



## Explanation of Public Hearing Notice & Opportunity to Comment on Proposed Development

Frog Pond Vista 38-Lot Residential Subdivision  
6901 SW Frog Pond Lane

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***This notice informs you of your opportunity to comment on the proposed annexation to the City of Wilsonville and rezoning of approximately 12.9 acres and development plans for a 38-lot residential subdivision located at 6901 SW Frog Pond Lane.***

Comments are encouraged to address how specific components of the development such as layout, parking, traffic, landscaping, etc. comply with applicable City standards. All City decisions must be based on the applicable existing standards. A list of standards in the City code applicable to review of the development can be found in the attached Notice of Public Hearing.

Comments should be submitted in writing, or by testifying using remote video technology to participate during the Public Hearing. See below for information about precautionary measures during the COVID-19 outbreak. 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.

### **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 and particularly strongly encouraged during the COVID-19 outbreak. Comments can be emailed to the Planning Staff Member reviewing the application, Philip Bradford, at pbradford@ci.wilsonville.or.us. If email is not possible, comments can be mailed to: Planning Division, Attn: Philip Bradford, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above.

#### **When should written comments be submitted?**

- For written 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 March 4, 2022.
- 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. However, due to COVID-19 protocols we cannot distribute paper copies you bring to the DRB panel during the hearing.
- Comments, in any form, must be received prior to the close of the public hearing to be considered and become part of the record.

**How might the COVID-19 Outbreak impact the public hearing?**

A Zoom video conference is the preferred method for live participation for upcoming public hearings under Governor Brown’s current emergency order. No members of the public exhibiting COVID-19 symptoms will be allowed into City Hall. Individuals wishing to contest an agenda item before a public hearing may attend the meeting at City Hall, however, are encouraged to participate, along with all others, via Zoom. If you plan to participate in the meeting, please contact Planning Division staff at 503-682-4960 or [planning@ci.wilsonville.or.us](mailto:planning@ci.wilsonville.or.us) as soon as possible but not later than 10 a.m. the day of the hearing to guarantee you receive the Zoom meeting login information and further directions for participation. All DRB members will also be participating via remote video conferencing. If you are unable to participate via remote video technology, please contact the Planning Division at 503-682-4960. Due to the COVID-19 outbreak, it may be necessary, with little advance notice, to postpone or continue the hearing to a future date certain.

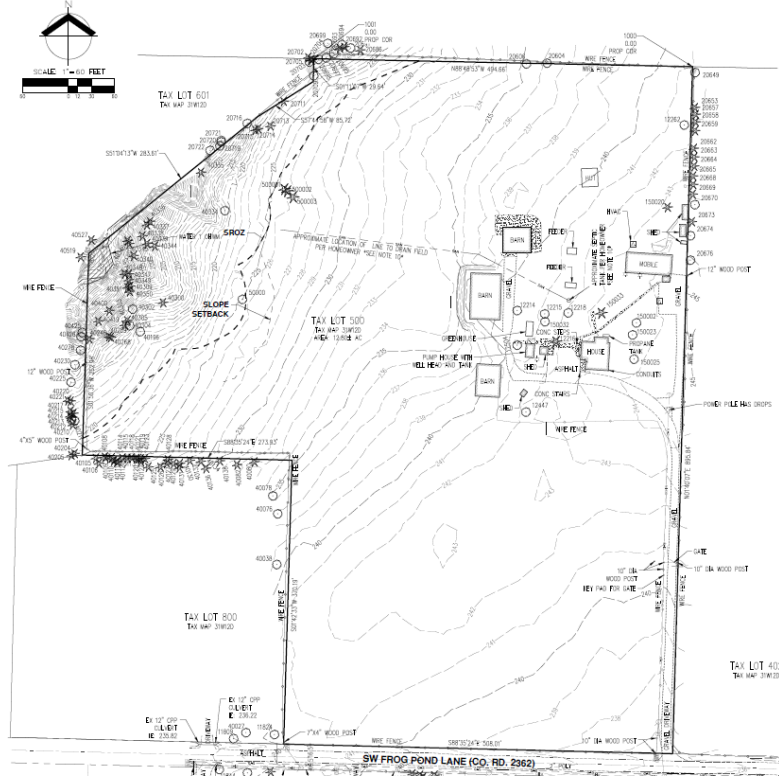
**Where and When to come to attend or testify at the Public Hearing**

**Where (Public Hearing):** City Hall Council Chambers, 29799 SW Town Center Loop East, Wilsonville, OR 97070. All participants besides City staff will be participating via Zoom or similar video conferencing technology. The information to participate is available by calling the Planning Division at 503-682-4960 or emailing [planning@ci.wilsonville.or.us](mailto:planning@ci.wilsonville.or.us).

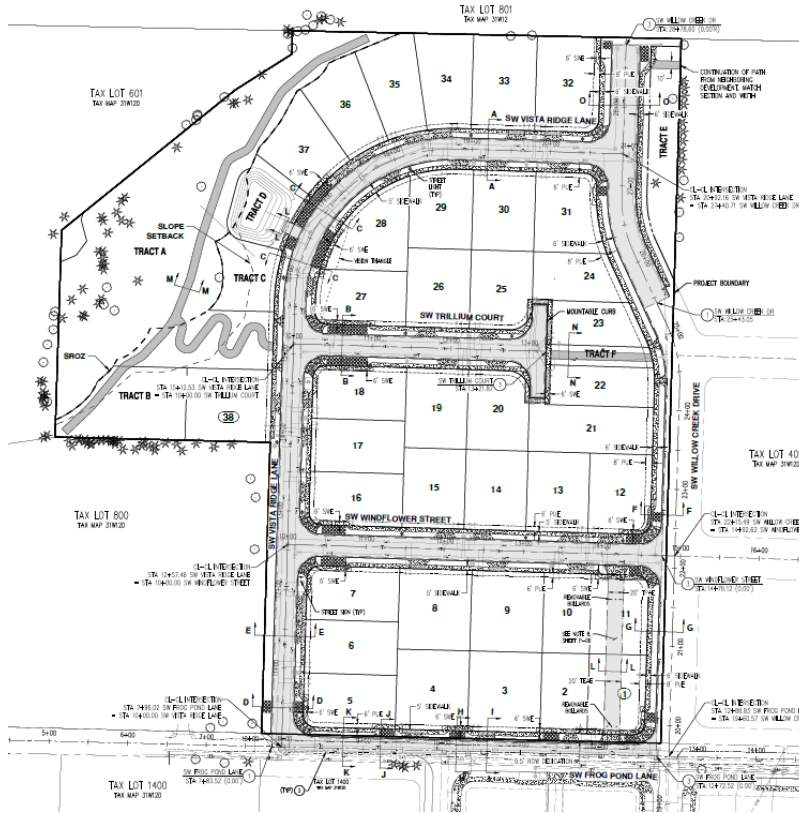
<b>When:</b> Development Review Board	March 14, 2022, at 6:30 pm.
City Council	April 4, 2022, at 7:00 pm

**City Case Files for Application:**

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|--|--------------------------------------|
| DB21-0057 Annexation                                 | DB21-0062 Tentative Subdivision Plat |
| DB21-0058 Zone Map Amendment                         | DB21-0063 Type C Tree Plan           |
| DB21-0059 Stage I Preliminary Plan                   | SI21-0003 SROZ Boundary Verification |
| DB21-0060 Stage II Final Plan                        | SI21-0004 SRIR Review                |
| DB21-0061 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, March 14, 2022, at 6:30 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon. DRB members will be participating via Zoom video conference. All others participants, besides City staff, are also encouraged to participate via Zoom video conferencing or by submitting written comments in advance of the hearing. The information to participate is available by calling the Planning Division at 503-682-4960 or emailing [planning@ci.wilsonville.or.us](mailto:planning@ci.wilsonville.or.us). If you are unable to participate via remote video technology, please contact the Planning Division at 503-682-4960.

**Case Files to be**

**Considered:** DB21-0057 Annexation  
DB21-0058 Zone Map Amendment  
DB21-0059 Stage I Preliminary Plan  
DB21-0060 Stage II Final Plan  
DB21-0061 Site Design Review of Parks and Open Space  
DB21-0062 Tentative Subdivision Plat  
DB21-0063 Type C Tree Plan  
SI21-0003 SROZ Boundary Verification  
SI21-0004 SRIR Review

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, April 4, 2022, at 7:00 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon. Council members will be participating via Zoom video conference. All others participants, besides City staff, are also encouraged to participate via Zoom video conferencing or by submitting written comments in advance of the hearing. To comment, email is best and particularly strongly encouraged during the COVID-19 outbreak. Comments can be emailed to the City Recorder at [cityrecorder@ci.wilsonville.or.us](mailto:cityrecorder@ci.wilsonville.or.us). If email is not possible, comments can be mailed to: City Recorder, Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above. To participate via Zoom contact the City Recorder at [cityrecorder@ci.wilsonville.or.us](mailto:cityrecorder@ci.wilsonville.or.us) or by phone at (503) 570-1506 to register. You can watch the City Council Meeting on You Tube here: [youtube.com/c/CityofWilsonvilleOR](https://youtube.com/c/CityofWilsonvilleOR).

**Case Files to be**

**Considered:** DB21-0057 Annexation  
DB21-0058 Zone Map Amendment

**Owners:** Darrell and Sandi Lauer

**Applicant:** Venture Properties, LLC (Contact: Kelly Ritz)

**Applicant's Representative:** AKS Engineering & Forestry, LLC (Contact: Mimi Doukas, AICP)

**Location:** 6901 SW Frog Pond Lane. The property is specifically known as TLID 500, and a portion of Frog Pond Lane right-of-way, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

**City Contact:** Philip Bradford, Associate Planner, at (503) 682-4960.

**Request:** Annexation, Quasi-Judicial Zone Map Amendment, Stage I Preliminary Plan, Stage II Final Plan, Site Design Review of Parks and Open Space, Tentative Subdivision Plat, Type C Tree Removal Plan, SROZ Map Verification, and SRIR Review, for a 38-lot residential subdivision, associated parks and open space, and other associated improvements

#### **Applicable Criteria (Standards)**

**Planning and Land Development Ordinance:** 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 4.113, 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 and Sub-elements:** Citizen Involvement, Urban Growth Management, Public Facilities and Services, Land Use and Development, Plan Map, 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.

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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 on the City's website. 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. A Zoom video conference is the preferred method for live participation for upcoming public hearings under Governor Brown's current emergency order. No members of the public exhibiting COVID-19 symptoms will be allowed into City Hall. Individuals wishing to contest an

agenda item before a public hearing may attend the meeting at City Hall, however, are encouraged to participate, along with all others, via Zoom. If you plan to participate in the meeting, please contact Planning Division staff at 503-682-4960 or [planning@ci.wilsonville.or.us](mailto:planning@ci.wilsonville.or.us) as soon as possible but not later than 10 a.m. the day of the hearing to guarantee you receive the Zoom meeting login information and further directions for participation. For written testimony, email is best and strongly encouraged during the COVID-19 outbreak. Email to Philip Bradford, Associate Planner, at [pbradford@ci.wilsonville.or.us](mailto:pbradford@ci.wilsonville.or.us). If email is not possible, comments can be mailed to: Planning Division, Attn: Philip Bradford, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above. 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.

For legal purposes, all testimony/comments received prior to or at the public hearing will become part of the record. Written comment/testimony received after the public hearing has closed cannot be considered.

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 Philip Bradford, Associate Planner, at (503) 682-4960.

