



**Explanation of Public Hearing Notice &
Opportunity to Comment on Proposed Development
Temporary Sales Office and Model Home-Morgan Farm**

OPS DEPT

APR 26 2019

WLWSD

This notice informs you of your opportunity to comment on the proposed 5-year temporary use permit for a sales office, temporary parking lot, and model home in the Morgan Farm subdivision. At the conclusion of the temporary use, Pahlisch Homes will sell the model home and remove the off-street parking area to build a home on the lot.

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. Comments can be emailed to the Planning Staff Member reviewing the application. Kimberly Rybold, at rybold@ci.wilsonville.or.us. They can 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 for their review prior to the Public Hearing they must be received by City Staff no later than 4 p.m. on May 3, 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 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: May 13, 2019 at 6:30 pm.

City Case File for Application:

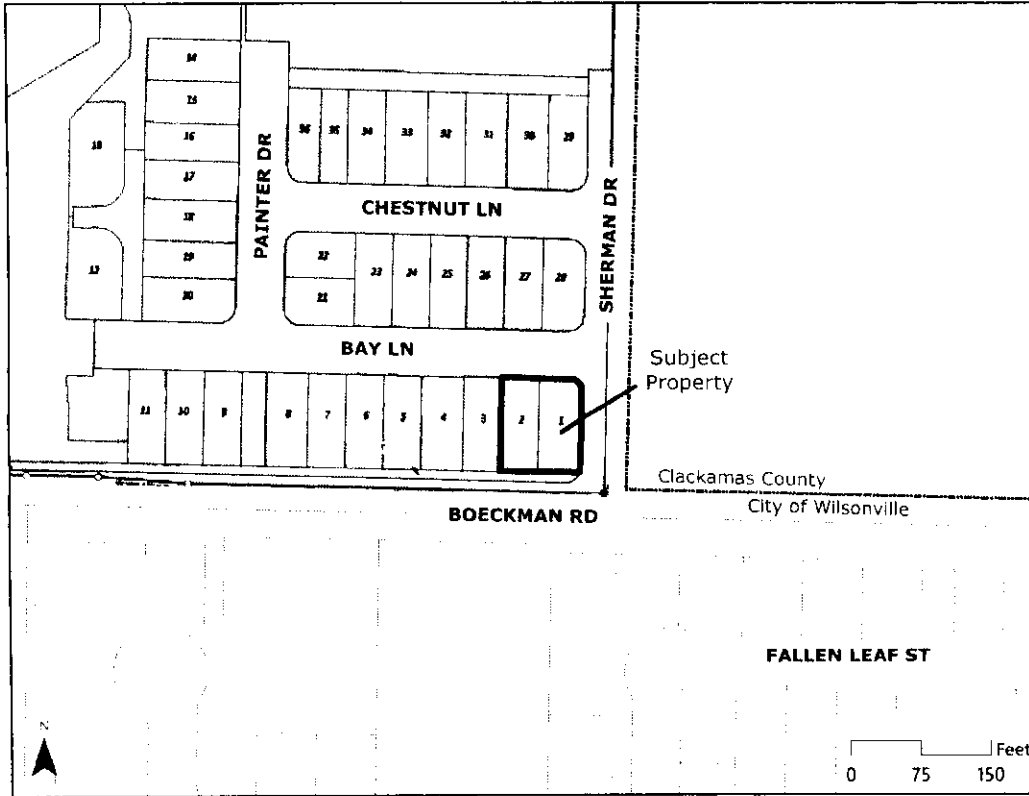
DB19-0017 – Class III 5-year Temporary Use Permit

PUBLIC HEARING NOTICE

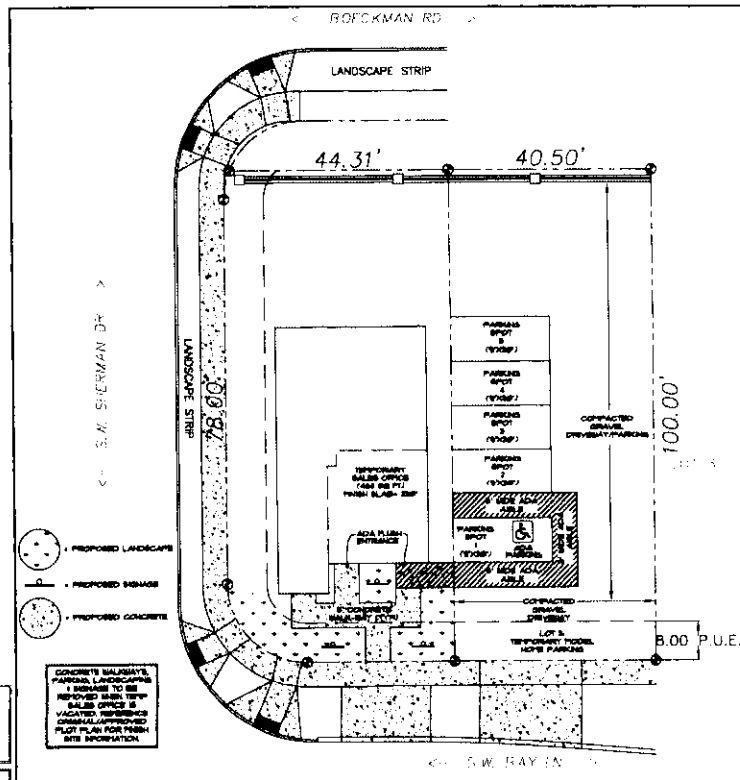
Wilsonville Development Review Board Panel 'A'

FOR HEARING MAY 13, 2019

Notice Date: April 23, 2019



Location



Proposed Site Plan

**PUBLIC HEARING 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 13, 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: DB19-0017 – Class III 5-Year Temporary Use Permit for Morgan Farm Model Home and Sales Office

Owner/Applicant: Margaret Lowe, Pahlisch Homes

Location: 7210 and 7218 SW Bay Lane. The property is specifically known as Tax Lots 100 and 200, Section 12DC, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

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

Request: Class 3 Temporary Use Permit.

Applicable Criteria

Planning and Land Development Ordinance: Sections 4.008 through 4.011, Section 4.014, Section 4.031, Section 4.034, Section 4.035, Section 4.113, Section 4.154, Section 4.155, Sections, Sections 4.156.01 through 4.156.11 as applicable, Section 4.167, Section 4.175, Section 4.176, Section 4.177, Sections 4.400 through 4.440 as applicable, **Other Planning Documents:** Frog Pond West Master Plan.

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 3, 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, Associate Planner, at (503) 682-4960.

