

December 12, 2023

DEVELOPMENT REVIEW BOARD PANEL A

**DEVELOPMENT REVIEW BOARD NOTICE OF DECISION AND
RECOMMENDATION TO CITY COUNCIL**

Project Name: Frog Pond Petras Homes Subdivision

Case File Nos.: DB23-0008 Frog Pond Petras Homes Subdivision

Request A: Annexation (ANNX23-0002)

Request B: Zone Map Amendment (ZONE23-0002)

Request C: Stage 1 Preliminary Plan (STG123-0003)

Request D: Stage 2 Final Plan (STG223-0005)

Request E: Site Design Review of Parks and Open Space (SDR23-0006)

Request F: Tentative Subdivision Plat (SUBD23-0002)

Request G: Middle Housing Land Division (MHLD23-0002)

Request H: Waiver (WAIV23-0003)

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

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

Property Description: Tax Lot 200, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

Location: Northwest corner of SW Frog Pond Lane and SW Stafford Road

On December 11, 2023, at the meeting of the Development Review Board the following action was granted on the above-referenced proposed development application:

Requests A and B: The DRB has forwarded a recommendation of approval to the City Council. *A Council hearing date is scheduled for Monday, December 18, 2023, to hear these items.*

Requests C, D, E, F, G, and H:
Approved with conditions of approval.
These approvals are contingent upon City Council's approval of Requests A and B.

An appeal of Requests C, D, E, F, G, and H to the City Council by anyone who is adversely affected or aggrieved, and who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the

mailing of this Notice of Decision. *WC Sec. 4.022(.02)*. A person who has been mailed this written notice of decision cannot appeal the decision directly to the Land Use Board of Appeals under *ORS 197.830*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this 12th day of December 2023 and is available for public inspection. The decision regarding Requests C, D, E, F, G, and H shall become final and effective on the fifteenth (15th) calendar day after the postmarked date of this written Notice of Decision, unless appealed or called up for review by the Council in accordance with *WC Sec. 4.022(.09)*.

Written decision is attached

For further information, please contact the Wilsonville Planning Division at Wilsonville City Hall, 29799 SW Town Center Loop E, Wilsonville Oregon 97070 or phone 503-682-4960.

Attachments: DRB Resolution No. 423 including adopted staff report with Conditions of Approval.