



Explanation of Public Hearing Notice & Opportunity to Comment on Proposed Development
Partition and 5-Lot Single-family Subdivision
28600 SW Canyon Creek Road South

OPS DEPT
JUN 11 2018
WLWSD

This notice informs you of your opportunity to comment on the proposed Comprehensive Plan Map amendment from residential use at 0-1 dwelling units per acre (du/ac) to 4-5 du/ac, rezoning (from RA-H to PDR-3), and development plans for a 2-lot partition and subsequent 5-lot subdivision located on the east side of Canyon Creek Road South, south of McGraw Avenue.

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 by submitting them 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 June 15, 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 if you do not meet the deadlines above.

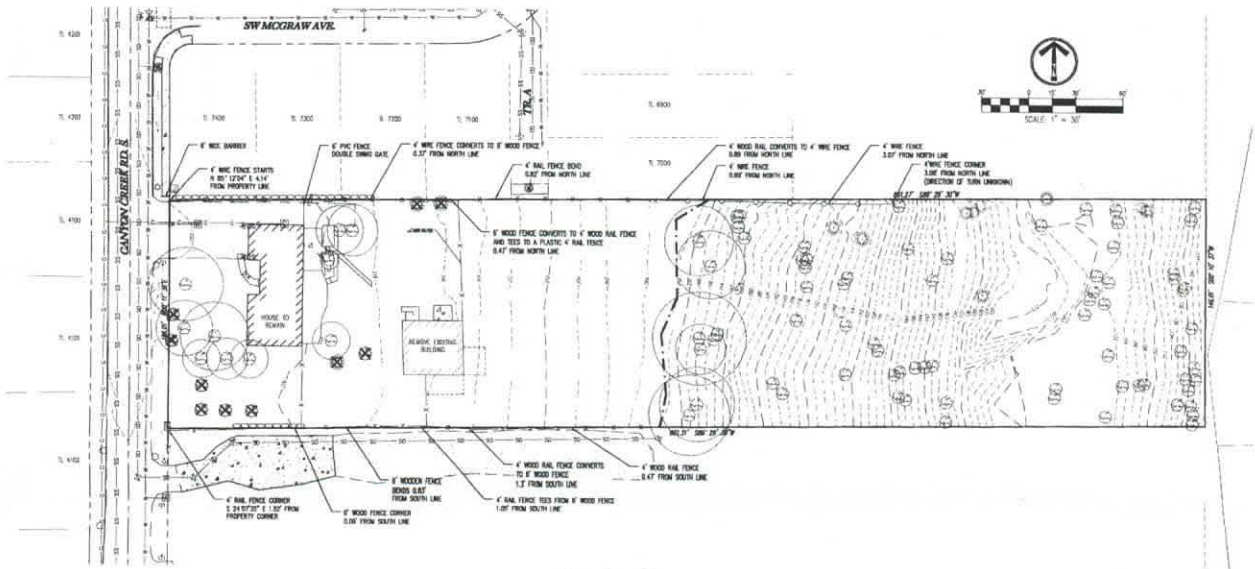
Where and When to come to attend or testify at the Public Hearing

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

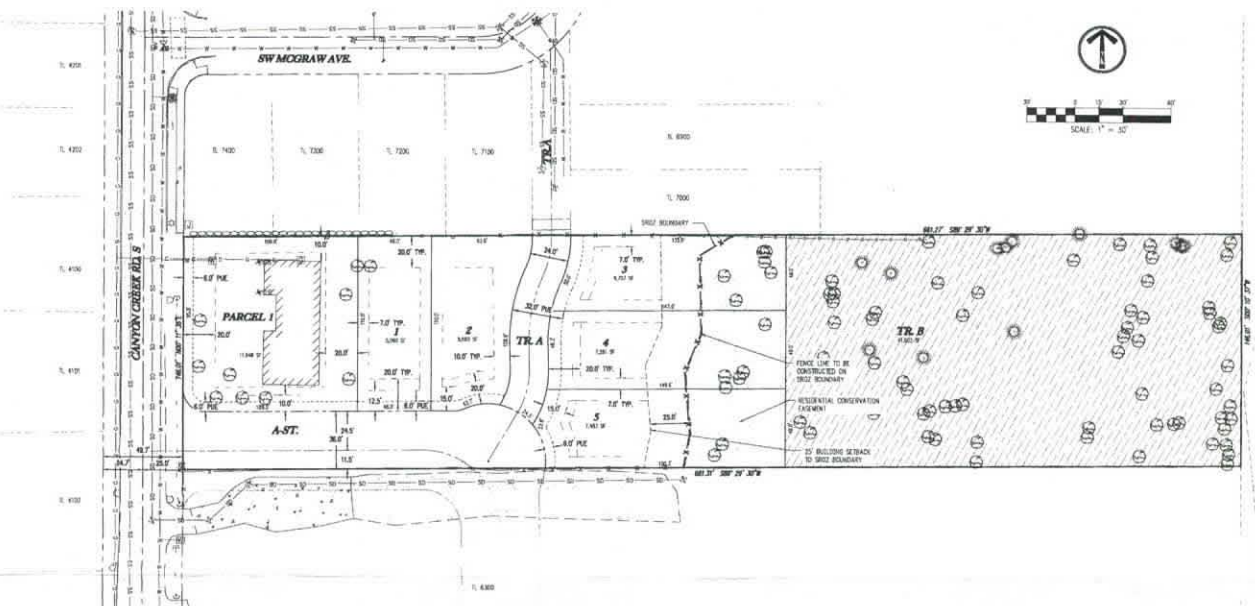
When: Development Review Board	June 25, 2018 at 6:30 pm.
City Council	July 16, 2018 at 7:00 pm

City Case Files for Application:

- | | |
|--|--------------------------------------|
| DB18-0027 Comprehensive Plan Map Amendment | DB18-0031 Tentative Subdivision Plat |
| DB18-0028 Zone Map Amendment | DB18-0032 Type C Tree Plan |
| DB18-0029 Stage I Master Plan | DB18-0033 Tentative Partition Plat |
| DB18-0030 Stage II Final Plan | |



Existing



Proposed

**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, June 25, 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:**

DB18-0027 Comprehensive Plan Map Amendment
DB18-0028 Zone Map Amendment
DB18-0029 Stage I Master Plan
DB18-0030 Stage II Final Plan
DB18-0031 Tentative Subdivision Plat
DB18-0032 Type C Tree Plan
DB18-0033 Tentative Partition Plat

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, July 16, 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:**

DB18-0027 Comprehensive Plan Map Amendment
DB18-0028 Zone Map Amendment

Owners: David Kersten

Applicant: Scott Miller, Samm-Miller, LLC

**Applicant's
Representative:** Steve Miller, Emerio Design, LLC

Location: 28600 SW Canyon Creek Road South, east side of SW Canyon Creek Road South, south of SW McGraw Avenue. The property is specifically known as Tax Lot 6200, Section 13BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

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

Request: Quasi-judicial Comprehensive Plan Map Amendment and Zone Map Amendment, Stage I Master Plan, Stage II Final Plan, Tentative Subdivision Plat, Type C Tree Plan, Tentative Partition

Plat for a 5-lot single-family subdivision, 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 4.124, Section 4.124.3, 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 as applicable, Section 4.167, Section 4.169, Section 4.171, Section 4.175, Section 4.176, Section 4.177, Section 4.197, Section 4.198, Sections 4.200 through 4.220, Sections 4.236 through 4.270, Sections 4.300 through 4.320, Sections 4.400 through 4.440 as applicable, Sections 4.600 through 4.640.20 as applicable **Other Documents:** Comprehensive Plan, Oregon 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 June 15, 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 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.

