

**ORDINANCE NO. 894**

**AN ORDINANCE OF THE CITY OF WILSONVILLE DECLARING AND AUTHORIZING THE VACATION OF APPROXIMATELY 0.35 ACRE (15,275 SQUARE FEET) OF PUBLIC RIGHT-OF-WAY THAT IS NO LONGER NEEDED FOR WESTWARD EXTENSION OF SW BAILEY STREET FROM OLD TOWN WILSONVILLE TO SW KINSMAN ROAD IN THE CENTRAL PART OF THE OREPAC PROPERTY.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Darin Coder for Inland Pacific Properties LLC – Owner/Applicant, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the OrePac property is located at 30160 and 30170 SW OrePac Avenue, 30445 SW Boones Ferry Road, and 9655 SW 5<sup>th</sup> Street, on Tax Lots 600, 680, 690, 700, 701, 780, and 791, Section 23B, and Tax Lots 101, 200, and 300, Section 23BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon; and

WHEREAS, the applicant has requested vacation of approximately 0.35 acre (15,275 square feet) of public right-of-way in the central part of the OrePac property, henceforth referred to as “Tract A” and located in the northwest quarter of Section 23, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, to enable it to integrate the tract into future development plans; and

WHEREAS, Planning Commission Resolution No. 87PC32, at Condition of Approval 4, required dedication of a 31-foot-wide roadway right-of-way along the entire length of the southerly property line of Tax Lot 700, representing half of the 62-foot-wide right-of-way required for development of an industrial street known as SW Brown Road to provide an east-west connection to SW Boones Ferry Road; and

WHEREAS, Planning Commission Resolution No. 90PC30, at Condition of Approval 2, required dedication of said 31-foot-wide right-of-way; and

WHEREAS, Partition Plat No. 1990-92 dedicated said right-of-way as Tract “A” for the “use of the public as a public way forever”; and

WHEREAS, in 2016 the City Council in Resolution No. 2610 selected SW 5<sup>th</sup> Street, not SW Bailey Street, as the preferred final alignment of the SW Boones Ferry Road to SW Brown Road east-west connector; and

WHEREAS, as a result of adoption of Resolution No. 2610, the public right-of-way in Tract "A", which was dedicated by Partition Plat No. 1990-92, is now redundant; and

WHEREAS, staff has reviewed the submitted Right-of-Way Vacation petitions against the applicable City code and State statutory review requirements and has found the petitions to be in compliance with all the requirements as set forth in Exhibit A, Right-of-Way Vacation Findings, attached hereto and incorporated by reference as if fully set forth herein; and

WHEREAS, the vacation is conditioned on those taking title to the vacated land, concurrently with the land transfer, providing easements, private or public as appropriate, for all existing utilities including public pipelines; and

WHEREAS, the public notice has been duly published and posted on the property as required in ORS 271.110 (Notice of Public Hearing) and the requisite affidavits are on file with the office of the City Recorder; and

WHEREAS, staff has presented its City Council Meeting Staff Report, which has been made part of the record of this hearing and sets forth that the Development Review Board conducted a public hearing on September 9, 2024, affording the public an opportunity to comment on the proposed tract for right-of-way vacation, and then passed Resolution No. 436 (Exhibit D) recommending approval of the right-of-way vacation to the City Council; and

WHEREAS, on October 7, 2024, the City Council duly conducted a public hearing on the above referenced petitions for right-of-way vacation, and based on the record, the attachments and exhibits, and testimony provided, and being fully advised, the Council finds that the proposed vacation is consistent with all applicable land use regulations, the City Code requirements for right-of-way vacations, as well as the statutory requirements as set forth in Exhibits A, B, and C; and

WHEREAS, as required by ORS 271.120, the Council further finds that the public interest is not prejudiced by vacation of the public right-of-way due to the fact that a street is no longer planned at the location.

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

- Section 1. Findings. The City Council adopts, as its findings, determinations, and conclusions, the above Recitals and incorporates them by reference as if fully set forth herein.
- Section 2. Determination. The City hereby declares vacated approximately 0.35 acre (15,275 square feet), as more fully described in Exhibit C, situated in the northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, subject to those taking title to the vacated land, concurrently with the land transfer, providing easements, private or public as appropriate, for all existing utilities including public pipelines. The City Recorder is directed to certify this Ordinance and make the applicable filings in accordance with ORS 271.150.
- Section 3. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval, and once the certified Ordinance and associated documents are recorded with Clackamas County.

SUBMITTED by the Wilsonville City Council and read for the first time at a regular meeting thereof this 7<sup>th</sup> day of October, 2024, and scheduled the second reading on the 21<sup>st</sup> day of October, 2024, commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

DocuSigned by:  
*Kimberly Veliz*  
E781DE10276B498...  
\_\_\_\_\_  
Kimberly Veliz, City Recorder

ENACTED by the City Council on the 21<sup>st</sup> day of October, 2024, by the following votes:

Yes: 4            No: 0

DocuSigned by:  
*Kimberly Veliz*  
E781DE10276B498...

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 21<sup>st</sup> day of October, 2024.

Signed by:  
*Julie Fitzgerald*  
8A974AF3ADE042E...

JULIE FITZGERALD, MAYOR

SUMMARY OF VOTES:

Mayor Fitzgerald	Yes
Council President Akervall	Yes
Councilor Berry	Yes
Councilor Dunwell	Excused
Councilor Linville	Yes

EXHIBITS:

- A. Right-of-Way Vacation Findings
- B. Signed Petitions
- C. Legal Description of Area to be Vacated
- D. Development Review Board Panel A Resolution No. 436 Recommending Approval of Right-of-Way Vacation



Ordinance No. 894 Exhibit A  
Right-of-Way Vacation Findings

OrePac Site Improvements

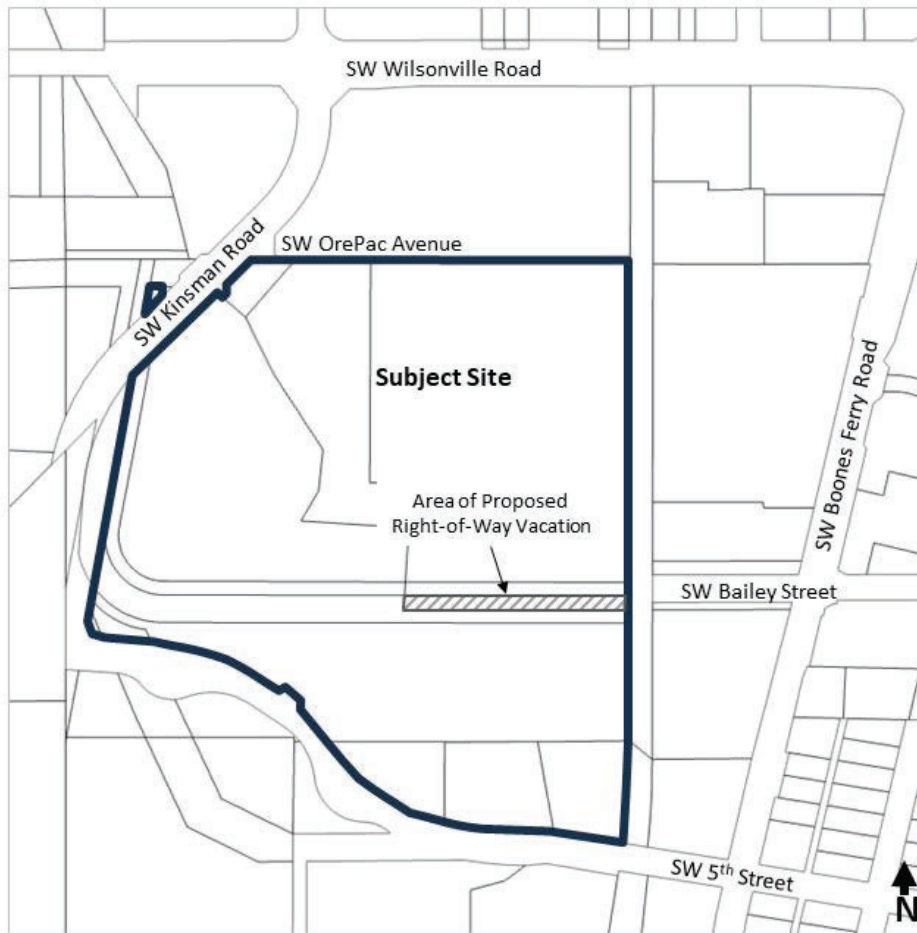
City Council  
Quasi-Judicial Public Hearing

<b>Hearing Date:</b>	October 7, 2024
<b>Date of Report:</b>	September 17, 2024
<b>Application No.:</b>	DB24-0001 OrePac Site Improvements (STVC24-0001 Right-of-Way Vacation)
<b>Request/Summary:</b>	City Council approval of a request to vacate approximately 0.35 acre (15,275 square feet) of public right-of-way that is no longer needed for a road connection from Wilsonville’s Old Town area to SW Kinsman Road in the central portion of the OrePac site.
<b>Location:</b>	The OrePac properties are located at 30160 and 30170 SW OrePac Avenue, 30445 SW Boones Ferry Road, and 9655 SW 5 <sup>th</sup> Street. Tract “A”, the subject of the Right-of-Way Vacation request, as dedicated by Partition Plat No. 1990-92, is located in the northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.
<b>Owner/Applicant:</b>	Inland Pacific Properties LLC (Contact: Darin Coder)
<b>Petitioners:</b>	Inland Pacific Properties LLC; Oregon Electric Railroad; Oregon Charter Academy
<b>Applicant’s Representative:</b>	Mackenzie (Contact: Sid Hariharan Godt)
<b>Comprehensive Plan Designation:</b>	Industrial
<b>Zone Map Classification:</b>	Once vacated, zoning of Tract “A” is proposed to be extended from the adjoining Tax Lot 701 (Parcel 2 of Partition Plat No. 1990-92), which is zone Planned Development Industrial (PDI).
<b>Staff Reviewers:</b>	Cindy Luxhoj AICP, Associate Planner Amy Pepper, PE, Development Engineering Manager
<b>Staff Recommendation:</b>	<u>Approve</u> the requested Right-of-Way Vacation with conditions.

**Applicable Review Criteria:**

<b><u>Development Code:</u></b>	
Section 4.001	Definitions
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 (.01) L.	Authority of the Development Review Board: Street Vacations
Subsection 4.032 (.01) D.	Authority of the Planning Commission: Street Vacations
Subsection 4.033 (.01) H.	Authority of City Council: Street Vacations
Section 4.034 (.07)	Application Requirements: Street Vacations
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Subsection 4.111 (.03)	Zoning-Zone Boundary Lines: Street Vacations
<b><u>Other Planning Documents:</u></b>	
Wilsonville Comprehensive Plan and Transportation Systems Plan	
Previous Land Use Approvals	
<b><u>Oregon Revised Statutes:</u></b>	
ORS 271.080	Vacation in incorporated cities; petition; consent of property owners
ORS 271.090	Filing of petition; notice
ORS 271.100	Action by city governing body
ORS 271.110	Notice of hearing
ORS 271.120	Hearing; determination
ORS 271.130	Vacation on city governing body’s own motion; appeal
ORS 271.140	Title to vacated areas
ORS 271.150	Vacation records to be filed; costs
ORS 271.190	Consent of owners of adjoining property; other required approval
ORS 271.200	Petition; notice
ORS 271.210	Hearing; grant of petition
ORS 271.220	Filing of objections; waiver
ORS 271.230	Records of vacations; fees

## Vicinity Map



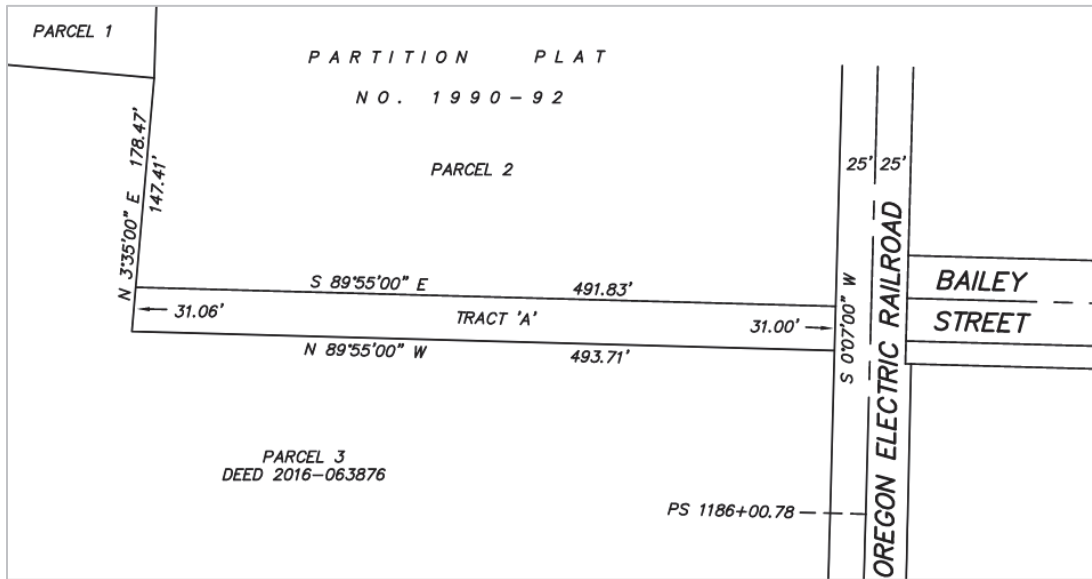
## Background / Summary:

The OrePac property, owned by Inland Pacific Properties LLC, is located at 30160 and 30170 SW OrePac Avenue, 30445 SW Boones Ferry Road, and 9655 SW 5<sup>th</sup> Street, is comprised of 10 tax lots totaling 27.42 acres in southwest Wilsonville. The applicant has operated as a building products wholesale distributor at the subject site for about 40 years with the most recent expansion of the site occurring in 2005 with addition of a second building. Between 2016 and 2017, a parking area was constructed south of the approved OrePac building and storage area without required land use approvals.

The current application, reviewed by the Development Review Board at its September 9, 2024 meeting, includes a Zone Map Amendment, Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Lot Line Adjustment, Right-of-Way Vacation, and Type C Tree Plan. These actions are to bring the property into compliance with Code standards, as well as to prepare the southern part of the property, which is either vacant or in rural residential/agricultural use, for

future development. Two of these actions, the Right-of-Way Vacation and Zone Map Amendment, are recommended by the Development Review Board for City Council approval.

The vacation request is for a portion of public right-of-way south of the existing development and roughly central to the OrePac site, referred to as "Tract A", as shown in the illustration below.



Planning Commission Resolution No. 87PC32, at Condition of Approval 4, required dedication of a 31-foot-wide roadway right-of-way along the entire length of the southerly property line of Tax Lot 701 (Parcel 2 of Partition Plat No. 1990-92), representing half of the 62-foot-wide right-of-way required for development of an industrial street known as SW Brown Road to provide an east-west connection to SW Boones Ferry Road. Subsequently, Planning Commission Resolution No. 90PC30, at Condition of Approval 2, required dedication of said right-of-way, and Partition Plat No. 1990-92 dedicated the right-of-way as Tract "A" for the "use of the public as a public way forever". In 2016, by Resolution No. 2610, the City Council selected SW 5<sup>th</sup> Street, not SW Bailey Street, as the preferred final alignment of the SW Boones Ferry Road to SW Brown Road east-west connector. As a result, the existing public right-of-way dedicated in Partition Plat No. 1990-92 is now redundant. Therefore, the applicant is requesting vacation of the right-of-way, which will enable it to integrate Tract "A" into future development plans.



