

ORDINANCE NO. 794

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE WASHINGTON COUNTY FUTURE DEVELOPMENT-20 (FD-20) ZONE TO THE PLANNED DEVELOPMENT INDUSTRIAL-REGIONALLY SIGNIFICANT INDUSTRIAL AREA (PDI-RSIA) ZONE ON APPROXIMATELY 10.2 ACRES COMPRISING TAX LOT 600 OF SECTION 2C, T3S, R1W, WASHINGTON COUNTY, OREGON AND ADJACENT RIGHT-OF-WAY, WILLAMETTE RESOURCE INCORPORATED, APPLICANT/OWNER.

RECITALS

WHEREAS, Willamette Resources Incorporated (“Applicant”) have made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the development application form has been signed by Jason Jordan, General Manager, on behalf of Willamette Resources Incorporated, owner of real property legally described and shown in Attachment 1, attached hereto and incorporated by reference herein (“Property”); and

WHEREAS, the City desires to also place a Zone Map designation on adjacent public right-of-way annexed into the City; and

WHEREAS, concurrently with the Zone Map Amendment the Applicant is requesting a change of the Comprehensive Plan Map designation to “Industrial”; and

WHEREAS, the City of Wilsonville desires to have the properties zoned consistent with the Comprehensive Plan Map designation of “Industrial” and the Metro Title 4 Map Designation of Regionally Significant Industrial Area, upon approval the requested Comprehensive Plan Map 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 May 9, 2016;

WHEREAS, the Development Review Board Panel A held a public hearing on the application for a Zone Map Amendment on May 9, 2016, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 327 which recommends that the

City Council approve a request for a Zone Map Amendment (Case File DB16-0006) contingent on the concurrent Comprehensive Plan Map Amendment and Annexation; and

WHEREAS, on June 6, 2016, 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 Zone Map Amendment Findings in Attachment 2, as if fully set forth herein.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended by Zoning Order DB16-0006, attached hereto as Attachments 1, from the Washington County Future Development 20 (FD-20) Zone to Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 6th day of June 2016, and scheduled for the second and final reading on June 20, 2016, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.

ENACTED by the City Council on the 20th day of June, 2016, by the following

votes: Yes:-4- No:-0-

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this ____ day of June, 2016.

TIM KNAPP, MAYOR

SUMMARY OF VOTES:

| | |
|----------------------|---------|
| Mayor Knapp | Yes |
| Councilor Starr | Excused |
| Councilor Lehan | Yes |
| Councilor Stevens | Yes |
| Councilor Fitzgerald | Yes |

Exhibits and Attachments:

Attachment 1 – Zoning Order DB16-0006 including legal description and sketch depicting map amendment.

Attachment 2 – Zone Map Amendment Findings, May 12, 2016.

ORDINANCE NO. 794– ATTACHMENT 1

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

In the Matter of the Application of)
Willamette Resources Incorporated)
for a Rezoning of Land and Amendment) **ZONING ORDER DB16-0006**
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 DB16-0006, 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 in the attached legal description and sketch, has heretofore appeared on the Washington County Zoning Map as Future Development-20 (FD-20).

The Property is being annexed into the City of Wilsonville by Ordinance No. 792.

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 10.2 including tax lot 600 of Section 2C, T3S, R1W, Washington County, Oregon and adjacent right-of-way known as SW Garden Acres Road, comprising tax lot 600 of Section 2C, T3S, R1W, Washington County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA), 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: June 20, 2016.

TIM KNAPP, MAYOR

APPROVED AS TO FORM:

Barbara A. Jacobson, City Attorney

ATTEST:

Sandra C. King, MMC, City Recorder

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

EXHIBIT "A"

A TRACT OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING LOT 12, OF THE PLAT OF "GARDEN ACRES", WASHINGTON COUNTY PLAT RECORDS AND A PORTION OF GARDEN ACRES ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GARDEN ACRES ROAD, SAID POINT BEARS SOUTH 89°41'03" WEST, A DISTANCE OF 20.00 FEET AND SOUTH 00°18'57" EAST, A DISTANCE OF 1652.60 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 2 AND 3, THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 12 AND THE NORTH LINE OF SAID LOT 12 NORTH 89°28'40" EAST, A DISTANCE OF 1344.33 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID NORTH LINE ALONG THE EAST LINE OF SAID LOT 12, SOUTH 00°19'54" EAST, A DISTANCE OF 330.43 FEET TO A 3 1/2" BRASS CAP STAMPED "BONNVILLE POWER ADMINISTRATION", MARKING THE SOUTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID LOT 12 AND A WESTERLY EXTENSION THEREOF SOUTH 89°28'40" WEST, A DISTANCE OF 1344.42 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF GARDEN ACRES ROAD; SAID POINT BEARS SOUTH 89°41'03" WEST, A DISTANCE OF 20.00 FEET AND NORTH 00°18'57" WEST, A DISTANCE OF 661.31 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 3, 2, 10 AND 11; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°18'57" WEST, A DISTANCE OF 330.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 444,223 SQUARE FEET OR 10.198 ACRES, MORE OR LESS.

ANNEXATION CERTIFIED

BY VF

NOV 16 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tod V. Kelso
OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT

ANNEXATION CERTIFIED

BY *VF*

NOV 16 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY



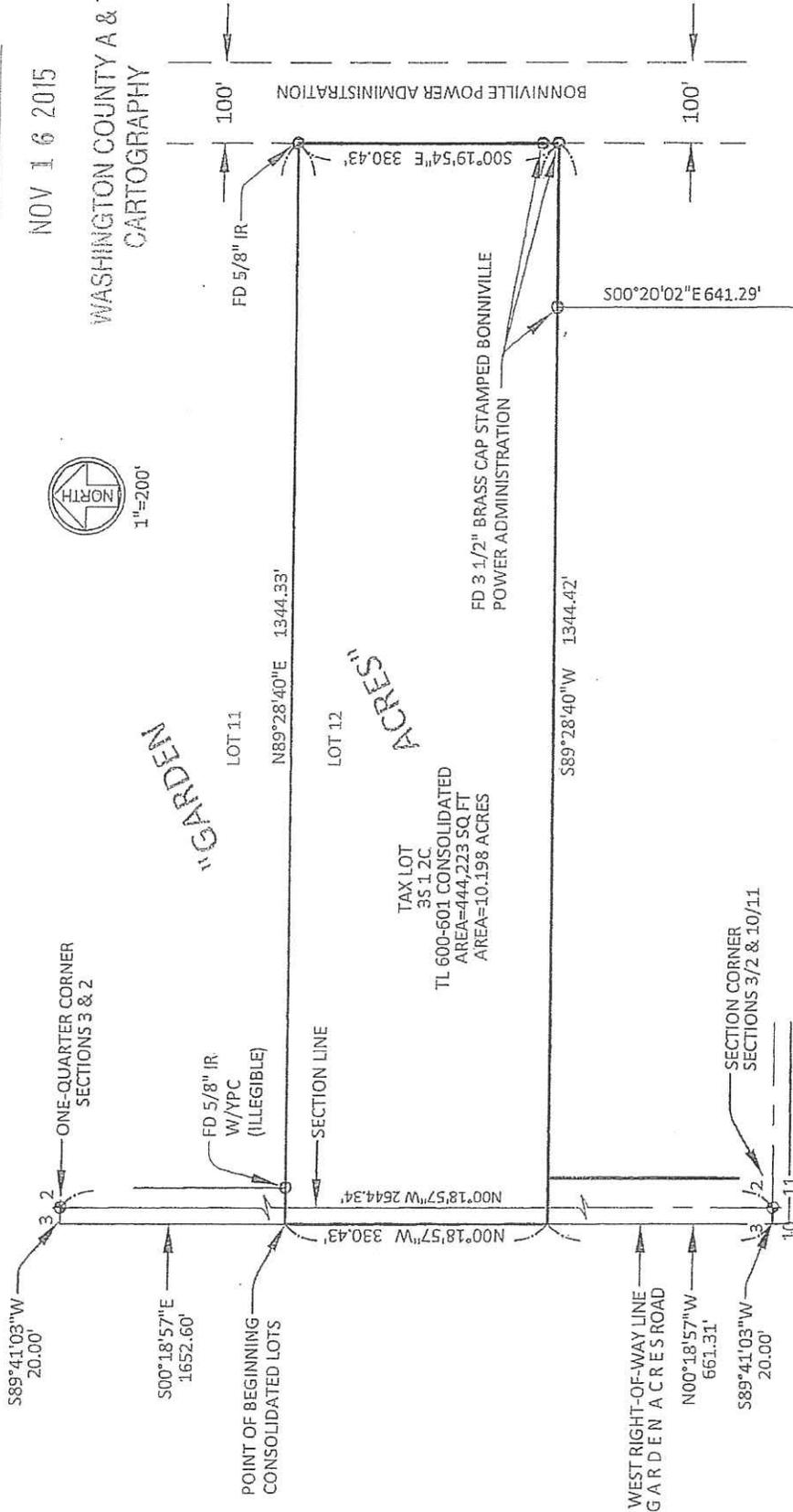
GARDEN

LOT 11

LOT 12

ACRES

TAX LOT
35.1.2C
TL 600-601 CONSOLIDATED
AREA=444,223 SQ FT
AREA=10.198 ACRES



Project
REP. SERV. ANNEXATION
No. 999-158B

Designed by TVK
Drawn by TVK
Horiz. Scale: 1"=200'
Vert. Scale: 1"=200'
Type EXHIBIT

Date 2015-11-03
Date 2015-11-09

2006
9825 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
P. 203.443.8200
F. 1.441.164.4143
PIONEER DESIGN GROUP, INC. www.pdg.com

Sheet 2 of 2

Ordinance No. 794
Staff Report
Wilsonville Planning Division

Republic Services Expansion
Comprehensive Plan Map Amendment

City Council
Quasi-Judicial Public Hearing

| | |
|-------------------------|------------------------------|
| Hearing Date: | June 20, 2016 |
| Date of Report: | May 12, 2016 |
| Application No.: | DB16-0006 Zone Map Amendment |

Request: The City Council is being asked to review a Zone Map Amendment from Washington County FD-20 to City of Wilsonville Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) on approximately 10.2 acres of property owned by Republic Services to expand their campus and adjacent right-of-way.

Location: Segment of Garden Acres Road and a parcel east of Garden Acres Road north of current Republic Services buildings. The property is specifically known as Tax Lots 600, Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon and adjacent right-of-way.

Owner/Applicant: Jason Jordan, Willamette Resources Inc.

Applicants'

Representative: Ben Altman, Pioneer Design Group

Comprehensive Plan Designation (Current): FD-20

Comprehensive Plan Designation (Proposed): Industrial

Zone Map Classification (Current): FD-20

Zone Map Classification (Proposed): PDI-RSIA

Staff Reviewers: Daniel Pauly AICP, Associate Planner

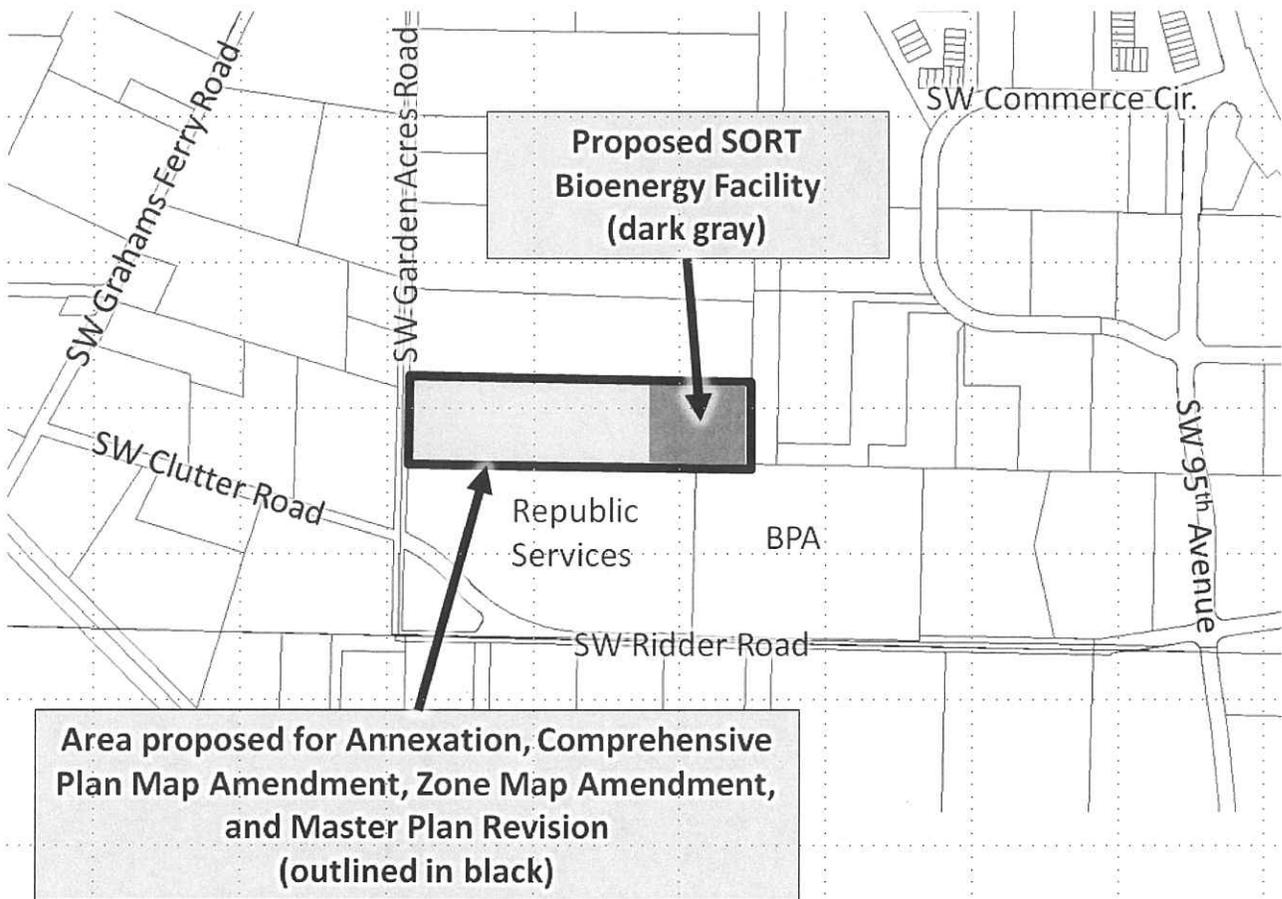
Staff Recommendation: Approve the requested Zone Map Amendment.

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 | Authority of the Development Review Board |
| Subsection 4.035 (.04) | Site Development Permit Application |
| Subsection 4.035 (.05) | Complete Submittal Requirement |
| Section 4.110 | Zones |
| Section 4.117 | Standards Applying to Industrial Development in Any Zone |
| Section 4.118 | Standards Applying to Planned Development Zones |
| Section 4.135.5 | PDI-RSIA Zone |
| Section 4.197 | Zone Changes and Amendments to the Development Code |
| <u>Other Documents:</u> | |
| Comprehensive Plan | |
| Oregon Statewide Planning Goals | |

Vicinity Map



Background/Summary:

Republic Services has a growing operation in Wilsonville. The Wilsonville campus currently includes a Materials Recovery Facility (MRF) for processing and sorting waste, collection operations offices, maintenance shop, and storage and support services. Republic Services and their predecessor companies have owned 10 acres north of their campus for many years, which currently sits outside Wilsonville City limits. In support of their continued growth and requested annexation, Republic Services request the City adopt an appropriate Zone Map designation.

Republic Services requests a zoning designation consistent with the proposed Comprehensive Plan Map designation of "Industrial". In addition to the Comprehensive Plan Map designation of "Industrial", Metro's Title 4, Industrial and Other Employment Areas Map shows the property as a "Regionally Significant Industrial Area." Consistent with this designation Republic Services proposes the property be designation as Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA).

Conclusion and Conditions of Approval:

Staff and the DRB have reviewed the application and facts regarding the request and recommend the City Council approve the Zone Map Amendment (DB16-0006).

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on February 5, 2016. On March 2, 2016 staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On March 21, 2016 the Applicant submitted new materials. On April 19, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 17, 2016.
2. Surrounding land uses are as follows:

| Compass Direction | Zone: | Existing Use: |
|-------------------|--------|----------------------------------|
| North: | FD-20 | Rural |
| East: | PDI | Industrial Development |
| South: | PDI/PF | Republic Services/BPA Substation |
| West: | FD-20 | Rural |

3. Previous Planning Approvals:
Case File 91PC33 – Stage I Master Plan Willamette Resources
Case File 94DR18 – Site Design Review Willamette Resources
Case File 99DB03 – Site Design Review Keller Drop Box
Case File DB14-0032 Stage I Master Plan Revision
Case File DB14-0033 Stage II Final Plan for Maintenance Facility

Case File DB14-0034 Site Design Review for Maintenance Facility
Case File DB14-0035 Type C Tree Plan

4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, and 4.035 of the Wilsonville Code. Said sections pertain to review procedures and submittal requirements.

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

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

Details of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, Republic Services and is signed by an authorized representative.

Pre-Application Conference Subsection 4.010 (.02)

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Details of Finding: A Pre-application conferences were held on October 16, 2014 (PA14-0015) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

Review Criteria: "An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code." Listed 1. through 6. j.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally Section 4.110

Review Criteria: "The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192." "The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise."

Finding: These criteria are satisfied.

Details of Finding: This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request: DB16-0006 Zone Map Amendment

Development Code

Zoning Consistent with Comprehensive Plan Section 4.029

C1. **Review Criterion:** "If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the Comprehensive Plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development."

Finding: This criterion is satisfied.

Explanation of Finding: The applicant is applying for a zone change concurrently with a Stage I Master Plan revision for the entirety of the subject property and Stage II Final Plan for a planned development on the eastern portion of the property.

Base Zones

Subsection 4.110 (.01)

C2. Review Criterion: This subsection identifies the base zones established for the City, including the Village Zone.

Finding: This criterion is satisfied.

Explanation of Finding: The requested zoning designation of Planned Development Industrial-Regionally Significant Industrial Area "PDI-RSIA" is among the base zones identified in this subsection.

Standards for Planned Development Industrial-Regionally Significant Industrial Area Zone

Purpose of PDI-RSIA

Subsection 4.135.5 (.01)

C3. Review Criteria: The purpose of the PDI-RSIA Zone is to provide opportunities for regionally significant industrial operations along with a limited and appropriate range of related and compatible uses; to provide the flexibility to accommodate the changing nature of industrial employment centers, to protect industrially zoned lands for industrial uses, primarily in those areas near significant transportation facilities for the movement of freight and to facilitate the redevelopment of under-utilized industrial sites.

Finding: These criteria are satisfied.

Details of Finding: The zoning will allow only industrial uses consistent with the purpose stated in this subsection.

Uses Typically Permitted

Subsection 4.135.5 (.03)

C4. Review Criteria: Uses that are typically permitted:

- A. Wholesale houses, storage units, and warehouses.
- B. Laboratories, storage buildings, warehouses, and cold storage plants.
- C. Assembly of electrical equipment, including the manufacture of small parts.
- D. The light manufacturing, simple compounding or processing packaging, assembling and/or treatment of products, cosmetics, drugs, and food products, unless such use is inconsistent with air pollution, excess noise, or water pollution standards.
- E. Office Complexes-Technology (as defined in Section 4.001).
- F. Experimental, film or testing laboratories.
- G. Storage and distribution of grain, livestock feed, provided dust and smell is effectively controlled.

- H. Motor vehicle service facilities complementary or incidental to permitted uses.
- I. Any use allowed in a PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use and is planned and developed in a manner consistent with the purposes and objectives of Sections 4.130 to 4.140 and is subject to the following criteria:
 - 1. Service Commercial (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) shall not exceed 3000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.
 - 2. Office Use (as defined in Section 4.001) shall not exceed 20% of total floor area within a project site.
 - 3. Retail uses not to exceed 3000 square feet of indoor and outdoor sales, service, or inventory storage area for a single building or 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.
 - 4. Combined uses under I.1 and 3. above shall not exceed a total of 3000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.
- J. Residential uses shall not exceed 10% of total floor area.
- K. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses.
- L. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.
- M. Expansion of a building, structure or use approved prior to October 25, 2004 of up to 20% additional floor area and/or 10% additional land area.
- N. Other similar uses which in the judgment of the Planning Director are consistent with the purpose of the PDI-RSIA Zone.

Finding: These criteria are satisfied.

Details of Finding: The proposed zoning will allow only uses consistent with the list established in this subsection.

Zone Change Procedures

Subsection 4.197 (.02) A.

C5. Review Criteria: "That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125(.18)(B)(2), or, in the case of a Planned Development, Section 4.140;"

Finding: These criteria are satisfied.

Explanation of Finding: The request for a zone map amendment has been submitted as set forth in the applicable code sections.

Conformance with Comprehensive Plan Map, etc.
Subsection 4.197 (.02) B.

- C6. **Review Criteria:** "That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text;"
Finding: These criteria are satisfied.
Explanation of Finding: The proposed zone map amendment is consistent with the proposed Comprehensive Map designation of "Industrial".

Public Facility Concurrency
Subsection 4.197 (.02) D.

- C7. **Review Criteria:** "That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized."
Finding: These criteria are satisfied.
Explanation of Finding: As part of Stage II Final Plan reviews, concurrency standards are or will be applied to projects in the area being rezoned. Based on existing nearby utilities and utility master plans, the transportation master plan, and the Coffee Creek Master Plan, necessary facilities are or can be made available for development of the subject property consistent with the proposed zoning.

Impact on SROZ Areas
Subsection 4.197 (.02) E.

- C8. **Review Criteria:** "That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/ or geologic hazard are located on or about the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone;"
Finding: These criteria are satisfied.
Explanation of Finding: No SROZ is within the area to be rezoned.

Development within 2 Years
Subsection 4.197 (.02) F.

- C9. **Review Criterion:** "That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change."

Finding: This criterion is satisfied.

Explanation of Finding: Concurrently submitted land use approvals for SORT Bioenergy expire after 2 years, so requesting the land use approvals assumes development would commence within two (2) years. However, in the scenario where the applicant or their successors do not commence development within two (2) years allowing related land use approvals to expire, the zone change shall remain in effect.

Development Standards and Conditions of Approval
Subsection 4.197 (.02) G.

C10. **Review Criteria:** "That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards."

Finding: These criteria are satisfied.

Explanation of Finding: As can be found in the findings for the accompanying requests, the applicable development standards will be met either as proposed or as a condition of approval.

DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 327

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ANNEXATION, A COMPREHENSIVE PLAN MAP AMENDMENT FROM WASHINGTON COUNTY – FUTURE DEVELOPMENT (FD-20) DESIGNATION TO CITY – INDUSTRIAL (I) DESIGNATION, AND A ZONE MAP AMENDMENT FROM WASHINGTON COUNTY – FUTURE DEVELOPMENT (FD-20) ZONE TO CITY PLANNED DEVELOPMENT INDUSTRIAL – REGIONAL SIGNIFICANT INDUSTRIAL AREA (PDI-RSIA) ZONE, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I MASTER PLAN REVISION FOR AN EXPANDED REPUBLIC SERVICES CAMPUS, A STAGE II FINAL PLAN FOR SORT BIOENERGY, SITE DESIGN REVIEW FOR SORT BIOENERGY, A SETBACK WAIVER FOR SORT BIOENERGY AND TYPE C TREE PLAN FOR SORT BIOENERGY TO ALLOW FOR FUTURE EXPANSION OF REPUBLIC SERVICES OPERATIONS AND ALLOW FOR THE DEVELOPMENT OF FACILITIES TO CONVERT COMMERCIAL FOOD WASTE INTO BIOGAS AND USE THE BIOGAS TO GENERATE ELECTRICITY AMONG OTHER USES. THE SUBJECT SITE IS LOCATED ON TAX LOT 600 OF SECTION 2C, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, WASHINGTON COUNTY, OREGON. THE STAGE I MASTER PLAN REVISION ALSO AFFECTS TAX LOT 1400 OF THE SAME SECTION. BEN ALTMAN, PIONEER DESIGN GROUP, LLC – REPRESENTATIVE FOR JASON JORDAN, REPUBLIC SERVICES AND PAUL WOODS, SORT BIOENERGY - APPLICANTS.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated May 2, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on May 9, 2016, 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 adopt the staff report dated May 2, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and recommends approval of Annexation (DB16-0004), a Comprehensive Plan Map Amendment (DB16-0005) and a Zone Map Amendment (DB16-0006) to City Council and authorizes the Planning Director to issue permits consistent with said recommendations, contingent on City Council approval of the Annexation (DB16-0004),

Comprehensive Plan Map Amendment (DB16-0005) and Zone Map Amendment Requests (DB16-0006) and certain Transportation Plan Amendments (LP16-0001) for:

- DB16-0007 Stage I Preliminary Plan Revision for SORT Bioenergy
- DB16-0008 Stage II Final Plan for SORT Bioenergy
- DB16-0009 Site Design Review for SORT Bioenergy
- DB16-0010 Setback Waiver for SORT Bioenergy
- DB16-0011 Type C Tree Removal Plan for SORT Bioenergy

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9th day of May, 2016 and filed with the Planning Administrative Assistant on May 10, 2016. 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)*.



Kristin Akervall – Vice-Chair, Panel A
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant