

RESOLUTION NO. 2443

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

WHEREAS, the current City of Wilsonville Official Zoning Map signed by the Mayor and attested by the City Recorder is dated July 19, 2009; and

WHEREAS, since July 19, 2009, pursuant to Wilsonville Code Section 4.197(.02), the City Council has approved, by zoning orders, eleven amendments to the Official Zoning Map, detailed by reference in the Staff Report dated November 4, 2013; and

WHEREAS, it is important that periodically the City's Official Zoning Map be updated to reflect Council zoning map amendment action(s) 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 requires 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, this Official Zoning Map, when amended with the eleven approved amendments, will also be created in a Geographic Information System (GIS) that allows local information to be shared regionally, at an accurate scale, and with the ability to query the data; 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, 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 the Staff Report of November 4, 2013, labeled Exhibit A and attached hereto and incorporated by reference as if fully set forth herein.

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

ADOPTED by the Wilsonville City Council at a regular meeting thereof on the 4th day of November, 2013, commencing at the hour of 7:00 PM, at Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Goddard	Yes
Councilor Fitzgerald	Yes
Councilor Stevens	Yes

Attachments:

Exhibit A – Staff Report, dated November 4, 2013

**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: November 4, 2013	Subject: Resolution No. 2443 Adoption of the Official Zoning Map for the City of Wilsonville Staff Member: Chris Neamtzu, AICP Department: Community Development	
Action Required <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: 	
Staff Recommendation: Staff recommends that the City Council approve the Official Zoning map for the City of Wilsonville.		
Recommended Language for Motion: This item is scheduled as a consent agenda item, no motion is necessary.		
PROJECT / ISSUE RELATES TO:		
<input type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)	<input checked="" type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL: This is a routine housekeeping item. On a regular basis, the Planning Director brings the Official Zoning Map (Attachment A) of the City of Wilsonville forward for City Council approval. The adoption of the Official Zoning Map of the City incorporates all of the quasi-judicial map changes that City Council has approved since the last official zone map adoption, in this case July of 2009. 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.

EXECUTIVE SUMMARY: The Planning Division has recently moved the cartography for the Official Zoning Map from the Computer Aided Drafting and Design (CADD) system in the Engineering Division to the Geographic Information System (GIS) System in the Finance Department. There are several reasons for this transition. First, Metro, the regional government, maintains and updates data layers in GIS and does not use CADD for regional mapping. In order to “speak” with the region around significant mapping issues and to be able to share data across jurisdictional boundaries, compatibility with the GIS software is critical not only for the city, but for our regional partners. Second, GIS affords an opportunity for staff to query the data about a parcel of land in powerful ways, something that a CADD system could not accomplish. Third, map scale, extensive color palettes and watermarking tools available in GIS make the map more visually appealing and efficient for public and staff use.

Adoption of the Official Zoning Map is intended to: 1) provide accurate information to the public; 2) provide a more visually appealing and easy to read map; 3) provide a map with an accurate scale for measurement enhancing the usefulness of the map.

The following is a list of all approved zoning map amendments since the last official adoption in July, 2009.

Approved Zone Map Amendments:

- Ordinance No. 678 Wilsonville Road Business Park, PNW Properties**
Approved 6/21/2010
- Ordinance No. 680 Villebois PDP-6 South, Polygon Homes NW**
Approved 8/2/2010
- Ordinance No. 690 Lowrie Primary School, West Linn/Wilsonville School District**
Approved 1/20/2011
- Ordinance No. 699 Villebois-PDP-2 East, Redus Or Land, LLC**
Approved 12/19/2011
- Ordinance No. 703 Jory Trail at the Grove, Holland Partner Group**
Approved 5/7/2012
- Ordinance No. 706 Fox Center Townhomes, Seema, LLC**
Approved 12/17/2012
- Ordinance No. 708 Villebois PDP-3 Central, Piazza Park, Villebois Village Center, LLC**
Approved 12/3/2012
- Ordinance No. 709 Villebois PDP-3 East, Polygon Homes NW**
Approved 12/17/2012
- Ordinance No. 710 Villebois PDP-4 East, Polygon Homes NW**
Approved 12/17/2012
- Ordinance No. 720 Villebois PDP-2 North, Polygon Homes NW**
Approved 7/15/2013

Ordinance No. 721 Villebois PDP-4 Central, Polygon Homes NW
Approved 7/15/2013

EXPECTED RESULTS: City Council adoption of the Official Zoning Map will provide customers with a resource that is clear to read and easy for staff to administer. The map will be provided on the City's web site, providing citizens, real estate agents and appraisers with an important information tool.

TIMELINE: The Official Zone Map will be effective immediately upon signing by the Mayor and attesting to by the City Recorder.

CURRENT YEAR BUDGET IMPACTS: NA

FINANCIAL REVIEW / COMMENTS:

Reviewed by: _____ JEO _____ Date: _____ 10/24/13 _____
There are no financial or budgetary impacts.

LEGAL REVIEW / COMMENT:

Reviewed by: MEK _____ Date: 10/23/2013 _____
Resolution approved as to form.

COMMUNITY INVOLVEMENT PROCESS: There is a substantial community involvement process that accompanies each zoning map amendment and development proposal. The process includes public hearings with both the City's Development Review Board and City Council.

This action is a housekeeping item that incorporates all of the previous changes into one easy to use and read Official Zoning Map of the City of Wilsonville.

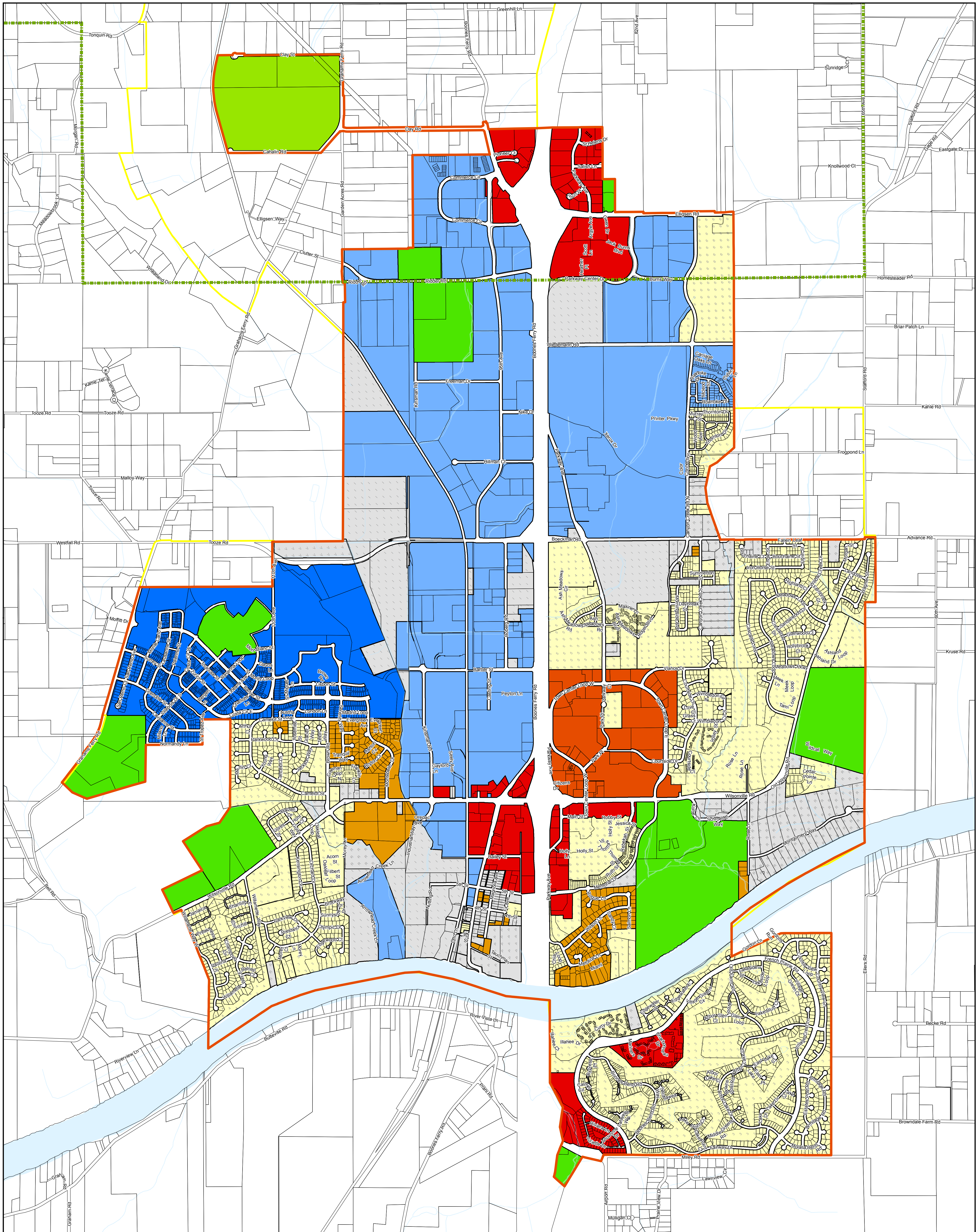
POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): A current Official Zoning Map provides benefits to the community by accurately depicting the zoning of each property in the city.

ALTERNATIVES: NA

CITY MANAGER COMMENT:

ATTACHMENTS:

- A. City of Wilsonville Official Zoning Map



City of Wilsonville Zoning Map

- Planned Development Commercial (PDC)
- Planned Development Commercial Town Center (PDCTC)
- Planned Development Industrial (PDI)
- Planned Development Residential (PDR)
- Public Facilities (PF)
- Public Facilities - Corrections (PFC)
- Residential (R)
- Village (V)
- Residential Agricultural Holding (RAH)
- County Boundary
- City Limits
- UGB

Official Zoning Map

Mayor _____ Date _____

City Recorder _____ Date _____

Resolution Number: 2443 _____



0 **November 2, 2013** 0.5

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 Department to verify report information is complete and accurate.