



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

Villebois Village Center Mixed Use

SAP Central – PDPs 12C Lot 76, 2C Lot 73, and 1C Lot 12

***This notice informs you of your opportunity to comment on a proposed mixed-use development next to the Piazza at the intersection of SW Barber Street and SW Villebois Drive in the center of the Villebois Community in west Wilsonville. The project includes rezoning part of the property from Public Facility (PF) to Village (V). The three buildings in the development include 143 apartments and 2,460 square feet of ground-level retail space, and are designed to accommodate conversion of some ground-floor apartments to retail space in the future. The project also includes on- and off-street parking adjacent to each building and a separate off-street parking area to provide additional spaces for residents, employees, and retail customers.***

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.

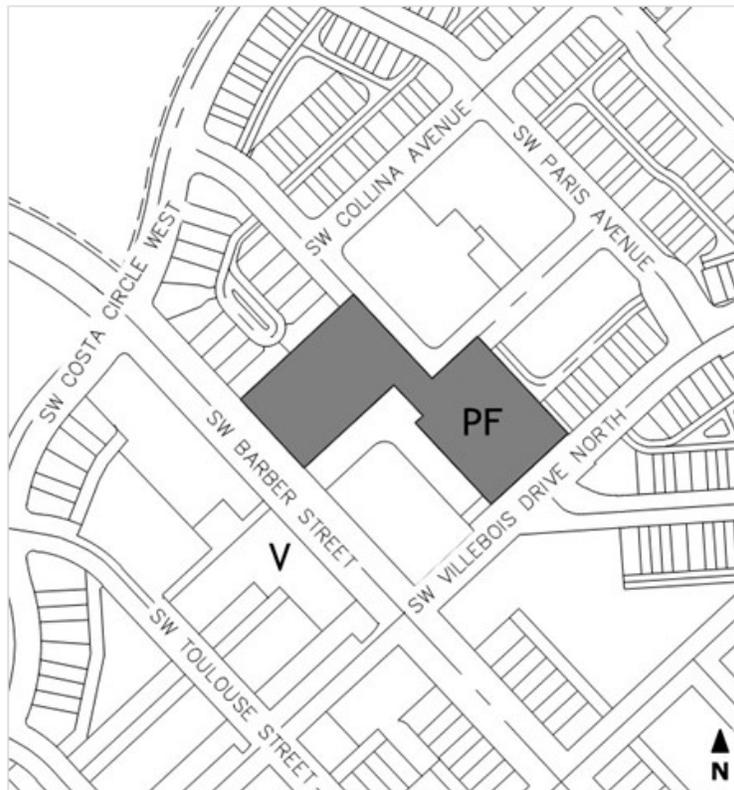
#### **When should written comments be submitted?**

- 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 September 17, 2021.
- 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.





**Vicinity Map**



**Zone Map Amendment – PF to V**

**Proposed Site Plans and Illustrations**



**Proposed Site Plans and Illustrations**

**PUBLIC NOTICE  
CITY OF WILSONVILLE**

**DEVELOPMENT REVIEW BOARD PANEL B  
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, September 27, 2021, 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](mailto: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:**

**SAP Central PDP 12C Lot 76, Buildings A  
and B:**

DB21-0008 Zone Map Amendment  
DB21-0010 SAP Central Amendment  
DB21-0011 Preliminary Development Plan  
(PDP)  
DB21-0012 Final Development Plan (FDP)  
DB21-0013 Type C Tree Plan DB20-0012

**SAP Central PDP 2C Lot 73, Building C:**

DB21-0014 PDP Modification  
DB21-0015 FDP  
DB21-0016 Type C Tree Plan Tentative

**SAP Central PDP 1C Lot 12, Parking:**

DB21-0022 PDP Modification  
DB21-0023 FDP  
DB21-0024 Type C Tree Plan

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, October 4, 2021, 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 other 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](mailto: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](mailto: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:** DB21-0008 Zone Map Amendment

**Owner:** RCS Villebois Development LLC (Contact: Rudy Kadlub)

**Applicant:** Costa Pacific Communities (Contact: Rudy Kadlub)

**Applicant's Rep.:** Pacific Community Design, Inc. (Contact: Stacy Connery AICP)

**Location:** Villebois Village Center. The property described as Tax Lots 2100 and 2800, Section 15AC, and Tax Lot 8600, Section 15DB, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

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

**Request:** Zone Map Amendment (PDP 12C Lot 76), SAP Central Amendment (PDPs 12C Lot 76 and 2C Lot 73), PDP (PDP 12C Lot 76), PDP Modifications (PDPs 2C Lot 73 and 1C Lot 12), and FDPs and Type C Tree Removal (PDPs 12C Lot 76, 2C Lot 73, 1C Lot 12) for the Villebois Village Center Mixed Use project including three apartment buildings with 143 market-rate apartments and 2,460 square feet of ground-level retail space, 24 spaces of additional parking, and 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 4.125, Section 4.154, Section 4.155, Section 4.167, Section 4.171, Section 4.175, Section 4.176, Section 4.177, Section 4.197, Sections 4.300 through 4.320, Sections 4.400 through 4.440, and Sections 4.600 through 4.640.20. **Other City Planning Documents:** Wilsonville Comprehensive Plan, Villebois Village Master Plan, SAP Central Approval Documents, Previous Land Use Approvals. **Regional and State Law and Planning Documents:** 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](mailto: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.

