



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

Frog Pond Meadows 74-Lot Single-family Subdivision  
West side of Stafford Road just north of Boeckman Road

***This notice informs you of your opportunity to comment on the proposed annexation to the City of Wilsonville of approximately 23.9 acres and rezoning and development plans for a 74-lot single-family subdivision located on the west side of Stafford Road just north of Boeckman Road. The existing church will remain.***

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.

You can provide comments in writing, or by testifying in person at the Public Hearing.

### **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. Email comments to the Planning Staff Member reviewing the application, Kimberly Rybold, at rybold@ci.wilsonville.or.us. They can also be mailed to: Planning Division, Attn: Kimberly Rybold, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is opened (typically Mon-Fri) at the address above.

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

- For 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 February 1, 2019.
- 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.

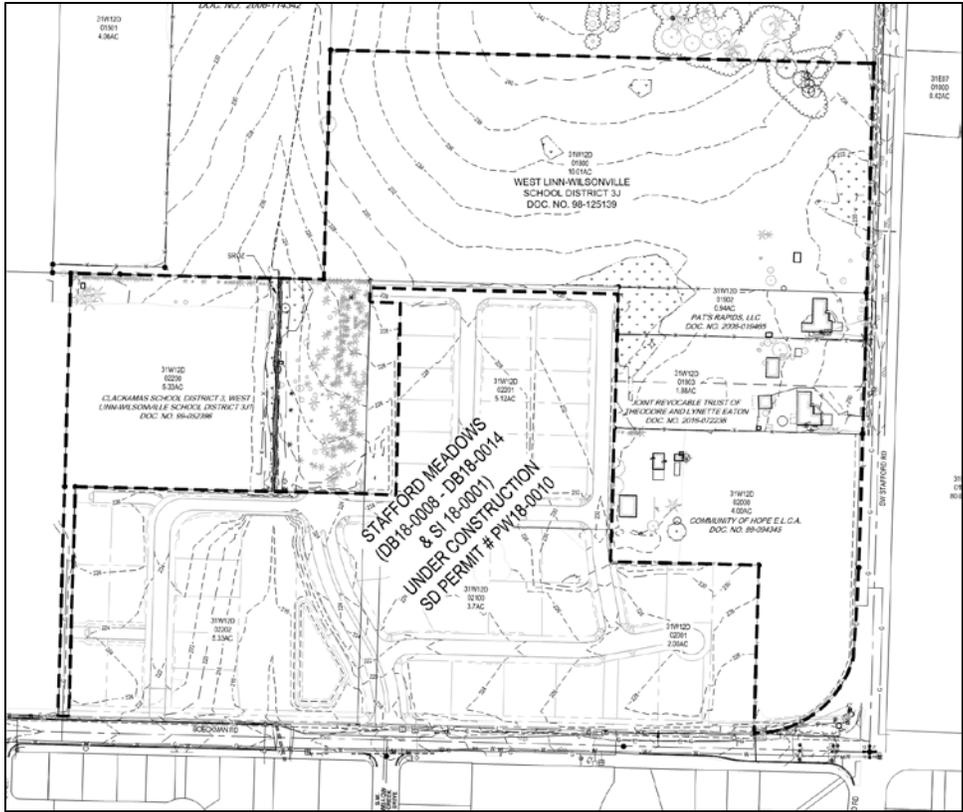
### **Where and When to come to attend or testify at the Public Hearing**

**Where (Public Hearing):** City Hall Council Chambers, 29799 SW Town Center Loop East

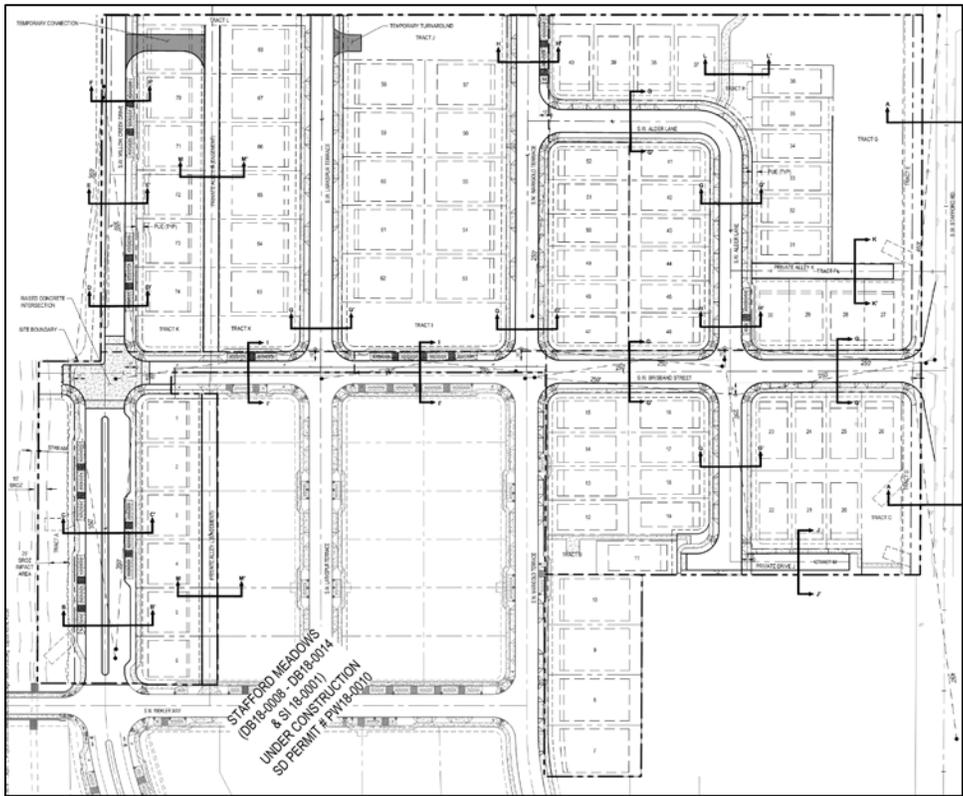
<b>When:</b> Development Review Board	February 11, 2019 at 6:30 pm.
City Council	March 4, 2019 at 7:00 pm

#### **City Case Files for Application:**

DB18-0060 Annexation	DB18-0066 Tentative Partition Plat (Church Property)
DB18-0061 Zone Map Amendment	DB18-0067 Tentative Partition Plat (School Property)
DB18-0062 Stage I Preliminary Plan	DB18-0068 Type C Tree Plan
DB18-0063 Stage II Final Plan	DB19-0002 Waiver – Minimum Lot Size
DB18-0064 Site Design Review – Open Space	DB19-0003 Waiver – Front Setback
DB18-0065 Tentative Subdivision Plat	SI18-0006 Abbreviated SRIR Review



**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, February 11, 2019 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:** DB18-0060 Annexation  
DB18-0061 Zone Map Amendment  
DB18-0062 Stage I Preliminary Plan  
DB18-0063 Stage II Final Plan  
DB18-0064 Site Design Review of Parks and Open Space  
DB18-0065 Tentative Subdivision Plat  
DB18-0066 Tentative Partition Plat  
DB18-0067 Tentative Partition Plat  
DB18-0068 Type C Tree Plan  
DB19-0002 Waiver – Minimum Lot Size  
DB19-0003 Waiver – Front Setback  
SI18-0006 Abbreviated SRIR Review

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, March 4, 2019 at 7:00 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon, or to such other place to which the City Council may adjourn.

**Case Files to be**

**Considered:** DB18-0060 Annexation  
DB18-0061 Zone Map Amendment

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**Owners:** Community of Hope ELCA (27817 SW Stafford Rd.)  
Joint Revocable Trust of Theodore and Lynette Eaton (27767 SW Stafford Rd.)  
27687 Stafford Road LLC (27687 SW Stafford Rd.)  
West Linn-Wilsonville School District (7035 SW Boeckman Rd. and 27657 SW Stafford Rd.)

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

**Applicant's Representative:** Li Alligood, AICP, OTAK

**Location:** 26757, 27767, 27687, and 27817 SW Stafford Road; 7035 SW Boeckman Road.  
The property is specifically known as Tax Lots 1800, 1902, 1903, 2000, and

2200, and a portion of Stafford Road right-of-way, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

**City Contact:** Kimberly Rybold, AICP, Associate Planner, at (503) 682-4960.

**Request:** Annexation, Quasi-Judicial Zone Map Amendment, Class 3 Stage I Preliminary Plan, Stage II Final Plan, Site Design Review of Parks and Open Space, Tentative Subdivision Plat, two Tentative Partition Plats, Type C Tree Removal Plan, and Abbreviated SRIR Review for a 74-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, 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, Transportation Systems Plan, Frog Pond West Master Plan **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.

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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 or submit written testimony at or prior to the hearing. **Written comments must be received at City Hall by February 1, 2019, to be included in the staff report.** Mail written statements to City Planning Division, 29799 SW Town Center Loop East, Wilsonville OR 97070 or email to Associate Planner: Kimberly Rybold rybold@ci.wilsonville.or.us. 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.

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 Kimberly Rybold, AICP, Associate Planner at (503) 682-4960.

