



Explanation of Public Hearing Notice & Opportunity to Comment on Proposed Development
44 to 46-Lot Single-family Subdivision
North side of Boeckman Road just west of Stafford Road

OPS DEPT
APR 27 2018
WLWSD

This notice informs you of your opportunity to comment on the proposed annexation to the City of Wilsonville of approximately 16 acres and rezoning and development plans for a 44 to 46-lot single-family subdivision located on the north side of Boeckman Road just west of Stafford Road.

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 May 4, 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.

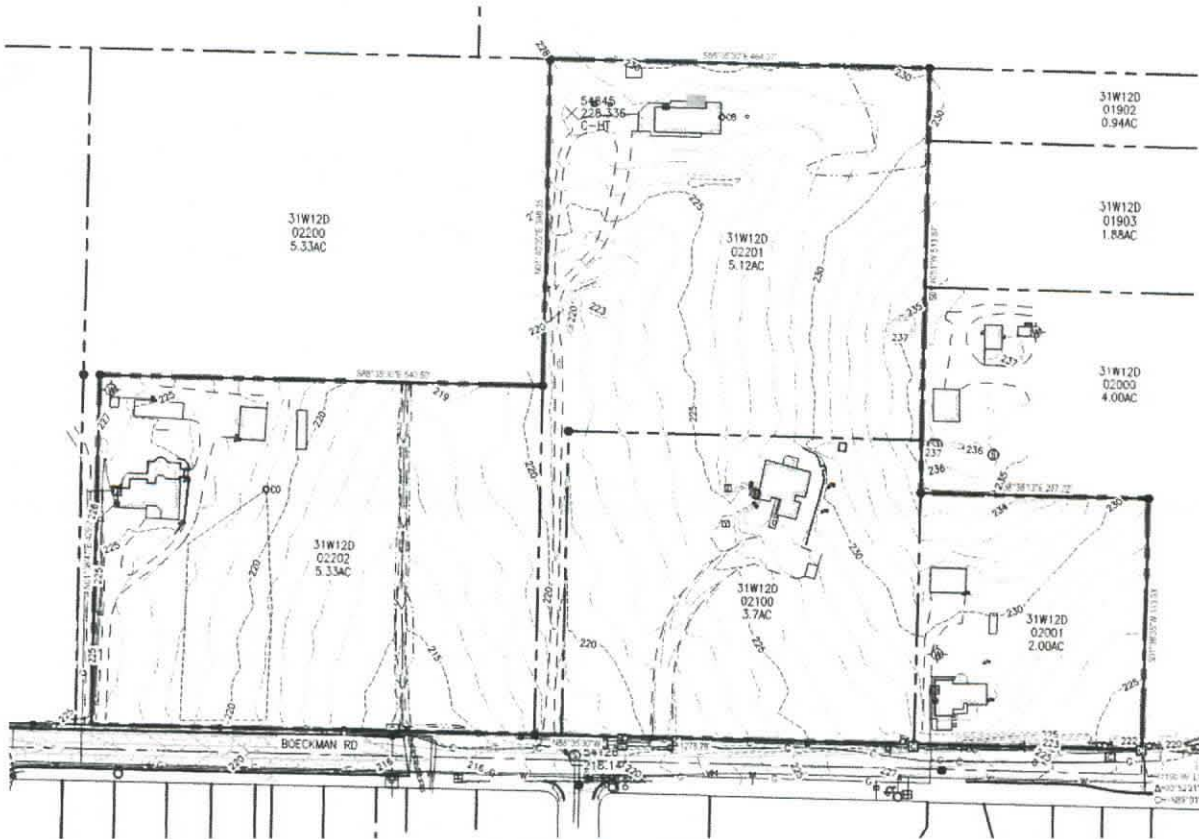
Where and When to come to attend or testify at the Public Hearing

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

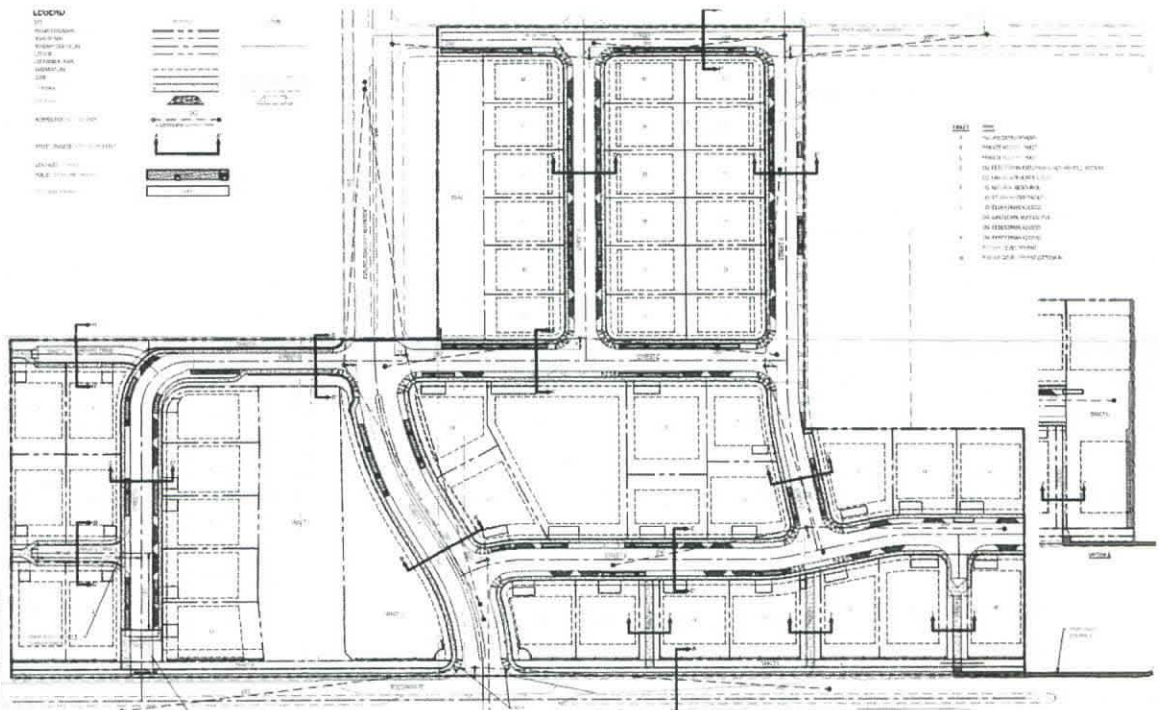
When: Development Review Board	May 14, 2018 at 6:30 pm.
City Council	June 4, 2018 at 7:00 pm

City Case File for Application:

DB18-0008 Annexation	DB18-0013 Tentative Subdivision Plat
DB18-0009 Zone Map Amendment	DB18-0014 Type C Tree Plan
DB18-0010 Stage I Preliminary Plan	SI18-0001 Abbreviated SRIR Review
DB18-0011 Stage II Final Plan	
DB18-0012 Site Design Review of Parks and Open Space	



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, May 14, 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: DB18-0008 Annexation
DB18-0009 Zone Map Amendment
DB18-0010 Stage I Preliminary Plan
DB18-0011 Stage II Final Plan
DB18-0012 Site Design Review of Parks and Open Space
DB18-0013 Tentative Subdivision Plat
DB18-0014 Type C Tree Removal Plan
SI18-0001 Abbreviated SRIR Review

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, June 4, 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: DB18-0008 Annexation
DB18-0009 Zone Map Amendment

Owners: The Killinger Trust (6651 SW Boeckman Rd.)
Louie M. Pike and Gayla D. Cushman-Pike (7025 SW Boeckman Rd.)
Dale I. and Verla S. Kreilkamp (6875 SW Boeckman Rd.)
Wehler Family Survivor's and Decedent's Trusts (6855 SW Boeckman Rd.)

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

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

Location: North side of Boeckman Road, just west of Stafford Road The property is specifically known as Tax Lots 2001, 2100, 2201, 2202 Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

City Contact: Daniel Pauly AICP, Senior 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, Type C Tree Removal Plan, and Abbreviated SRIR Review for a 44 to 46-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.

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 May 4, 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.