**Conclusion and Conditions of Approval:**

Staff recommends the City Council approve the requested Right-of-Way Vacation with the following conditions:

**Request: Right-of-Way Vacation (STVC24-0001)**

This action recommends to City Council approval of a Right-of-Way Vacation for the subject properties.
<ol style="list-style-type: none"> <li><b>1. <u>Prior to Land Transfer of the Vacated Right-of-way:</u></b> For any private utilities currently located within the proposed vacated right-of-way, and anticipated to remain in this location, applicant shall provide private utility easements on City approved forms. Private easements shall be of sufficient width as needed by the private utility and as approved by the City.</li> </ol>

**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

The City’s processing of the application is in accordance with the applicable general procedures of this Section.

**Initiating Application**  
Section 4.009

The owners of all property included in the application signed the application forms and initiated the application.

**Request: Right-of-Way Vacation (STVC24-0001)**

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

**Planning and Land Development Ordinance**

**Authority to Review Street Vacations**  
Subsections 4.031 (.01) L., 4.032 (.01) D., Subsection 4.033 (.01) H.

- The applicant is requesting vacation of a portion of public right-of-way in the central part of the subject site, referred to as “Tract A”, which is no longer needed for a road connection from the Old Town area of Wilsonville to SW Kinsman Road. The proposed right-of-way vacation

is subject to initial review by the Development Review Board, which will make a recommendation to the City Council. The City Council has final decision-making authority on the requested vacation.

**Street Vacation Reviewed In Accordance with ORS 271.  
Subsection 4.034 (.07)**

3. As shown in Findings 4-7 below, the City's review of the street vacation request is in accordance with ORS 271.

**Previous City Approvals**

Planning Commission Resolutions No. 87PC32 and 90PC30, and City Council Resolution No. 2610

4. Planning Commission Resolution No. 87PC32, at Condition of Approval 4, required dedication of a 31-foot-wide roadway right-of-way along the entire length of the southerly property line of Tax Lot 701 (Parcel 2 of Partition Plat No. 1990-92), representing half of the 62-foot-wide right-of-way required for development of an industrial street known as SW Brown Road to provide an east-west connection to SW Boones Ferry Road. Subsequently, Planning Commission Resolution No. 90PC30, at Condition of Approval 2, required dedication of said right-of-way, and Partition Plat No. 1990-92 dedicated the right-of-way as Tract "A" for the "use of the public as a public way forever". In 2016, by Resolution No. 2610, the City Council selected SW 5<sup>th</sup> Street, not SW Bailey Street, as the preferred final alignment of the SW Boones Ferry Road to SW Brown Road east-west connector. As a result, the existing public right-of-way dedicated in Partition Plat No. 1990-92 is now redundant. As a result, the existing dedicated public right-of-way (which was dedicated by Partition Plat No. 1990-92) is now redundant. Therefore, the applicant is requesting that the right-of-way vacation, which will enable it to integrate Tract "A" into future development plans.

**Oregon Revised Statutes**

Petition for Street Vacation/Proposed Use of Vacated Ground/Public Hearings  
ORS 271.080 (1), ORS 271.090, ORS 271.100, ORS 271.110, ORS 271.120

5. The applicant's materials contain a signed petition with attached map and list that identifies the area of the proposed right-of-way vacation, abutting property owners and real property affected by the requested vacation (Exhibits B and C). Per the applicant's response narrative, it understands the governing body will hear the petition and objections, if any, to determine whether requirements for the proposed right-of-way vacation have been satisfied. Petitioners are receiving notice of the public hearings for the requested right-of-way vacation along with all other required notices for the public hearings. A portion of the new parking area is located in the subject area, and part of the new driveway, at its northern extent, is proposed to be located in it.

Consent of All Adjoining Properties and 2/3 of Affected Properties  
ORS 271.080 (2)

6. The petition has been signed by all owners of the abutting property, who are also the owners of at least two-thirds (2/3) of real property affected thereby. The total size of real property affected thereby is 548,581 square feet. The sum of the area of real property affected thereby that is also within the abutting tax lots is 446,040 square feet, or 81% of the total real property affected thereby. Given that the petition has been signed by all owners of abutting property, consent of property owners for 81% (i.e. greater than two-thirds) of the area of the real property affected has been provided on the attached petitions (Exhibit B).

Title to Vacated Area  
ORS 271.140

7. The title to the vacated area will be attached to the bordering properties consistent with state statute. Per the applicant's Code response, the applicant understands that, as the right-of-way was dedicated to the City of Wilsonville as part of Partition Plat No. 1990-92, the right-of-way area referred to as Tract "A" will be returned to Parcel 2 of Partition Plat No. 1990-92.

Vacation Records to be Filed  
ORS 271.150

8. The ordinance approving the right-of-way vacation will be duly recorded in the records of Clackamas County, the cost of which will be borne by the petitioners.

**Street Vacation Petition**

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This petition must be signed by all abutting property owners, and the owners of not less than 2/3 of the area of the real property "affected thereby," as defined in ORS 271.080(2) and shown on the attached Street Vacation Map, attached hereto as Exhibit A. All signatures must be **in ink**. A listing of the names and addresses of all abutting and affected area property owners, as shown on the attached Street Vacation Map, was obtained from the Clackamas County real property tax roll records, and is attached hereto as Exhibit B.

**REQUIRED SIGNATURES:**

We, the owner in fee simple of the following described real properties consent to the vacation of Tract 'A', Partition Plat No. 1990-92, Clackamas County Plat Records, situated in the N.W. ¼ of Section 23, T.3S, R.1W., W.M. in the City of Wilsonville, Clackamas County, Oregon, as shown on the attached Street Vacation Map.

**Property Owner:**

**Inland Pacific Properties, LLC**

By:   
Bradley Hart, Manager

**Property Street Address and Legal Description:**

30445 SW Boones Ferry Road, Wilsonville, OR  
Tax Account Nos: 31W23B 00600; 31W23B 00680; 31W23B 00690.

8-13-24  
Date



EXHIBIT  
**A**







TaxAcctNum	ParcelId	OwnerNameLabelFormat	OwnerNmLast	SiteAddr	SiteCity	SiteState	SiteZIP	OwnerAddr	OwnerCityNm	OwnerState	OwnerZIP
31W23B 00600	00818752	Inland Pacific Properties LLC	Inland Pacific Properties LLC	30445 SW Boones Ferry Rd	Wilsonville	OR	97070	30170 SW Cropac Ave	Wilsonville	OR	97070
31W23B 00600	00831698	Inland Pacific Properties LLC	Inland Pacific Properties LLC		Wilsonville	OR	97070	30170 SW Cropac Ave	Wilsonville	OR	97070
31W23B 00600	00831697	Inland Pacific Properties LLC	Inland Pacific Properties LLC		Wilsonville	OR	97070	30170 SW Cropac Ave	Wilsonville	OR	97070
31W23B 00700	00818761	Inland Empire Investments LLC	Inland Empire Investments LLC	30160 SW Cropac Ave	Wilsonville	OR	97070	30170 SW Cropac Ave	Wilsonville	OR	97070
31W23B 00701	01446007	Inland Empire Investments LLC	Inland Empire Investments LLC	30170 SW Cropac Ave	Wilsonville	OR	97070	30170 SW Cropac Ave	Wilsonville	OR	97070
31W23AB01700	00818686	Proctor Driggers LLC	Proctor Driggers LLC	30289 SW Boones Ferry Rd	Wilsonville	OR	97070	PO Box 860	Minneapolis	MIN	55440
31W23AB01701	00807200	Oregon Charter Academy	Oregon Charter Academy	30485 SW Boones Ferry Rd	Wilsonville	OR	97070	30485 SW Boones Ferry Rd Ste 202	Wilsonville	OR	97070
31W23AB01791	00831684	Oregon Charter Academy	Oregon Charter Academy		Wilsonville	OR	97070	30485 SW Boones Ferry Rd Ste 202	Wilsonville	OR	97070
31W23AB01800	00819403	D Young & Lahan Dorothy	Young Add LLC	30535 SW Boones Ferry Rd	Wilsonville	OR	97070	PO Box 7	Wilsonville	OR	97070
31W23AB01900	00819412	Add LLC	Add LLC		Wilsonville	OR	97070	13282 Rogers Rd	Lake Oswego	OR	97035

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**STREET VACATION PETITION**

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This petition must be signed by all abutting property owners, and the owners of not less than 2/3 of the area of the real property "affected thereby," as defined in ORS 271.080(2) and shown on the attached Street Vacation Map, attached hereto as Exhibit A. All signatures must be **in ink**. A listing of the names and addresses of all abutting and affected area property owners, as shown on the attached Street Vacation Map, was obtained from the Clackamas County real property tax roll records, and is attached hereto as Exhibit B.

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Property Owner:

**Inland Empire Investments, LLC**

By:   
Bradley Hart, Manager

Property Street Address and Legal Description:

30160 SW Orepac Ave, Wilsonville, OR  
30170 SW Orepac Ave, Wilsonville, OR  
Tax Account Nos: 31W23B 00700; 31W23B 00701.  
Parcel IDs: 00818761; 01449007.

8-13-24  
Date



**EXHIBIT**  
**A**



**AFFECTED AREA**

Clackamas County

**BAILEY STREET**

**OREGON ELECTRIC RAILROAD RAILS**

**STREET VACATION**

**5TH STREET**

**31W23BD**

**ROADS**

**31W23AC**





TaxAcctNum	ParcelId	OwnerNameLabelFormat	OwnerNmLast	SiteAddr	SiteCity	SiteState	SiteZIP	OwnerAddr	OwnerCityNm	OwnerState	OwnerZIP
31W238 00600	00818792	Inland Pacific Properties LLC	Inland Pacific Properties LLC	30448 SW Boones Ferry Rd	Wilsonville	OR	97070	30170 SW Crepac Ave	Wilsonville	OR	97070
31W238 00680	05031898	Inland Pacific Properties LLC	Inland Pacific Properties LLC		Wilsonville	OR	97070	30170 SW Crepac Ave	Wilsonville	OR	97070
31W238 00690	05031597	Inland Pacific Properties LLC	Inland Pacific Properties LLC		Wilsonville	OR	97070	30170 SW Crepac Ave	Wilsonville	OR	97070
31W238 00700	00818781	Inland Empire Investments LLC	Inland Empire Investments LLC	30180 SW Crepac Ave	Wilsonville	OR	97070	30170 SW Crepac Ave	Wilsonville	OR	97070
31W238 00701	01449007	Inland Empire Investments LLC	Inland Empire Investments LLC	30170 SW Crepac Ave	Wilsonville	OR	97070	30170 SW Crepac Ave	Wilsonville	OR	97070
31W238A01700	00819398	Proctor Driggers LLC	Proctor Driggers LLC	30298 SW Boones Ferry Rd	Wilsonville	OR	97070	PO Box 950	Minneapolis	MN	55440
31W238A01701	05007300	Oregon Charter Academy	Oregon Charter Academy	30485 SW Boones Ferry Rd	Wilsonville	OR	97070	30485 SW Boones Ferry Rd Ste 202	Wilsonville	OR	97070
31W238A01791	05031894	Oregon Charter Academy	Oregon Charter Academy		Wilsonville	OR	97070	30485 SW Boones Ferry Rd Ste 202	Wilsonville	OR	97070
31W238A01800	00819403	O Young & Lohan Dorothy	Young		Wilsonville	OR	97070	PO Box 7	Wilsonville	OR	97070
31W238A01800	00819412	Add LLC	Add LLC	30535 SW Boones Ferry Rd	Wilsonville	OR	97070	13292 Rogers Rd	Lake Oswego	OR	97035

STREET VACATION PETITION

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Property Owner:

**Oregon Electric Railroad**

By:   
By: Jennifer Sellers (ERS (Aug 15, 2024 22:46 CDT))

Print Name: Jennifer Sellers

Print Title: Multimodal and Rail Services Unit Manager - Oregon Department of Transportation

Property Address and Legal Description:

Oregon Electric Railroad

08/15/2024

Date







TaxAcctNum	ParcelId	OwnerNameLabelFormat	OwnerNmLast	SiteAddr	SiteCity	SiteState	SiteZIP	OwnerAddr	OwnerCityNm	OwnerState	OwnerZIP
31W23B 00600	00818752	Inland Pacific Properties LLC	Inland Pacific Properties LLC	30445 SW Boones Ferry Rd	Wilsonville	OR	97070	30170 SW Orepac Ave	Wilsonville	OR	97070
31W23B 00680	05031598	Inland Pacific Properties LLC	Inland Pacific Properties LLC		Wilsonville	OR	97070	30170 SW Orepac Ave	Wilsonville	OR	97070
31W23B 00690	05031597	Inland Pacific Properties LLC	Inland Pacific Properties LLC		Wilsonville	OR	97070	30170 SW Orepac Ave	Wilsonville	OR	97070
31W23B 00700	00818751	Inland Empire Investments LLC	Inland Empire Investments LLC	30160 SW Orepac Ave	Wilsonville	OR	97070	30170 SW Orepac Ave	Wilsonville	OR	97070
31W23B 00701	01449007	Inland Empire Investments LLC	Inland Empire Investments LLC	30170 SW Orepac Ave	Wilsonville	OR	97070	30170 SW Orepac Ave	Wilsonville	OR	97070
31W23AB01700	00819396	Proctor Driggers LLC	Proctor Driggers LLC	30299 SW Boones Ferry Rd	Wilsonville	OR	97070	PO Box 990	Minneapolis	MN	55440
31W23AB01701	05007200	Oregon Charter Academy	Oregon Charter Academy	30485 SW Boones Ferry Rd	Wilsonville	OR	97070	30485 SW Boones Ferry Rd Ste 202	Wilsonville	OR	97070
31W23AB01791	05031594	Oregon Charter Academy	Oregon Charter Academy		Wilsonville	OR	97070	30485 SW Boones Ferry Rd Ste 202	Wilsonville	OR	97070
31W23AB01800	00819403	D Young & Lehan Dorothy	Young		Wilsonville	OR	97070	PO Box 7	Wilsonville	OR	97070
31W23AB01900	00819412	Ada LLC	Ada LLC	30535 SW Boones Ferry Rd	Wilsonville	OR	97070	13292 Rogers Rd	Lake Oswego	OR	97035



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Property Owner:

Oregon Charter Academy

By: Allison Galvin

Print Name: Allison Galvin

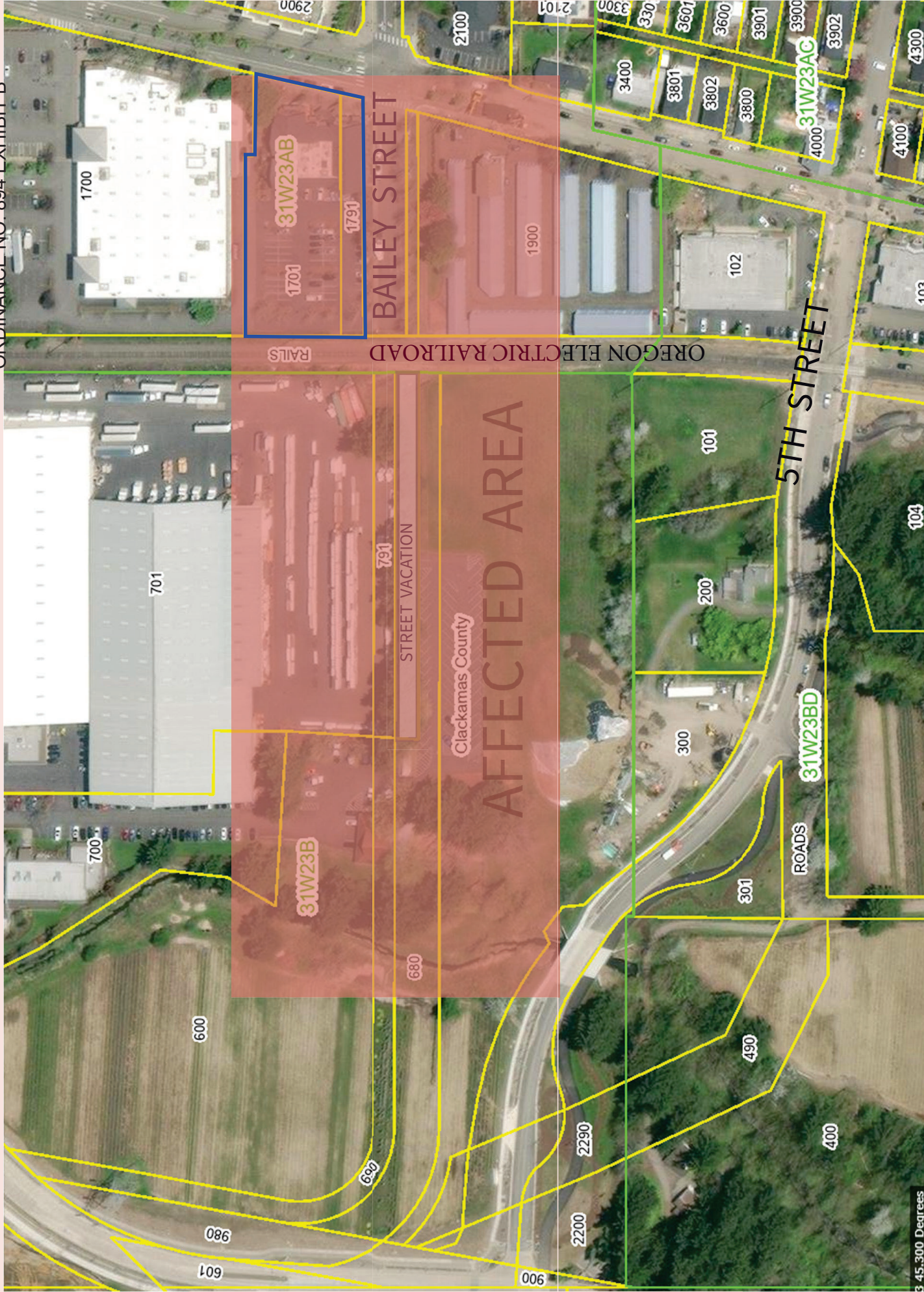
Print Title: Executive Director

Property Street Address and Legal Description:  
30485 SW Boones Ferry Rd., Wilsonville, OR

Tax Account Nos: 31W23AB01701; 31W23AB01791.  
Parcel IDs: 05007200; 05031594.

9-3-2024  
Date







122.776744°W 45.2994244°N

Field	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP	SITEADDR	SITECITY	SITEZIP	LANDVAL	BLDGVAL	TOTAL	BLDGSQFT	A.T.ACRES	YEARBUILT	PROP_CODE	LANDUSE	TAXCODE
1	30485 SW BOONES FE...	WILSONVILLE	OR	97070	30485 SW BOONES FE...	WILSONVILLE	97070	2137797	3726100	5863897	0	0.95	0	201	COM	003023
2	30485 SW BOONES FE...	WILSONVILLE	OR	97070	NO SITUS	ADDRESS	97070	534450	1625720	2160170	0	0.22	0	201	COM	003053

# Exhibit 'A'

## Griffin Land Surveying Inc.

6107 SW Murray Blvd. #409 – Beaverton, OR. 97008

Office: (503) 201-3116

OrePac PLA  
Project: 0864

**Right of Way Vacation  
Assessors Maps 31W23B  
City of Wilsonville, Clackamas County, OR.**

Tract 'A', Partition Plat No. 1990-92, Clackamas County Plat Records, situated in the N.W. 1/4 of Section 23, T.3S., R.1W., W.M. in the City of Wilsonville, Clackamas County, Oregon.

Contains 15,275 square feet, more or less.





