

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 438**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ANNEXATION AND ZONE MAP AMENDMENT FROM RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) TO RESIDENTIAL NEIGHBORHOOD (RN) OF APPROXIMATELY 9.00 ACRES, AND ADOPTING FINDINGS AND CONDITIONS APPROVING 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.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by West Hills Land Development LLC – Applicant, for O’Hogan Living Trust – Owner, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 7400 SW Frog Pond Lane on Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated October 7, 2024; and

WHEREAS, the Development Review Board Panel ‘A’, on October 14, 2024, opened and, at the request of the applicant, continued the public hearing to a date and time certain of November 14, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel ‘A’, on November 14, 2024, at the request of the applicant and City staff, continued the public hearing for a second time to a date and time certain of December 9, 2024, at 6:30 p.m., to allow time for City Council action on November 18, 2024, on Resolution No. 3180, to approve a funding plan forecast for SW Stafford Road improvements – Phase I Project (CIP Nos. 1158, 2111, and 4219), and for staff to revise the Development Review Board staff report to reflect this action; and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel ‘A’ at a scheduled meeting conducted on December 9, 2024, at which time exhibits, together with findings and public testimony were entered into the public record; and

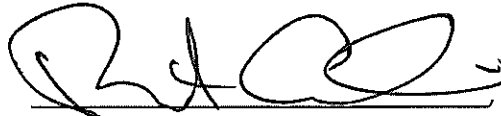
WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

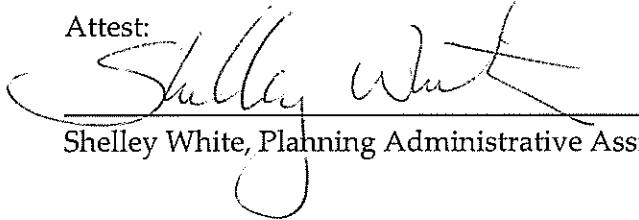
DB24-0008 Frog Pond Ridgecrest: Annexation (ANNX24-0001), Zone Map Amendment (ZONE24-0002), Stage 1 Preliminary Plan (STG124-0003), Stage 2 Final Plan (STG224-0004), Site Design Review of Parks and Open Space (SDR24-0005), Tentative Subdivision Plat (SUBD24-0001), Type C Tree Removal Plan (TPLN24-0005), Middle Housing Land Division (MHL24-0001), and Waivers (WAIV24-0002).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9th day of December, 2024, and filed with the Planning Administrative Assistant on 19 Dec 2024. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.



Rob Candrian, Vice-Chair - Panel A
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant