

**ORDINANCE NO. 710**

**AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE EXCLUSIVE FARM USE (EFU) ZONE TO THE VILLAGE (V) ZONE ON APPROXIMATELY 12.96 - ACRES COMPRISING TAX LOT 301 OF SECTION 15 AND TAX LOTS 16400 AND 16500 OF SECTION 15DA, T3S, R1W, CLACKAMAS COUNTY, OREGON, POLYGON NORTHWEST COMPANY, APPLICANT.**

WHEREAS, Polygon Northwest Company (“Applicant”), as owner of the real property legally described and shown on Exhibits A and B, attached hereto and incorporated by reference herein (“Property”) has made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the request and prepared a staff report, 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 November 15, 2012;

WHEREAS, the Development Review Board Panel 'A' held a public hearing on the application for a Zone Map Amendment on November 15, 2012, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 239 which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB12-0050), adopts the staff report with modified findings and recommendation, all as placed on the record at the hearing, contingent on City Council approval of the Zone Map Amendment and authorizes the Planning Director to issue approvals to the Applicant consistent with the amended staff report, as adopted by DRB Panel A; and

WHEREAS, on December 3, 2012, 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 staff report; 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 staff report, as contained in the record of the above described DRB hearing and incorporates it by reference herein, as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended by Zoning Order DB12-0050, attached hereto as Exhibit A, from the Clackamas County Exclusive Farm Use (EFU) Zone to the City Village (V) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 3<sup>rd</sup> day of December 2012, and scheduled for the second reading on December 17, 2012, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.

\_\_\_\_\_  
Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 3<sup>rd</sup> day of December, 2012, by the following

votes: Yes:4 No: 0

\_\_\_\_\_  
Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this \_\_\_\_ day of \_\_\_\_, 2012.

\_\_\_\_\_  
Tim Knapp, MAYOR

**SUMMARY OF VOTES:**

Mayor Knapp	Yes
Council President Nunez	Yes
Councilor Starr	Yes
Councilor Goddard	Excused
Councilor Fitzgerald	Yes

**Attachments:**

Exhibit A, Zoning Order DB12-0050  
Attachment 1, Map Depicting Zone Amendment  
Attachment 2, Legal Description

Exhibit B Zone Map Amendment Findings  
Exhibit C DRB Resolution No. 239  
Exhibit F 110<sup>th</sup> roadway

**BEFORE THE CITY COUNCIL OF THE  
CITY OF WILSONVILLE, OREGON  
POLYGON NORTHWEST COMPANY**

In the Matter of the Application of	)	
Pacific Community Design, Inc.,	)	
Agent for the Applicant,	)	
Polygon Northwest Company, for a	)	<b>ZONING ORDER DB12-0050</b>
Rezoning of Land and Amendment	)	
of the City of Wilsonville	)	
Zoning Map Incorporated in Section 4.102	)	
of the Wilsonville Code.	)	

The above-entitled matter is before the Council to consider the application of DB12-0050, 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 Exhibits 1 and 2, has heretofore appeared on the City of Wilsonville Zoning Map as Exclusive Farm Use (EFU).

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 12.96 acres comprising of Tax Lot 301 in Section 15 and Tax Lots 16400 and 16500 in Section 15DA, T3 s, R1W as more particularly shown in the Zone Map Amendment Map, Exhibit 1 and described in Exhibit 2 is hereby rezoned to Village (V), 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 \_\_\_\_\_ day of December, 2012.

\_\_\_\_\_  
TIM KNAPP, MAYOR

APPROVED AS TO FORM:

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Michael E. Kohlhoff, City Attorney

ATTEST:

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Sandra C. King, MMC, City Recorder

Attachment 1: Legal Description

Attachment 2: Map depicting Zone Map Amendment