



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

Three-parcel Partition and Zone Map Amendment
Meridian United Church of Christ (Frog Pond Church)

This notice informs you of your opportunity to comment on a proposal to partition the Meridian United Church of Christ (Frog Pond Church) site at 6750 SW Boeckman Road into three (3) parcels in two phases. Phase one will result in the 2.40-acre site being partitioned into one 1.55-acre and one 0.71-acre parcel, with one 0.14-acre tract with stormwater, parking and landscaping. Phase 2 would further divide the 1.55-acre parcel into one 0.47-acre and one 1.08-acre parcel, with no change to the other parcel or tract. The proposal also includes rezoning the subject 2.40-acre site from Residential Agricultural-Holding (RA-H) to Planned Development Residential-4 (PDR-4). Please note: At the time of publication of this notice, boundaries of the partition parcels are being adjusted by the applicant; hence acreages are subject to change.

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?

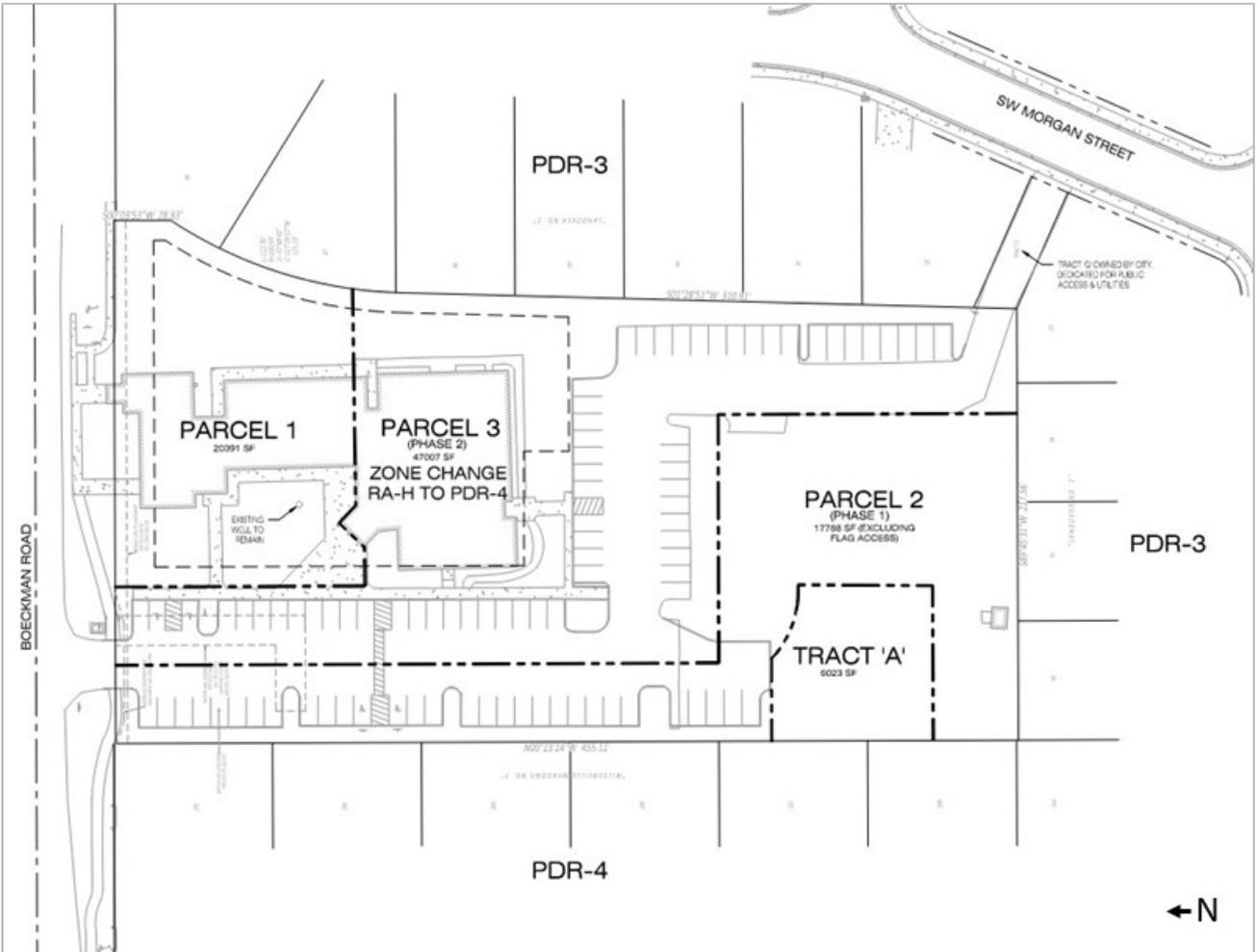
Email is best and particularly strongly encouraged during the COVID-19 outbreak. Comments can be emailed to the Planning Staff Member reviewing the application, Cindy Luxhoj AICP, at luxhoj@ci.wilsonville.or.us. If email is not possible, comments can be mailed to: Planning Division, Attn: Cindy Luxhoj 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 October 29, 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 and Zone Map Amendment – RA-H to PDR-4

Please note: At the time of publication of this notice, boundaries of the partition parcels are being adjusted by the applicant.



**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, November 8, 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. If you are unable to participate via remote video technology, please contact the Planning Division at 503-682-4960.

Case Files to be Considered:

DB21-0029 Zone Map Amendment
DB21-0030 Stage I Master Plan
DB21-0031 Stage II Final Plan

DB21-0032 Tentative Partition Plat
DB21-0033 Waiver – Setback/Zero Lot Line

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, December 6, 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. 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.

Case Files to beConsidered:

DB21-0029 Zone Map Amendment

Owner/Applicant: Meridian United Church of Christ (Contact: Marsia Gunter)

Applicant's Rep.: Pioneer Design Group (Contact: Ben Altman)

Location: 6750 SW Boeckman Road. The property described as Tax 5500, Section 13AA, 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, Stage I Master Plan, Stage II Final Plan, Tentative Partition Plat, Waiver – Setback/Zero Lot Line to rezone the Meridian United Church of Christ (Frog Pond Church) site at 6750 SW Boeckman Road from RA-H to PDR-4 and partition the subject 2.40-acre property into three (3) parcels in two phases.

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 4.120, Section 4.124, Section 4.140, Section 4.154, Section 4.155, Section 4.171, Section 4.175, Section 4.176, Section 4.177, Section 4.184, Section 4.197, Sections 4.200 through 4.290, Sections 4.300 through 4.320, and Sections 4.400 through 4.450.

Other City Planning Documents: Wilsonville Comprehensive Plan, Previous Land Use Approvals.

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.

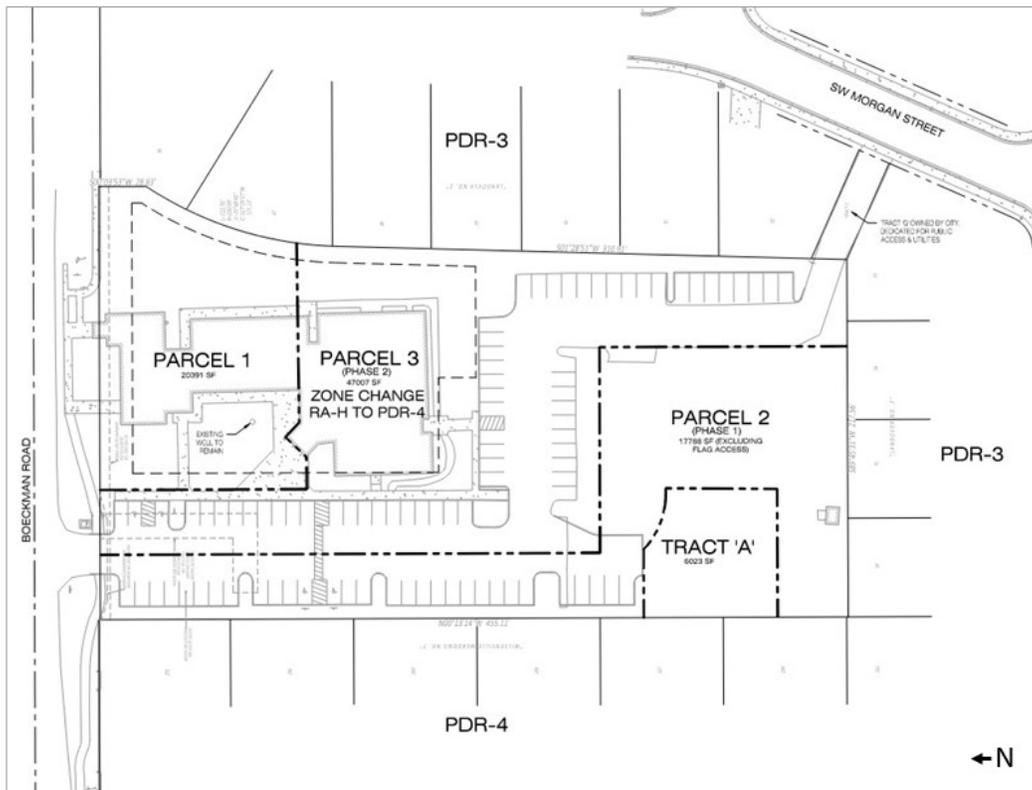
Any interested party may testify at the public hearing or submit written testimony at or prior to the hearing. A Zoom video conference is the preferred method for live participation for upcoming public hearings under Governor Brown's current emergency order. No members of the public exhibiting COVID-19 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.



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