



Development Review Board-Panel A
Regular Meeting Minutes
October 14, 2024

Wilsonville City Hall & Remote Video Conferencing
<https://www.ci.wilsonville.or.us/meetings/pc>

CALL TO ORDER - ROLL CALL

Approved

November 14, 2024

Vice Chair Candrian called the meeting to order at 6:30 pm.

Present: Clark Hildum, Rob Candrian, and Jordan Herron

Excused: Jean Svadlenka and Yara Alatawy

Staff Present: Daniel Pauly, Stephanie Davidson, Miranda Bateschell, Kimberly Rybold, Amy Pepper, and Cindy Luxhoj

CHAIR'S REMARKS

The Conduct of Hearing and Statement of Public Notice were read into the record.

CITIZEN INPUT

There was none.

CONSENT AGENDA

1. Consideration of the September 9, 2024 Planning Commission Minutes

Jordan Herron moved to approve the September 9, 2024 DRB Panel B meeting minutes as presented. Clark Hildum seconded the motion, which passed 3 to 0.

PUBLIC HEARING

2. **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)

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

Vice Chair Candrian called the public hearing to order at 6:35 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Dan Pauly, Planning Manager, stated the Applicant has requested a continuation of the public hearing to the next DRB Panel B meeting, which would be on Thursday, November 14, 2024 due to the Veterans Day holiday as long as the Board had a quorum on that date.

Vice Chair Candrian called for the Applicant's testimony.

Glen Southerland, AKS Engineering and Forestry, confirmed the Applicant was requesting a continuance preferably to the Board's November meeting to work on a couple issues with Staff, noting the Applicant would also grant an equivalent extension of the 120-day land use clock based on when the actual meeting date was determined.

Vice Chair Candrian confirmed that all three Board members present were available to attend on November 14, 2024, so there would be a quorum. He further stated a suggested motion of continue to a time and date certain of November 14, 2024 at 6:30 p.m.

Clark Hildum moved to continue the public hearing on Resolution No. 438 to 6:30 pm on November 14, 2024 time and date certain. The motion was seconded by Jordan Herron and passed 3 to 0.

BOARD MEMBER COMMUNICATIONS

3. Results of the September 23, 2024 DRB Panel B meeting
4. Recent City Council Action Minutes

There were none.

STAFF COMMUNICATIONS

There were none.

ADJOURNMENT

The meeting was adjourned at 6:42 p.m.