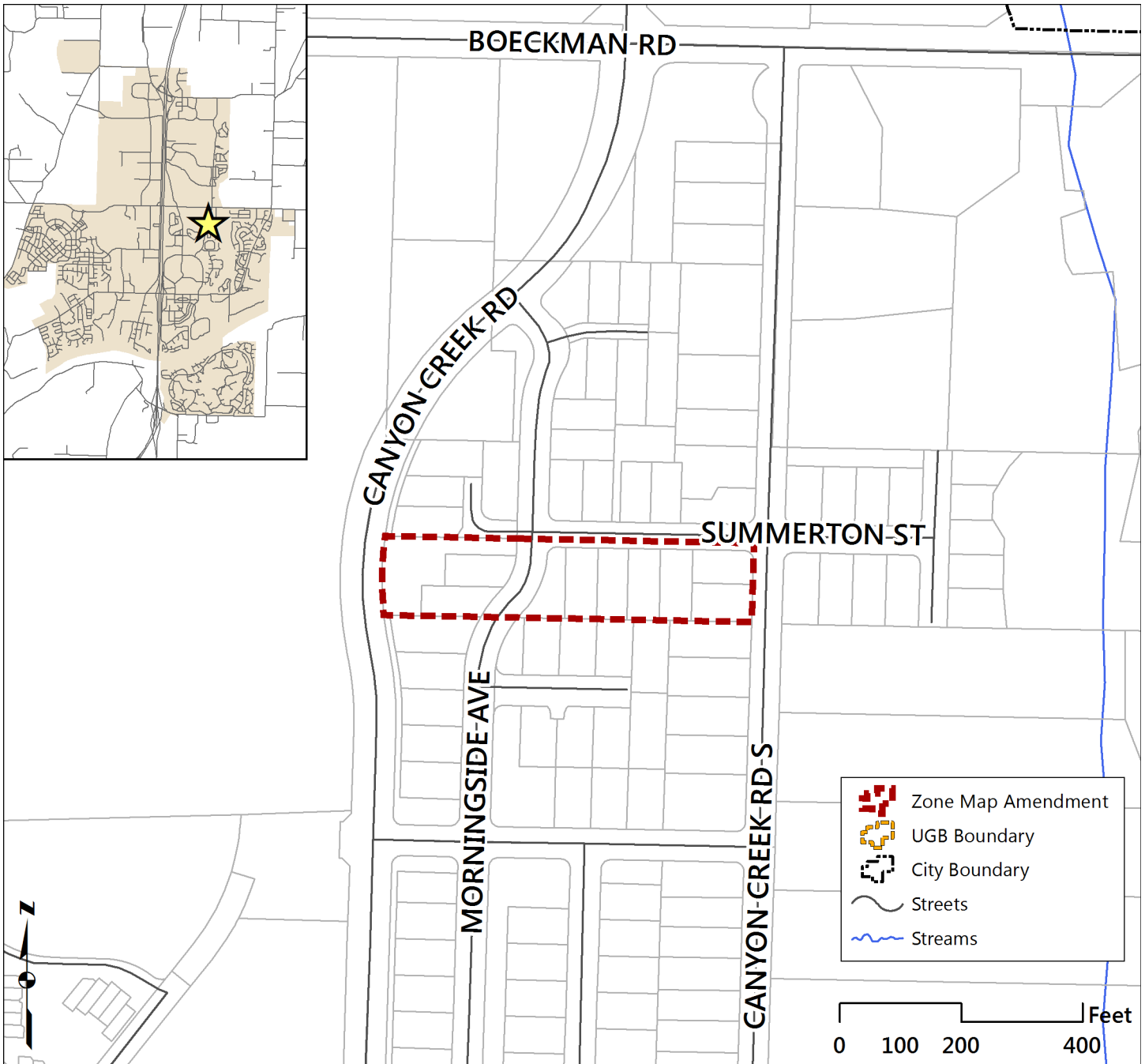
Resolution No. 2631

ATTACHMENT B

Quasi-Judicial Zoning Map Amendments

Ordinance 739 (Case File No. DB13-0051)

Renaissance at Canyon Creek II—Zone Map Amendment



Applicant: Renaissance Development

Tax Lot(s): 5000

Prior Zoning: RA-H

Acreage: 1.79

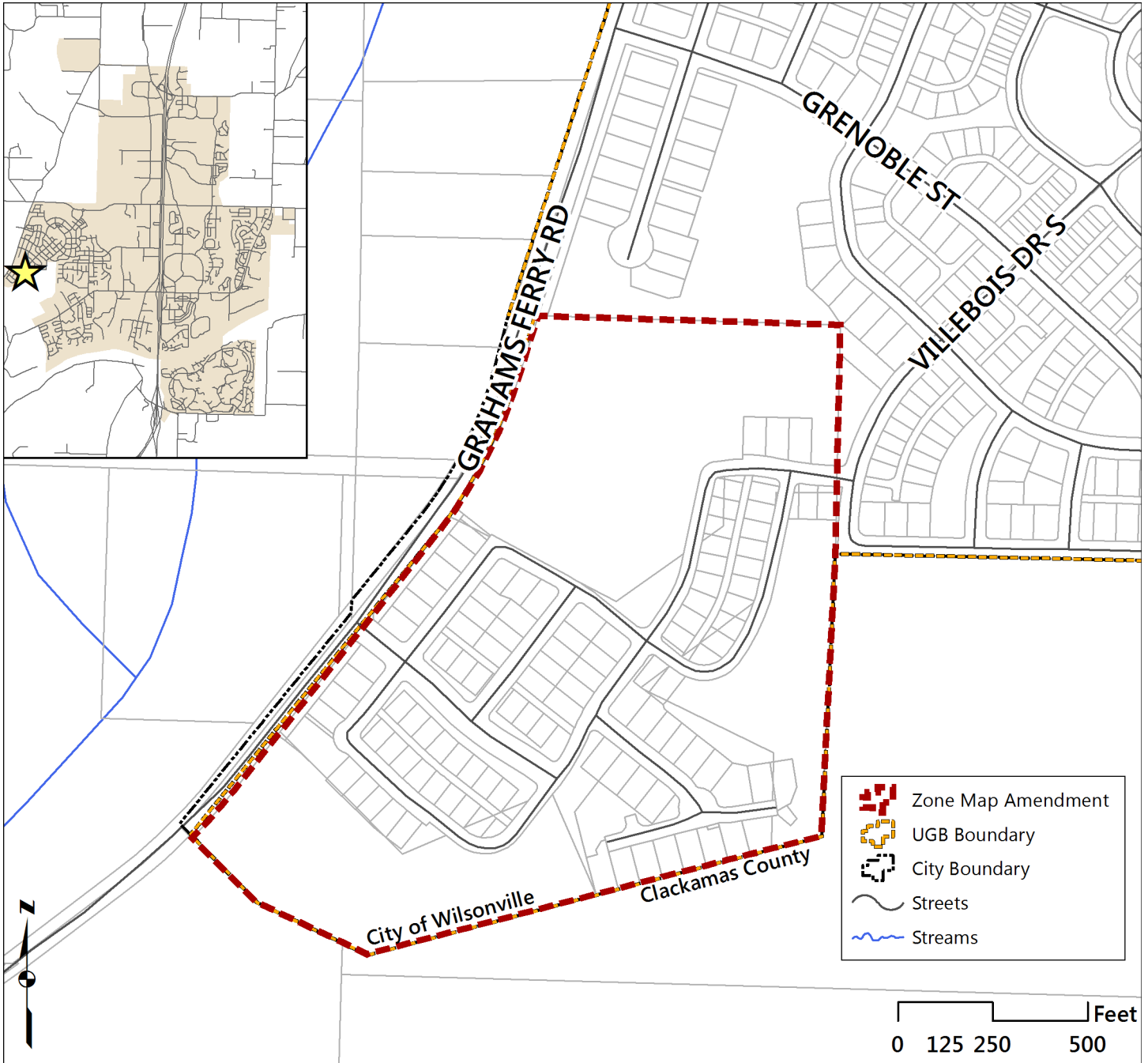
Section: 13BA

Updated Zoning: PDR-3

Adopted Date: April 21, 2014

Ordinance 741 (Case File No. DB14-0004)

Grande Point at Villebois—Zone Map Amendment



Applicant: Polygon NW Company

Tax Lot(s): 2800, 2890

Prior Zoning: PF

Acreage: 42.76

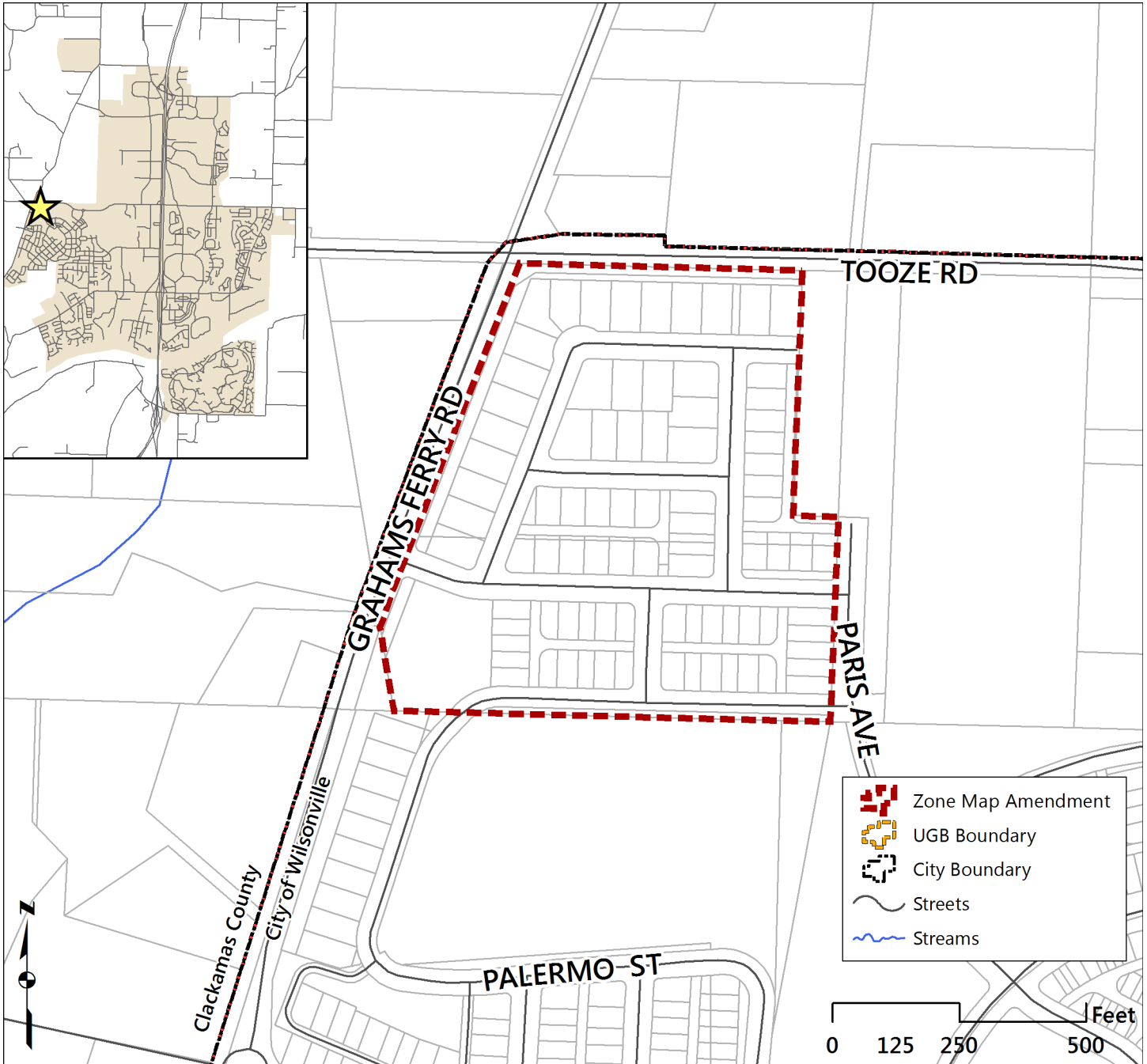
Section: 15

Updated Zoning: V

Adopted Date: May 19, 2014

Ordinances 743 & 744 (Case File Nos. DB14-0009, DB14-0010)

Calais at Villebois—Annexation and Zone Map Amendment



Applicant: Polygon NW Company

Tax Lot(s): 1200, 1202, 1205

Prior Zoning: RRFF5 (Clackamas Co.)

Acreage: 15.16

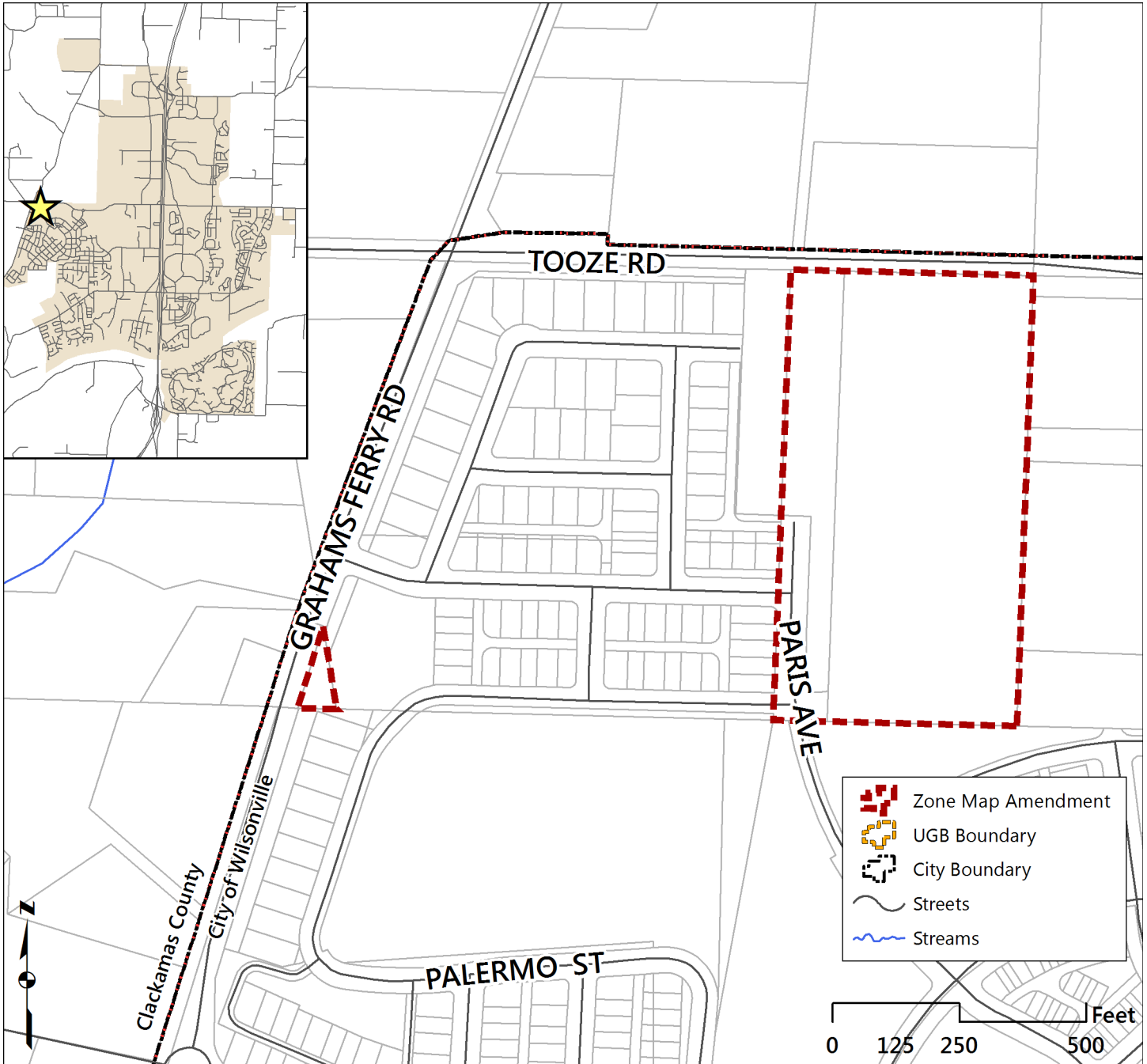
Section: 15

Updated Zoning: V

Adopted Date: June 16, 2014

Ordinances 763 & 764 (Case File Nos. DB14-0064, DB14-0065)

North Villebois City Properties—Annexation and Zone Map Amendment



Applicant: City of Wilsonville

Tax Lot(s): 1100, 1101, 1503

Prior Zoning: RRFF5 (Clackamas Co.)

Acreage: 10.2

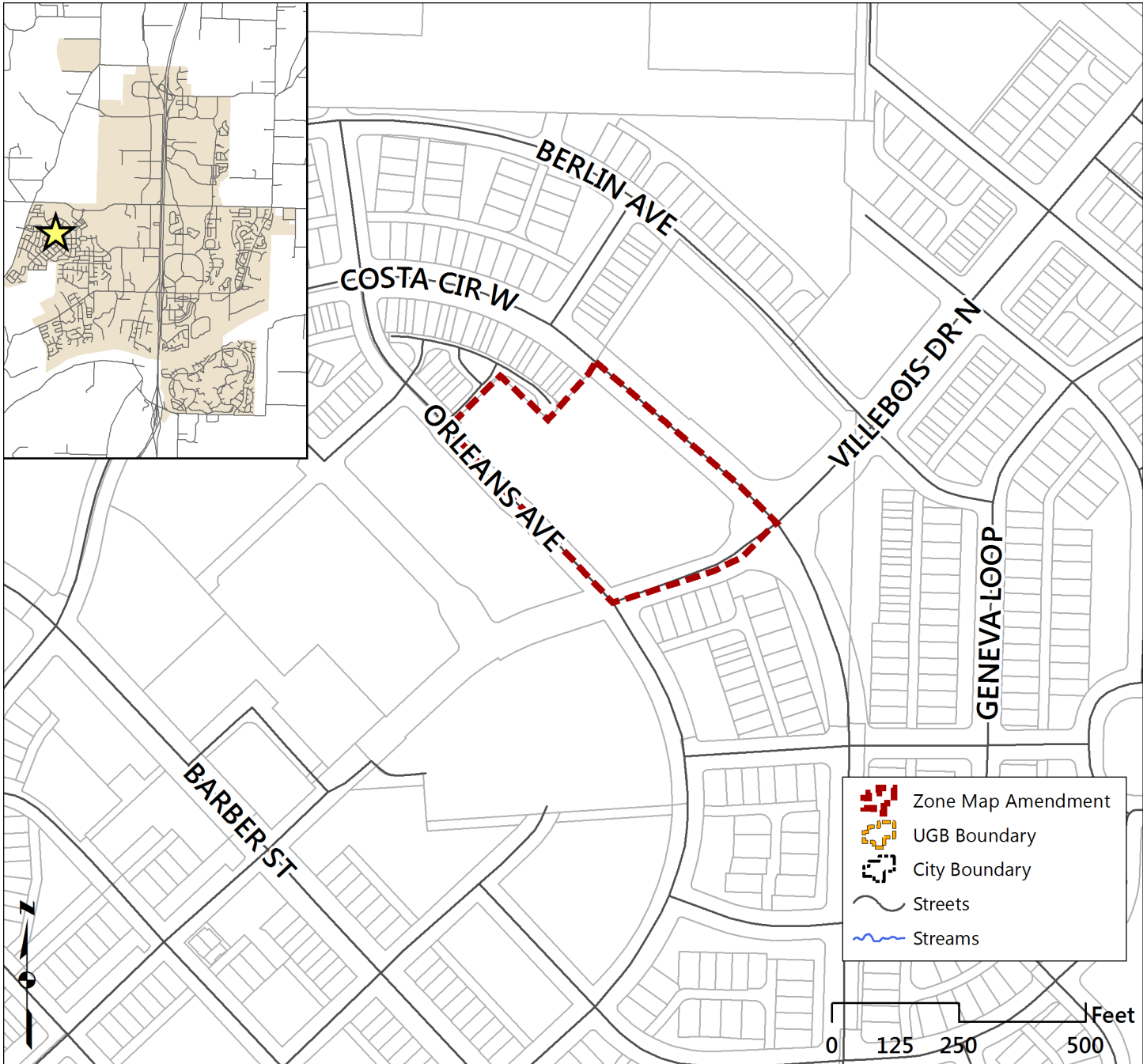
Section: 15

Updated Zoning: V

Adopted Date: January 5, 2015

Ordinance 768 (Case File No. DB15-0001)

Montague Park—Zone Map Amendment



Applicant: RCS-Villebois Development LLC

Tax Lot(s): 3100, adjacent ROW

Prior Zoning: PF

Acreage: 3.58

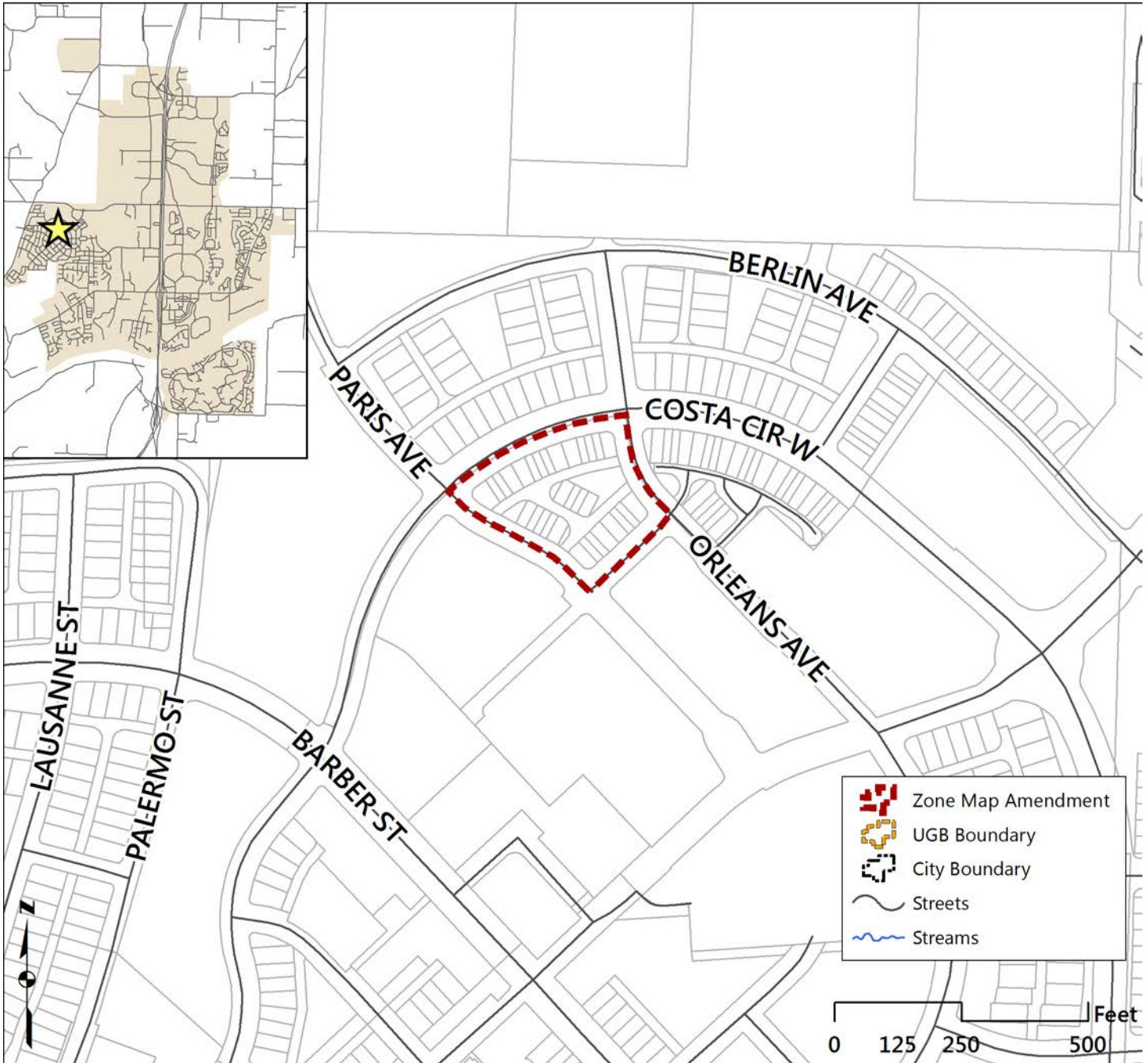
Section: 15AC

Updated Zoning: V

Adopted Date: May 18, 2015

Ordinance 771 (Case File No. DB15-0013)

Villebois PDP 6 Central Row Homes—Zone Map Amendment



Applicant: Polygon WLH, LLC

Tax Lot(s): 3500, adjacent ROW

Prior Zoning: PF

Acreage: 1.89

Section: 15AC

Updated Zoning: V

Adopted Date: August 17, 2015

Ordinance 772 (Case File No. DB15-0030)

Villebois PDP 7 Central Row Homes—Zone Map Amendment



Applicant: RCS-Villebois Development LLC

Tax Lot(s): 2700, adjacent ROW

Prior Zoning: PF

Acreage: 4.12

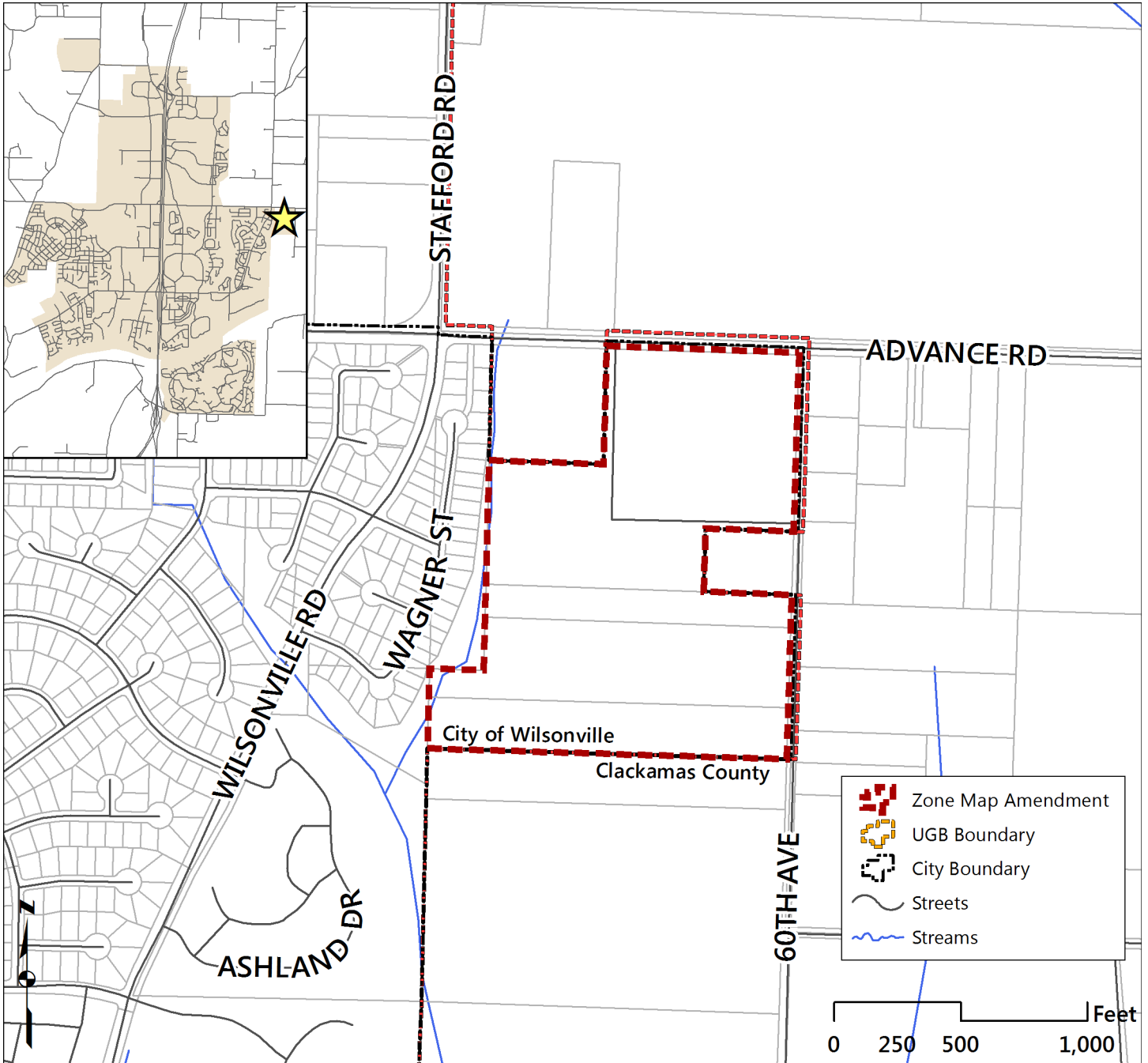
Section: 15AC

Updated Zoning: V

Adopted Date: August 17, 2015

Ordinances 773 & 775 (Case File Nos. DB15-0046, DB15-0048)

Advance Road School—Annexation and Zone Map Amendment



Applicant: West Linn – Wilsonville School District

Tax Lot(s): 2000, 2300, 2400, 2500

Prior Zoning: EFU (Clackamas Co.)

Acreage: 41.95

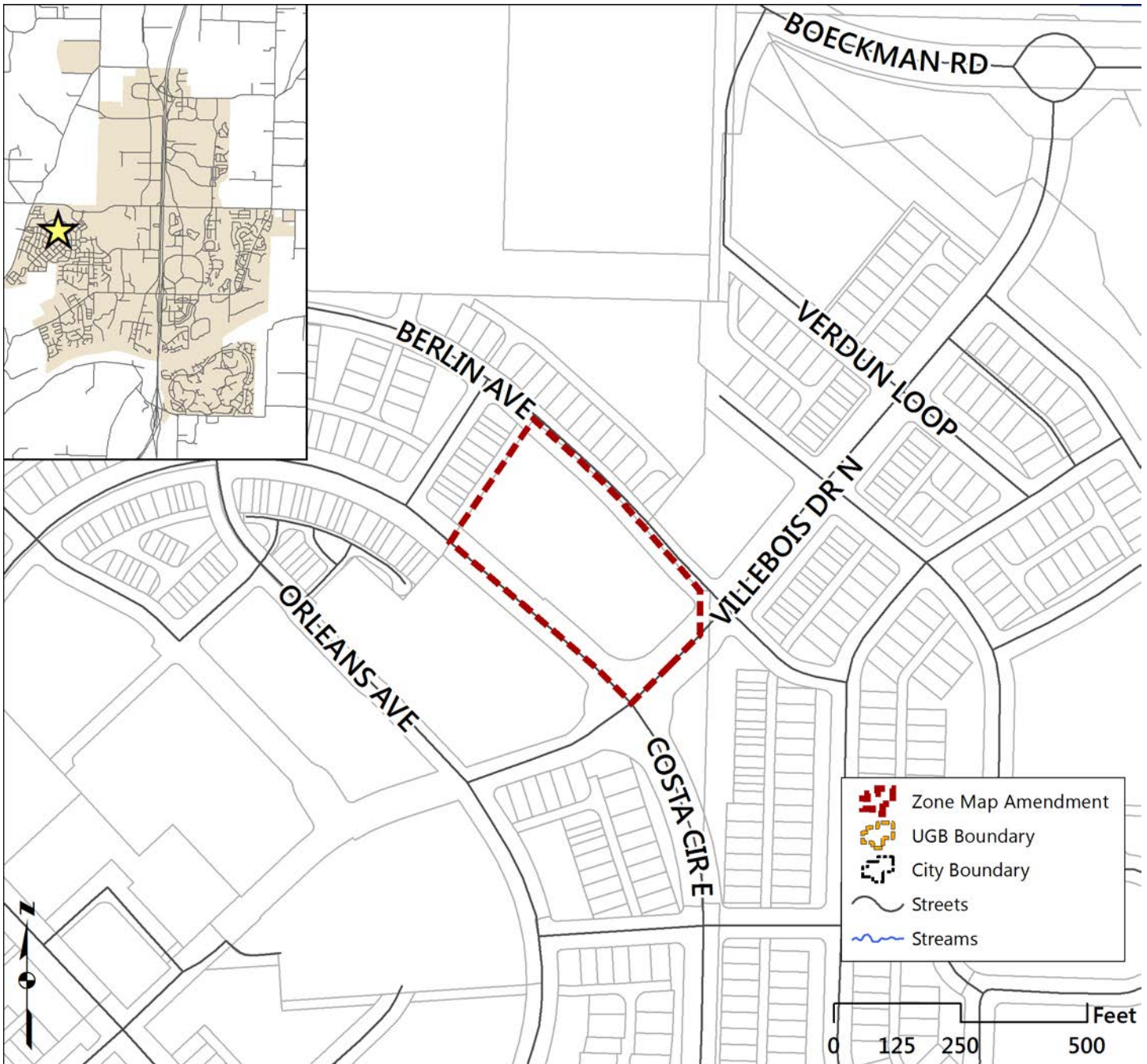
Section: 18

Updated Zoning: PF and SROZ

Adopted Date: September 10, 2015

Ordinance 779 (Case File No. DB15-0063)

Brookeside Terrace: Villebois PDP 8 Central—Zone Map Amendment



Applicant: RCS-Villebois LLC

Tax Lot(s): 3200, adjacent ROW

Prior Zoning: PF

Acreage: 3.2

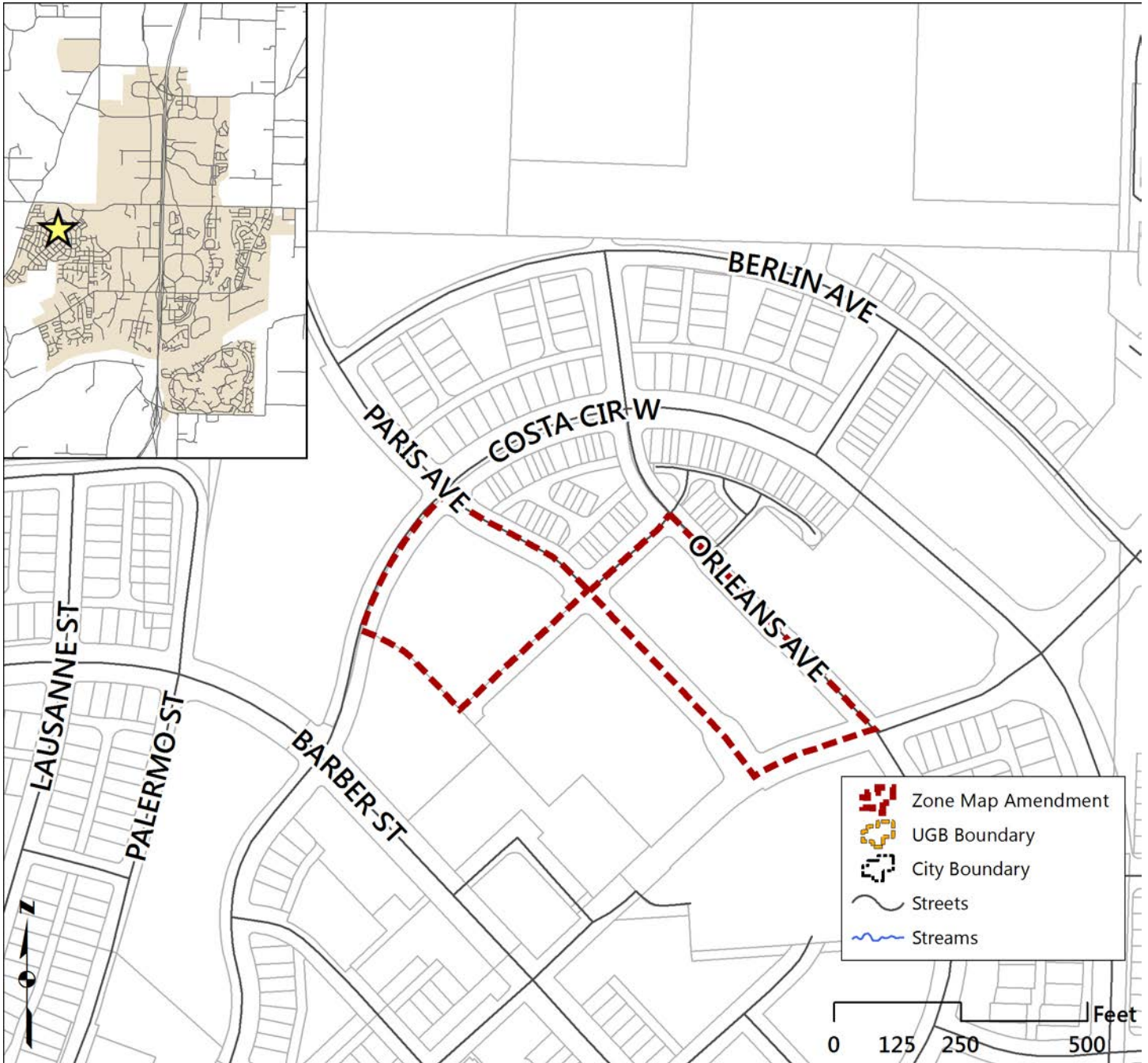
Section: 15AC

Updated Zoning: V

Adopted Date: January 21, 2016

Ordinance 780 (Case File No. DB15-0068)

Camden Square and Royal Crescent at Villebois: Villebois PDP 9 Central
—Zone Map Amendment



Applicant: Polygon WLH, LLC

Tax Lot(s): 3000, 3400

Prior Zoning: PF

Acreage: 5.03

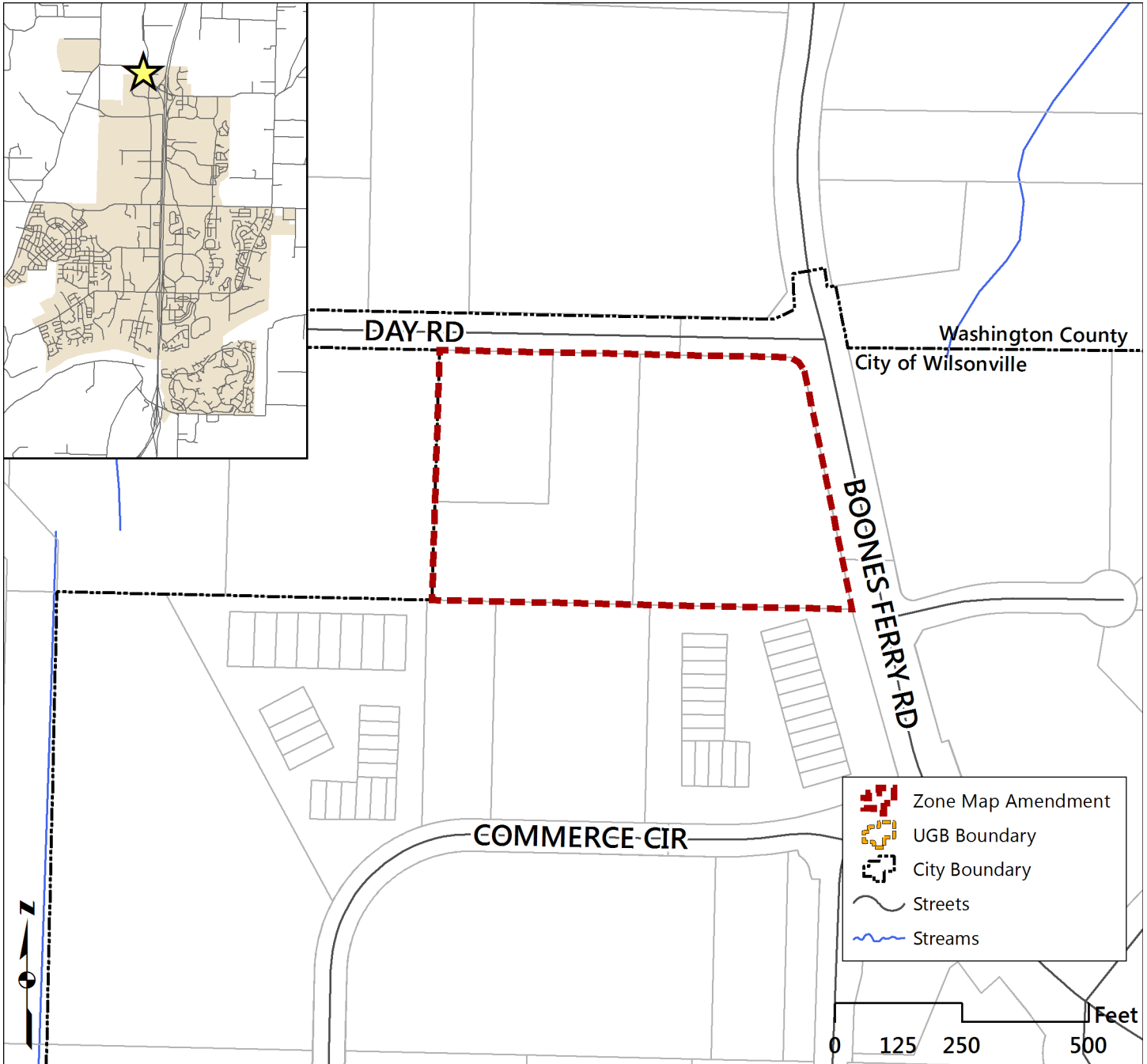
Section: 15AC

Updated Zoning: V

Adopted Date: January 21, 2016

Ordinances 784 & 786 (Case File Nos. DB15-0091, DB15-0093)

Universal Health Services—Annexation and Zone Map Amendment



Applicant: Universal Health Inc., Willamette Valley Behavioral Health

Tax Lot(s): 400, 500, 501

Section: 2B

Prior Zoning: FD-20 (Washington Co.)

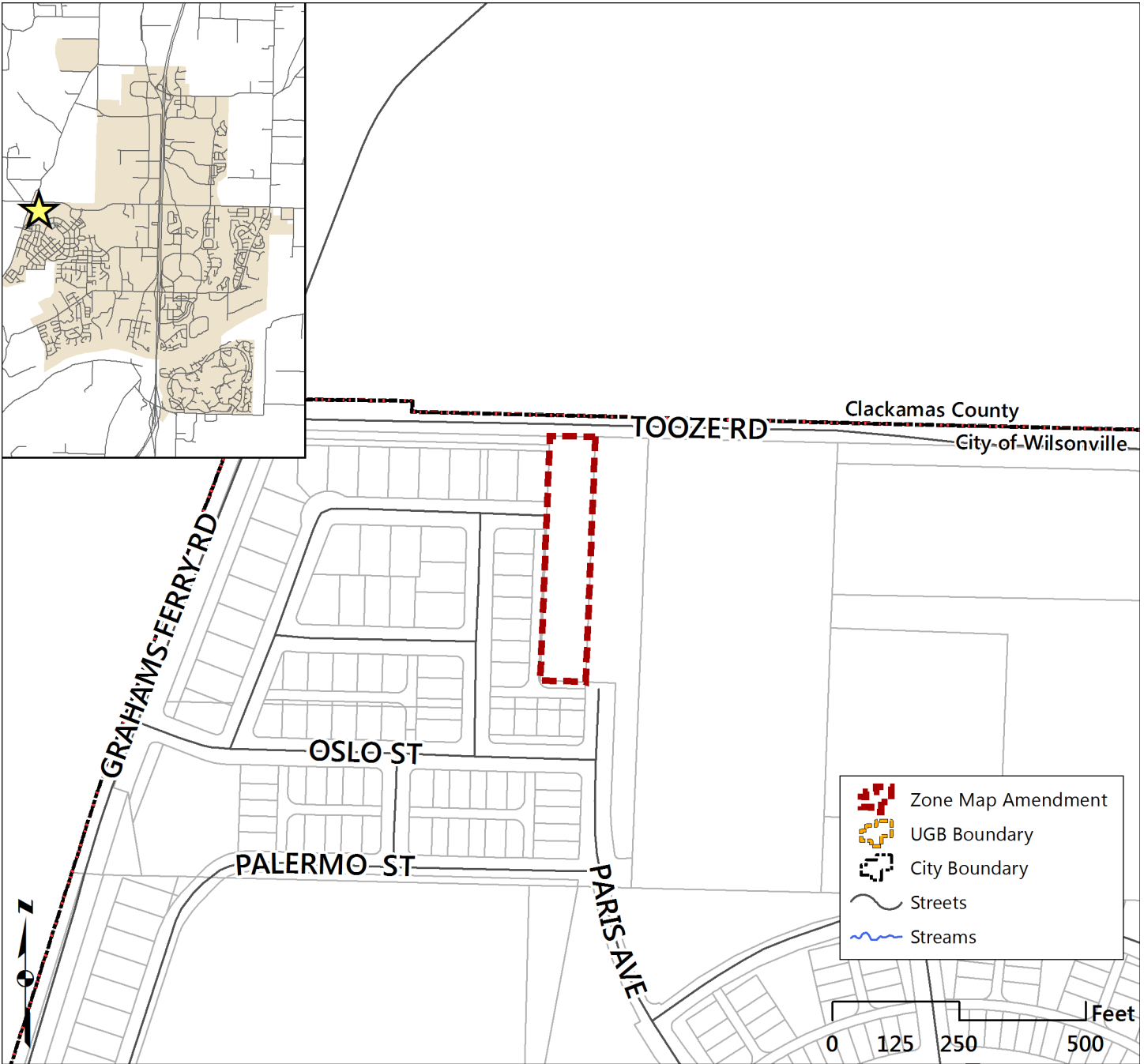
Updated Zoning: PDI-RSIA

Acreage: 8.72

Adopted Date: March 7, 2016

Ordinances 787 & 788 (Case File No. DB15-0084, DB15-0085)

Calais East at Villebois: Villebois PDP 4 North—Annexation and Zone Map Amendment



Applicant: Polygon NW Company

Tax Lot(s): 1203

Prior Zoning: RRFF5 (Clackamas Co.)

Acreage: 1

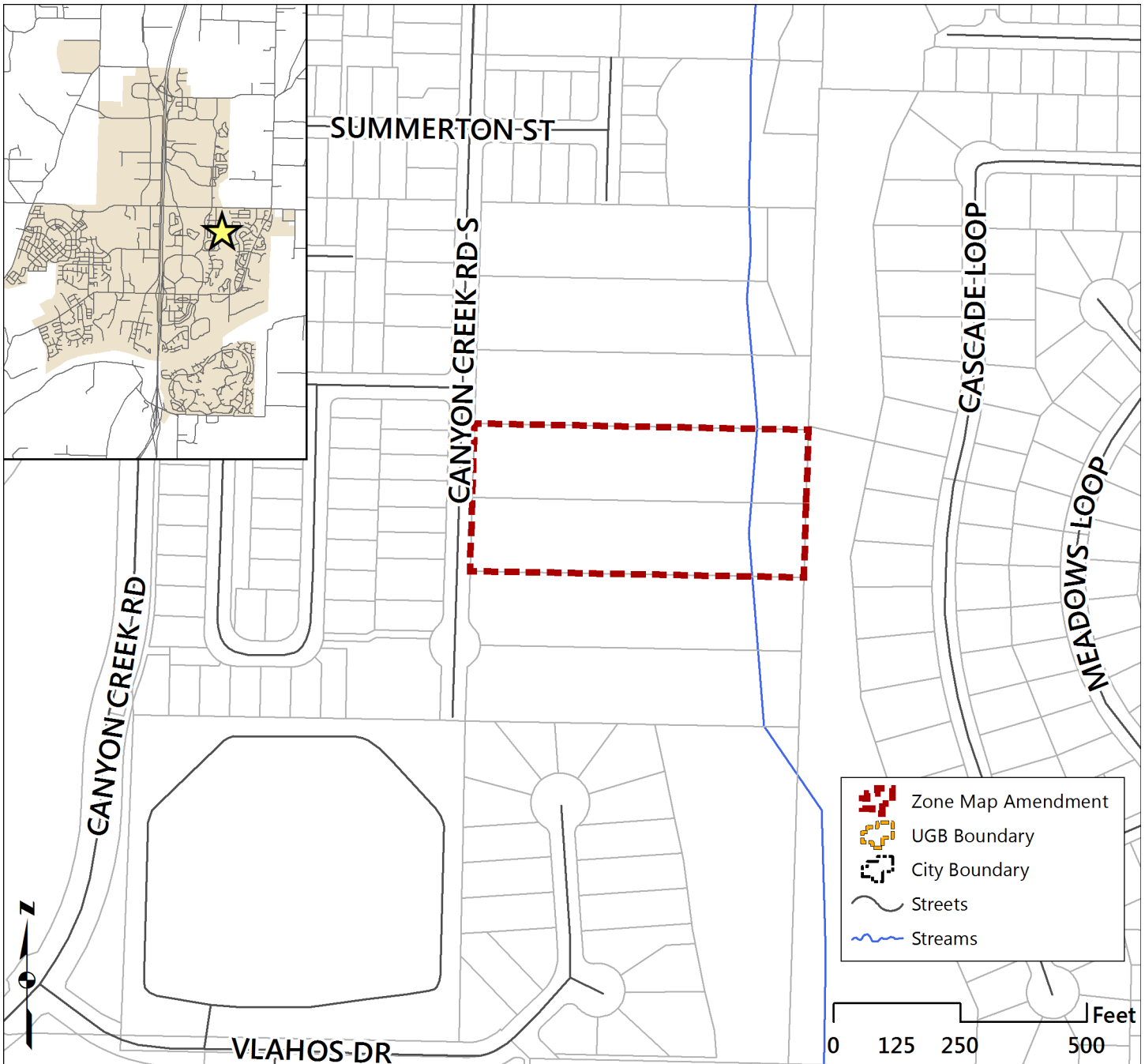
Section: 15

Updated Zoning: V

Adopted Date: March 21, 2016

Ordinance 791 (Case File No. DB15-0109)

