



Explanation of Public Hearing Notice &
Opportunity to Comment on Proposed Development
Villebois Phase 5 North "Clermont"
89-lot Subdivision and Villebois Regional Park Components

OPS DEPT

NOV 13 2018

WLWSD

This notice informs you of your opportunity to comment on the proposed rezoning and development plans for an 89-lot single-family subdivision and Villebois Regional Park Component 6 and a modification of the eastern portion of Regional Park Component 5 "Trocadero Park" and associated improvements.

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. Daniel Pauly, at pauly@ci.wilsonville.or.us . They can also be mailed to: Planning Division, Attn: Daniel Pauly, 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 November 16, 2018.
- 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

When: Development Review Board
City Council

November 26, 2018 at 6:30 pm.
December 17, 2018 at 7:00 pm

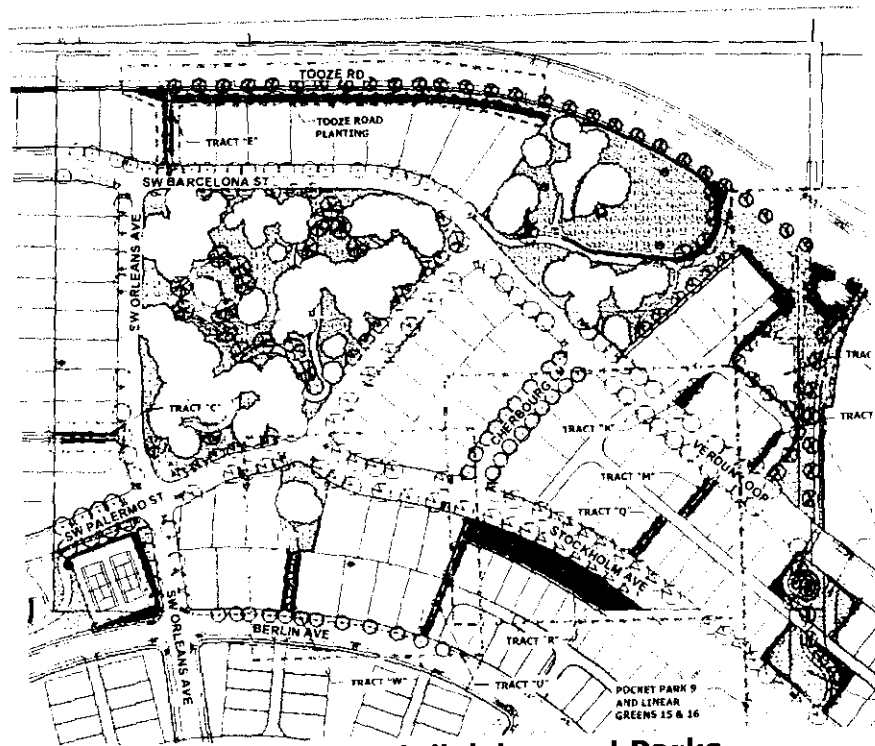
City Case File for Application:

DB18-0049 Zone Map Amendment
DB18-0050 SAP-North Amendment
DB18-0051 SAP-North PDP 5, Preliminary
Development Plan

DB18-0052 Final Development Plan for
Parks and Open Space
DB18-0053 Tentative Subdivision Plat
DB18-0054 Type C Tree Plan
SI18-0005 Abbreviated SRIR Review



Existing Conditions



Proposed Subdivision and Parks

**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, November 26, 2018 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: DB18-0049 Zone Map Amendment
DB18-0050 SAP-North Amendment
DB18-0051 SAP-North PDP 5, Preliminary Development Plan
DB18-0052 Final Development Plan for Parks and Open Space
DB18-0053 Tentative Subdivision Plat
DB18-0054 Type C Tree Plan
SI18-0005 Abbreviated SRIR Review

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, December 17, 2018 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: DB18-0049 Zone Map Amendment

Owners: Victor C. Chang, Allen Y. Chang, City of Wilsonville, Polygon at Villebois III LLC, Sparrow Creek LLC

Applicant: Polygon WLH, LLC

Applicant's

Representative: Stacy Connery AICP, Pacific Community Design, Inc.

Location: North central portion of Villebois between from 110th Avenue to Calais East Subdivision, south of Tooze Road to Berlin Avenue. The property described as Tax Lots 0543, 7000, 7200, 7290, 7300, 7400, 7500, 7600, 8130, and City of Wilsonville right-of-way between Tax Lots 0543 and 8130, Section 15AB, City of Wilsonville right-of-way (SW 110th Avenue) between Section AB and Section AA, Tax Lot 16400, Section AA, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

City Contact: Daniel Pauly AICP, Senior Planner, at (503) 682-4960.

Request: Zone Map Amendment, Villebois Specific Area Plan North Amendment, Preliminary Development Plan, Final Development Plan, Tentative

Subdivision Plat, Type C Tree Plan, and Abbreviated SRIR Review for an 89-lot residential subdivision, regional park, 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, Subsection 4.035 (.04), Subsection 4.035 (.05), Section 4.110, Section 4.113, Section 4.118, Section 4.125, 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, Transportation Systems Plan, Villebois Village 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 or submit written testimony at or prior to the hearing. **Written comments must be received at City Hall by November 16, 2018, 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 Senior Planner: Daniel Pauly pauly@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 Daniel Pauly, AICP, Senior Planner at (503) 682-4960.

