

RESOLUTION NO. LV

A RESOLUTION AUTHORIZING AN AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN OF THE CITY OF WILSONVILLE, CLACKAMAS AND WASHINGTON COUNTIES, OREGON.

WHEREAS, the City of Wilsonville adopted a Comprehensive Development Plan on or about March 13, 1972, and the Plan was amended on or about September 25, 1972, to change the town center from the west to the east side of the freeway (Interstate 5). The Plan was amended a second time on or about October 15, 1973, for an industrial park development for Edwards Industries, Inc.; and

WHEREAS, Tektronix, Inc., an Oregon corporation, holds an option to purchase approximately 259 acres in the north part of the City and just east of the Freeway. Said land is bounded approximately by Wiedemann Road on the north, Boeckman Road on the south, Parkway Avenue and Interstate 5 on the west, and Canyon Creek Road on the east. Said property is presently zoned RA-1 (Rural Agricultural) and except for approximately 90 acres, said property is shown in the City's Comprehensive Development Plan as an area for an industrial park development; and

WHEREAS, Tektronix, Inc. filed an Application No. 74-RZ-3 with the Wilsonville City Planning Commission on or about March 15, 1974, for a zone change for the purpose of changing the zone classification of the above referred to and hereinafter described property from RA-1 (Rural Agricultural) to I-1 (Industrial Park), and the Application fee of \$100.00 as required by Section 17.01 of the City's Zoning Ordinance No. 23 as amended by Ordinance No. 32 enacted September 11, 1972, has been paid. The following is a description of the property consisting of approximately 259 acres for which the Zone Change Application was filed:

219 ACRE PARCEL
TRACT A

Parcel I: (Includes Tax Lot 500)

A part of the Southeast quarter of the Northeast quarter of Section 11, and a part of the Southwest quarter of the Northwest quarter of Section 12, T. 3 S., R. 1 W., of the W. M., more particularly described as follows:
BEGINNING at the stone marking the quarter section corner between Sections 11 and 12, in Township 3 South, Range 1 West, of the Willamette Meridian, in Clackamas County,

Oregon; thence 1321.15 feet South 89° 53' 30" East, along the quarter section line in Section 12, to an iron pipe; thence 1296.8 feet North 0° 18' 30" East to an iron rod on the South line of the county road; thence 2444.7 feet North 89° 53' 30" West to an iron rod in the East line of the State Highway right of way, passing a rod at 1321.2 feet on the section line; thence 1297.02 feet South 0° 27' 45" West along said right of way line to an iron rod, passing a rod at 527.65 feet at survey Sta #450 00; thence 1126.82 feet South 89° 55' East, along the quarter section line in Section 11 to the point of beginning.

Parcel II:

Beginning at the East quarter corner of Section 11, T. 3 S., R. 1 W., of the W.M., in the County of Clackamas and State of Oregon; thence South along the East boundary of said section, 1570.00 feet, more or less, to the Northeast corner of the tract conveyed to the Trustees of the Gillespie Decals, Inc. Employees Profit Sharing Plan by deed recorded on July 30, 1970 as Recorder's Fee No. 70-15002, Film Records; thence North 89° 55' West along the North boundary of said tract 737.64 feet to the Northwest corner thereof and a point on the East boundary of East Frontage Road (County Road No. 217); thence Northwesterly along the Easterly boundary of East Frontage Road, 1270.00 feet, more or less, to a point in the East boundary of the tract conveyed to the State of Oregon, by and through its State Highway Department by Book 449, page 333, Deed Records; thence North along the East boundary of said tract, 350.00 feet, more or less, to the Northeast corner thereof and a point in the East-West quarter Section line of said Section 11; thence South 89° 55' East along said quarter section line, 1126.82 feet to the point of beginning.

Parcel III:

A part of Section 12, T. 3 S., R. 1 W., of the W.M., in the County of Clackamas and State of Oregon, described as follows:

Beginning at the quarter section corner between Sections 11 and 12, T. 3 S., R. 1 W., of the W.M., from said beginning point running South 89° 55' East 1700.96 feet to a point; thence South 0° 22' West 2642.55 feet to a point; thence West 850.48 feet to a point; thence North 0° 22' East 1536.33 feet to a point; thence West 850.48 feet to a point on the West line of Section 12; thence North 0° 22' East along said West line of Section 12 a distance of 1103.67 feet to the place of beginning.

TRACT B

Parcel I:

A tract of land in the south one-half of the southeast one-quarter of the southeast one-quarter of Section 11, T. 3 S., R. 1 W., of the W.M., described as follows:

Beginning at the southeast corner of Section 11, T. 3 S., R. 1 W., of the W.M.; thence North 0° 22' East 660.00 feet

along the east line of Section 11; thence North 89° 55' West 311.77 feet; thence South 0° 05' West 289.11 feet; thence North 89° 55' West 258.29 feet to the east line of County Road 217 (M.R. 27); thence along the east line of said county road on a 2261.83 foot radius curve to the left through a central angle of 6° 45' 49" 267.00 feet (the long chord bears South 22° 25' 20" East 266.84 feet); thence South 25° 48' 15" East 138.23 feet to the centerline of Boeckman Road; thence South 89° 55' East 404.64 feet along the centerline of said road to the point of beginning;

Subject, however, to the rights of the public in and to that portion, if any, of the above described parcel lying within the boundaries of public roads.

Parcel II:

A tract in Section 12, T. 3 S., R. 1 W., of the W.M., described as follows:

Beginning at the southwest corner of said Section 12; thence North 0° 22' East, 1536.33 feet along the west line of said section; thence South 89° 58' 25" East 850.48 feet; thence South 0° 22' West 1536.33 feet to the south line of said Section 12; thence North 89° 58' 25" West along the south line of said Section 12, 850.48 feet to the point of beginning.

40 ACRE PARCEL (Tax Lot 600)

Part of the South one-half of the northwest one-quarter of Section 12, T: 3 S., R. 1 W., of the W.M., described as:

Beginning at the center of Section 12, in T. 3 S., R. 1 W., of the W.M.; running thence West on one-quarter Section line 1320.00 feet, more or less, to the southeast corner of that tract of land conveyed to Edwin C. Ridder, February 18, 1941, in Book 277 of Deeds, page 300, Instrument No. 69529, Clackamas County, Oregon Records; running thence North along the East line of said Ridder tract 1320.00 feet, more or less, to the north line of the south one-half of the northwest one-quarter of said Section 12; running thence East on said north line 1320.00 feet, more or less, to the one-quarter section line running North and South through said section; running thence South on said one-quarter section line 1320.00 feet, more or less, to the place of beginning.

EXCEPT the north 22 feet used for public road purposes.

WHEREAS, the Wilsonville City Planning Commission before taking final action on said Zone Change Application scheduled a public hearing on the matter for Thursday, March 28, 1974, and notice of the time, place and purpose of such hearing was duly and regularly given in the manner and for the time required by

Section 14.01 of the City's Zoning Ordinance No. 23 and which said notice was given as follows, to-wit:

- a. By publication in The Tigard Times, a newspaper of general circulation in the City in two (2) successive issues, i.e., March 21 and March 24, 1974, and
- b. By posting notices on March 21, 1974, at the Kopper Kitchen, Wilsonville City Hall and Wilsonville Post Office, which are three (3) public, conspicuous and widely separated places in the City, and
- c. By mailing written notice to the owners of all property within 200 feet of the exterior boundaries of the subject property.

Affidavits of Publications, postings and mailing are on file in the City Recorder's records and file of this matter; and

WHEREAS, at the public hearing on the said Zone Change Application, the Wilsonville City Planning Commission heard and considered discussion of and arguments for and against the proposed zone change; and at the conclusion of the hearing and during the Planning Commission meeting which followed, it was moved, seconded and unanimously approved that "The Planning Commission recommend to the City Council that the request by Tektronix, Inc. (74-RZ-3) for a zone change from RA-1 (Residential) to Industrial Park on 259 acres be approved subject first to a public hearing to be held by the Wilsonville City Council to consider an amendment of the General Plan for the areas beyond the Industrial Park designation on the plan;" and

WHEREAS, the Wilsonville City Council held a public hearing on the matter of amending the City's Comprehensive Development Plan as recommended by the Planning Commission and with regard to changing the land use designation from Residential to Industrial Park for Tax Lots 500, 600 and 900 in Section 12, Township 3 South, Range 1 East of the Willamette Meridian, in Clackamas County, Oregon, and said public hearing was held on Thursday, April 25, 1974, at the hour of 8:00 p.m. at the Wilsonville City Hall in

Wilsonville, Clackamas County, Oregon, after proper notice thereof was first duly given by publication in The Tigard Times on April 14, 1974, and by posting notices in the City on April 14, 1974, at the Kopper Kitchen, Wilsonville City Hall and Wilsonville Post Office. The Affidavits of Publication and postings are on file in the City Recorder's records and file of this matter; and

WHEREAS, there were a total of nine (9) interested persons (proponents) who appeared at the hearing and testified in support of the proposed amendment to the General Plan and one (1) interested person who appeared at said hearing as an opponent and testified against the proposed amendment to the General Plan; and at the conclusion of the hearing and after further consideration and deliberation on the matter and after review of the report and recommendations of the City's Planning Consultant Lyle A. Stewart, A.I.P. of the firm of Patterson, Langford and Stewart, the Wilsonville City Council now hereby finds and concludes as follows:

1. The Application of Tektronix, Inc. for a Zone Change from an RA-1 to I-1 for 259 acres which it has optioned to purchase consists of approximately 169 acres which are designated in the City's Comprehensive Development Plan for Industrial Park purposes and approximately 90 acres are designated in the Comprehensive Development Plan for Residential purposes. Present use of the land is approximately 60% for agriculture and 40% is fallow ground with some stands of trees.

2. The general business and proposed land use of the Tektronix property is for the manufacture of precision electronic display and measurement equipment. It engages in what is sometimes called or referred to as "Light Industry".

3. The reported growth and projected needs of Tektronix indicates its need for the amount of land area which it has optioned to buy; and there is no other land of comparable size, configuration and continuous undeveloped area that is identified in the City's Comprehensive Development Plan for Industrial Park purposes.

4. Tektronix does not require rail service and none is available in or near its optioned property. Sites for industries in the Industrial Park areas of the Comprehensive Development Plan should be reserved for those requiring rail service.

5. Adequate access for motor vehicles already exists and will not require any expenditures in that regard by either the City, County or State. There is no evidence

of overloading or overcrowding of existing streets and roads. Streets in the proposed development area will be constructed by Tektronix at its own expense as required and in conformance with City Ordinances, County requirements and the City's street grid plan.

6. City utility services are available to the subject property. Water would be provided through an existing 14 inch water line along Parkway Avenue, and sewer service would be provided through an existing 10 inch sewer line along Parkway Avenue. The City's water and sewer facilities as designed and constructed include capacity for the proposed development of Tektronix as well as other commercial and industrial developments in the City and normal growth in all areas. The proposed amendment to the Comprehensive General Plan will not adversely affect the City's water and sewer utility services and capabilities.

7. Fire protection is available from the Wilsonville Volunteer Fire Department and also from the Tualatin Fire Department and to serve the proposed development. Such service is available now to the entire area of the City, and the proposed change in the Comprehensive Development Plan will not affect this service, especially in view of the fire district's present plan to add an additional fire station in this area.

8. The Comprehensive Development Plan as it now exists proposes two D class arterials through the subject property which would unacceptably compromise the use of the site as planned by Tektronix. The alignment for the north-south arterial could be shifted approximately 300 feet to the east to form a logical separation between the residential area and the industrial park and to parallel Boeckman Creek to the north. The east-west connector through the site could be eliminated since it would serve primarily the area of the property optioned by Tektronix.

9. The Comprehensive Development Plan identifies a potential trail along a drainage stream which extends north-south through the subject property. Establishment of the trail would constitute a permanent division of the site and would unacceptably compromise its use for the proposed industrial development. However, Tektronix, Inc. proposes a development in harmony with the natural environment preserving and enhancing trees, landscape, streams and other natural features. Its use and development of its Beaverton, Oregon property is evidence of its good intentions and plans in this regard, but in addition to that, the City of Wilsonville has adequate controls to assure proper and acceptable development through the City's Design Review Board and Ordinance No. 38 which created it and which was enacted January 14, 1974.

10. The impact on the City of Wilsonville and its residents resulting from the proposed amendment to the Comprehensive Development Plan for the proposed industrial park development by Tektronix, Inc. will be significant because of the very nature of that company's business and employment requirements. However, such "impact" is a desirable one since the proposed use (Low Density Industrial Park) is most appropriate to that area of the City by affording the best proportioned piece of ground for the scope of the need with the least impact on existing surrounding uses or future land use; and the reduction

of available space for housing will not become imbalanced in the needs of the community but will be advantageous by creating a lesser demand for services than would the housing originally designed for the area. The impact is a positive one in terms of quality, and environmentally, physically, socially and economically such plan amendment is in the best long-range interest of the City and its inhabitants.

11. There were not and have not been sufficient objections to or remonstrances against the proposed amendment to the City's Comprehensive Development Plan as now recommended by the City Planning Commission.

12. A public need for the proposed industrial development of Tektronix, Inc. in the City of Wilsonville has been demonstrated and a change in the Comprehensive Development Plan is required in order to provide approximately 90 additional acres for the proposed development; and the proposed change in the Comprehensive Development Plan to include an additional 90 acres for industrial park development and particularly for the planned use of Tektronix, Inc. would be in the general welfare and best interests of the City of Wilsonville and its residents.

13. Within the next biennium a re-evaluation should be made of the City's goals and objectives, and for that purpose, adequate funding should be prearranged.

NOW, THEREFORE, the City Council of the City of Wilsonville, Clackamas and Washington Counties, Oregon, hereby RESOLVES that:

A. The City's Comprehensive Development Plan be amended to include for Industrial Park purposes approximately 90 acres of land in Section 12, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon, which includes all of Tax Lot 500, all of Tax Lot 600 except a triangle of approximately 15 acres which would lie southeasterly of the line which would begin at the northeast corner of Tax Lot 600 and running southwesterly to the northeast corner of Tax Lot 900, and the easterly portion of Tax Lot 900, consisting of approximately 28 acres lying easterly of a line which is the southerly extension of the line common to Tax Lots 500 and 600, but excepting approximately 3 acres at the southeast corner of Tax Lot 900 which would result from the realignment of a proposed north-south arterial. (A sketch of that area to be changed in the Comprehensive Development Plan from RA-1 (Rural Agricultural) to I-1 (Industrial Park) is attached hereto as Exhibit "A" and expressly made a part of this Resolution. The subject property is indicated in lavender.)

B. The Council directs the City Planner and his staff and requests the City Planning Commission to proceed with a re-evaluation of the City's goals and objectives, and that the estimated necessary funding for such a project be recommended to the City's Budget Committee for inclusion in the City's Budget for the ensuing fiscal year.

Adopted by the Wilsonville City Council at a regular meeting thereof on May 13, 1974.


PHILLIP R. BALSIGER - Mayor

ATTEST:


MARJORIE A. HINTZ - City Recorder

CHANGE FROM
RES. 5.1-7.0 DU*/AC TO:
INDUSTRIAL PARK

MODIFY
ARTERIAL

MODIFY
ARTERIALS

RELOCATE SCI
& PARK

500 600

ELIMINATE
ARTERIAL

900

SUGGESTED AMENDMENTS TO:
WILSONVILLE GENERAL PLAN
APR. 15 1974

Jyle Christensen

EXHIBIT "A"