



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

Frog Pond Stafford Ridge 336-Lot Residential Subdivision

***This notice informs you of your opportunity to comment on the proposed annexation to the City of Wilsonville and rezoning of approximately 80 acres and development plans for a 336-lot residential subdivision located at the northeast corner of Stafford Road and Advance 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?**

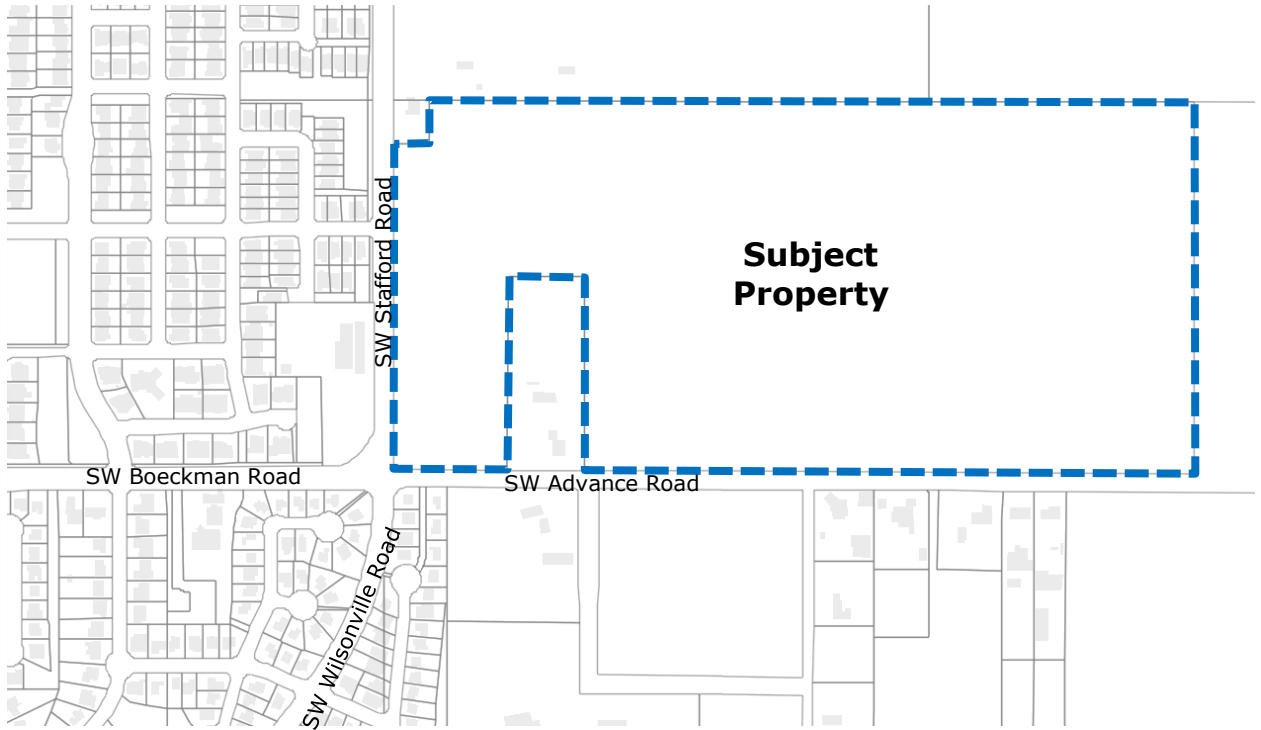
Email is best. Comments can be emailed to the Planning Staff Member reviewing the application, Sarah Pearlman, at [spearlman@wilsonvilleoregon.gov](mailto:spearlman@wilsonvilleoregon.gov). If email is not possible, comments can be mailed to: Planning Division, Attn: Sarah Pearlman, 29799 SW Town Center 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?**

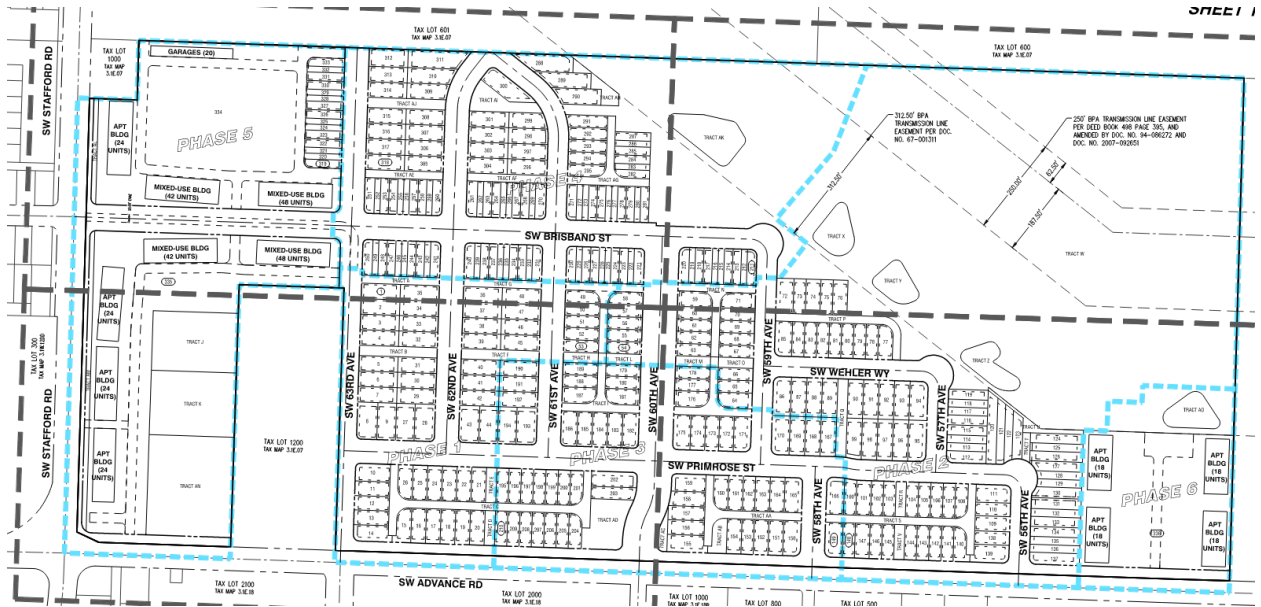
- For written comments to be considered in preparing the staff report and to be sent to the DRB (and subsequently to City Council) for their review prior to the Public Hearing they must be received by City Staff no later than 4 p.m. on May 18, 2026.
- Any written comments or written testimony must be received no later than 2 p.m. the day of the hearing to be considered. Any written testimony received after the deadline will be rejected.
- Verbal testimony must be received prior to the close of the Public Hearing to be considered.



# Project Location



# Proposed Subdivision



**PUBLIC NOTICE  
CITY OF WILSONVILLE**

**DEVELOPMENT REVIEW BOARD PANEL B  
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 **Thursday, May 28, 2026, 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 no later than 2 pm on Monday, May 28, 2026 by emailing [planning@wilsonvilleoregon.gov](mailto:planning@wilsonvilleoregon.gov) . If email is not possible, comments can be mailed to: Planning Division, Attn: Planning Division, 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 interested party is solely responsible for ensuring that the City receives written testimony by 2 pm on the date of the hearing. Written comments received after 2 pm will not be considered. The information to participate is available by calling the Planning Division at 503-682-4960 or emailing [planning@wilsonvilleoregon.gov](mailto:planning@wilsonvilleoregon.gov).

**Case Files to be  
Considered:**

DB25-0005 Frog Pond Stafford Ridge Subdivision

- Annexation (ANNX25-0001)
- Zone Map Amendment (ZONE25-0001)
- Stage 1 Preliminary Plan (STG125-0003)
- Stage 2 Final Plan (STG225-0004)
- Site Design Review of Parks and Open Space (SDR25-0005)
- Tentative Subdivision Plat (SUBD25-0001)
- Type C Tree Removal Plan (TPLN25-0002)
- Waivers (WAIV25-0002)

DB25-0009 Frog Pond Stafford Ridge Additional Waivers

- Waivers (WAIV25-0003)

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Wilsonville City Council** on **Monday, June 15, 2026, 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 no later than 2 pm on Monday, June 15, 2026 by emailing the City Recorder at [cityrecorder@wilsonvilleoregon.gov](mailto:cityrecorder@wilsonvilleoregon.gov). 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. The interested party is solely responsible for ensuring that the City receives written testimony by 2 pm on the date of the hearing. Written comments received after 2 pm will not be considered. To participate via Zoom contact the City Recorder at [cityrecorder@wilsonvilleoregon.gov](mailto:cityrecorder@wilsonvilleoregon.gov) 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:** DB25-0005 Frog Pond Stafford Ridge Subdivision
- Annexation (ANNX25-0001)
  - Zone Map Amendment (ZONE25-0001)
  - Stage 1 Preliminary Plan (STG125-0003)
  - Stage 2 Final Plan (STG225-0004)
  - Site Design Review of Parks and Open Space (SDR25-0005)
  - Tentative Subdivision Plat (SUBD25-0001)
  - Type C Tree Removal Plan (TPLN25-0002)
  - Waivers (WAIV25-0002)

- DB25-0009 Frog Pond Stafford Ridge Additional Waivers
- Waivers (WAIV25-0003)

**Owner:** Azar Properties LLC (Contact: Applicant’s Representative)

**Applicant:** West Hills Land Development LLC (Contact: Applicant’s Representative)

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

**Location:** Northeast Corner of Stafford Road and Advance Road. Tax Lot 1101, Section 7, Township 3 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon.

**City Contact:** Sarah Pearlman, Associate Planner, at (503) 682-4960.

**Request:** Annexation, Quasi-Judicial Zone Map Amendment, Stage 1 Preliminary Plan, Stage 2 Final Plan (Phases 1-4), Site Design Review of Parks and Open Space, Tentative Subdivision Plat, Type C Tree Removal Plan, and Waivers for a 336-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, Section 4.140, Section 4.154, Section 4.155, 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 East and South 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.

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 symptoms of respiratory illness. If you plan to participate in the meeting remotely, please contact Planning Division staff at 503-682-4960 or [planning@wilsonvilleoregon.gov](mailto:planning@wilsonvilleoregon.gov) 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 [planning@wilsonvilleoregon.gov](mailto:planning@wilsonvilleoregon.gov) noting the agenda item for which you are submitting comments. If email is not possible, comments can be mailed to: Planning Division, Attn: Planning Division, 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 interested party is solely responsible for ensuring that the City receives written testimony by 2 pm on the date of the hearing. Written comments received after 2 pm will not be considered. 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 Sarah Pearlman, Associate Planner, at (503) 682-4960.

## Project Location

