

RESOLUTION NO. 3071

A RESOLUTION OF THE CITY OF WILSONVILLE AMENDING THE CITY'S OFFICIAL ZONING MAP TO INCORPORATE PREVIOUSLY APPROVED QUASI-JUDICIAL AND LEGISLATIVE ZONING MAP AMENDMENTS AND ADOPTING A NEW 2023 OFFICIAL ZONING MAP.

WHEREAS, the current City of Wilsonville Official Zoning Map signed by the Mayor and attested by the City Recorder is dated June 5, 2017; and

WHEREAS, since June 5, 2017, pursuant to Wilsonville Code Section 4.197(.02), the City Council has approved 23 amendments to the Official Zoning Map, identified in Exhibit B; and

WHEREAS, it is important that the City's Official Zoning Map be updated periodically to reflect Council zoning map amendment actions 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 require 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.

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 Exhibits A and B attached hereto and incorporated herein.

Section 2. Order. Based upon the foregoing recitals, a new Official City of Wilsonville Zoning Map, Exhibit A, incorporating the 23 zoning map amendments identified in Exhibit B, 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. Effective Date. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 5th day of June, 2023, and filed with the Wilsonville City Recorder this date.

DocuSigned by:
Kristin Akervall
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Kristin Akervall, Council President

ATTEST:

DocuSigned by:
Kimberly Veliz
E781DE10276B498...

Kimberly Veliz, City Recorder

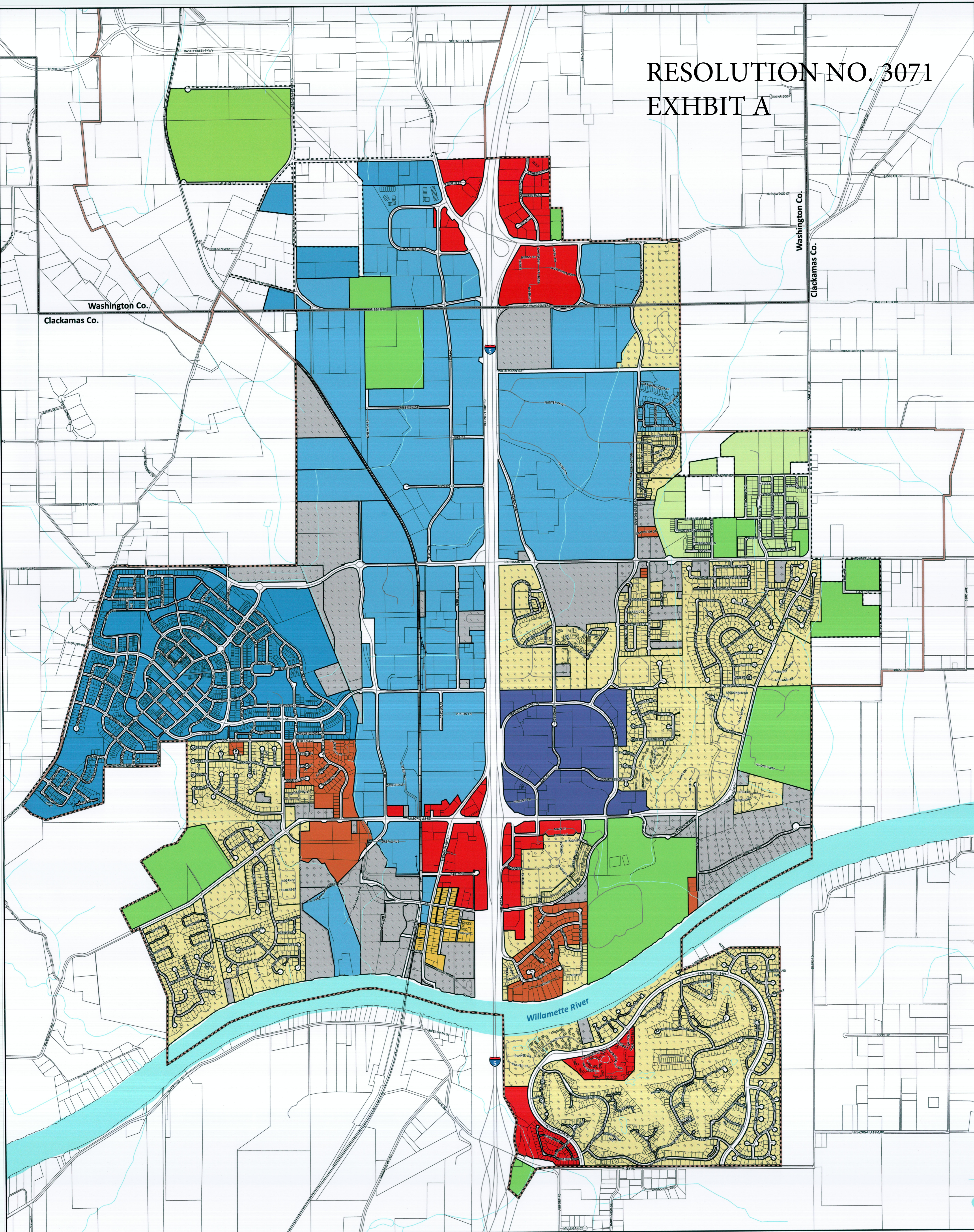
SUMMARY OF VOTES:

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

EXHIBITS:

- A. City of Wilsonville Official Zoning Map – June 5, 2023
- B. Zone Map Amendments since June 2017

RESOLUTION NO. 3071 EXHIBIT A



ZONING MAP



0 0.5 Mile

June 5, 2023

ZONING DESIGNATIONS

- | | |
|---|-----------------------|
| Future Development Agricultural-Holding (FDA-H) | County Boundary |
| Residential (R) | City Boundary |
| Old Town Residential (OTR) | Urban Growth Boundary |
| Planned Development Residential (PDR) | Taxlots |
| Village (V) | |
| Residential Neighborhood (RN) | |
| Planned Development Commercial (PDC) | |
| Town Center (TC) | |
| Planned Development Industrial (PDI) | |
| PDI - Regionally Significant Industrial Area (PDI-RSIA) | |
| Public Facility (PF) | |
| Public Facility - Corrections (PF-C) | |

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

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

Julie Fitzgerald 6/16/2023
Mayor Date
Kimberly Nels 6/5/2023
City Recorder Date

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Resolution No. 3071 Exhibit B**Zone Map Amendments since June 2017**

Project Name and Approved Amendment	Ordinance Number	Adoption Date	Location
Frog Pond - Stafford Meadows Subdivision Clackamas County Rural Residential Farm Forest 5 (RRFF5) To Residential Neighborhood (RN) Zone	820	7/2/2018	Tax Lots 2001, 2100, 2201, and 2202; Section 12D
Frog Pond - Morgan Farm Subdivision Clackamas County Rural Residential Farm Forest 5 (RRFF5) Zone to Residential Neighborhood (RN) Zone	822	7/2/2018	Tax Lots 2400, 2600, and 2700, and Portions Of Tax Lot 2300 and Boeckman Road Right-Of-Way; Section 12D
Aspen Meadows No. 2 Subdivision Residential Agriculture-Holding (RA-H) Zone to the Planned Development Residential-3 (PDR-3) Zone	824	8/6/2018	Tax Lot 6200, Section 13BD
Villebois - Clermont Subdivision Clackamas County Exclusive Farm Use (EFU) Zone To Village (V) Zone	830	1/7/2019	Tax Lots 7200, 7290, 7300, 7400, 7500, and 7600; Section 15AB
Frog Pond Meadows Subdivision Clackamas County Rural Residential Farm Forest 5 (RRFF5) Zone to the Residential Neighborhood (RN) Zone	833	3/18/2019	Tax Lots 1800, 1902, 1903, 2000 and 2200; Section 12D
Town Center Plan Repeal Development Code Section 4.131.05 (PDC-TC Zone) and Adopt Development Code Section 4.132 (TC Zone)	835	5/6/2019	Town Center - Legislative Amendment
DP Nicoli Industrial Project Residential Agricultural-Holding (RA-H) Zone to the Planned Development Industrial (PDI) Zone	836	6/17/2019	Tax Lots 300 and 500, Section 14A
Frog Pond Ridge Subdivision Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone	843	10/5/2020	Tax Lots 1500 and 1700, Section 12D
Coffee Creek Logistics Center Washington County Future Development, 20-Acre (FD-20) Zone to the Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) Zone	845	9/21/2020	Tax Lot 2100, Section 3D
Canyon Creek 5-Lot Subdivision Residential Agriculture-Holding (RA-H) Zone to the Planned Development Residential-3 (PDR-3) Zone	848	6/7/2021	Tax Lot 6400, Sec 13BD
Middle Housing in Wilsonville Rezone Residential Properties in the Old Town Neighborhood to the Newly Established Old Town Residential (OTR) Zone; Rename the Residential Agriculture-Holding (RA-H) Zone the Future Development Agricultural-Holding (FDA-H) Zone	851	10/18/2021	Old Town - Legislative Amendment

Resolution No. 3071 Exhibit B

Project Name and Approved Amendment	Ordinance Number	Adoption Date	Location
Villebois Village Center Mixed Use Public Facility (PR) Zone to Village (V) Zone	852	10/4/2021	Tax Lot 2800 and Adjacent Right-of-Way, Section 15AC
Meridian United Church of Christ Future Development Agricultural-Holding (FDA-H) Zone to the Planned Development Residential-4 (PDR-4) Zone	853	12/20/2021	Tax Lot 5500, Section 13AA
Frog Pond Crossing Subdivision Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone	855	3/7/2022	Tax Lots 100, 300, 302; Section 12D
Frog Pond Vista Subdivision Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone	858	4/18/2022	Tax Lot 500, Section 12D
Frog Pond Estates Subdivision Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone	860	5/2/2022	Tax Lot 1501, Section 12D, and Tax Lot 4500, Section 12DC
Frog Pond Oaks Subdivision Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone	862	5/2/2022	Tax Lots 401 and 402, Section 12D
Coffee Creek - Black Creek Group Industrial Project Washington County Future Development - 20 Acre (FD-20) Zone to the Planned Development Industrial - Regionally Significant Industrial Area (PDI-RSIA) Zone	864	5/15/2022	Tax Lot 100, Section 3D
Wilsonville Industrial Yard Future Development Agricultural-Holding (FDA-H) Zone to the Planned Development Industrial (PDI) Zone	865	8/15/2022	Tax Lot 800, Section 14A
Frog Pond Terrace Subdivision Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone	867	9/8/2022	Tax Lots 2800, 2801, and 3500; Section 12D
Frog Pond Overlook Subdivision Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone	869	9/18/2022	Tax Lot 700, Section 12D
Coffee Creek - Delta Logistics Site Expansion Project Washington County Future Development – 20 Acre (FD-10) Zone to the Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) Zone	873	1/19/2023	Tax Lots 600 and 601, Section 2B
Coffee Creek - Precision Countertops Project Washington County Future Development – 20 Acre (FD-10) Zone to the Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) Zone	876	4/3/2023	Tax Lot 500, Section 2