



## DEVELOPMENT REVIEW BOARD PANEL A AGENDA

December 09, 2024 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

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### PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/85843043229>

### TO PROVIDE PUBLIC TESTIMONY:

Individuals must submit a testimony card online:  
<https://www.ci.wilsonville.or.us/DRB-SpeakerCard>

Email testimony regarding Resolution No. 438  
to Cindy Luxhoj AICP, Associate Planner at  
[luxhoj@ci.wilsonville.or.us](mailto:luxhoj@ci.wilsonville.or.us)  
by 2:00 PM on December 9, 2024.

Email testimony regarding Resolution No. 439  
to Georgia McAlister, Associate Planner at  
[gmcaster@ci.wilsonville.or.us](mailto:gmcaster@ci.wilsonville.or.us)  
by 2:00 PM on December 9, 2024.

Email testimony regarding Resolution No. 440  
to Sarah Pearlman, Assistant Planner at  
[spearlman@ci.wilsonville.or.us](mailto:spearlman@ci.wilsonville.or.us)  
by 2:00 PM on December 9, 2024.

### CALL TO ORDER

### CHAIR'S REMARKS

### ROLL CALL

Yara Alatawy	Rob Candrian
Jordan Herron	Clark Hildum
Jean Svadlenka	

### CITIZEN INPUT

*This is an opportunity for visitors to address the Development Review Board on items not on the agenda. Staff and the Board will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter.*

## **CONSENT AGENDA**

1. Approval of minutes of the November 14, 2024 DRB Panel A meeting

## **PUBLIC HEARINGS**

2. **Resolution No. 440. Frog Pond Estates Temporary Use Permit.** The applicant is requesting approval of a Five (5) Year Temporary Use Permit for use of the ICHIJO USA Model Home's garage as a sales office at the Frog Pond Estates Subdivision.

Case Files:

DB24-0011 Frog Pond Estates Temporary Use Permit  
-Class 3 Temporary Use Permit (TUP24-0001)

3. **Res. No. 438 Frog Pond Ridgecrest Subdivision.** The applicant is requesting approval of Annexation to the City of Wilsonville and Rezoning of approximately 9.00 acres, a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review of parks and open space, Tentative Subdivision Plat, Type C Tree Removal Plan, Middle Housing Land Division, and Waivers for a 28-lot residential subdivision.

Case Files:

DB24-0008 Frog Pond Ridgecrest Subdivision  
-Annexation (ANNX24-0001)  
-Zone Map Amendment (ZONE24-0002)  
-Stage 1 Preliminary Plan (STG124-0003)  
-Stage 2 Final Plan (STG224-0004)  
-Site Design Review of Parks and Open Space (SDR24-0005)  
-Tentative Subdivision Plat (SUBD24-0001)  
-Type C Tree Removal Plan (TPLN24-0005)  
-Middle Housing Land Division (MHLD24-0001)  
-Waivers (WAIV24-0002)

***This item was continued to this time and date certain at the November 14, 2024 DRB Panel A meeting.***

***The DRB Action on the Annexation and Zone Map Amendment is a recommendation to the City Council.***

4. **Resolution No. 439. ParkWorks Class 3 Sign Permit and Waiver.** The applicant is requesting approval of a Class 3 Sign Permit and Waiver for a 603 square foot wall sign at the ParkWorks Industrial Building.

Case Files:

DB24-0010 ParkWorks Class 3 Sign Permit and Waiver  
-Class 3 Sign Permit (SIGN24-0013)  
-Waiver (WAIV24-0003)

## **BOARD MEMBER COMMUNICATIONS**

5. Recent City Council Action Minutes

## **STAFF COMMUNICATIONS**

### **ADJOURN**

*The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Shelley White, Administrative Assistant at 503-682-4960: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.*

*Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-682-4960.*