

**ORDINANCE NO. 904**

**AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE CITY OF WILSONVILLE FUTURE DEVELOPMENT AGRICULTURAL-HOLDING (FDA-H) ZONE TO THE PLANNED DEVELOPMENT INDUSTRIAL-REGIONALLY SIGNIFICANT INDUSTRIAL AREA (PDI-RSIA) ZONE ON APPROXIMATELY 32.66 ACRES AT 26120 SW PARKWAY AVENUE.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Bill Brannan of Standridge, Inc. for Sysco Portland Inc. – Owner/Applicant, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the property subject to the Zone Map Amendment is located at 26120 SW Parkway Avenue Tax Lot 01100, Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon; and

WHEREAS, Tax Lot 01100 is currently zoned Future Development Agricultural-Holding (FDA-H), which is inconsistent with the Comprehensive Plan designation of Industrial and the Planned Development Industrial (PDI) zoning; and

WHEREAS, the City of Wilsonville desires to have the property zoned consistent with the Wilsonville Comprehensive Plan Map designation of Industrial and the Metro Title 4 Map Designation of Regionally Significant Industrial Area rather than maintain the current FDA-H zoning 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 June 22, 2026; and

WHEREAS, the Development Review Board Panel B held a duly advertised public hearing on the application for a Zone Map Amendment on June 22, 2026, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 446 which recommends City Council approval of the Zone Map Amendment request (Case File No. ZONE25-

0002; see DB25-0010), adopts the staff report with findings and recommendation, all as placed on the record at the hearing; and

WHEREAS, on July 20, 2026, 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 the Zone Map Amendment Findings in Exhibit B, as if fully set forth herein.
- Section 2. Determination. The official City of Wilsonville Zone Map is hereby amended by Zoning Order ZONE25-0002, attached hereto as Exhibit A, from the City of Wilsonville Future Development Agricultural-Holding (FDA-H) Zone to the Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) Zone.
- 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.

SUBMITTED by the Wilsonville City Council and read for the first time at a regular meeting thereof this 20<sup>th</sup> day of June, 2026, and scheduled the second reading on the 3<sup>rd</sup> day of August, 2026, commencing at the hour of 7:30 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

Signed by:  
*Kimberly Veliz*  
D99CBFDA8F0842B...

Kimberly Veliz, City Recorder

Denied and therefore repealed by by the City Council on the 3<sup>rd</sup> day of August, 2026, by the following votes:

Yes: 5              No: 0

Signed by:  
*Kimberly Veliz*  
D99CBFDA8F0842B...

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 3<sup>rd</sup> day of August, 2026.

Signed by:  
*Mayor Shawn O'Neil*  
9FC7B198F01449B...

SHAWN O'NEIL MAYOR

SUMMARY OF VOTES:

|                         |     |
|-------------------------|-----|
| Mayor O'Neil            | Yes |
| Council President Berry | Yes |
| Councilor Shevlin       | Yes |
| Councilor Cunningham    | Yes |
| Councilor Scull         | Yes |

EXHIBITS:

- A. Zoning Order ZONE25-0002 Including Legal Description and Sketch Depicting Zone Map Amendment
- B. Zone Map Amendment Findings
- C. Development Review Board Panel B Resolution No. 446 Recommending Approval of Zone Map Amendment

ORDINANCE NO. 904 EXHIBIT A

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

|                                        |   |                                 |
|----------------------------------------|---|---------------------------------|
| In the Matter of the Application of    | ) |                                 |
| Peter Richter for Sysco Portland Inc., | ) |                                 |
| for a Rezoning of Land and             | ) | <b>ZONING ORDER ZONE25-0002</b> |
| Amendment of the City of Wilsonville   | ) |                                 |
| Zoning Incorporated in Section 4.102   | ) |                                 |
| of the Wilsonville Code.               | ) |                                 |

The above-entitled matter is before the Council to consider the application of ZONE25-0002, 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 on the attached legal description and sketch, has heretofore appeared on the City of Wilsonville zoning map as Future Development Agricultural-Holding (FDA-H).

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 32.66 acres located at 26120 SW Parkway Avenue and comprising Tax Lot 01100, Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas 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: This 20<sup>th</sup> Day of July, 2026.

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SHAWN O'NEIL, MAYOR

APPROVED AS TO FORM:

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Amanda Guile-Hinman, City Attorney

ATTEST:

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Kimberly Veliz, City Recorder

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

# STANDRIDGE INC

## PLANNING | ENGINEERING | SURVEYING

### EXHIBIT "A"

Legal Description

Zone Map Amendment Subject Area

July 8, 2026

Parcel 1, Document No. 2018-029594, Clackamas County Deed Records, situated in the NE 1/4 of Section 11, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel 1;

thence along the northerly Right-of-Way line of SW Wiedemann Road, North 88°45' 26" West, a distance of 1122.42 feet to the Southwest corner of said Parcel 1;

thence along the easterly Right-of-Way line of SW Parkway Avenue, North 01°55' 20" East, a distance of 921.99 feet to a point of curvature;

thence continuing along said easterly Right-of-Way, along a 371.00 foot radius curve, concave southeasterly, with a radius point bearing South 88°26' 27" East, arc length of 585.51 feet, central angle of 90°25' 24", chord distance of 526.61 feet, and chord bearing of North 46°46' 16" East to a point on the southerly Right-of-Way line of SW Parkway Center Drive;

thence along said southerly Right-of-Way line, South 88°42' 21" East, a distance of 621.90 feet to a point of curvature;

thence continuing along said southerly Right-of-Way line, along a 369.00 foot radius curve, concave southerly, with a radius point bearing South 01°59' 04" West, arc length of 119.57 feet, central angle of 18°33' 55", chord distance of 119.04 feet, and chord bearing of South 78°43' 58" East to a point on the westerly section line of Section 12;

thence along said westerly section line, South 01°23' 50" West, a distance of 1269.57 feet to the POINT OF BEGINNING.

Containing 32.402 acres, more or less.

Property Vested in:

Sysco Portland, Inc.

Tax Map 3W1S12 Tax Lot 1100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

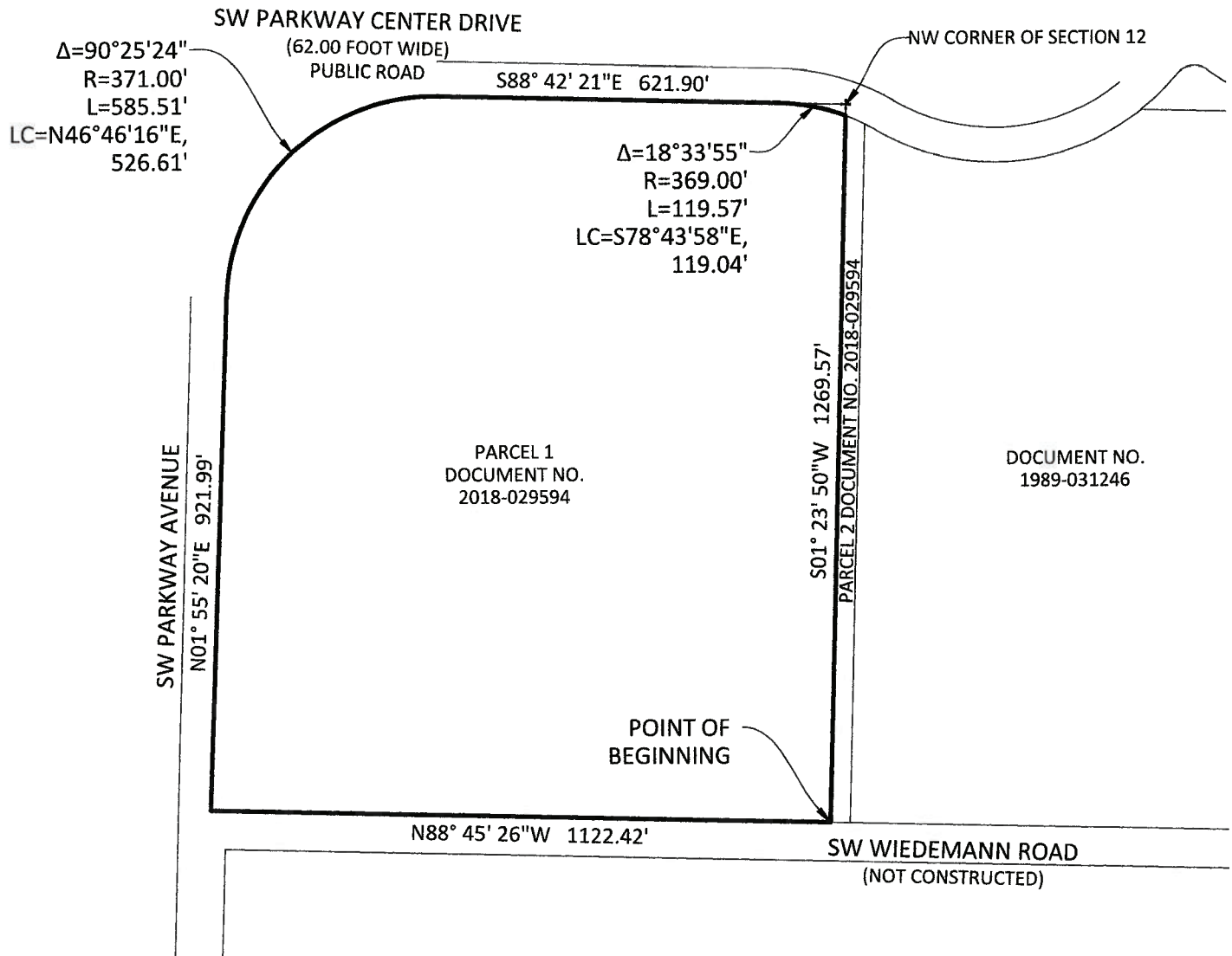
OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2027

