



Explanation of Public Hearing Notice & Opportunity to Comment on Proposed Development

Frog Pond Ridge 71-Lot Single-family Subdivision
West side of SW Stafford Road south of SW Frog Pond Lane

This notice informs you of your opportunity to comment on the proposed annexation to the City of Wilsonville and rezoning of approximately 15.93 acres and development plans for a 71-lot single-family subdivision on 16.25 acres located on the west side of SW Stafford Road south of SW Frog Pond Lane.

Comments are encouraged to address specific components of the development such as architecture, parking, traffic, landscaping, etc. A list of criteria in the City code applicable to review of the development can be found in the attached Notice of Public Hearing.

Comments should be submitted in writing, or by testifying using remote video technology to participate during the Public Hearing. See below for information about precautionary measures during the COVID-19 outbreak. The City will also endeavor to provide qualified sign language interpreters and/or qualified bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting.

Frequently Asked Question about Providing Written Comments:

To whom should I address my written comments?

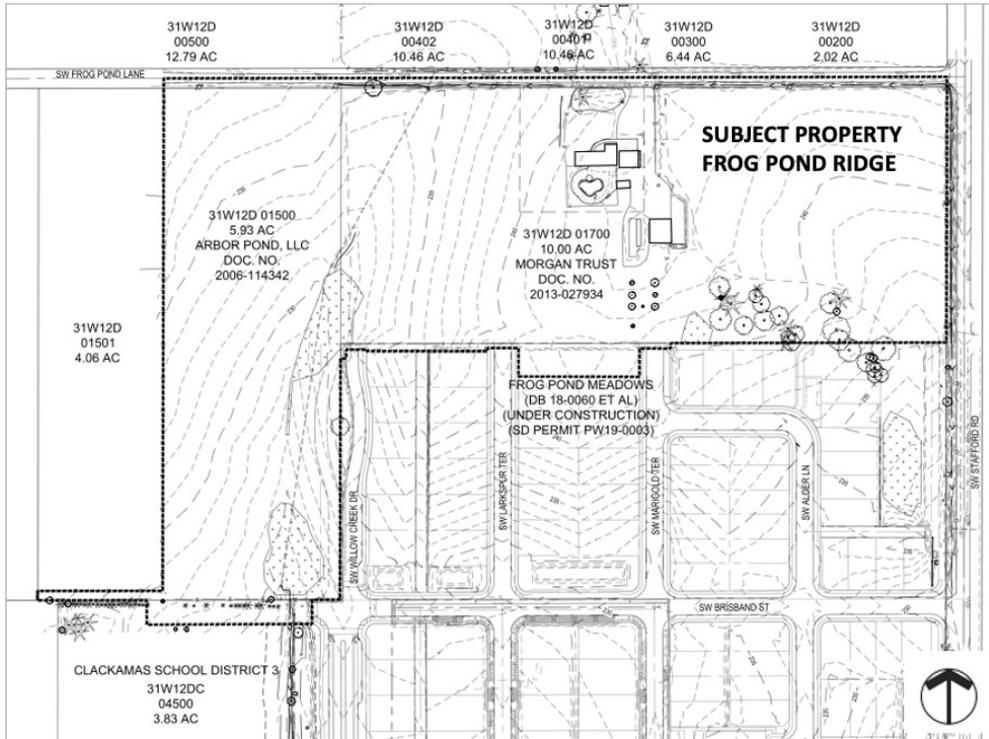
Please address comments to “Development Review Board Members”

How do I submit written comments?

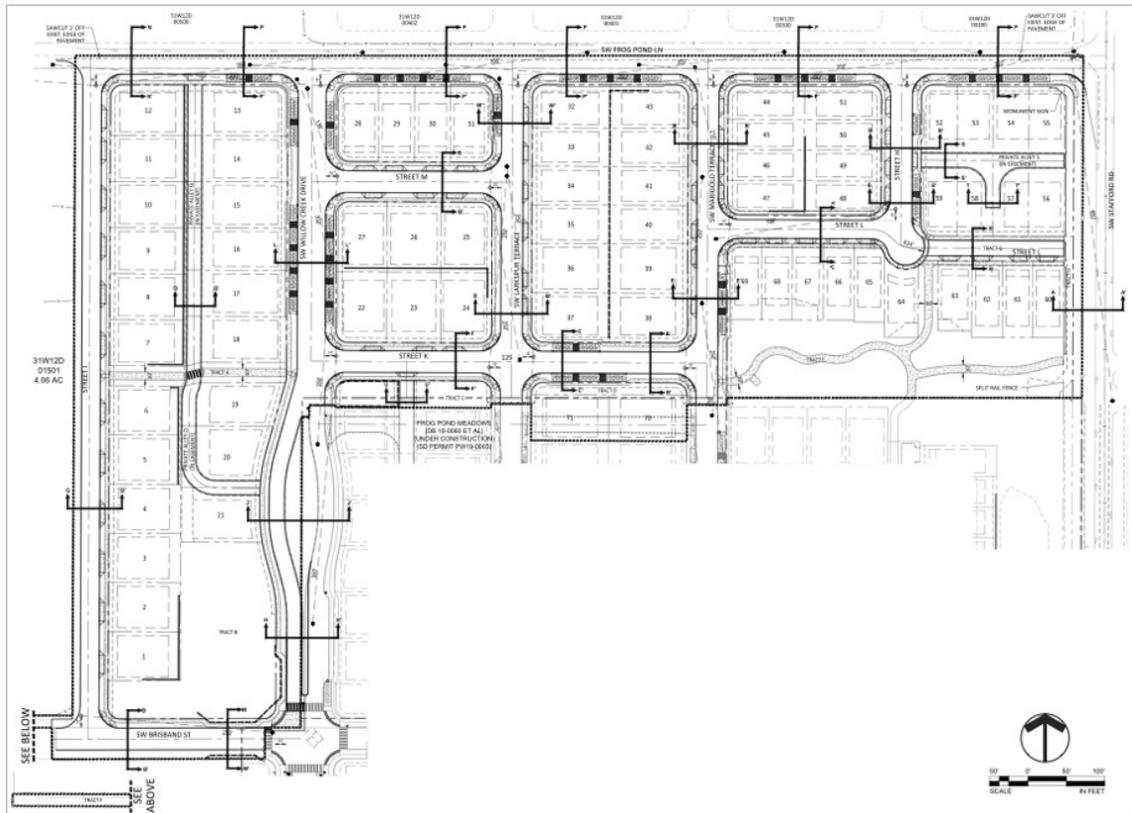
Email is best and particularly strongly encouraged during the COVID-19 outbreak. Comments can be emailed to the Planning Staff Member reviewing the application, Cindy Luxhoj AICP, at luxhoj@ci.wilsonville.or.us. If email is not possible, comments can be mailed to: Planning Division, Attn: Cindy Luxhoj AICP, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above.

When should written comments be submitted?

- For written comments to be considered in preparing the staff report and to be sent to the DRB (and subsequently to City Council) for their review prior to the Public Hearing they must be received by City Staff no later than 4 p.m. on July 31, 2020.
- For staff to prepare copies of the comments for the hearing they must be received no later than 2 p.m. the day of the hearing.
- You can bring your own copies to the Public Hearing to present when you testify if you do not meet the deadlines above. However, due to COVID-19 protocols we cannot distribute paper copies you bring to the DRB panel during the hearing.
- Comments, in any form, must be received prior to the close of the public hearing to be considered and become part of the record.



Existing Conditions



Proposed Subdivision

**PUBLIC NOTICE
CITY OF WILSONVILLE**

**DEVELOPMENT REVIEW BOARD PANEL A
WILSONVILLE CITY COUNCIL**

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Development Review Board (DRB)** of the City of Wilsonville on **Monday, August 10, 2020, at 6:30 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon. DRB members will be participating via Zoom video conference. All others participants, besides City staff, are also encouraged to participate via Zoom video conferencing or by submitting written comments in advance of the hearing. The information to participate is available by calling the Planning Division at 503-682-4960 or emailing planning@ci.wilsonville.or.us. If you are unable to participate via remote video technology, please contact the Planning Division at 503-682-4960.

Case Files to be

Considered: DB20-0007 Annexation
DB20-0008 Zone Map Amendment
DB20-0009 Stage I Preliminary Plan
DB20-0010 Stage II Final Plan
DB20-0011 Site Design Review of Parks and Open Space
DB20-0012 Tentative Subdivision Plat
DB20-0013 Type C Tree Plan
DB20-0014 Waiver - Front Setback
SI20-0001 Abbreviated SRIR Review

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Thursday, September 10, 2020, at 7:00 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon. Council members will be participating via Zoom video conference. All others participants, besides City staff, are also encouraged to participate via Zoom video conferencing or by submitting written comments in advance of the hearing. To comment, email is best and particularly strongly encouraged during the COVID-19 outbreak. Comments can be emailed to the City Recorder at cityrecorder@ci.wilsonville.or.us. If email is not possible, comments can be mailed to: City Recorder, Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above. To participate via Zoom contact the City Recorder at cityrecorder@ci.wilsonville.or.us or by phone at (503) 570-1506 to register. You can watch the City Council Meeting on You Tube here: [youtube.com/c/CityofWilsonvilleOR](https://www.youtube.com/c/CityofWilsonvilleOR).

Case Files to be

Considered: DB20-0007 Annexation
DB20-0008 Zone Map Amendment

Owners: West Hills Land Development Company (TLID 1500 and a portion of TLID 1800, 27657 SW Stafford Road)
William Ray Morgan and Janice Ellen Morgan Revocable Living Trust (TLID 1700, 6720 SW Frog Pond Lane)
West Linn-Wilsonville School District (a portion of TLID 400, 7035 SW Boeckman Road)

Applicant: West Hills Land Development LLC (Contact: Dan Grimberg)

Applicant's

Representative: OTAK, Inc. (Contact: Li Alligood AICP)

Location: West side of SW Stafford Road, south of SW Frog Pond Lane. The property is specifically known as TLID 1500, 1700, a portion of TLID 1800, and a portion of Stafford Road right-of-way, Section 12D, and a portion of TLID 400, Section 12DD, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

City Contact: Cindy Luxhoj AICP, Associate Planner, at (503) 682-4960.

Request: Annexation, Quasi-Judicial Zone Map Amendment, Stage I Preliminary Plan, Stage II Final Plan, Site Design Review of Parks and Open Space, Tentative Subdivision Plat, Type C Tree Removal Plan, Waiver - Front Setback, and Abbreviated SRIR Review for a 71-lot single-family subdivision, associated parks and open space, and other associated improvements

Applicable Criteria

Planning and Land Development Ordinance: Section 4.008, Section 4.009, Section 4.010, Section 4.011, Section 4.014, Section 4.031, Section 4.033, Subsection 4.035 (.04), Subsection 4.035 (.05), Section 4.110, Section 4.113, Section 4.118, Section 4.127, Sections 4.139.00 through 4.139.11 as applicable, Section 4.140, Section 4.154, Section 4.155, Sections 4.156.01 through 4.156.11, Section 4.167, Section 4.171, Section 4.175, Section 4.176, Section 4.177, Section 4.197, Sections 4.200 through 4.290, Sections 4.300 through 4.320, Sections 4.400 through 4.440 as applicable, Sections 4.600 through 4.640.20, and Section 4.700. **Comprehensive Plan and Subsection-elements:** Citizen Involvement, Urban Growth Management, Public Facilities and Services, Land Use and Development, Plan Map, Area of Special Concern L, Transportation Systems Plan, Frog Pond West Master Plan. **Regional and State Law and Planning Documents:** Metro Code Chapter 3.09: Local Government Boundary Changes, ORS 222.111, ORS 222.125, ORS 222.170, Statewide Planning Goals.

Copies of the approval criteria are available from the Wilsonville Planning Division, located at 29799 SW Town Center Loop East. All testimony and evidence shall be directed to the applicable criteria or the person providing testimony shall state which other criteria they believe applies to

this application. A complete copy of the relevant file information, including the staff report and recommendations, will be available for inspection seven days prior to the hearing on the City's website. Copies may be provided at the cost of twenty-five cents per page. Copies will also be available for review at the Wilsonville Public Library.

Any interested party may testify at the public hearing or submit written testimony at or prior to the hearing. A Zoom video conference is the preferred method for live participation for upcoming public hearings under Governor Brown's current emergency order. No members of the public exhibiting COVID-19 symptoms will be allowed into City Hall. Individuals wishing to contest an agenda item before a public hearing may attend the meeting at City Hall, however, are encouraged to participate, along with all others, via Zoom. If you plan to participate in the meeting, please contact Planning Division staff at 503-682-4960 or planning@ci.wilsonville.or.us as soon as possible but not later than 10 a.m. the day of the hearing to guarantee you receive the Zoom meeting login information and further directions for participation. For written testimony, email is best and strongly encouraged during the COVID-19 outbreak. Email to Cindy Luxhoj AICP, Associate Planner, at luxhoj@ci.wilsonville.or.us. If email is not possible, comments can be mailed to: Planning Division, Attn: Cindy Luxhoj AICP, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above. The procedures that govern the hearing will be stated at the meeting and are found in Chapter 2.560 of the Wilsonville Code and ORS 197.763.

For legal purposes, all testimony/comments received prior to or at the public hearing will become part of the record. Written comment/testimony received after the public hearing has closed cannot be considered.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the Development Review Board hearing, in person or by letter, with sufficient specificity to afford the Development Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. Parties with standing may appeal the decision of the Development Review Board to the City Council.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide qualified sign language interpreters and/or qualified bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Shelley White, Planning Administrative Assistant at (503) 682-4960.

Inquiries pertaining to these hearings may be made to Cindy Luxhoj AICP, Associate Planner, at (503) 682-4960.

SUBJECT PROPERTY
FROG POND RIDGE

