



**Explanation of Public Hearing Notice and
Opportunity to Comment on Proposed Development
Boones Ferry Road Gas Station and Convenience Store
29760 SW Boones Ferry Road**

This notice informs you of your opportunity to comment on the Boones Ferry Road Gas Station and Convenience Store located at 29760 SW Boones Ferry Road. The proposal includes construction of a 2,999-square-foot convenience store with drive-thru and a 12-pump fuel station. Other site improvements include site signage, landscaping, and parking and circulation areas. Minor parking and circulation modifications are proposed at 29800 SW Boones Ferry 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, Kimberly Rybold, AICP, at rybold@ci.wilsonville.or.us. If email is not possible, comments can be mailed to: Planning Division, Attn: Kimberly Rybold, 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 comments be submitted?

- For written 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 July 29, 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.
- 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: August 8, 2022, at 6:30 pm.

City Case Files for Application:

DB21-0045 Stage I Preliminary Plan Modification

DB21-0046 Stage II Final Plan

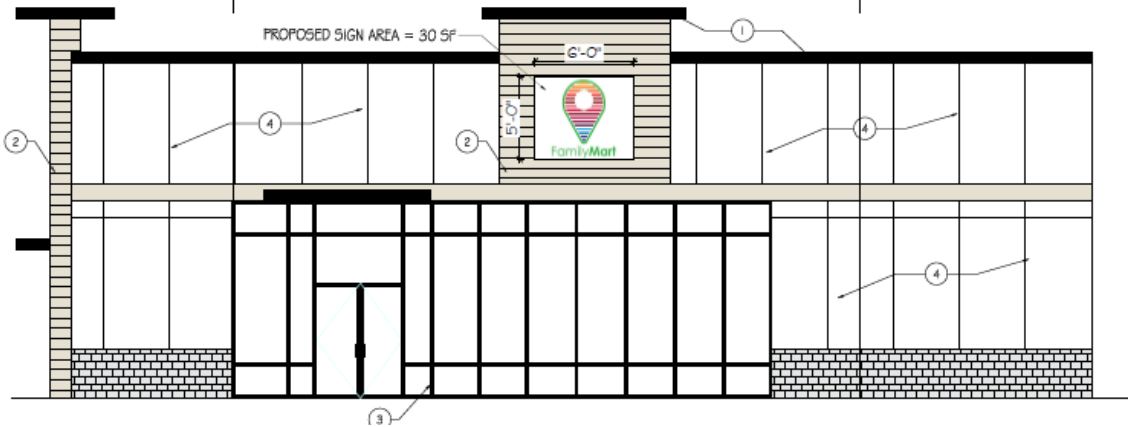
DB21-0047 Site Design Review

DB21-0048 Class 3 Sign Permit

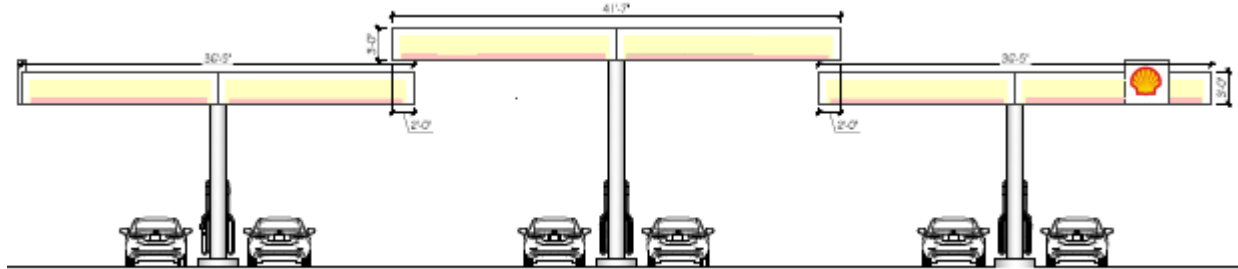
WAIV22-0002 Sign Waiver

TPLN22-0004 Type C Tree Removal Plan

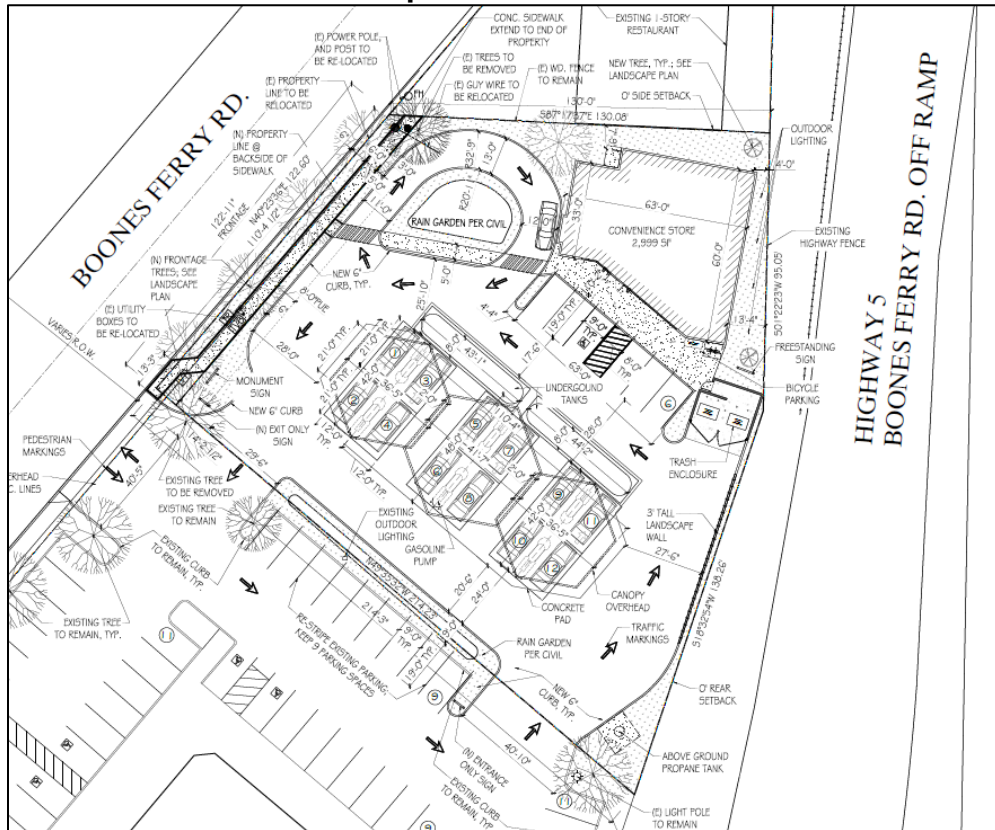
Proposed Building Elevation



Proposed Canopy Elevation



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, August 8, 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. 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: DB21-0045 Stage I Preliminary Plan Modification
DB21-0046 Stage II Final Plan
DB21-0047 Site Design Review
DB21-0048 Class 3 Sign Permit
WAIV22-0002 Sign Waiver
TPLN22-0004 Type C Tree Removal Plan

Owner: Wilsonville Retail/Angel LLC (Contact: Joe Angel)

Applicant: Oregon Architecture, Inc. (Contact: Mark McKechnie)

Location: 29760 and 29800 SW Boones Ferry Road. The property is specifically known as Tax Lots 900 and 1002, Section 14D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

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

Request: Stage I Preliminary Plan Revision, Stage II Final Plan, Site Design Review, Sign Permit and Waiver, and Type C Tree Removal Plan for the development of a 12-pump gas station and 2,999-square-foot convenience store.

Applicable Criteria (Standards)

Planning and Land Development Ordinance: Sections 4.008 through 4.011, Section 4.014, Section 4.031, Section 4.034, Section 4.035, Section 4.110, Section 4.116, Section 4.118, Section 4.131, Sections 4.133.00 through 4.133.05, Section 4.140, Section 4.154, Section 4.155, Section 4.156.01 through 4.156.11, Section 4.167, Section 4.171, Section 4.175, Section 4.176, Section 4.177, Section 4.179, Sections 4.199.20 through 4.199.60, Sections 4.300 through 4.320, Sections 4.400 through 4.450, and Section 4.600 through 4.640.20, as applicable. **Other City Planning Documents:** Wilsonville Comprehensive Plan, Previous Land Use Approvals.

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 Kimberly Rybold, AICP, Senior Planner, at rybold@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 Kimberly Rybold, AICP, Senior Planner, at (503) 682-4960.