# EXHIBIT "A"

PAGE 2 OF 2

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION ZONE MAP AMENDMENT SUBJECT AREA CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



SCALE: 1" = 300'  
SHEET SIZE: 8-1/2x11



Property Vested in:  
SYSCO PORTLAND, INC.  
TAX MAP 3W1512 TAX LOT 1100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2027



Ordinance No. 904 Exhibit B  
Zone Map Amendment Findings

Sysco Facility Expansion and Master Plan

City Council Quasi-Judicial  
Public Hearing

|                                                    |                                                                                                                                                                                                                  |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hearing Date:</b>                               | July 20, 2026                                                                                                                                                                                                    |
| <b>Date of Report:</b>                             | July 6, 2026                                                                                                                                                                                                     |
| <b>Application Nos.:</b>                           | DB25-0010 Sysco Facility Expansion and Master Plan<br>(ZONE25-0002 Zone Map Amendment)                                                                                                                           |
| <b>Request/Summary:</b>                            | City Council approval of a quasi-judicial Zone Map Amendment of approximately 32.66 acres.                                                                                                                       |
| <b>Location:</b>                                   | Property subject to the Zone Map Amendment is located at 26120 SW Parkway Avenue, Tax Lot 01100, Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. |
| <b>Owner/Applicant:</b>                            | Sysco Portland Inc. (Contact: Peter Richter)                                                                                                                                                                     |
| <b>Applicant's Representative:</b>                 | Standridge (Contacts: Bill Brannan and Laura Standridge)                                                                                                                                                         |
| <b>Comprehensive Plan Designation:</b>             | Industrial                                                                                                                                                                                                       |
| <b>Zone Map Classification (Current/Proposed):</b> | FDA-H (Future Development<br>Agricultural – Holding)/PDI (Planned Development Industrial)                                                                                                                        |
| <b>Staff Reviewer:</b>                             | Chris Myers, Senior Planner                                                                                                                                                                                      |
| <b>Staff Recommendation:</b>                       | <u><b>Adopt</b></u> the requested Zone Map Amendment.                                                                                                                                                            |



**Applicable Review Criteria:**

|                                         |                                                                                       |
|-----------------------------------------|---------------------------------------------------------------------------------------|
| <b><u>Development Code:</u></b>         |                                                                                       |
| 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) F.                  | Authority of the Development Review Board: Zone Changes                               |
| Subsection 4.033 (.01) A.               | Authority of City Council: Zone Changes                                               |
| Section 4.110                           | Zones                                                                                 |
| Section 4.135.5                         | Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) Zone |
| Section 4.140                           | Planned Development Regulations                                                       |
| Section 4.197                           | Zone Changes                                                                          |
| <b><u>Other Planning Documents:</u></b> |                                                                                       |
| Wilsonville Comprehensive Plan          |                                                                                       |
|                                         |                                                                                       |

**Vicinity Map:****Summary:****Zone Map Amendment (ZONE25-0002)**

A Zone Map Amendment is requested to change the zoning of the western expansion area of the Sysco site from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA), consistent with the Comprehensive Plan designation of Industrial and the existing industrial zoning on the developed eastern portion of the subject site. The proposed rezoning will facilitate the planned

expansion of the existing Sysco distribution facility and implement the approved Master Plan for the property.

### **Conclusion and Conditions of Approval:**

Staff recommends approval with the following conditions:

Request: Zone Map Amendment (ZONE25-0002)

|                                 |
|---------------------------------|
| No conditions for this request. |
|---------------------------------|

### **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 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. Standridge Inc. initiated the application with their approval.

### **Pre-Application Conference** Subsection 4.010 (.02)

The City held a Pre-application conference on May 26, 2022 (PRE22-0009) in accordance with this subsection.

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

No applicable liens exist for the subject property. The application can thus move forward.

## General Submission Requirements

### Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

## Zoning-Generally

### Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

## **Request: Zone Map Amendment**

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

## **Development Code**

### Zoning Consistent with Comprehensive Plan

#### Section 4.029

1. The property is designated “Industrial” by the Wilsonville Comprehensive Plan. The applicant requests a Zone Map Amendment concurrently with a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Significant Resource Overlay Zone Review, Type C Tree Plan, Class III Sign Permit, Lot Line Adjustment, and associated development approvals. The proposed zoning designation of Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) is consistent with the Comprehensive Plan.

### Base Zones

#### Subsection 4.110 (.01)

2. The applicant requests a Zone Map Amendment changing the zoning designation of the subject property from Future Development Agricultural Holding (FDA-H) to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA). The PDI-RSIA zone is among the base zones established by Section 4.110(.01) of the Wilsonville Development Code.

### Overlay Zones

#### Subsection 4.110 (.02)

3. The subject property is located within the Future Development Agricultural-Holding (FDA-H) Zone and contains areas subject to the Significant Resource Overlay Zone (SROZ). Areas subject to the SROZ have been evaluated through the applicant’s Significant Resource Impact

Report and associated mitigation plans. As conditioned, the proposed development complies with the applicable overlay zone requirements of Section 4.110.

## **Standards for Planned Development Industrial-Regionally Significant Industrial Area Zone**

### **Purpose of PDI-RSIA**

Subsection 4.135.5 (.01)

4. The purpose of the Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) zone is to provide for industrial and employment-generating uses within designated Regionally Significant Industrial Areas while supporting efficient use of land, infrastructure, and transportation facilities. The proposed zoning designation is consistent with the purpose of the PDI-RSIA zone and will allow industrial development and employment uses compatible with the City's Comprehensive Plan and Metro's Regionally Significant Industrial Area policies.

### **Uses Typically Permitted**

Subsection 4.135.5 (.03)

5. The proposed PDI-RSIA zoning designation will allow only those uses identified as permitted or conditionally permitted within the PDI-RSIA zone. The proposed Sysco warehouse and distribution facility expansion is an industrial use consistent with the uses contemplated by this subsection and the intended function of the PDI-RSIA zone.

## **Zone Map Amendment Criteria**

### **Zone Change Procedures**

Subsection 4.197 (.02) A. 1.-3.

6. The applicant requests approval of a Zone Map Amendment changing the zoning designation of the subject property from Future Development Agricultural Holding (FDA-H) to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA). The application has been submitted in accordance with the applicable provisions of the Wilsonville Development Code. Pursuant to Section 4.197, the Development Review Board shall conduct a public hearing and forward a recommendation to the City Council, which shall make the final decision on the proposed Zone Map Amendment.

### **Conformance with Comprehensive Plan Map, etc.**

Subsection 4.197 (.02) B.

7. The subject property is designated “Industrial” on the Wilsonville Comprehensive Plan Map. The proposed PDI-RSIA zoning designation is consistent with and implements the Comprehensive Plan designation applicable to the property. The proposed Zone Map

Amendment will bring the zoning of the property into conformance with the City's adopted Comprehensive Plan and intended long-term land use pattern for the area.

#### Public Facility Concurrency

Subsection 4.197 (.02) C. 4. and 8.

8. The proposed development is subject to concurrent review under the City's Stage 2 Final Plan, Site Design Review, Engineering, and public facility requirements. Existing and planned transportation, utility, stormwater, and public service facilities are available or can be made available to serve the proposed development. Conditions of approval ensure that all required public improvements and infrastructure upgrades are provided prior to development.

#### Impact on SROZ Areas

Subsection 4.197 (.02) C. 5.

9. Significant Resource Overlay Zone (SROZ) resources are present on portions of the site and are being reviewed concurrently through the applicant's SROZ Map Verification and Significant Resource Impact Report. Applicable resource protection, mitigation, landscaping, transportation, site design, and development standards have been reviewed as part of the accompanying applications and will be met either as proposed or through conditions of approval.



DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 446

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ZONE MAP AMENDMENT FROM FUTURE DEVELOPMENT AGRICULTURALHOLDING (FDA-H) TO PLANNED DEVELOPMENT INDUSTRIAL - REGIONALLY SIGNIFICANT INDUSTRIAL AREA (PDI-RSIA) OF APPROXIMATELY 33 ACRES, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE 1 PRELIMINARY PLAN, STAGE 2 FINAL PLAN, SITE DESIGN REVIEW, CLASS 3 SIGN PERMIT, TYPE C TREE REMOVAL PLAN, STANDARD SRIR REVIEW, LOT LINE ADJUSTMENT AND STANDARD SROZ MAP VERIFICATION FOR APPROXIMATELY 372,000 SQUARE FEET OF WAREHOUSE EXPANSION FOR SYSCO PORTLAND INC.

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

WHEREAS, the subject site is located at 26120 SW Parkway Avenue on Tax Lot 01100, Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated June 15, 2026, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on June 22, 2026, 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:

DB25-0010 Sysco Zone Map Amendment and Facility Expansion and Master Plan: Zone Map Amendment (ZONE25-0002), Stage 1 Preliminary Plan (STG125-0004), Stage 2 Final Plan (STG2250007), Site Design Review (SDR25-0009), Class 3 Sign Permit (SIGN25-0012), Type C Tree Plan (TPLN25-0006), SRIR Review (SRIR25-0002), Lot Line Adjustment (ARC226-0002), Significant Resource Overlay Zone Map Verification (SROZ26-0001).

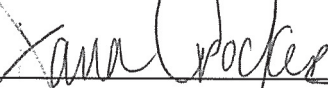
ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 22<sup>nd</sup> day of June, 2026, and filed with the Planning Administrative Assistant on

June 23, 2026. This resolution is final on the 15<sup>th</sup> calendar day after the postmarked date of the

RESOLUTION NO. 446

PAGE 1

written notice of decision per WC Sec 4.022(.09) unless appealed per WC Sec 4.022(.02) or called up  
i WC Sec 4.022(.03).

for review by the Council in accordance with  WC Sec 4.0

Dana Crocker, Chair - Panel B in onville  
Development Review Board

Attest:



Shelley White, Planning Administrative Assistant



ORDINANCE NO. 904 EXHIBIT C

RESOLUTION NO. 446

PAGE 2