14-Lot Single-Family Subdivision at 28500 & 28530 SW Canyon Creek Rd. S.
—Zone Map Amendment



Applicant: Beth Ann Boeckman, Karen & Marvin Lewallen

Tax Lot(s): 900, 1000

Prior Zoning: RA-H

Acreage: 4.37

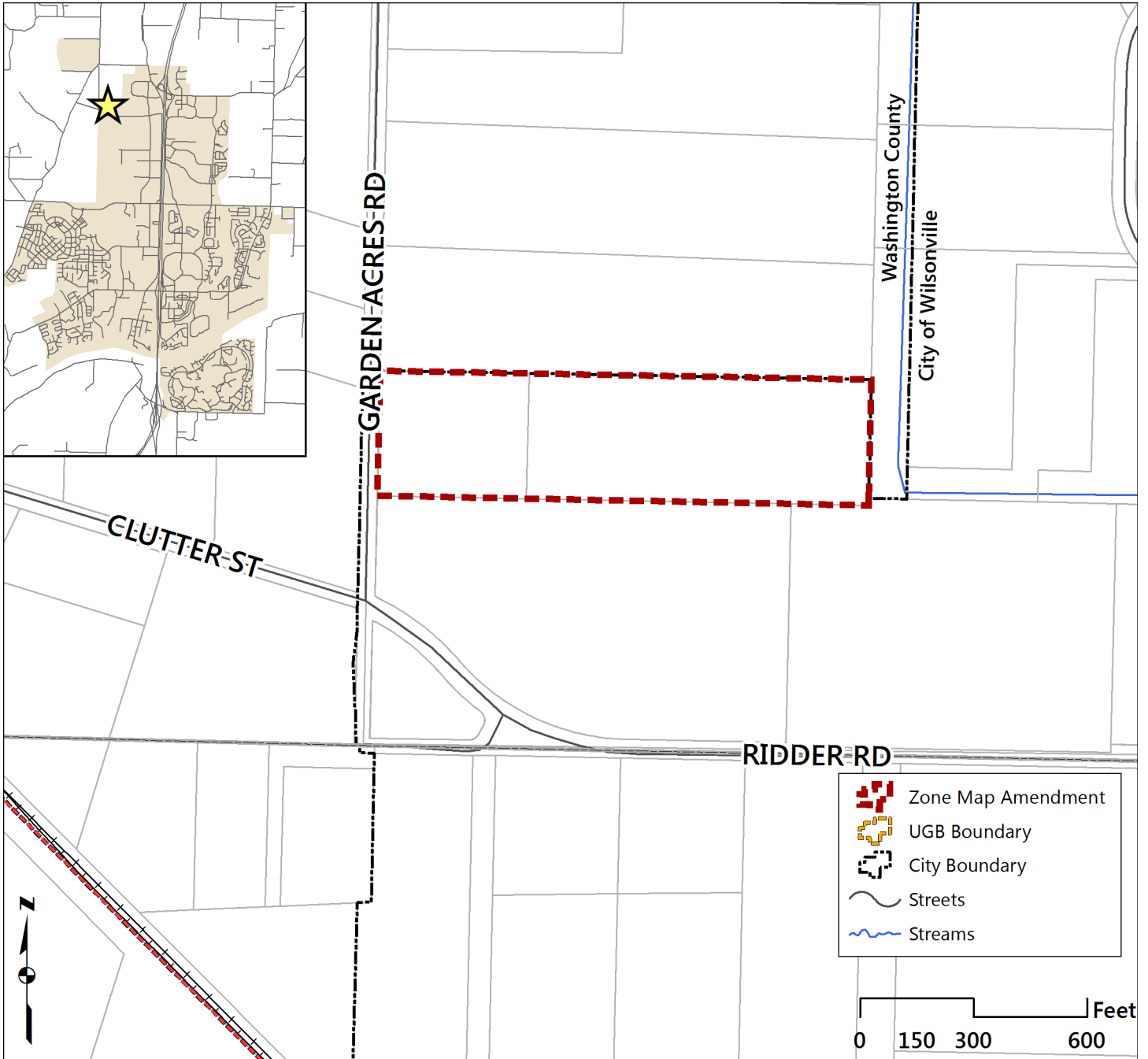
Section: 13B

Updated Zoning: PDR-3

Adopted Date: June 6, 2016

Ordinances 792 & 794 (Case File Nos. DB16-0004, DB16-0006)

Republic Services/SORT Bioenergy—Annexation and Zone Map Amendment



Applicant: Republic Services, SORT Bioenergy

Tax Lot(s): 600, adjacent ROW

Prior Zoning: FD-20 (Washington Co.)

Acreage: 10.2

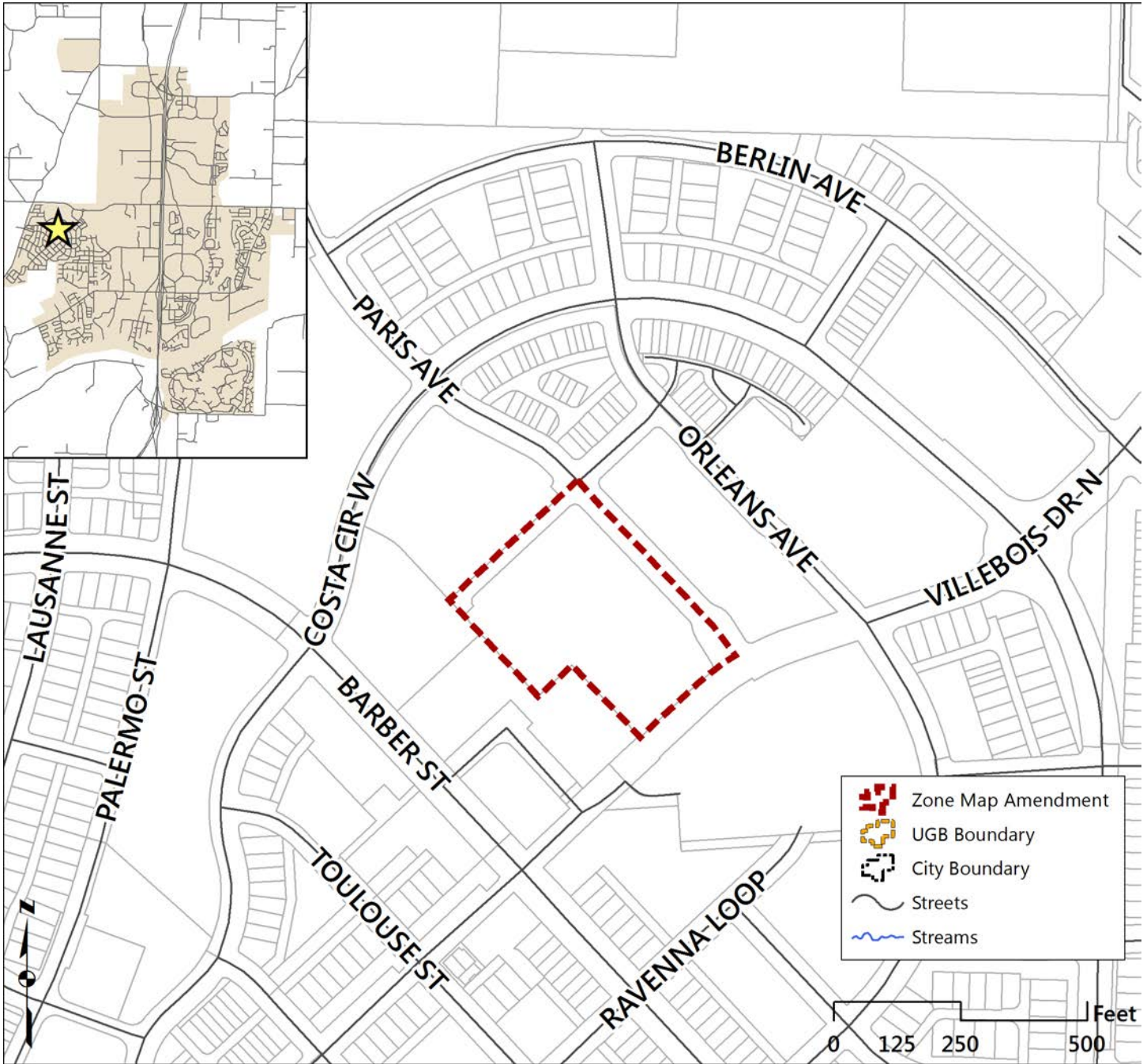
Section: 2C

Updated Zoning: PDI-RSIA

Adopted Date: June 20, 2016

Ordinance 795 (Case File No. DB16-0020)

Mont Blanc No. 2: Villebois PDP 10 Central—Zone Map Amendment



Applicant: Polygon WLH, LLC

Tax Lot(s): 2900

Prior Zoning: PF

Acreage: 3.2

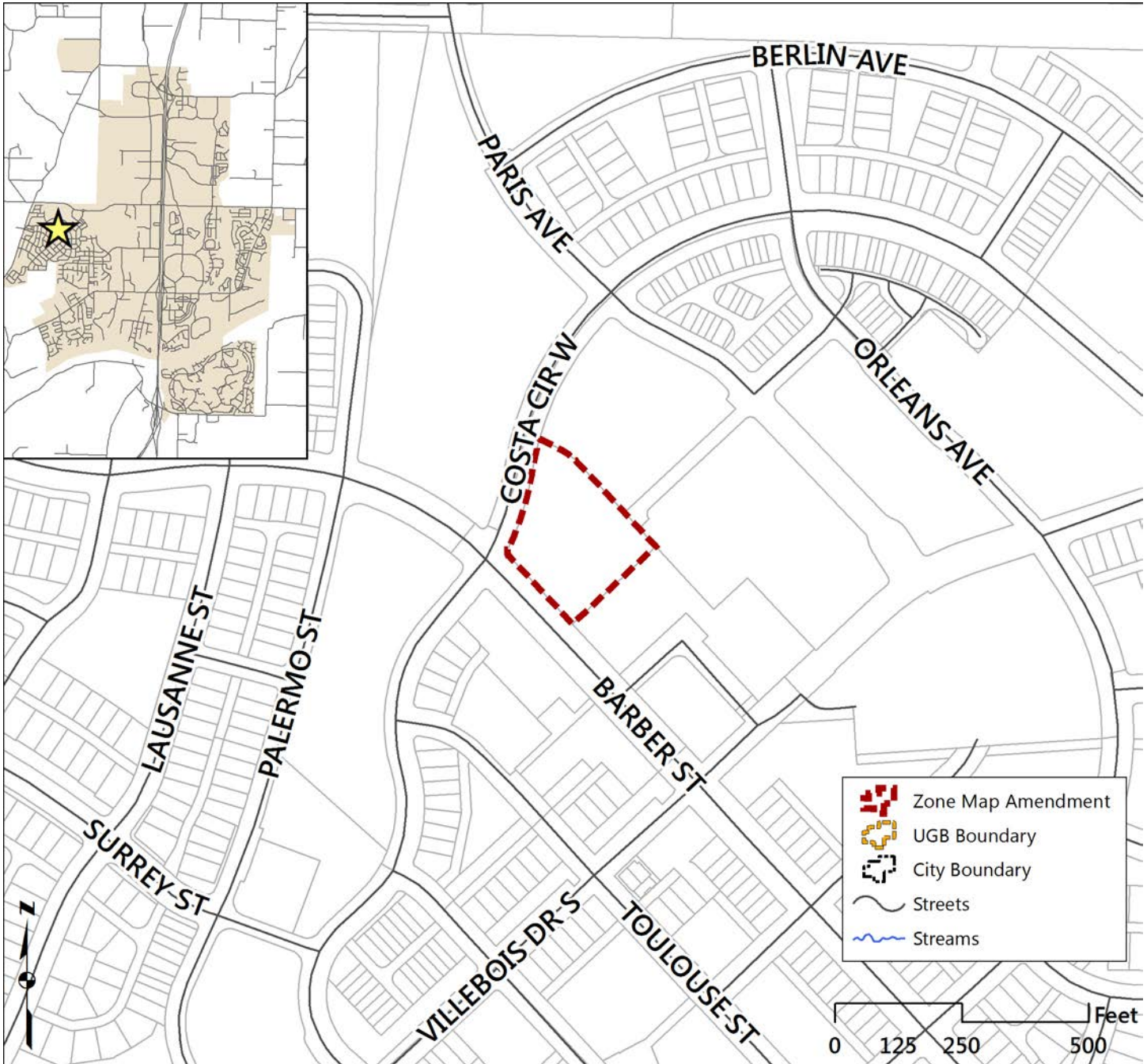
Section: 15AC

Updated Zoning: V

Adopted Date: September 8, 2016

Ordinance 799 (Case File No. DB16-0031)

Berkshire No. 2: Villebois PDP 11 Central—Zone Map Amendment



Applicant: RCS-Villebois LLC

Tax Lot(s): 3300

Prior Zoning: PF

Acreage: 1.29

Section: 15AC

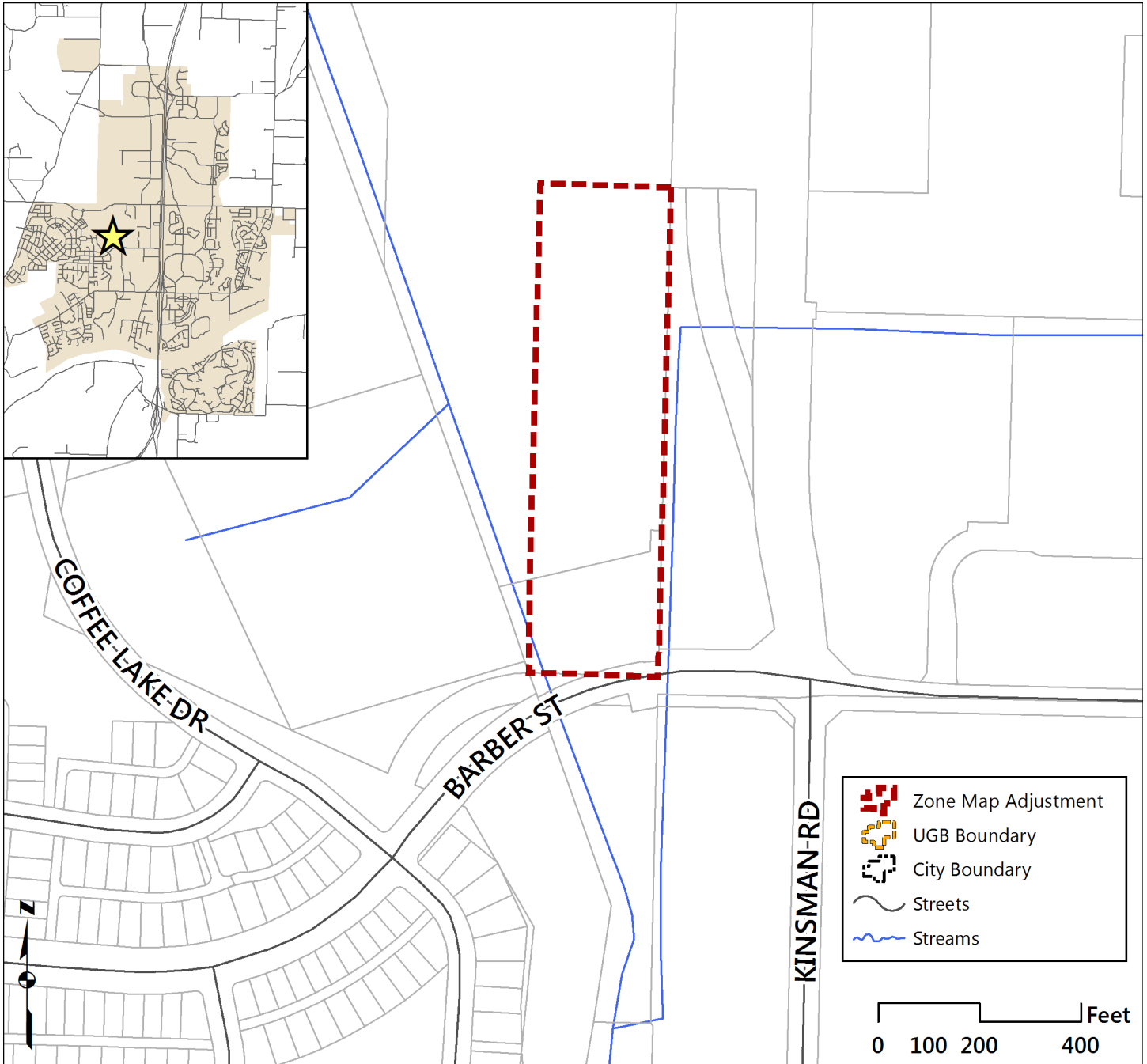
Updated Zoning: V

Adopted Date: November 7, 2016

Resolution No. 2631
ATTACHMENT C Map
Mapping Cleanup
Adjustments

Barber Street

Young Parcel



Tax Lot(s): 800 (pt.), 806 (pt.)

Section: 14B

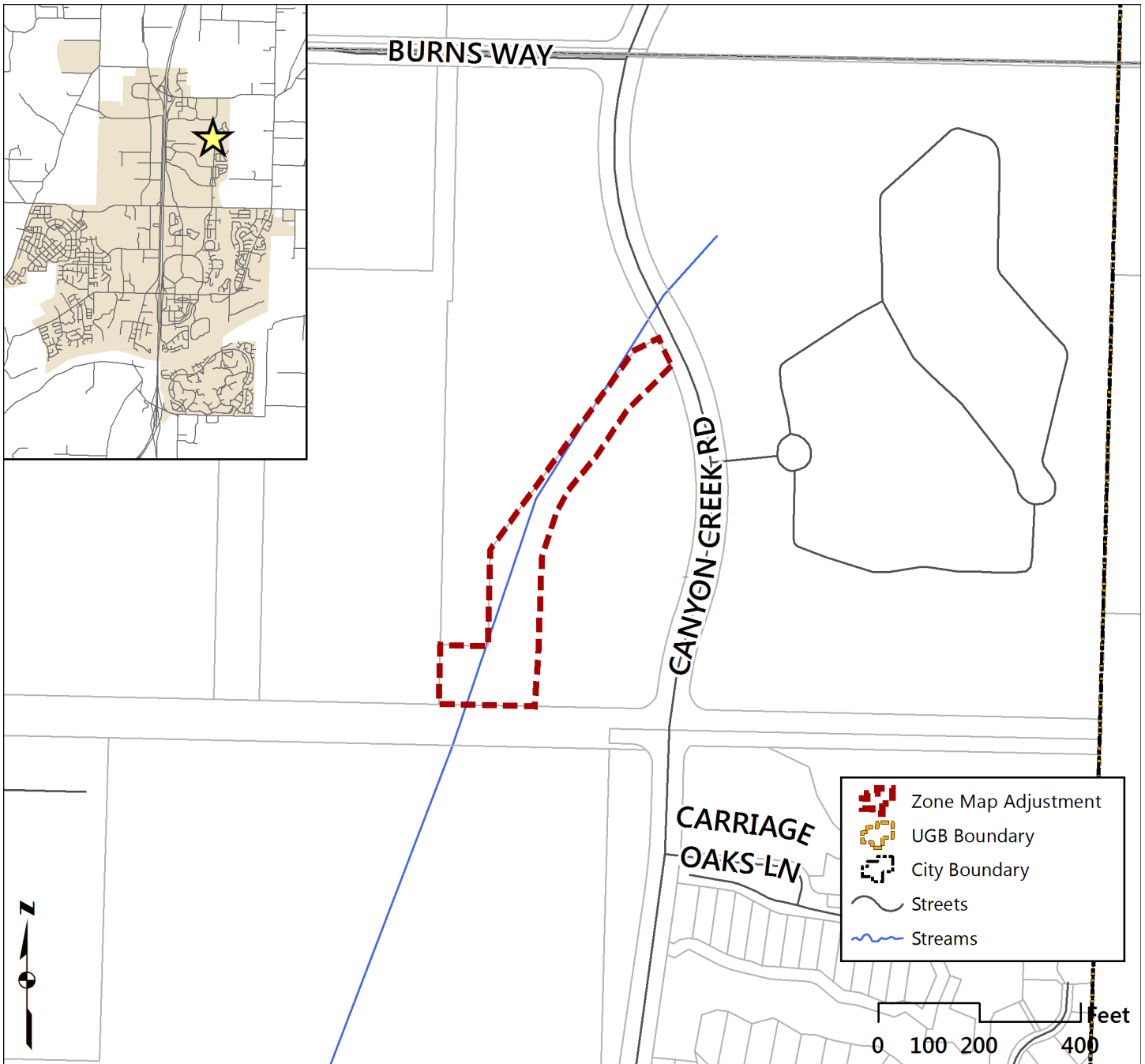
Prior Mapped Zoning: PDI

Affected Acreage: 32.59

Update: RA-H—no record of a zone change on this property from RA-H

Resolution 858 (Case File Nos. 90PC34, 96AR51)

Canyon Creek Apartments



Tax Lot(s): 410 (pt.)

Section: 12

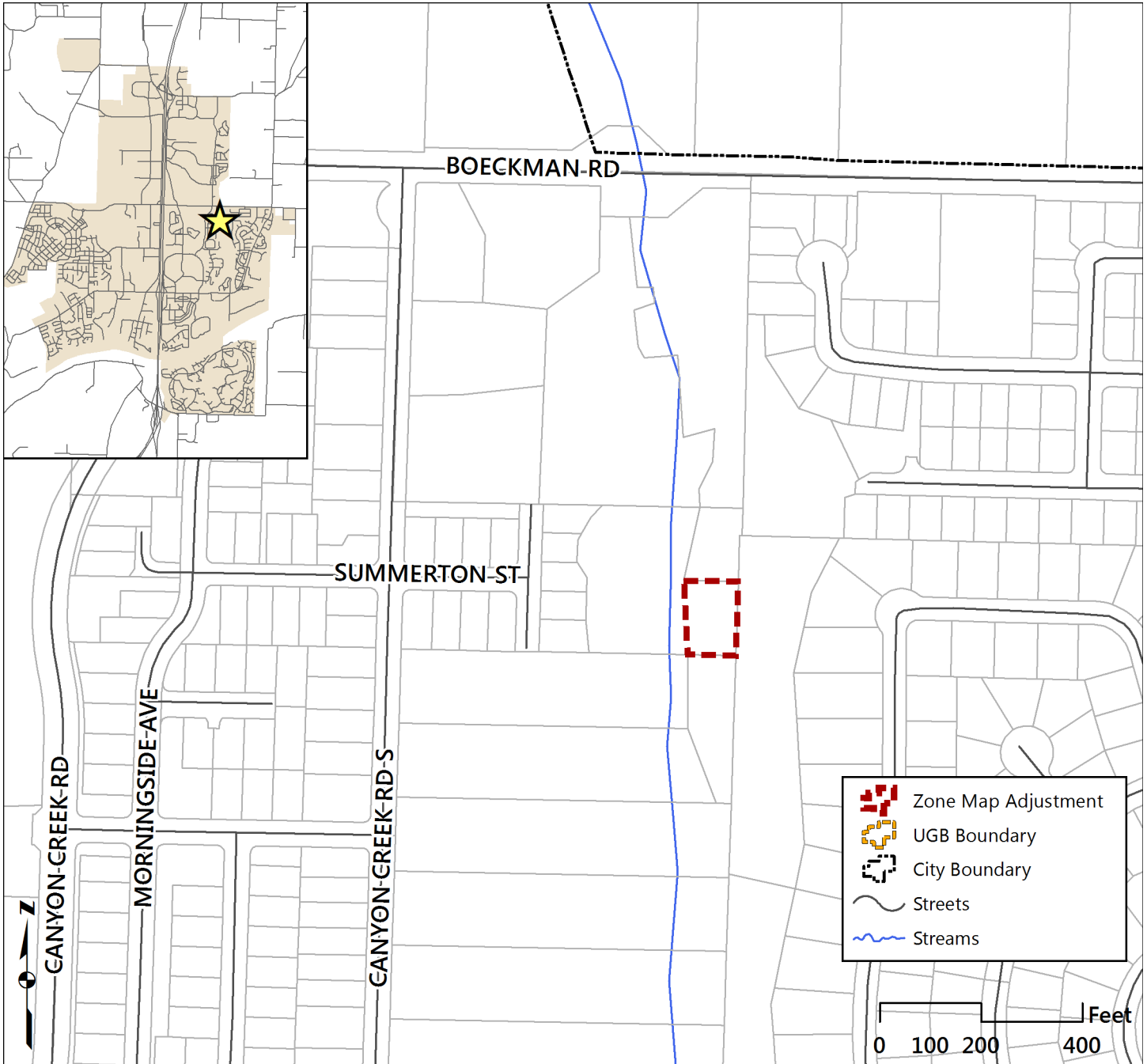
Prior Mapped Zoning: PDI

Affected Acreage: 1.70

Update: PDR-6; adjust boundary to reflect prior approval

Ordinance 604 (Case File No. DB05-0087)

Crosscreek



Tax Lot(s): 6800 (pt.)

Section: 13BA

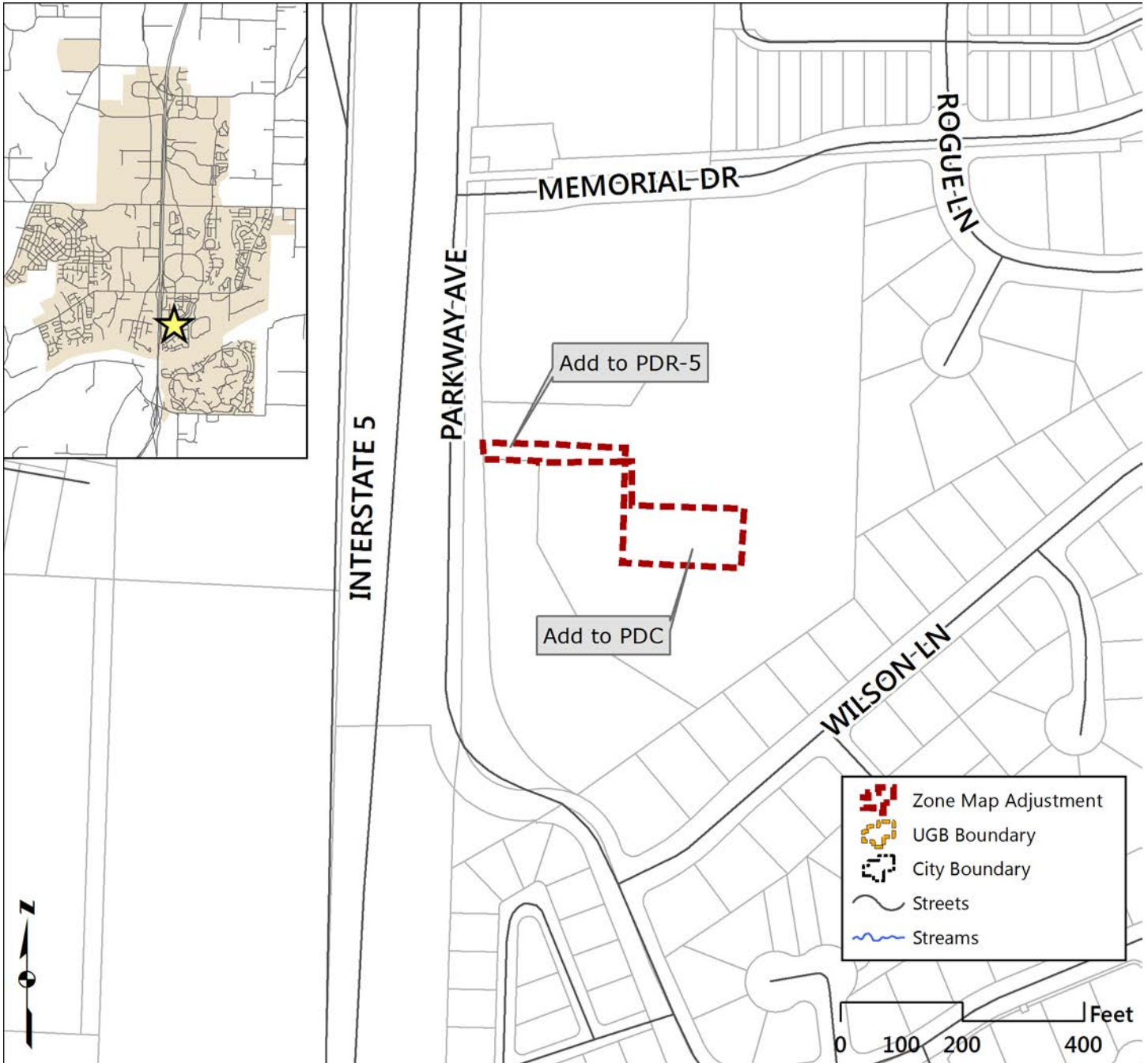
Prior Mapped Zoning: RA-H

Affected Acreage: 0.34

Update: PDR-3; adjust boundary to reflect prior approval

Ordinance 289 (Case File No. 85PC37)

30900 SW Parkway Avenue



Tax Lot(s): 10203

Section: 24CB

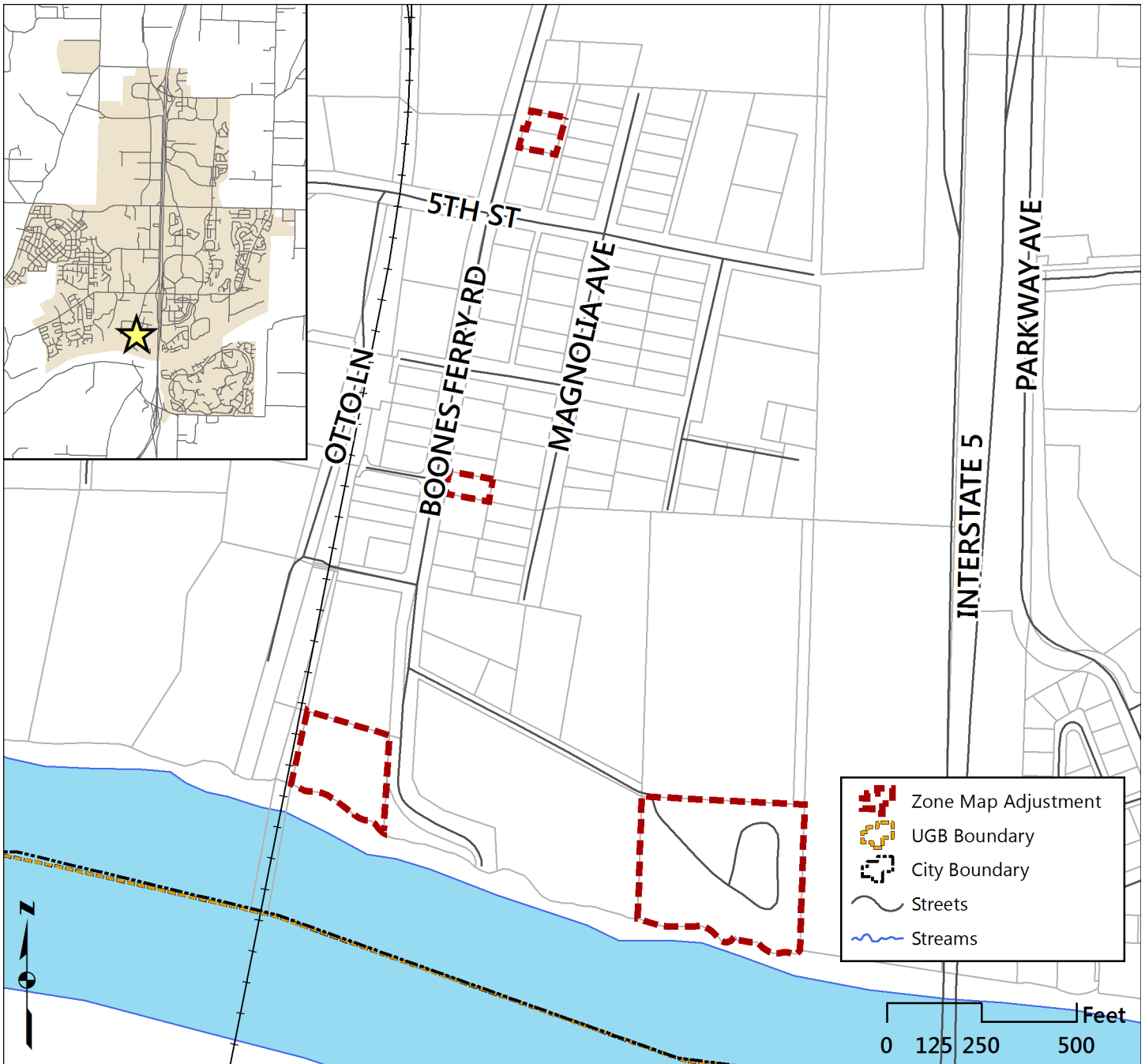
Prior Mapped Zoning: PDC, PDR-5

Affected Acreage: 0.60

Update: PDC and PDR-5; adjust boundary to reflect prior approval

Old Town Parcels

SW Boones Ferry Road and SW Tauchman Street



Tax Lot(s): 3801, 3802, 5700; 700; 1200

Sections: 23AC; 23CA; 23DB

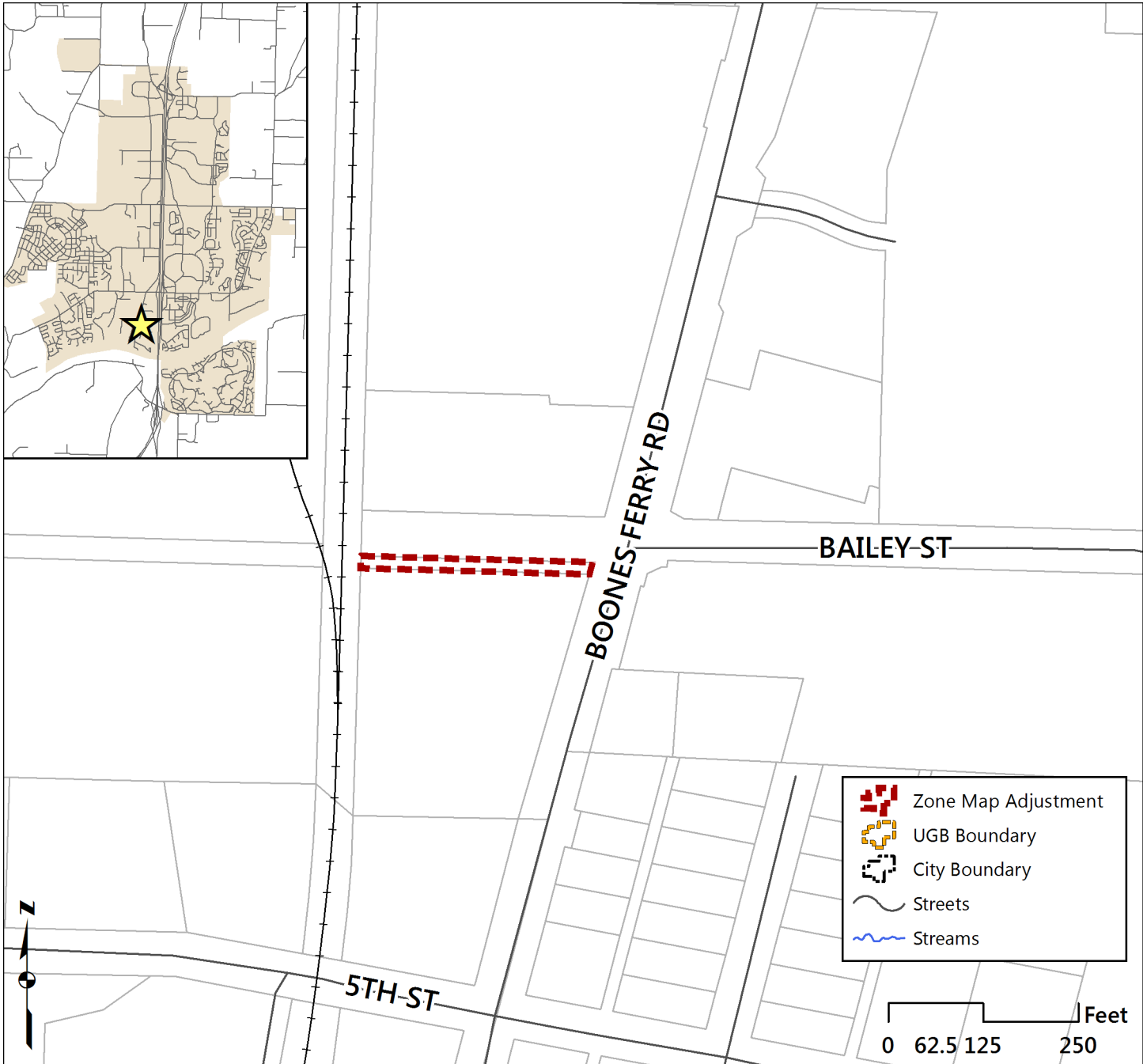
Prior Mapped Zoning: RA-H

Affected Acreage: 5.11

Update: Add watermark "R" to illustrate current Comprehensive Plan designation

Old Town Parcels

SW Boones Ferry Road and SW Bailey St



Tax Lot(s): 1800

Sections: 23AB

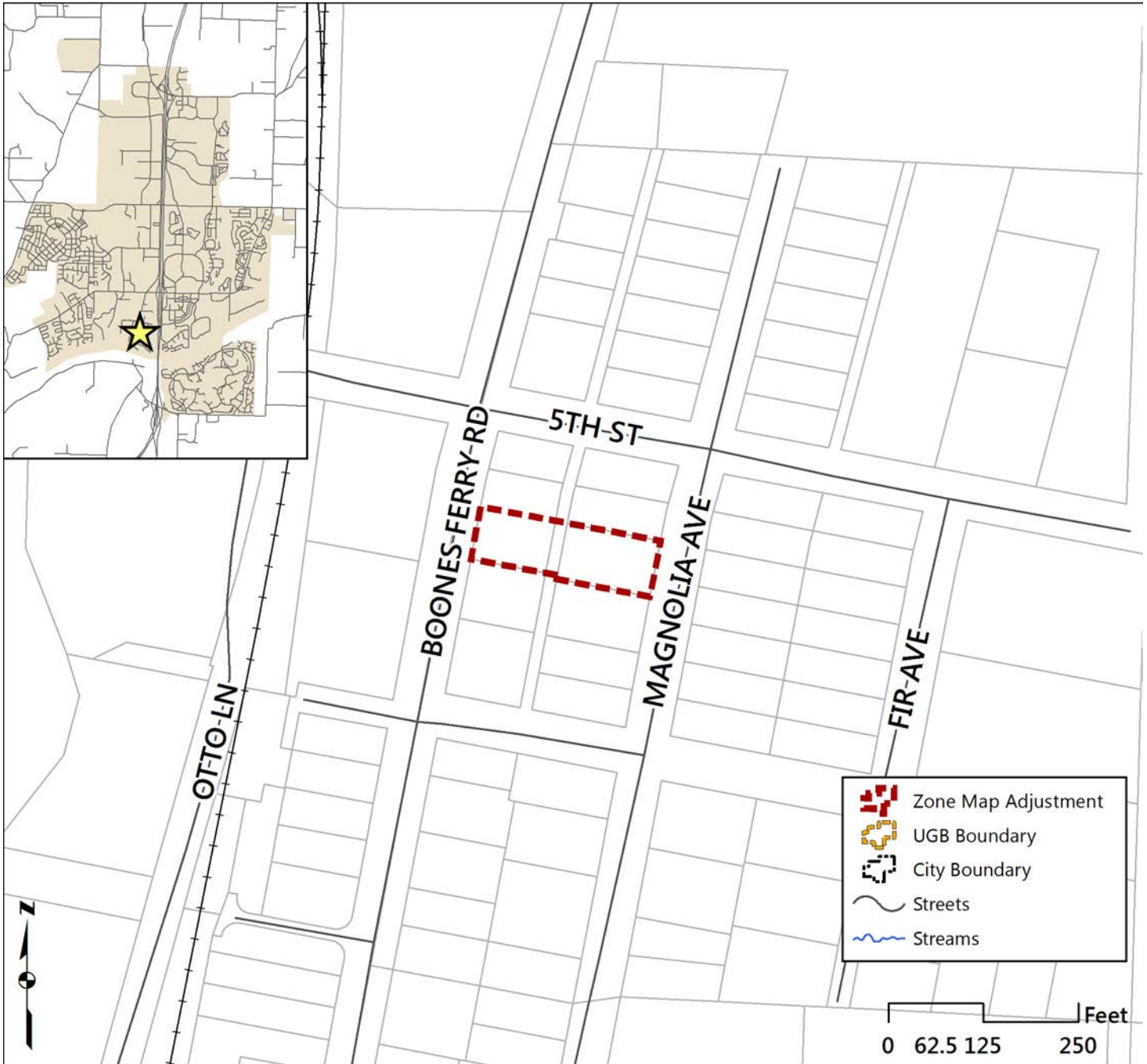
Prior Mapped Zoning: PDC

Affected Acreage: 0.11

Update: Change to RA-H—no record of a zone change on this property from RA-H

Old Town Parcels

30740 SW Boones Ferry Road and 30745 SW Magnolia Avenue



Tax Lot(s): 4200, 4500

Sections: 23AC

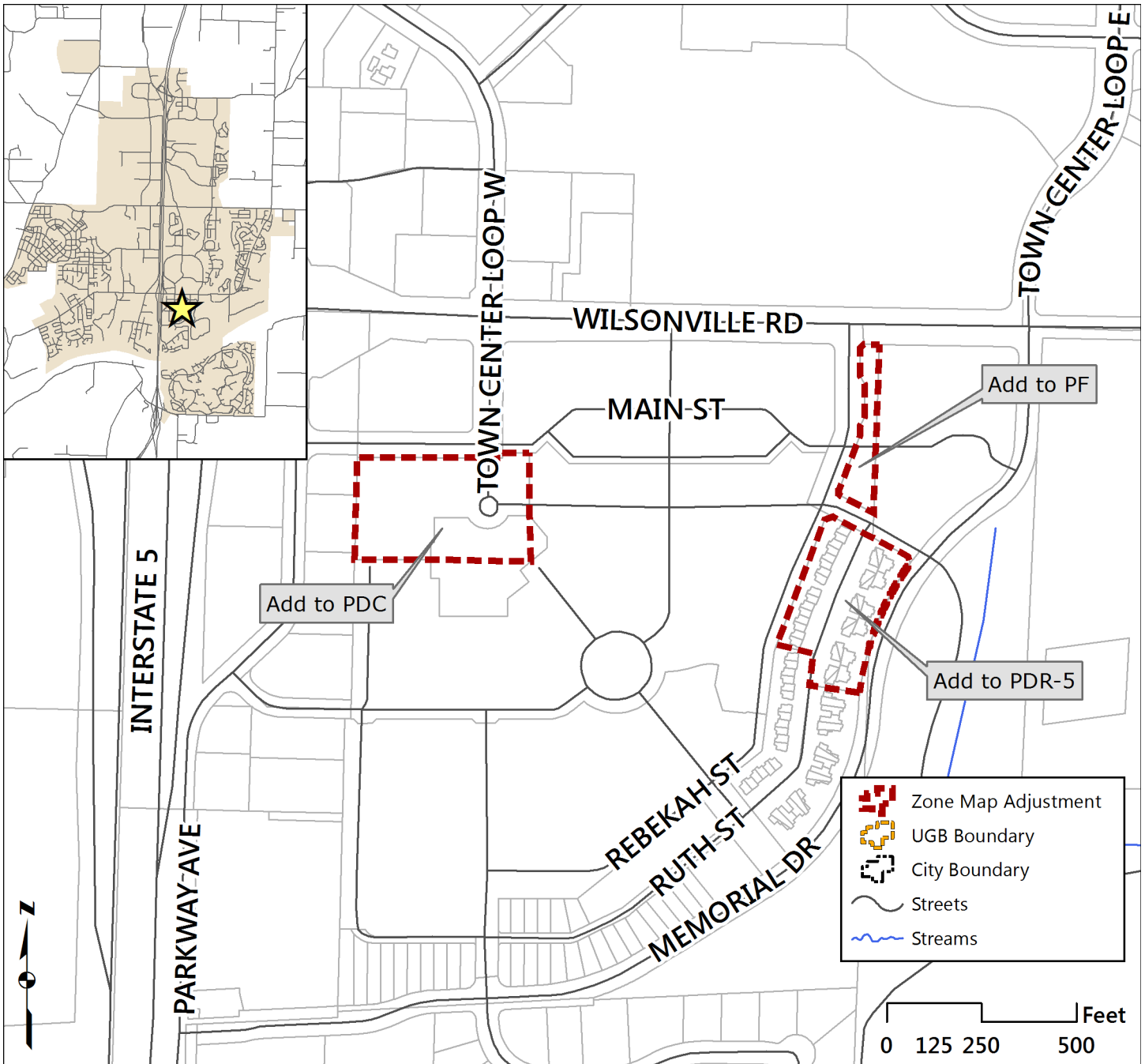
Prior Mapped Zoning: R

Affected Acreage: 0.40

Update: Change to RA-H—no record of a zone change on this property from RA-H (see 73RZ03 for documentation of zone change affecting Tax Lots 4600 and 4700)

Ordinance 449 (Case File No. 95PC27)

Village at Main Street



Tax Lot(s): 800, 801 (pt.), 1100;

80000-80016, 80053-80070

Section: 23A; 23AD

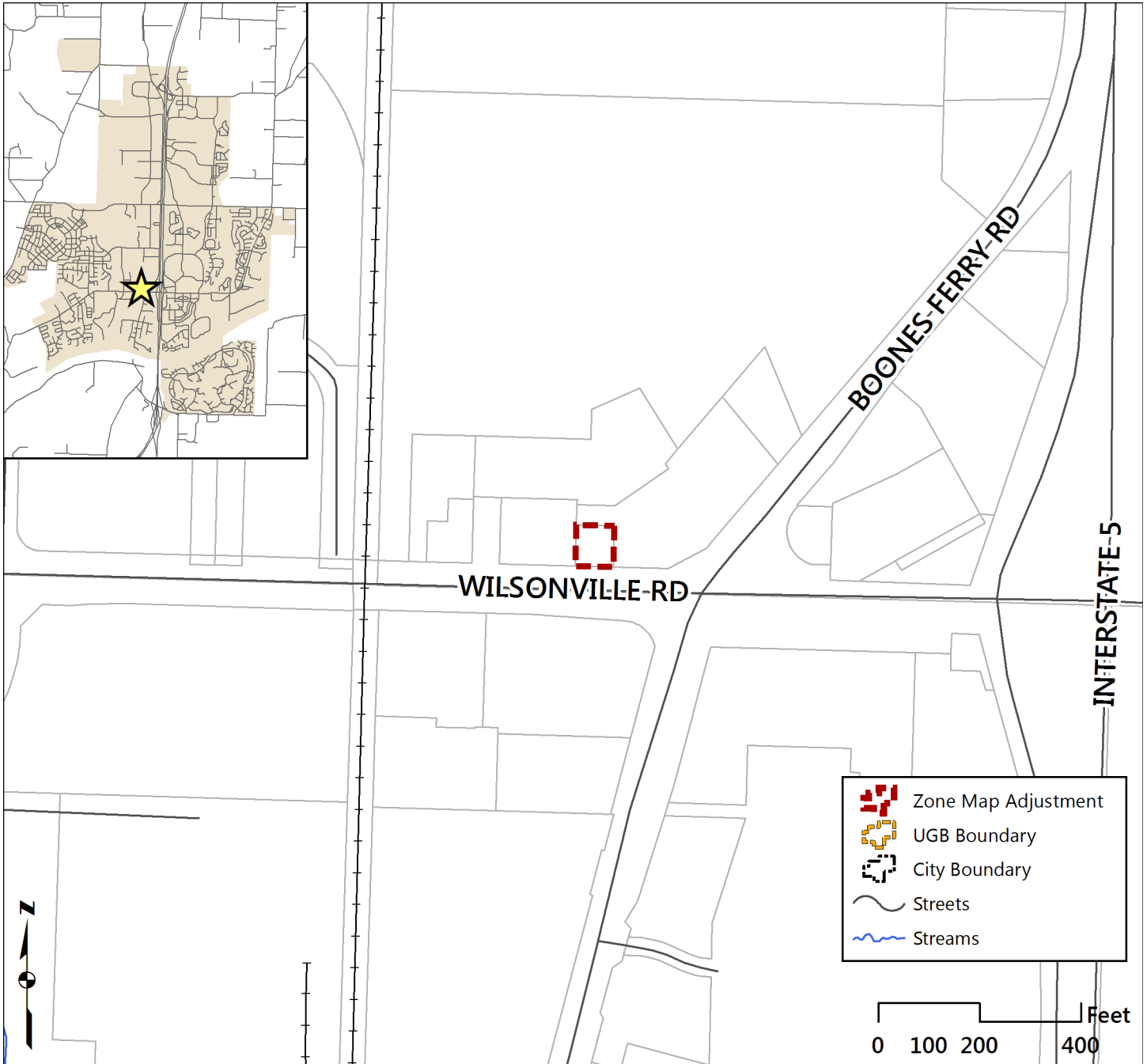
Prior Mapped Zoning: PDC, PDR-6

Affected Acreage: 5.46

Update: PDC, PF, and PDR-5; adjust boundary to reflect prior approval

Ordinance 605 (Case File No. DB05-0103)

9375 Wilsonville Road



Tax Lot(s): 1300

Section: 14D

Prior Mapped Zoning: PDI

Affected Acreage: 1.70

Update: PDC