



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

Delta Logistics Site Expansion Project
9710 SW Day Road and 9835 SW Commerce Circle

This notice has been revised to move the public hearing date from March 27, 2023, to May 8, 2023, at the applicant's request. The notice informs you of your opportunity to comment on proposed development plans for a 58,116 square foot warehouse/manufacturing building with accessory office space on property located at 9710 SW Day Road. The proposal also includes minor modifications to the existing Delta Logistics site at 9835 SW Commerce Circle to facilitate management of truck operations between the two sites.

Comments are encouraged to address how specific components of the development such as layout, parking, traffic, landscaping, etc. comply with applicable City standards. All City decisions must be based on the applicable existing standards. A list of standards 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 at the Public Hearing in person or using remote phone and video technology. 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 submitted for Development Review Board (DRB) consideration to "Development Review Board Members."

How do I submit written comments?

Email is best. 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 comments to be considered in preparing the DRB staff report and to be sent to the DRB for their review prior to the Public Hearing they must be received by City Staff no later than 4 p.m. on April 28, 2023.
- 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.
- Comments, in any form, must be received prior to the close of the public hearing to be considered and become part of the record.

Where and When to come to attend or testify at the Public Hearing

Where (Public Hearing): City Hall Council Chambers, 29799 SW Town Center Loop East, Wilsonville, OR 97070.

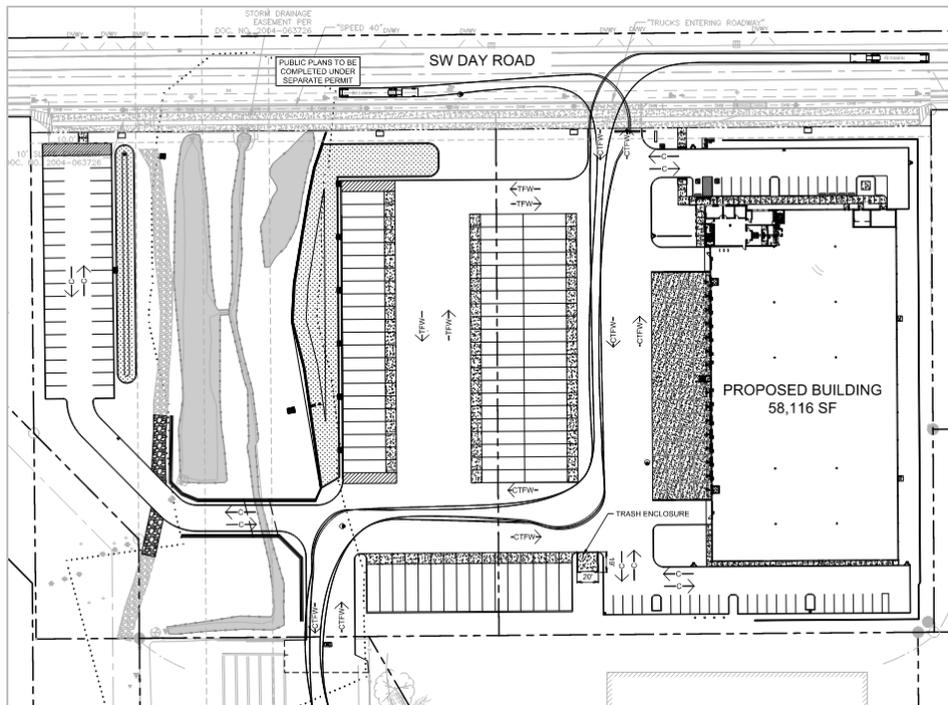
When: Development Review Board May 8, 2023, at 6:30 pm

City Case Files for Application:

- DB22-0007 Delta Logistics Site Expansion
- Stage 1 Preliminary Plan (STG122-0005)
- Stage 2 Final Plan (STG222-0006)
- Site Design Review (SDR22-0006)
- Waivers (WAIV22-0001)
- Class 3 Sign Permit (SIGN22-0004)
- Type C Tree Removal Plan (TPLN22-0005)
- Standard SROZ Map Verification (SROZ22-0006)
- Standard SRIR Review (SRIR22-0004)
- Variance (VAR22-0001)

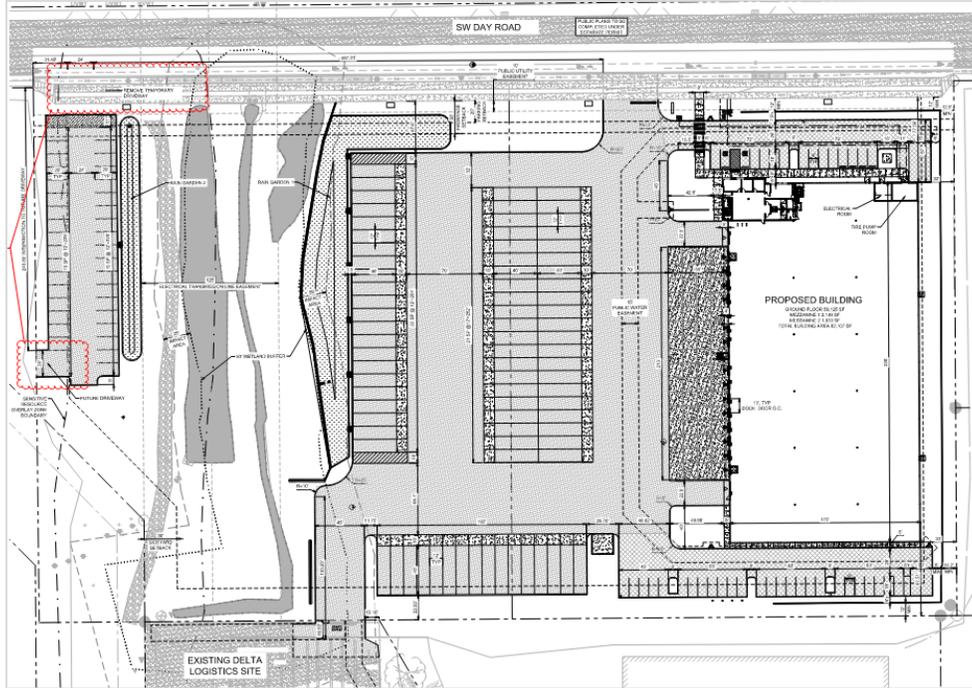
Site Plan (Expansion Area) – Option 1 (Preferred by Applicant)

Includes trailer cab parking west of Significant Resource Overlay Zone (SROZ) and request for Variance to cross SROZ with drive aisle



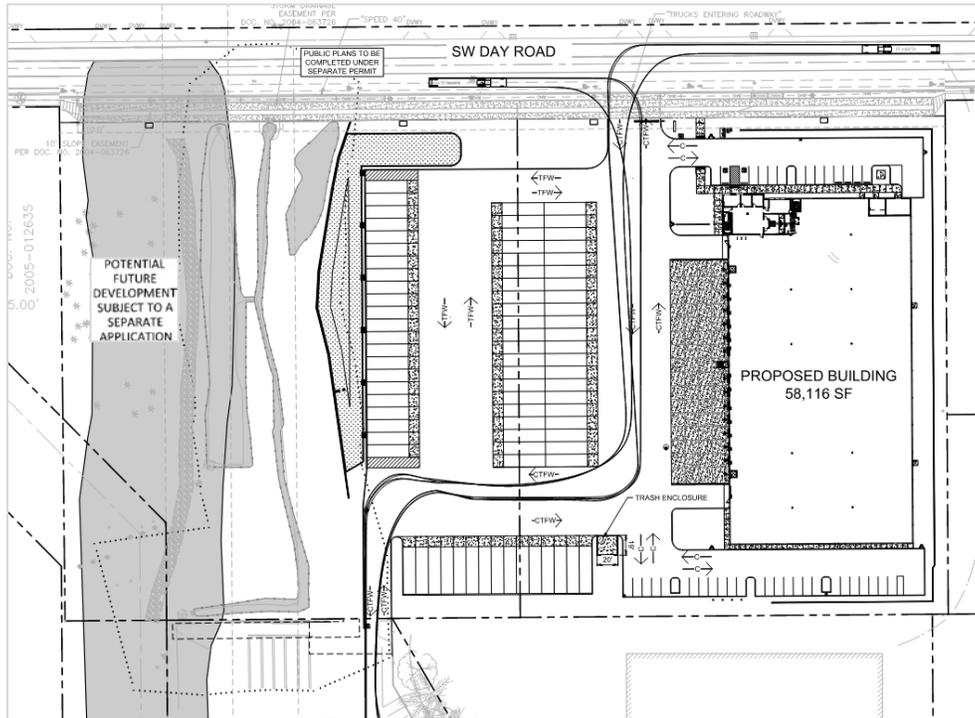
Site Plan (Expansion Area) – Option 2

Includes cab trailer parking west of SROZ accessed via interim driveway on SW Day Road, removes drive aisle crossing of SROZ, and does not include Variance request



Site Plan (Expansion Area) – Option 3

Does not include any development west of SROZ or a Variance request



Proposed Development



**PUBLIC NOTICE
CITY OF WILSONVILLE**

DEVELOPMENT REVIEW BOARD PANEL A

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Development Review Board (DRB)** of the City of Wilsonville on **Monday, May 8, 2023 (rescheduled from March 27, 2023, at the applicant's request), at 6:30 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon, or to such other place to which the Development Review Board may adjourn.

Case Files to be

- Considered:**
- DB22-0007 Delta Logistics Site Expansion
 - Stage 1 Preliminary Plan (STG122-0005)
 - Stage 2 Final Plan (STG222-0006)
 - Site Design Review (SDR22-0006)
 - Waivers (WAIV22-0001)
 - Class 3 Sign Permit (SIGN22-0004)
 - Type C Tree Removal Plan (TPLN22-0005)
 - Standard SROZ Map Verification (SROZ22-0006)
 - Standard SRIR Review (SRIR22-0004)
 - Variance (VAR22-0001)

Owner/

Applicant: Delco Holdings, LLC, dba Delta Logistics, Inc. (Contacts: Vladimir Tkach, Igor Nichiporchik)

Applicant's

Representative: Mackenzie (Contact: Lee Leighton, AICP)

Location: 9710 SW Day Road and 9835 SW Commerce Circle. The property is specifically known as Tax Lots 600 and 601, Section 2B, and Tax Lot 400, Section 2CA, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon.

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

Request: Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Waivers, Class 3 Sign Permit, Type C Tree Removal Plan, SROZ Map Verification, SRIR Review, and Variance for a 58,116 square foot warehouse/manufacturing development and associated site improvements.

Applicable Criteria

Planning and Land Development Ordinance: Sections 4.008 through 4.011, Section 4.014, Section 4.031, Section 4.033, Subsections 4.035 (.04) and (.05), Section 4.110, Section 4.117, Section 4.118, Section 4.134, Section 4.135, Section 4.135.5, 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 4.179, Section 4.196, Section 4.197, Sections 4.199 through 4.199.60, Sections 4.300 through 4.320, Sections 4.400 through 4.450 as applicable, Sections 4.600 through 4.640.20, and Section 4.700. Wilsonville Comprehensive Plan, Transportation System Plan, Coffee Creek Industrial Design Overlay District Pattern Book, Previous Land Use Approvals. **Comprehensive Plan and Subsection-elements:** Citizen Involvement, Urban Growth Management, Public Facilities and Services, Land Use and Development, Plan Map, Transportation Systems Plan, Coffee Creek Master Plan. **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. 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, either in person or remotely, or submit written testimony at or prior to the hearing. Please participate remotely if you are exhibiting COVID-19 symptoms. If you plan to participate in the meeting remotely, 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. Send 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.

