

ORDINANCE NO. 812

AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE COFFEE CREEK INDUSTRIAL FORM-BASED CODE, COFFEE CREEK DESIGN OVERLAY DISTRICT PATTERN BOOK AND RELATED COMPREHENSIVE PLAN AND DEVELOPMENT CODE CHANGES, AND REPEALING WC SECTION 4.134 DAY ROAD DESIGN OVERLAY DISTRICT, FOR THE COFFEE CREEK INDUSTRIAL MASTER PLAN AREA.

WHEREAS, on October 15, 2007, the City Council adopted Ordinance No. 637, which adopted the Coffee Creek Master Plan as a sub-element of the City's Comprehensive Plan and established a framework for developing the 216-acre Coffee Creek Industrial Area; and

WHEREAS, on August 20, 2012, the City Council adopted Resolution No. 2376, adopting Wilsonville's Economic Development Strategy, affirming the Coffee Creek Industrial Area as a key development area for employment growth in the City; and

WHEREAS, on October 17, 2016, the City Council adopted Ordinance No. 796, establishing the Coffee Creek Urban Renewal Area to facilitate the development of needed infrastructure and stimulate economic development; and

WHEREAS, on February 11, 2017, the City Council included completion of the Coffee Creek Industrial Form-based Code on the list of 2017-2018 Council Goals; and

WHEREAS, administration of the Coffee Creek Industrial Form-based Code would use the City's existing fee schedule for review of individual development permit applications in the Coffee Creek Industrial Area; and

WHEREAS, the Wilsonville Planning Commission has held six work sessions to discuss and take public testimony on the Coffee Creek Industrial Form-based Code and Coffee Creek Industrial Design Overlay District Pattern Book; and

WHEREAS, the Wilsonville City Council held two work sessions to discuss the Coffee Creek Industrial Form-based Code and Coffee Creek Industrial Design Overlay District Pattern Book; and

WHEREAS, following the timely mailing and publication of the required notice, the Planning Commission conducted a public hearing on January 10, 2018, wherein the Commission received public testimony, staff reports and input, and Attachments and Exhibits, and thereafter deliberated and voted unanimously to approve Resolution No. LP17-0001 "A" recommending to the City Council approval Administrative Review Option approval; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked Exhibit F, attached and incorporated herein; and

WHEREAS, following the Planning Commission public hearing, the Wilsonville Planning Director forwarded the recommended Coffee Creek Industrial Form-based Code Section 4.134, Coffee Creek Industrial Design Overlay District Pattern Book, and associated amendments to the Comprehensive Plan text and Wilsonville Development Code text to the City Council, along with a staff report and attachments, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.011, 4.012, 4.197, and 4.198 of the Wilsonville Code; and

WHEREAS, the City Council, after Public Hearing Notices were provided to a list of interested parties, property owners, and affected agencies, and posted in three locations throughout the City and on the City website, held a public hearing on February 5, 2018 to review the proposed Coffee Creek Industrial Form-based Code, Coffee Creek Industrial Design Overlay District Pattern Book, and related changes to the Comprehensive Plan and Development Code, and to gather additional testimony and evidence regarding the proposal; and

WHEREAS, the City Council has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the City Council has duly considered the subject, including the Planning Commission recommendations and all the exhibits and testimony introduced and offered by all interested parties.

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

1. FINDINGS.

The above-recited findings are adopted and incorporated by reference herein as findings and conclusions of Resolution No. LP17-0001 “A”, which includes the staff report and attachments (Exhibit F). The City Council further finds and concludes that the adoption of the proposed Coffee Creek Industrial Form-based Code and Coffee Creek Industrial Design Overlay District Pattern Book are necessary to help protect the public health, safety, and welfare of the municipality by creating standards that will support the development of employment lands within the City limits.

2. DETERMINATION.

Based on such findings, the City Council hereby adopts Development Code Updates to Section 4.134, attached hereto and marked as Exhibit A, and the Coffee Creek Industrial Design Overlay District Pattern Book, attached hereto and marked as Exhibit B, and incorporated by reference as if fully set forth herein. The City Council further adopts the amendments to the Development Code text, attached hereto and marked as Exhibit C, and Comprehensive Plan text, attached hereto and marked as Exhibit D, and incorporated by reference as if fully set forth herein. The City Recorder is hereby directed to prepare final Comprehensive Plan and Wilsonville Code formatting to make sure such style and conforming changes match the format and style of the Wilsonville Code.

3. EFFECTIVE DATE OF ORDINANCE.

This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 5th day of February, 2018, and scheduled for a second reading at a regular meeting of the Council on the 22nd day of February, 2018, commencing at the hour of 7:00 P.M. at the Wilsonville City Hall.

Kimberly Veliz, City Recorder

ENACTED by the City Council on the ____ day of ____, 2018 by the following votes:

Yes: ____ No: ____

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this ____ day of ____, 2018.

TIM KNAPP, Mayor

SUMMARY OF VOTES:

Mayor Knapp

Council President Starr

Councilor Stevens

Councilor Lehan

Councilor Akervall

Attachments:

Exhibit A – Section 4.134 Wilsonville Code, Coffee Creek Industrial Design Overlay District

Exhibit B – Coffee Creek Industrial Design Overlay District Pattern Book

Exhibit C – Additional Development Code Modifications

Exhibit D – Comprehensive Plan Modification

Exhibit E – Compliance Findings

Exhibit F – Planning Commission Record

Exhibit G – Errata Sheet