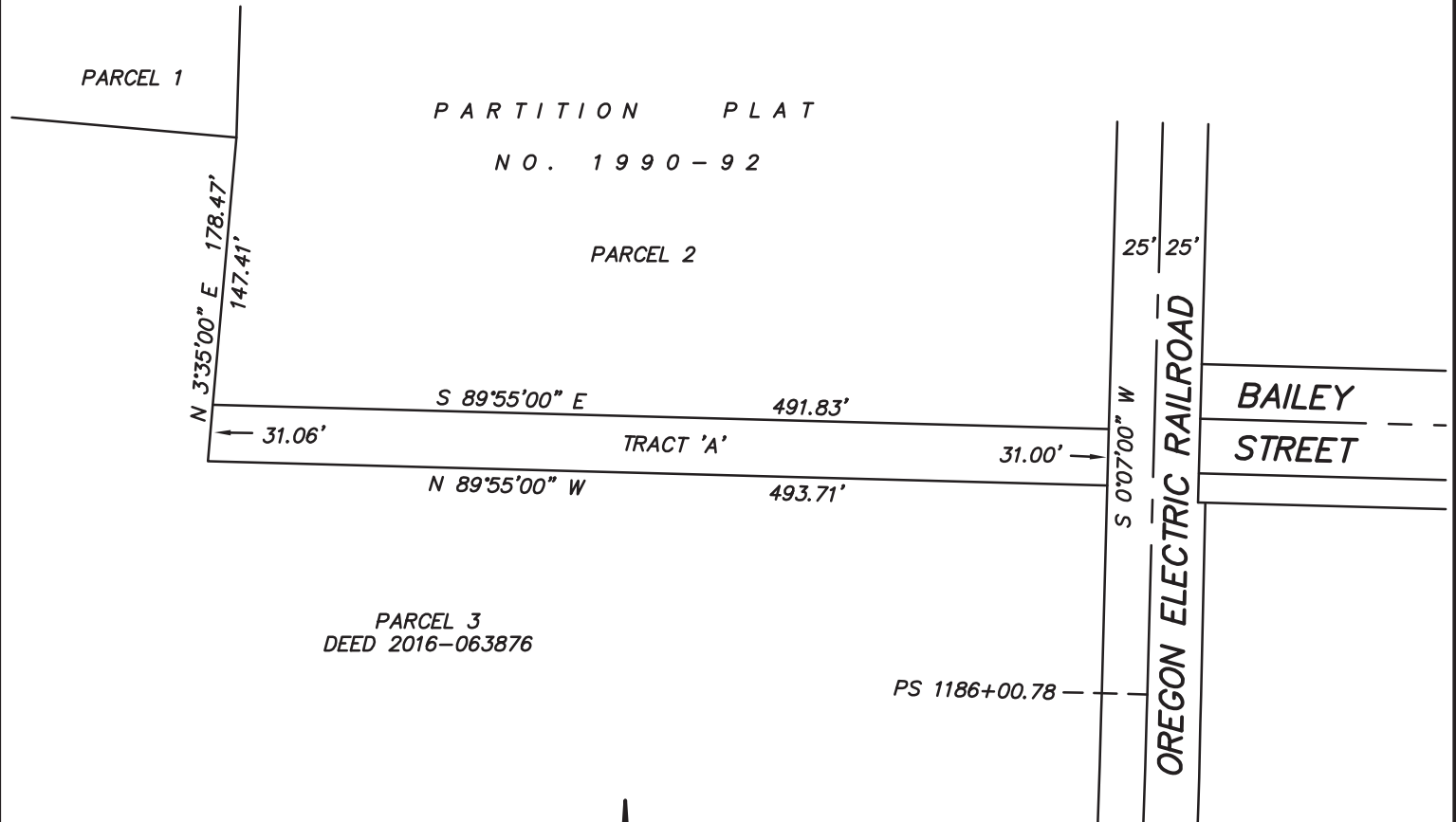
# EXHIBIT B

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RIGHT OF WAY VACATION

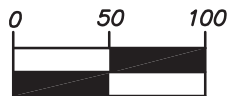
MAP 3S123B

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



PARCEL 3  
DEED 2016-063876

PS 1186+00.78



1 inch = 100 ft.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1985  
KENNETH D. GRIFFIN  
2147

RENEWS: 6/30/25  
0864 OREPAC PLA

**GRIFFIN LAND SURVEYING INC.**

6107 SW MURRAY BLVD. #409  
BEAVERTON, OR. 97008  
(503) 201-3116

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 436**

**A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A ZONE MAP AMENDMENT FROM FUTURE DEVELOPMENT AGRICULTURAL-HOLDING (FDA-H) TO PLANNED DEVELOPMENT INDUSTRIAL (PDI) OF APPROXIMATELY 8.66 ACRES AND VACATION OF APPROXIMATELY 0.35 ACRE OF RIGHT-OF-WAY, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE 1 PRELIMINARY PLAN, STAGE 2 FINAL PLAN, SITE DESIGN REVIEW, LOT LINE ADJUSTMENT, AND TYPE C TREE REMOVAL PLAN FOR SITE IMPROVEMENTS AT THE OREPAC PROPERTIES LOCATED AT 30160 AND 30170 SW OREPAC AVENUE, 30445 SW BOONES FERRY ROAD, AND 9655 SW 5<sup>TH</sup> STREET.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Darin Coder for Inland Pacific Properties LLC – Owner/Applicant, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 30160 and 30170 SW OrePac Avenue, 30445 SW Boones Ferry Road, and 9655 SW 5th Street on Tax Lots 600, 680, 690, 700, 701, 780, and 791, Section 23B, and Tax Lots 101, 200, and 300, Section 23BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated August 29, 2024, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on September 9, 2024, 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

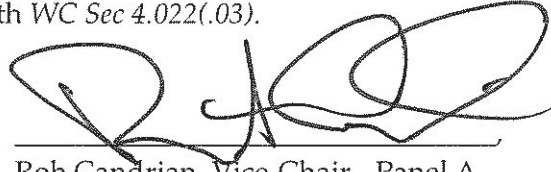
WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB24-0001 OrePac Site Improvements: Zone Map Amendment (ZONE24-0001), Stage 1 Preliminary Plan (STG124-0001), Stage 2 Final Plan (STG224-0001), Site Design Review (SDR24-0001), Lot Line Adjustment (ARC224-0002), Right-of-Way Vacation (STVC24-0001), and Type C Tree Removal Plan (TPLN24-0001).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of September, 2024, and filed with the Planning Administrative Assistant on

Sept. 10, 2024. This resolution is final on the 15<sup>th</sup> 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)*.



Rob Candrian, Vice-Chair - Panel A  
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant