

ORDINANCE NO. 643

AN ORDINANCE OF THE CITY OF WILSONVILLE INCORPORATING APPROVED AMENDMENTS TO THE OFFICIAL ZONING MAP, AND READOPTING THE OFFICIAL ZONING MAP OF THE CITY OF WILSONVILLE

WHEREAS, the current City of Wilsonville Official Zoning Map is dated December 20, 2006, and

WHEREAS, the City Council has, since 2006, approved several amendments to the Official Zoning Map as detailed in Exhibit B, and

WHEREAS, it is critical that all versions of the City's Zoning Maps be copies of the Official Zoning Map, so that no questions are raised regarding the accuracy of said maps, and

WHEREAS, since the land use process in Wilsonville includes zoning map amendments as part of most development proposals, the City hereby establishes a procedure to readopt an updated Official Zoning Map in January of each subsequent year, and

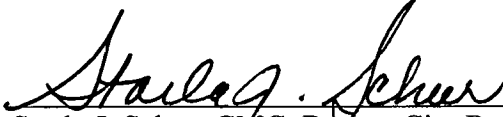
WHEREAS, according to 51 Or LUBA 107 (2006), a proposal to correct the official zoning map to accurately reflect previously adopted ordinances is not a zone change within the meaning of ORS 215.223(3), and does not require notice.

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

Section 1. Findings. The City Council adopts as findings, and conclusions, the foregoing recitals and the staff reports in this matter labeled as Exhibit B, as amended, which Exhibit is attached hereto and incorporated herein as if fully set forth.

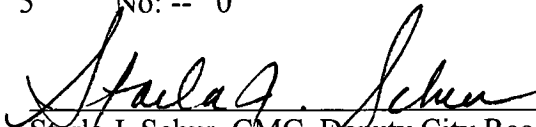
Section 2. Order. Based upon the foregoing findings and conclusions, the City Council adopts and orders Zoning Order DB-2005-10-00103, attached hereto, together with the Zoning Map, Exhibit A attached to the Zoning Order as the City of Wilsonville 2007 Official Zoning Map and the Mayor is authorized to sign said map.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 7th day of January 2008, commencing at the hour of 7 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, OR, and scheduled for second reading at a special meeting thereof on January 16, 2008.

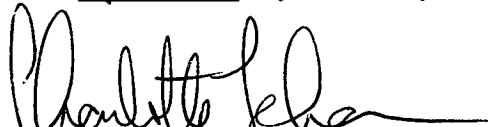

Starla J. Schur, CMC, Deputy City Recorder

ENACTED by the City Council on the 16th day of January 2008 by the following votes:

Yes: - 5 No: -- 0


Starla J. Schur, CMC, Deputy City Recorder

DATED and signed by the Mayor this 18th day of January 2008.


CHARLOTTE LEHAN, MAYOR

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Kirk	Yes
Councilor Knapp	Yes
Councilor Ripple	Yes
Councilor Núñez	Yes

Attachments:

- Exhibit A – 2007 City of Wilsonville Official Zoning Map
- Exhibit B - Wilsonville Planning Staff Report to Development Review Board dated December 28, 2008

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

**In the Matter of Re-adoption of the)
Official Zoning Map)
Of the City of Wilsonville)
)** **ZONING ORDER DB-2005-10-00103**

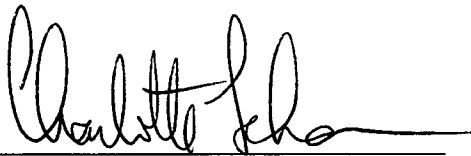
The above-entitled matter is before the Council to order to readopt the City of Wilsonville Official Zoning Map to accurately reflect previously adopted ordinances amending the 2006 Official Zoning Map

The corrected 2007 City of Wilsonville Official Zoning Map is attached to this order as Exhibit A.

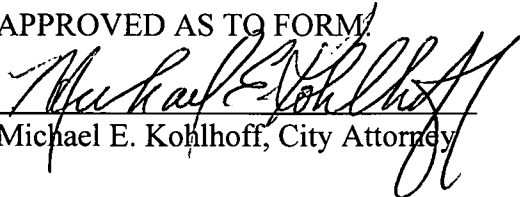
The Council having heard and considered all matters relevant to the application, finds that the application should be approved, and it is therefore,

ORDERED that the 2007 City of Wilsonville Official Zoning Map as depicted in Exhibit A of this Order, is hereby approved, and the Mayor is authorized to sign said map.

Dated: This 16th day of January, 2008.



