

ORDINANCE NO. 895

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE CITY OF WILSONVILLE FUTURE DEVELOPMENT AGRICULTURAL-HOLDING (FDA-H) ZONE TO THE PLANNED DEVELOPMENT INDUSTRIAL (PDI) ZONE ON APPROXIMATELY 8.66 ACRES AT THE OREPAC PROPERTIES LOCATED AT 9655 SW 5TH STREET.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Darin Coder for Inland Pacific Properties LLC – Owner/Applicant, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the property subject to the Zone Map Amendment is located at 9655 SW 5th Street, Tax Lots 101 (adjusted by Lot Line Adjustment ARC224-0002; DB24-0001), 200, and 300, Section 23BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon; and

WHEREAS, Tax Lots 101 (adjusted), 200, and 300, in the southern part of the OrePac site are currently zoned Future Development Agricultural-Holding (FDA-H), which is inconsistent with the Comprehensive Plan designation of Industrial and the Planned Development Industrial (PDI) zoning of the northern part of the OrePac site; and

WHEREAS, the City of Wilsonville desires to have the properties zoned consistent with their Wilsonville Comprehensive Plan Map designation of Industrial rather than maintain the current FDA-H zoning designation; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the Zone Map Amendment request and prepared a staff report for the Development Review Board, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, which staff report was presented to the Development Review Board on September 9, 2024; and

WHEREAS, the Development Review Board Panel A held a duly advertised public hearing on the application for a Zone Map Amendment on September 9, 2024, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 436 which recommends City Council approval of the Zone Map Amendment request (Case File No. ZONE24-

0001; see DB24-0001), adopts the staff report with findings and recommendation, all as placed on the record at the hearing; and

WHEREAS, on October 7, 2024, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the Development Review Board and City Council staff reports; took public testimony; and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code.

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

- Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing Recitals and the Zone Map Amendment Findings in Exhibit B, as if fully set forth herein.
- Section 2. Determination. The official City of Wilsonville Zone Map is hereby amended by Zoning Order ZONE24-0001, attached hereto as Exhibit A, from the City of Wilsonville Future Development Agricultural-Holding (FDA-H) Zone to the Planned Development Industrial (PDI) Zone.
- Section 3. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council and read for the first time at a regular meeting thereof this 7th day of October, 2024, and scheduled the second reading on the 21st day of October, 2024, commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

DocuSigned by:
Kimberly Veliz
E781DE10276B498...

Kimberly Veliz, City Recorder

ENACTED by the City Council on the 21st day of October, 2024, by the following votes:

Yes: 4 No: 0

DocuSigned by:
Kimberly Veliz
E781DE10276B498...

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 21st day of October, 2024.

Signed by:
Julie Fitzgerald
8A974AF3ADE042E...

JULIE FITZGERALD, MAYOR

SUMMARY OF VOTES:

| | |
|----------------------------|---------|
| Mayor Fitzgerald | Yes |
| Council President Akervall | Yes |
| Councilor Berry | Yes |
| Councilor Dunwell | Excused |
| Councilor Linville | Yes |

EXHIBITS:

- A. Zoning Order ZONE24-0001 Including Legal Description and Sketch Depicting Zone Map Amendment
- B. Zone Map Amendment Findings
- C. Development Review Board Panel A Resolution No. 436 Recommending Approval of Zone Map Amendment

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

In the Matter of the Application of)
Darin Coder for Inland Pacific Properties)
LLC, for a Rezoning of Land and) **ZONING ORDER ZONE24-0001**
Amendment of the City of Wilsonville)
Zoning Incorporated in Section 4.102)
of the Wilsonville Code.)

The above-entitled matter is before the Council to consider the application of ZONE24-0001, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property ("Property"), legally described and shown on the attached legal description and sketch, has heretofore appeared on the City of Wilsonville zoning map as Future Development Agricultural-Holding (FDA-H).

The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of approximately 8.66 acres located at 9655 SW 5th Street and comprising Tax Lots 101 (adjusted by Lot Line Adjustment ARC224-0002; DB24-0001), 200, and 300, Section 23BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Planned Development Industrial (PDI), subject to conditions detailed in this Order's adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This 21st day of October, 2024.

