

Explanation of Public Hearing Notice & Opportunity to Comment on Proposed Development Zone Map Amendment and Stage I Master Plan Industrial Development South of Boeckman between Boberg and Boones Ferry

This notice informs you of your opportunity to comment on a proposed Zone Map Amendment and Stage I Master Plan to enable development of the property south of SW Boeckman Road between SW Boberg Road and SW Boones Ferry Road/Interstate 5. The contemplated development would include three industrial/flex buildings totaling approximately 96,000 square feet (sf) with Phase 1 (53,000 sf) planned for construction in 2019. This request pertains only to rezoning and master planning. Future requests will include a review of site function including traffic, parking, and building architecture.

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: Cindy Luxhoj AICP, at luxhoj@ci.wilsonville.or.us. They can also be mailed to: Planning Division, Attn: Cindy Luxhoj AICP, 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 Friday, 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

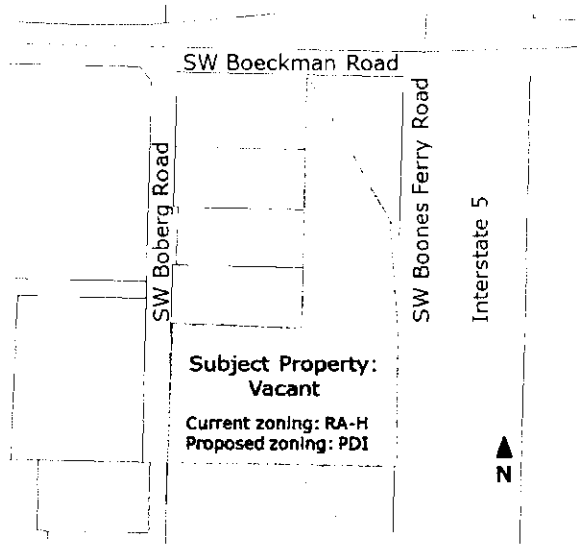
When: Development Review Board May 13, 2019 at 6:30 pm.
City Council June 3, 2019 at 7:00 pm



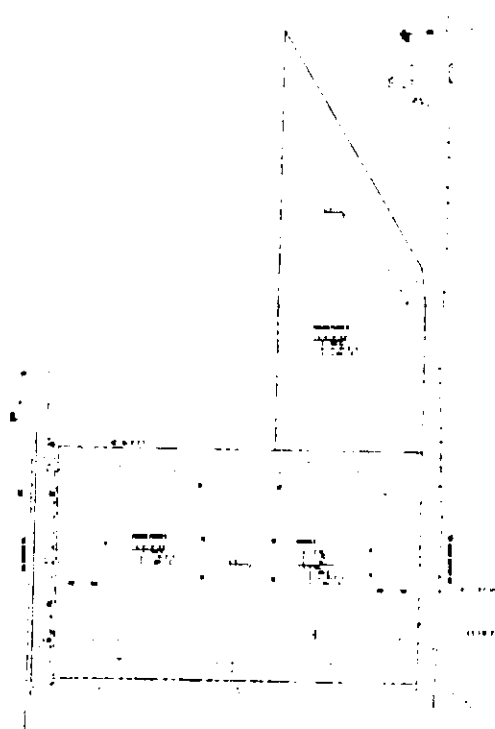
**Explanation of Public Hearing Notice &  
Opportunity to Comment on Proposed Development  
Zone Map Amendment and Stage I Master Plan  
Industrial Development South of Boeckman between Boberg and  
Boones Ferry**

**City Case File for Application:**

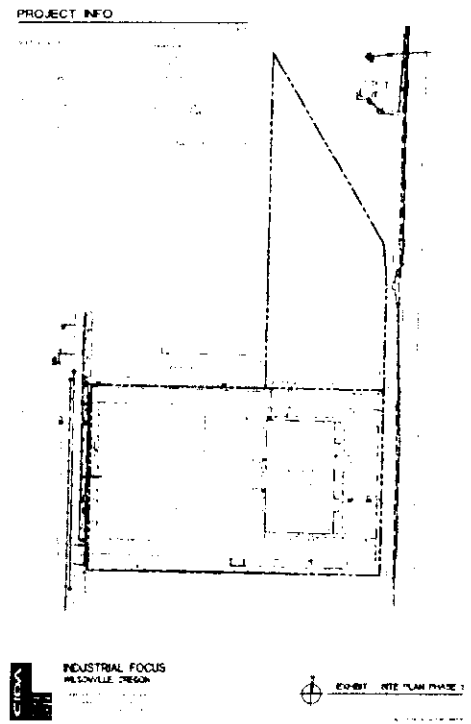
DB19-0004 Zone Map Amendment  
DB19-0005 Stage I Master Plan



**Existing**



**Proposed Master Plan**



**Phase 1**

**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 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:** DB19-0004 Zone Map Amendment  
DB19-0005 Stage I Master Plan

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **June 3, 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:** DB19-0004 Zone Map Amendment

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**Owner:** David Nicoli, Nicoli Pacific LLC

**Applicant/Applicant's Representative:** Gavin Russell, CIDA Architects & Engineers

**Location:** South of SW Boeckman Road, between SW Boberg Road on the west and SW Boones Ferry Road and Interstate 5 on the east. The property is specifically known as Tax Lots 300 and 500, Section 14A, T3S R1W, Clackamas County, Wilsonville, Oregon.

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

**Request:** Quasi-judicial Zone Map Amendment (RA-H to PDI) and Stage I Master Plan for three industrial/flex buildings totaling approximately 96,000 square feet with Phase 1 (53,000 square feet) planned for construction in 2019.

**Applicable Criteria**

**Planning and Land Development Ordinance:** Section 4.001, Section 4.008, Section 4.009, Section 4.010, Section 4.011, Section 4.014, Section 4.031, Section 4.033, Subsection 4.035 (.04), Subsection 4.035 (.05), Section 4.110, Section 4.117, Section 4.118, Section 4.120, Section 4.135, Section 4.137.5, Section 4.140, Section 4.197.

**Other Documents:** Comprehensive Plan, Oregon 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 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 Cindy Luxhoj AICP, Associate Planner at luxhoj@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 Cindy Luxhoj AICP, Associate Planner at (503) 682-4960.