CHARLOTTE LEHAN, MAYOR

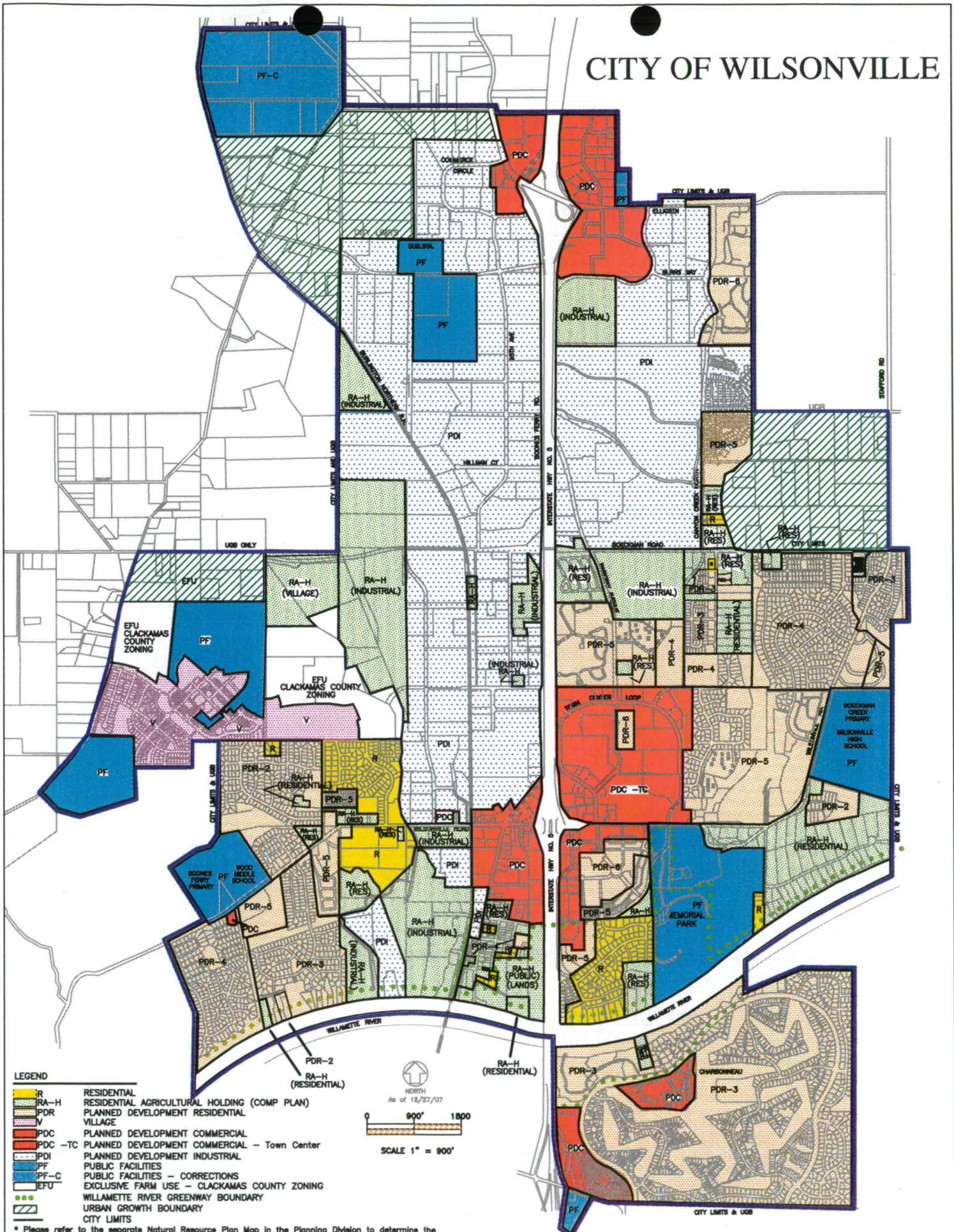
APPROVED AS TO FORM


Michael E. Kohlhoff, City Attorney

ATTEST:

Starla J. Schur, CMC, Deputy City Recorder

CITY OF WILSONVILLE



- LEGEND**
- R RESIDENTIAL
 - RA-H RESIDENTIAL AGRICULTURAL HOLDING (COMP PLAN)
 - PDR PLANNED DEVELOPMENT RESIDENTIAL
 - V VILLAGE
 - PDC PLANNED DEVELOPMENT COMMERCIAL
 - PDC -TC PLANNED DEVELOPMENT COMMERCIAL - Town Center
 - PDI PLANNED DEVELOPMENT INDUSTRIAL
 - PF PUBLIC FACILITIES
 - PF-C PUBLIC FACILITIES - CORRECTIONS
 - EFU EXCLUSIVE FARM USE - CLACKAMAS COUNTY ZONING
 - WILLAMETTE RIVER GREENWAY BOUNDARY
 - URBAN GROWTH BOUNDARY
 - CITY LIMITS

* Please refer to the separate Natural Resource Plan Map in the Planning Division to determine the boundaries of the Significant Resource Overlay Zone and the Old Town Overlay Zone.

OFFICIAL ZONING MAP

MAYOR _____ DATE _____
 ATTEST: _____
 CITY RECORDER _____ DATE _____ ORDINANCE NUMBER: _____

**PLANNING DIVISION
STAFF REPORT**

Date: December 28, 2007

To: City Council

From: Sandi Young, AICP, Planning Director

Subject: Amendment of the Official Zoning Map

Summary: This is the annual update of the City's Official Zoning Map incorporating all the zoning map changes approved individually by the Council in 2007. Land use law requires that cities maintain an Official Zoning Map signed by the Mayor as the legal representation of the zoning of each piece of property within the City.

Last year, staff began a program to update the Official Zoning Map each year in January as it has been amended site by site over the past year. In this way, the Official Zoning Map represents an accurate map for use by landowners and the public.

Approved 2007 Zoning Map Amendments:

Ordinance No. 632 Madrid/Copper Creek, 27490 Canyon Creek Road, N

Ordinance No. 633 Fir Street Development, 30820 SW Fir Avenue

Ordinance No. 635 Chuck Knorr, 28155 SW Canyon Creek Road S

Ordinance No. 641 Villebois, SAP Central, PDP # 2

The first page of the approved ordinance for each site is included for additional detail.

Recommendation:

This ordinance is a housekeeping ordinance, since each of the zone map changes has already been approved through the quasi-judicial public hearings process. This action merely updates the Official Zoning Map to be consistent with Council approvals during 2007. Staff recommends approval.

ORDINANCE NO. 632

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE RESIDENTIAL AGRICULTURAL - HOLDING (RA-H) ZONE TO THE PLANNED DEVELOPMENT RESIDENTIAL - 5 (PDR-5) ZONE FOR MIKE AND JULIE MADRID ON APPROXIMATELY 5.05 ACRES OF TAX LOT 2900 OF SECTION 12D, T3S, R1W, CLACKAMAS COUNTY, OREGON. MR. KEN SANDBLAST, ACTING AS AGENT FOR THE APPLICANTS MIKE AND JULIE MADRID.

WHEREAS, Mike and Julie Madrid have requested a Zone Map Amendment of certain property described in attached Zoning Order DB06-0037; and

WHEREAS, the Wilsonville Planning Staff analyzed the request and prepared an amended staff report, with conditions, to the Development Review Board dated May 14, 2007, wherein it reported that the request is consistent with and meets requirements for approval of a Zone Map Amendment; and

WHEREAS, the Development Review Board Panel 'A' held public hearings on this request on April 9, 2007 and May 14, 2007 and after taking testimony, gave full consideration to the matter and recommended approval of the request; and

WHEREAS, the Wilsonville Planning Staff prepared a memo and supplemental staff report to City Council dated June 8, 2007 and

WHEREAS, on June 18, 2007, the Wilsonville City Council held a public hearing regarding the above described matter, considered the record before the Development Review Board and staff reports, took testimony, and, upon deliberation, has concluded that the staff recommended Zone Map Amendment, of Tax Lot 2900 comprising approximately 5.05 acres meets the applicable approval criteria under the City's land development code,

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

Section 1. Findings. The City Council adopts as findings and conclusions, and conditions of approval the forgoing recitals and the staff report in this matter dated June 8, 2007, which Exhibit is attached hereto and incorporated herein as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended in Zoning Order: DB06-0037, attached hereto, from *Residential Agricultural - Holding (RA-H)*

ORDINANCE NO. 633

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT from the *RESIDENTIAL AGRICULTURAL - HOLDING (RA-H) ZONE* to the *PLANNED DEVELOPMENT RESIDENTIAL - 4 (PDR-4) ZONE* on approximately 1.8 acres comprising Tax Lots 400, 500, 501 and 4th Street easement area of Section 23AC, T3S, R1W, Clackamas County, Oregon. Mr. Ben Altman of Urban Solutions, acting as agent for the applicants Carol Dickey and Jeff Cameron.

WHEREAS, Carol Dickey and Jeff Cameron have requested a Zone Map Amendment of certain property described in Attachment 1 of this ordinance; and

WHEREAS, the Wilsonville Planning Staff analyzed the request and prepared an amended staff report, with conditions, to the Development Review Board dated May 14, 2007, wherein it reported that the request is consistent with and meets requirements for approval of a Zone Map Amendment; and

WHEREAS, the Development Review Board Panel 'A' held public hearing on this request on May 14, 2007 after taking testimony, gave full consideration to the matter and recommended approval of the request; and

WHEREAS, the Wilsonville Planning Staff prepared a supplemental staff report to City Council dated June 18, 2007 (Exhibit A2); and

WHEREAS, on June 18, 2007, the Wilsonville City Council held a public hearing regarding the above described matter, considered the record before the Development Review Board and staff reports, took testimony, and, upon deliberation, has concluded that the staff recommended Zone Map Amendment, of Tax Lots 400, 500, 501 and including the 4th Street easement comprising approximately 1.8 acres meets the applicable approval criteria under the City's land 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 staff report in this matter labeled as Exhibit A2, which Exhibit is attached hereto and incorporated herein as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended in Zoning Order: DB06-0051, attached hereto, from *Residential Agricultural - Holding (RA-H)*

ORDINANCE NO. 635

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT from *RESIDENTIAL 0 – 1 du/ac* to *RESIDENTIAL 4 - 5 du/ac* and a corresponding ZONE MAP AMENDMENT from the *RESIDENTIAL AGRICULTURAL - HOLDING (RA-H)* zone to the *RESIDENTIAL (R)* zone on approximately 0.69 Acres of Tax Lot 2400, Section 13B, T3S, R1W, Clackamas County, Oregon. *SFA Design Group, LLC*, acting as agent for the applicant, *Mr. Chuck Knorr*.

WHEREAS, *SFA Design Group, LLC* has requested a Comprehensive Plan Map Amendment and a Zone Map Amendment described in attached Zoning Order DB07-0008; and

WHEREAS, the Wilsonville Planning Staff analyzed the request and prepared a staff report, with conditions, to the Development Review Board dated June 4, 2007, wherein it reported that the request is consistent with and meets requirements for approval of a Comprehensive Plan Map Amendment and a Zone Map Amendment; and

WHEREAS, the Development Review Board Panel 'A' held a public hearing on this request on June 11, 2007, and after taking testimony, gave full consideration to the matter and recommended approval of the request; and

WHEREAS, the Wilsonville Planning Staff prepared a memo to City Council dated July 2, 2007; and

WHEREAS, on July 2, 2007, the Wilsonville City Council held a public hearing regarding the above described matter, considered the record before the Development Review Board and staff report, took testimony, and, upon deliberation, has concluded that the proposed Comprehensive Plan Map Amendment and Zone Map Amendment meets the applicable approval criteria under the City's land development code and Comprehensive Plan,

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 staff report in this matter dated June 4, 2007, which Exhibit A is attached hereto and incorporated herein as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended in Zoning Order: DB07-0008, attached hereto, from Residential Agricultural – Holding (RA-H) to Residential (R) on Tax Lot 2400 Section 13B, T3S, R1W, Clackamas County, Oregon, depicted

ORDINANCE NO. 641

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE PUBLIC FACILITY (PF) ZONE TO VILLAGE (V) ZONE ON APPROXIMATELY 5.35 ACRES IN CENTRAL PORTION OF VILLEBOIS VILLAGE, ADOPTING ZONING ORDER DB07-0026 AND APPROVING PRELIMINARY DEVELOPMENT PLAN (DB07-0023) FOR PHASE 2, IN THE SOUTHWEST CORNER OF TAX LOT 2907, SECTION 15, T3S-R1W, CLACKAMAS COUNTY, OREGON. COSTA PACIFIC COMMUNITIES, APPLICANT.

WHEREAS, On July 23, 2007, after proper legal notification, Panel B of the Development Review Board reviewed a proposed Zone Map Amendment (File No. DB07-0026), a Preliminary Development Plan for SAP-Central, Phase 2 (File No. DB07-0023), and other land use applications, including;

DB07-0025 Tentative Subdivision Plat,

DB07-0024 Type 'C' Tree Preservation and Removal Plan, and,

WHEREAS, after reviewing the materials submitted by the applicant and after reviewing the record, the materials, and taking public testimony, and after deliberation, adopted Resolution Number 109, recommending approval, with conditions, of all the applications, and recommended that the Council approve the proposed Zone Map Amendment and Preliminary Development Plan, with conditions of approval, and

WHEREAS, the Wilsonville Planning Staff prepared a supplemental staff report to City Council dated August 20, 2007 (Exhibit 2A), and

WHEREAS, on August 20, 2007, after proper legal notification the City Council held a public hearing regarding the above described matter, considered the record before the Development Review Board and staff reports, took testimony, and upon deliberation, has concluded that the staff recommended Zone Map Amendment of Tax Lot 2907, Section 15, and approval of the Preliminary Development Plan meets the applicable approval criteria under the City's land development code.

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