Signed by:

8A974AF3ADE042E...
JULIE FITZGERALD, MAYOR

APPROVED AS TO FORM:

Signed by:

E93085BB8D714D8...
Amanda Guile-Hinman, City Attorney

ATTEST:

DocuSigned by:
Kimberly Veliz
E781DE10276B498...
_____kimberly veliz, City Recorder

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

Griffin Land Surveying Inc.

6107 SW Murray Blvd. #409 – Beaverton, OR. 97008

Office: (503) 201-3116

OrePac PLA
Project: 0864

**Zone Map Amendment Subject Area
Assessors Maps 31W23B, 31W23BD
City of Wilsonville, Clackamas County, OR.**

A tract of land situated in the N.W. 1/4 of Section 23, T.3S., R.1W., W.M. in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 1, Partition Plat No. 1990-92, Clackamas County Plat Records; thence N 84°56'57" W along the South line of said Parcel 1, 236.40; thence S 29°14'31" W, 85.42 feet; thence S 23°17'05" W, 54.13 feet; thence S 14°59'27" W, 55.38 feet; thence S 8°41'10" W, 45.49 feet; thence S 14°29'48" E, 48.74 feet; thence S 7°23'26" E, 74.27 feet; thence S 8°49'39" W, 10.40 feet to the North right of way line of 5th Street; thence Easterly along said North right of way line to the West right of way line of the Oregon Electric Railroad; thence Northerly along said West right of way line to the Southeast corner of Tract 'A' of said Partition Plat No. 1990-92; thence N 88°26'57" W along the South line of said Tract 'A', 494.00 feet; thence N 5°03'02" E along the West line of said Tract 'A' and the West line of Parcel 2 of said Partition Plat No. 1990-92, 178.47 feet to the point of beginning.

Contains 8.6556 acres.

The courses above are derived from a Record of Survey by Griffin Land Surveying Inc, filed in the Clackamas County Survey Records.



CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____
 ACCEPTED FOR FILING: _____
 SURVEY NUMBER: _____

Record of Survey

PROPERTY LINE ADJUSTMENT
 WITHIN THE THOMAS BAILEY D/LC 45
 IN THE N.W. 1/4 OF SECTION 23, T.35S., R.11W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON,
 JULY 8, 2024

FOR: INLAND PACIFIC PROPERTIES, LLLC

NARRATIVE:

THE BASIS OF BEARINGS IS THE WEST LINE OF THE THOMAS BAILEY D/LC 45, AS SHOWN ON THE RECORD OF SURVEY FOR THE ADJUSTMENT PER CITY OF WILSONVILLE PLANNING FILE NO. 0824-0001 OREPAK SITE IMPROVEMENTS.

MONUMENTS WERE HELD ALONG THE CENTERLINES OF 5TH STREET AND KINSMAN ROAD, ALONG WITH CONTROL POINTS SHOWN ON SN 2017-241 AND SN 2017-242. SAID MONUMENTS AND CONTROL POINTS WERE DESTROYED BY CONSTRUCTION.

THE SOUTH AND WEST LINES OF PARTITION PLAT NO. 1990-92 WAS ESTABLISHED BY HOLDING PLAT DATA AND THE THREE MONUMENTS ALONG SAID LINES AS SHOWN.

DATA WAS HELD PER SN 2017-241 TO ESTABLISH THE CENTERLINE AND RIGHT OF WAY LINE OF OREGON ELECTRIC RAILROAD.

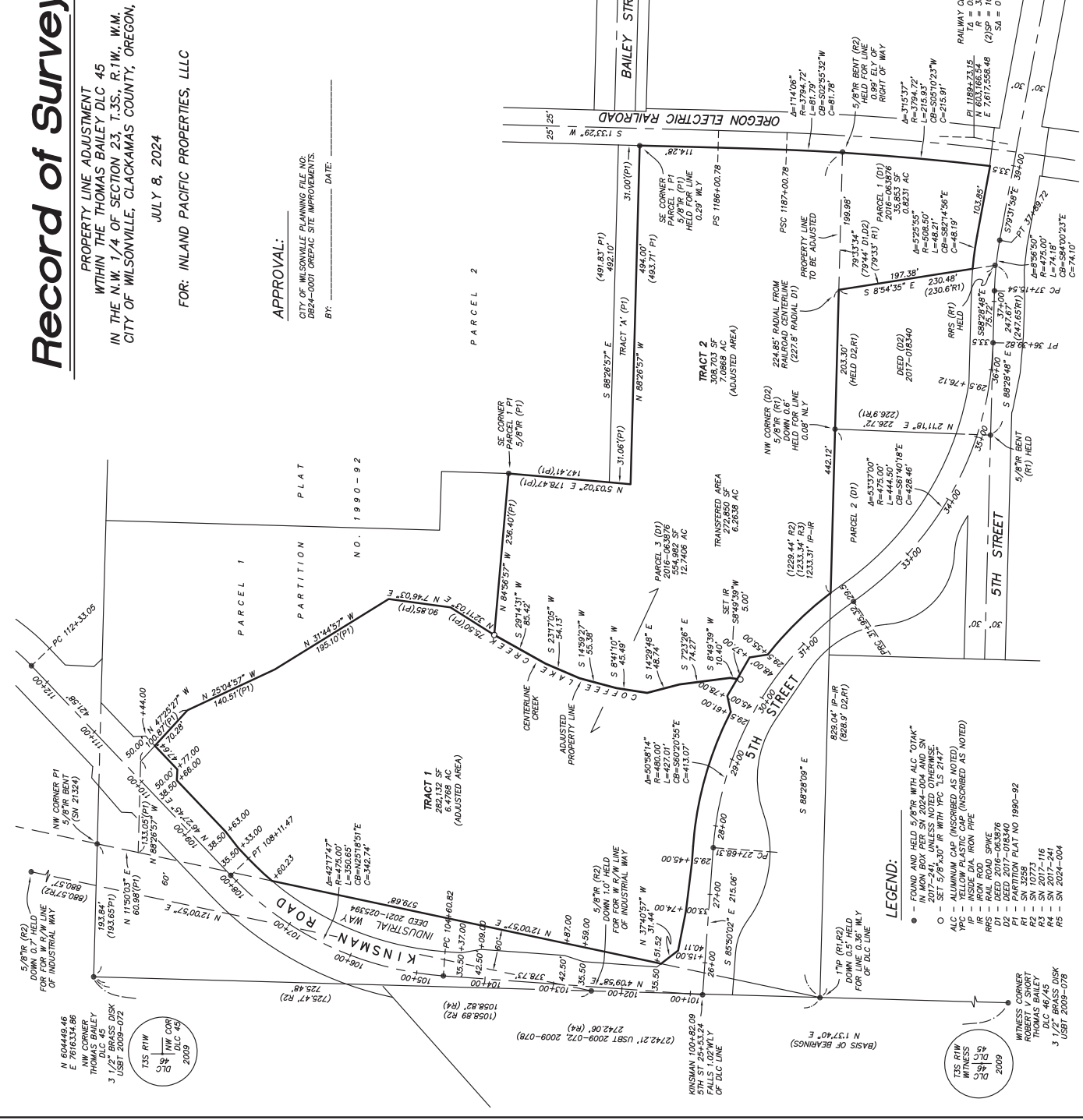
ALL OF THE PROPERTIES BOUNDED BY 5TH STREET, INDUSTRIAL WAY, KINSMAN STREET, PARTITION PLAT NO. 1990-92 AND THE RAILROAD ARE OWNED BY THE SAME ENTITY, THE LINE COMMON TO PARCEL 1 (D1) AND PARCEL 2 (D1) IS THE LINE COMMON TO PARCEL 1 (D1) AND PARCEL 2 (D1) OF THE WEST LINE OF PARCEL 1 (D1) (DESCRIBED FROM THE EAST) AND EAST LINE OF (D2) (DESCRIBED FROM THE WEST) ARE IN CONFLICT. THE MONUMENTS AND DATA FROM THE 1990 SURVEY SN 1298 TO ESTABLISH THE LINE FOR THE NORTH LINE, HELD THE IRON PIPE NEAR THE D/LC LINE AND THE IR NEAR THE RAILROAD RIGHT OF WAY PER SN 3298. THE EAST LINE OF (D2) WAS ESTABLISHED AT DEED DISTANCE (203.30') PER THE DEED AND IN 5TH STREET PER SN 3298.

THE NEW PROPERTY LINE WAS SET OUT AT THE DIRECTION OF THE CLIENT AS SHOWN. THE ADJUSTMENT DEED IS RECORDED AS DOCUMENT NO. CLACKAMAS COUNTY RECORDS.

APPROVAL:

CITY OF WILSONVILLE PLANNING FILE NO. 0824-0001 OREPAK SITE IMPROVEMENTS.
 BY: _____ DATE: _____

PARCEL 2



LEGEND:

- - FOUND AND HELD 5/8" IR WITH ALC "DPAK" 2017-241, UNLESS NOTED OTHERWISE.
- - SET 5/8"x30" IR WITH NYC "LS 2142"
- ALC - ALUMINUM CAP (INScribed AS NOTED)
- YIP - INSULATED PLASTIC CAP (INScribed AS NOTED)
- IR - IRON ROD, IRON PIPE
- RRS - RAIL ROAD SNAKE
- D2 - DEED 2017-018340
- P1 - PARTITION PLAT NO 1990-92
- R2 - SN 10723
- R3 - SN 2017-116
- R4 - SN 2017-241
- R5 - SN 2024-004
- RS - SN 2024-004

REGISTERED
 LAND SURVEYOR

 JULY 28, 1988
 KENNETH D. GRIFFIN
 2147
 0884 OREPAK PLA

GRIFFIN LAND SURVEYING, INC.
 6107 SW MURRAY BLVD., #408
 BEAVERTON, OR 97008
 PHONE: (503)201-3116

N 5644.65
 E 20433.86
 THOMAS BAILEY
 D/LC 45
 3 1/2" DIAL DISK
 USBT 2009-072

TSS RTW
 D/LC
 45
 2009

WITNESS CORNER
 ROBERT V. SHORT
 THOMAS BAILEY
 D/LC 45
 2009

3 1/2" BRASS DISK
 USBT 2009-078



Ordinance No. 895 Exhibit B
Zone Map Amendment Findings

OrePac Site Improvements

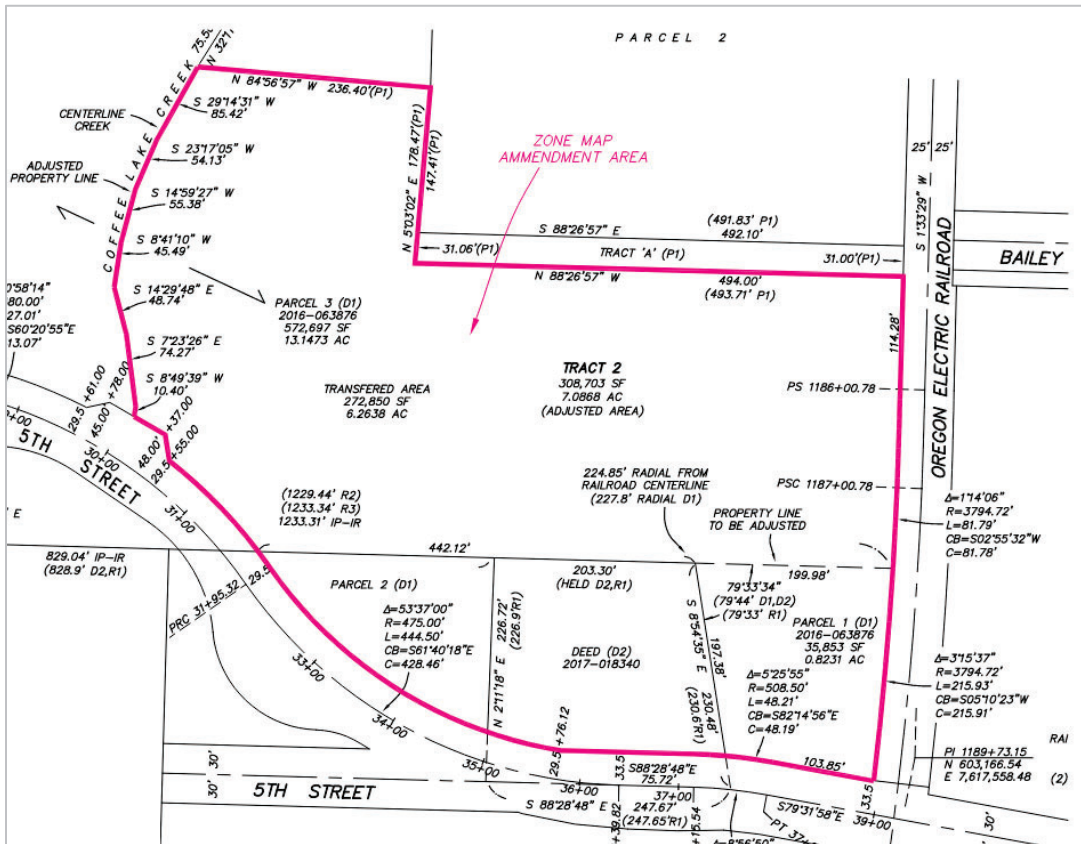
City Council
Quasi-Judicial Public Hearing

| | |
|--|---|
| Hearing Date: | October 7, 2024 |
| Date of Report: | September 17, 2024 |
| <hr/> | |
| Application Nos.: | DB24-0001 OrePac Site Improvements (ZONE24-0001 Zone Map Amendment) |
| Request/Summary: | City Council approval of a quasi-judicial Zone Map Amendment of approximately 8.66 acres. |
| Location: | Property subject to the Zone Map Amendment is located at 9655 SW 5 th Street, Tax Lots 101 (adjusted by Lot Line Adjustment ARC224-0002; DB24-0001), 200, and 300, Section 23BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. |
| Owner/Applicant: | Inland Pacific Properties LLC (Contact: Darin Coder) |
| Applicant's Representative: | Mackenzie (Contact: Sid Hariharan Godt) |
| Comprehensive Plan Designation: | Industrial |
| Zone Map Classification: | Current/Proposed: Tax Lots 101 (adjusted), 200, 300: FDA-H (Future Development Agricultural – Holding)/PDI (Planned Development Industrial) |
| Staff Reviewer: | Cindy Luxhoj AICP, Associate Planner |
| Staff Recommendation: | <u>Adopt</u> the requested Zone Map Amendment. |

Applicable Review Criteria:

| | |
|----------------------------------|---|
| Development Code: | |
| 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 (.01) F. | Authority of the Development Review Board: Zone Changes |
| Subsection 4.033 (.01) A. | Authority of City Council: Zone Changes |
| Section 4.110 | Zones |
| Section 4.135 | Planned Development Industrial (PDI) Zone |
| Section 4.140 | Planned Development Regulations |
| Section 4.197 | Zone Changes |
| Other Planning Documents: | |
| Wilsonville Comprehensive Plan | |
| Area of Special Concern G | |
| Previous Land Use Approvals | |

Vicinity Map



Summary:

Zone Map Amendment (ZONE24-0001)

A Zone Map Amendment is requested to change the zoning of the southern portion of the OrePac site, Tax Lots 101 (adjusted), 200, and 300, from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial (PDI) consistent with the Comprehensive Plan designation of Industrial and existing zoning on the northern part of the subject site.

Conclusion and Conditions of Approval:

Staff recommends approval with the following conditions:

Request: Zone Map Amendment (ZONE24-0001)

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|--|
| This action recommends to the City Council adoption of the Zone Map Amendment for the subject properties. Requests STG124-0001, STG224-0001, SDR24-0001, ARC224-0002, and TPLN24-0001 (Case File No. DB24-0001) are contingent on City Council action on the Zone Map Amendment request. |
| No conditions for this request. |

Findings of Fact:

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 City’s 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 and initiated the application.

Request: Zone Map Amendment (ZONE24-0001)

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

Comprehensive Plan**Areas of Special Concern-Area G-Summary and Special Considerations**

1. The OrePac property is located in Area of Special Concern G (Area G) in the Comprehensive Plan. This area includes a concrete plant (Wilsonville Concrete), building products distribution and an office building (OrePac), rural residential/agricultural use, and Coffee Lake Creek (Seely Ditch). The summary about Area G notes that extension of SW Kinsman Road, south to SW Industrial Way, and extension of SW Bailey and/or SW 5th Streets, west at least to SW Industrial Way/SW Kinsman Road, would improve access to and from Old Town. It further notes that the extension would also provide a signalized intersection for the industrial truck traffic generated to the south. Tract A on the OrePac property was identified as a possible alignment for the SW Bailey Street extension. However, the location was subsequently changed to be an extension of SW 5th Street rather than SW Bailey Street. As a result, the existing dedicated public right-of-way is now redundant and the applicant is requesting its vacation.

Areas of Special Concern-Area G-Master Plan for Compatibility and Continuity

Design Objective 1

2. The applicant proposes a Zone Map Amendment, lot line adjustment, right-of-way vacation and other site improvements to bring the subject site into compliance with Code standards, as well as to accommodate future potential expansion of OrePac's operations. These actions are consistent with master planning (Stage I) of large areas required by this Design Objective to accommodate new compatible residential, industrial, and office development, and provide for continuity of design and coordination of uses.

Areas of Special Concern-Area G-Coordinate Access and Circulation

Design Objective 2

3. The SW 5th Street to SW Kinsman Road project, completed in 2023 and bordering the OrePac site on the south, achieves the intent of Design Objective 2 to provide coordinated access and circulation that accommodates industrial development and helps minimize congestion on SW Wilsonville Road. The applicant's proposed new driveway access for the property to SW 5th Street consistent is consistent with this Design Objective.

Areas of Special Concern-Area G-Identify Appropriate Street Alignments

Design Objective 3

4. The applicant's request to vacate a portion of SW Bailey Street right-of-way within the subject property that is no longer needed, so that the property may be used for future industrial development as part of OrePac operations, is consistent with this Design Objective's intent to

identify appropriate street alignments that provide needed access and circulation while serving adjacent properties and Old Town.

Areas of Special Concern-Area G-Provide Buffer for Residential Developments
 Design Objective 4

5. This Design Objective, which requires buffering along the western perimeter of Area G for adjacent residential developments, does not apply to the current application.

Areas of Special Concern-Area G-Maintain and Enhance Natural Features
 Design Objective 5

6. The applicant does not propose any site improvements that would affect the aesthetic or environmental quality of Coffee Lake Creek (Seely Ditch), which runs through the property, consistent with this Design Objective.

Areas of Special Concern-Area G-Limit Incompatible Uses
 Design Objective 6

7. The applicant’s current operations and proposed site improvements are consistent with Design Objective 6, which requires careful limitation of incompatible uses in Area G while minimizing noise and air quality impacts on adjacent residential neighborhoods.

Areas of Special Concern-Area G-Identify Appropriate Street Alignments
 Design Objective 7

8. The site improvements proposed in the current application (DB24-0001) will not affect the viability of or result in minimization of the disruptive and incompatible nature of the railroad, which abuts the eastern side of the subject property.

Development Code

Zoning Consistent with Comprehensive Plan
 Section 4.029

9. Concurrently with the Stage 1 Preliminary Plan (in DB24-0001), the applicant is applying for a Zone Map Amendment to change the zoning of Tax Lots 101 (adjusted by Lot Line Adjustment ARC224-0002; DB24-0001), 200, and 300, from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial (PDI), consistent with the Comprehensive Plan designation of Industrial.

Base Zones
 Subsection 4.110 (.01)

10. The requested zoning designation of PDI is among the base zones identified in this subsection.

Standards for Planned Development Industrial Zone

Purpose of PDI

Subsection 4.135 (.01)

11. The zoning will allow a variety of industrial operations and associated uses, such as those proposed by the applicant, consistent with the purpose stated in this subsection.

Uses Typically Permitted

Subsection 4.135 (.03)

12. The proposed zoning will allow uses such as those proposed by the applicant including manufacturing and associated office use, warehousing, storage, and distribution, consistent with the list established in this subsection.

Zone Change Procedures

Subsection 4.197 (.02) B. and C. 1.

13. The request for a Zone Map Amendment has been submitted as set forth in the applicable Code sections including Section 4.008, Section 4.140, and Subsections 4.197 (.02) B. and C.

Conformance with Comprehensive Plan Map, etc.

Subsection 4.197 (.02) C. 2.

14. The proposed Zone Map Amendment is consistent with the Comprehensive Plan Map designation of Industrial with consideration given to Design Objectives for Area of Special Concern G in the Comprehensive Plan (see Findings 1 through 8).

Public Facility Concurrency

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

15. Based on existing nearby utilities and utility master plans, and the Transportation System Plan, necessary facilities are or can be made available for development of the subject property consistent with the proposed zoning. A preliminary review of the application materials appears to confirm the site can be adequately served by streets and utilities. Details of required street and utility connections and improvements will be established with review of subsequent Stage 2 Final Plans.

Impact on Significant Resource Overlay Zone (SROZ) Areas

Subsection 4.197 (.02) C. 5.

16. Coffee Lake Creek (Seely Ditch), identified as SROZ and its associated Impact Area, runs north-south along the western boundary of the portion of the property that is subject to the Zone Map Amendment. No other identified natural or geologic hazards are located within the area to be rezoned. An Abbreviated SROZ Map Verification or Significant Resource Impact Report (SRIR) were not required as part of the current application, however, the City's Natural Resources Manager reviewed the application and prepared advisory findings, conditions and requirements. Briefly, the Natural Resources Manager found that the proposed stormwater facility within the SROZ qualifies as exempt development and that, due

to the current condition of the site, the placement and operation of the stormwater facility will provide water quality and habitat benefit through the planting of vegetation and the installation of soil media.

Development within 2 Years

Subsection 4.197 (.02) C. 6.

17. The applicant proposes full development in a single phase to commence within two (2) years of initial approval of the zone change. In the scenario where the applicant or their successors do not start development within two (2) years, thus allowing related land use approvals to expire, the zone change shall remain in effect.

Development Standards and Conditions of Approval

Subsection 4.197 (.02) C. 7.

18. As can be found in the findings for the accompanying request for a Stage I Preliminary Plan (Case File No. DB24-0001), the applicable development standards will be met either as proposed or as a condition of approval.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 436**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A ZONE MAP AMENDMENT FROM FUTURE DEVELOPMENT AGRICULTURAL-HOLDING (FDA-H) TO PLANNED DEVELOPMENT INDUSTRIAL (PDI) OF APPROXIMATELY 8.66 ACRES AND VACATION OF APPROXIMATELY 0.35 ACRE OF RIGHT-OF-WAY, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE 1 PRELIMINARY PLAN, STAGE 2 FINAL PLAN, SITE DESIGN REVIEW, LOT LINE ADJUSTMENT, AND TYPE C TREE REMOVAL PLAN FOR SITE IMPROVEMENTS AT THE OREPAC PROPERTIES LOCATED AT 30160 AND 30170 SW OREPAC AVENUE, 30445 SW BOONES FERRY ROAD, AND 9655 SW 5TH STREET.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Darin Coder for Inland Pacific Properties LLC – Owner/Applicant, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 30160 and 30170 SW OrePac Avenue, 30445 SW Boones Ferry Road, and 9655 SW 5th Street on Tax Lots 600, 680, 690, 700, 701, 780, and 791, Section 23B, and Tax Lots 101, 200, and 300, Section 23BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated August 29, 2024, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on September 9, 2024, 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

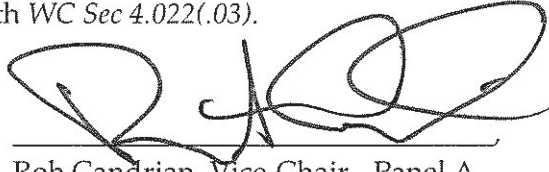
WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

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:

DB24-0001 OrePac Site Improvements: Zone Map Amendment (ZONE24-0001), Stage 1 Preliminary Plan (STG124-0001), Stage 2 Final Plan (STG224-0001), Site Design Review (SDR24-0001), Lot Line Adjustment (ARC224-0002), Right-of-Way Vacation (STVC24-0001), and Type C Tree Removal Plan (TPLN24-0001).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9th day of September, 2024, and filed with the Planning Administrative Assistant on

Sept. 10, 2024. 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)*.



Rob Candrian, Vice-Chair - Panel A
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant