



**Explanation of Public Hearing Notice &
Opportunity to Comment on Proposed Development**
Frog Pond Petras Homes 11-Lot Residential Subdivision
Northwest Corner of SW Frog Pond Lane and SW Stafford Road

This notice informs you of your opportunity to comment on the proposed annexation to the City of Wilsonville and rezoning of approximately 2.02 acres, and development plans for an 11-lot residential subdivision located at the northwest corner of SW Frog Pond Lane and SW Stafford Road.

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 at the Public Hearing in person or using remote phone and video technology. 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. Comments can be emailed to the Planning Staff Member reviewing the application, Cindy Luxhoj AICP, at luxhoj@ci.wilsonville.or.us. If email is not possible, comments can 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 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 December 1, 2023.
- 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.
- Comments, in any form, must be received prior to the close of the Public Hearing to be considered and become part of the record.

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

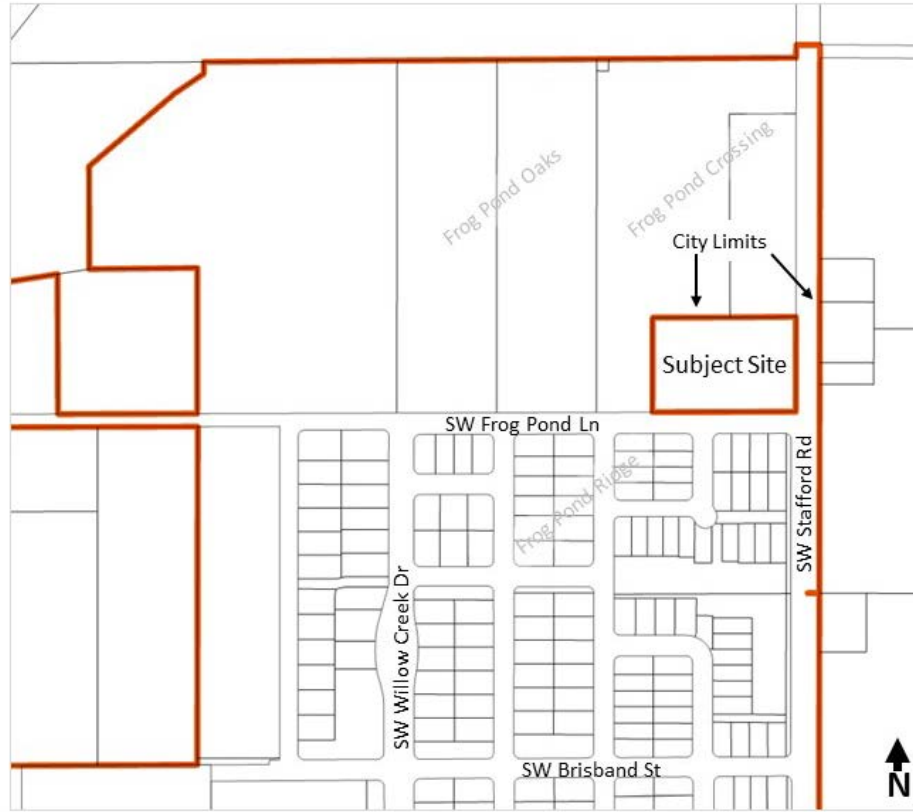
Where (*Public Hearing*): City Hall Council Chambers, 29799 SW Town Center Loop East, Wilsonville, OR 97070. If you plan to participate in the meeting remotely, please contact Planning Division staff at 503-682-4960 or planning@ci.wilsonville.or.us as soon as possible but not later than 10 a.m. the day of the hearing to guarantee you receive the Zoom meeting login information and further directions for participation.

When: Development Review Board	December 11, 2023, at 6:30 pm.
City Council	December 18, 2023, at 7:00 pm

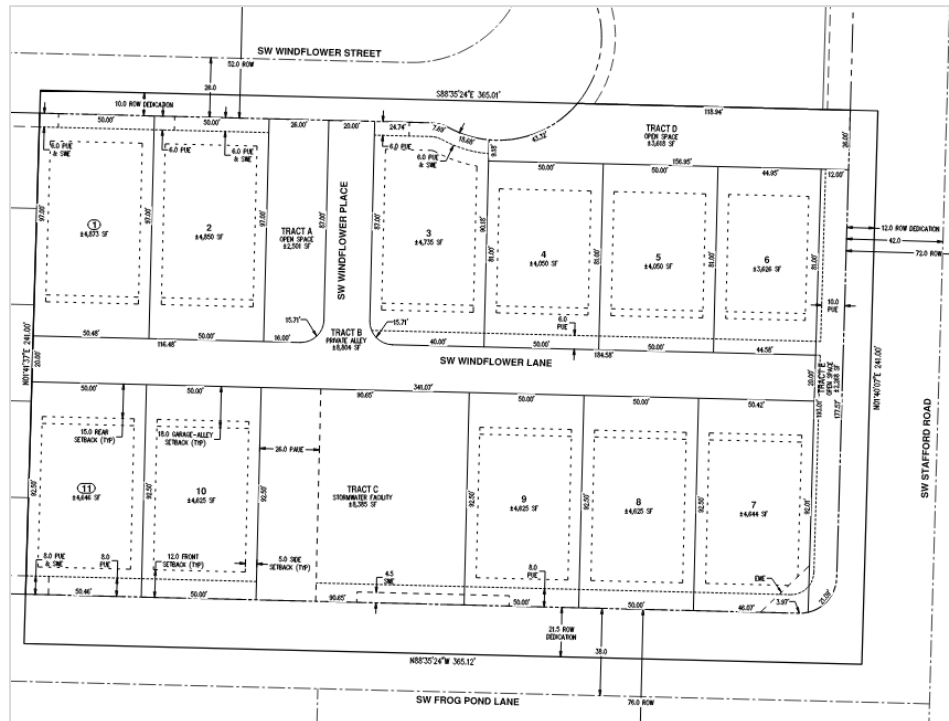
City Case Files for Application:

- DB23-0008 Frog Pond Petras Homes
- Annexation (ANNX23-0002)
 - Zone Map Amendment (ZONE23-0002)
 - Stage 1 Preliminary Plan (STG123-0003)
 - Stage 2 Final Plan (STG223-0005)
 - Site Design Review of Parks and Open Space (SDR23-0006)
 - Tentative Subdivision Plat (SUBD23-0002)
 - Middle Housing Land Division (MHLD23-0002)
 - Waiver (WAIV23-0003)

Project Location



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, December 11, 2023, at 6:30 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon. DRB members will be participating in person. You are invited to participate in person, 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.

Case Files to be

Considered:

DB23-0008 Frog Pond Petras Homes

- Annexation (ANNX23-0002)
- Zone Map Amendment (ZONE23-0002)
- Stage 1 Preliminary Plan (STG123-0003)
- Stage 2 Final Plan (STG223-0005)
- Site Design Review of Parks and Open Space (SDR23-0006)
- Tentative Subdivision Plat (SUBD23-0002)
- Middle Housing Land Division (MHLD23-0002)
- Waiver (WAIV23-0003)

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, December 18, 2023, at 7:00 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon. Council members will be participating in person. You are invited to participate in person, via Zoom video conferencing, or by submitting written comments in advance of the hearing. Comments can be emailed to the City Recorder at 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 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://www.youtube.com/c/CityofWilsonvilleOR).

Case Files to be

Considered:

DB23-0008 Frog Pond Petras Homes

- Annexation (ANNX23-0002)
- Zone Map Amendment (ZONE23-0002)

Owner/

Applicant: Petras Homes, LLC (Contact: Adrian Petras and Ana Campean)

Applicant's

Representative: AKS Engineering & Forestry, LLC (Contact: Glen Southerland, AICP)

Location: Northwest corner of SW Frog Pond Lane and SW Stafford Road. The property is specifically known as Tax Lot 200, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

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

Request: Annexation, Quasi-Judicial Zone Map Amendment, Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review of Parks and Open Space, Tentative Subdivision Plat, Middle Housing Land Division, and Waiver for an 11-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.

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, either in person or remotely, or submit written testimony at or prior to the hearing. Please participate remotely if you are exhibiting COVID-19 symptoms. If you plan to participate in the meeting remotely, please contact Planning Division staff at 503-682-4960 or 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. Send email to Cindy Luxhoj AICP, Associate Planner, at luxhoj@ci.wilsonville.or.us. If email is not possible, comments can 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 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 Cindy Luxhoj AICP, Associate Planner, at (503) 682-4960.

Project Location

