

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, JUNE 8, 2026**

**6:30 PM**

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Public Hearing:

2. **Resolution No. 445. Willamette River Greenway Conditional Use Permit.** The applicant is requesting approval of a Willamette River Greenway Conditional Use Permit for reconfiguration of the house and associated site improvements 10671 SW Edgewood Court.

Case Files:

DB26-0001 Willamette River Greenway  
Conditional Use Permit-Conditional Use Permit  
(CUP26-0001)

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 445**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, AND APPROVING A WILLAMETTE RIVER GREENWAY CONDITIONAL USE PERMIT FOR RECONFIGURATION OF THE HOUSE AND ASSOCIATED SITE IMPROVEMENTS AT 10671 SW EDGEWOOD COURT.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Kim Hancock, Mountainwood Homes – Applicant and Wes and Karen Montgomery – Owners in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 10671 SW Edgewood Court on a portion of Tax Lot 05700, Section 22DA, 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 June 1, 2026, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on June 8, 2026, 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:

DB26-0001 Willamette River Greenway Conditional Use Permit (CUP26-0001)

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 8th day of June, 2026, and filed with the Planning Administrative Assistant on \_\_\_\_\_. This resolution is final on the 15<sup>th</sup> 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)*.

\_\_\_\_\_  
Alice Galloway, Chair - Panel A  
Wilsonville Development Review Board

Attest:

\_\_\_\_\_  
**Shelley White, Planning Administrative Assistant**  
**RESOLUTION NO. 445**



Exhibit A1  
Staff Report  
Wilsonville Planning Division  
Willamette River Greenway Conditional Use Permit

Development Review Board Panel 'A'  
Quasi-Judicial Public Hearing  
June 8, 2026

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<b>Hearing Date:</b>	June 8, 2026
<b>Date of Report:</b>	June 1, 2026

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<b>Application Nos.:</b>	DB26-0001 Willamette River Greenway Conditional Use Permit
<b>Request/Summary:</b>	The request before the Development Review Board includes a Willamette Greenway Conditional Use Permit for the remodel of an existing single-family residential structure.
<b>Location:</b>	10671 SW Edgewood Court. The property is specifically known as a portion of Tax Lot 05700, Section 22DA, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
<b>Owner:</b>	Wes and Karen Montgomery
<b>Applicant:</b>	Mountainwood Homes (Contact: Kim Hancock)
<b>Comprehensive Plan Designation:</b>	Residential 4-5 dwelling units per acre (du/ac)
<b>Zone Map Classification:</b>	Planned Development Residential-3 (PDR-3)
<b>Staff Reviewers:</b>	Hanna Tuia, Associate Planner Amy Maag, PE, Development Engineering Manager Kerry Rappold, Natural Resources Program Manager
<b>Staff Recommendation:</b>	<u>Approve with conditions</u> the requested Willamette Greenway Conditional Use Permit.

## Applicable Review Criteria:

<b><u>Development Code:</u></b>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.113	Standards Applying to Residential Developments in any Zone
Section 4.118	Standards Applying to Planned Development Zones
Section 4.124	Planned Development Residential Zones (PDR)
Section 4.139	Significant Resource Overlay Zone (SROZ)
Section 4.140	Planned Development Regulations
Section 4.171	Protection of Natural Features and Other Resources
Section 4.184	Conditional Use Permits - Authorization
Sections 4.300 through 4.320	Underground Utilities
Sections 4.500 through 4.514	Willamette River Greenway
Sections 4.600 through 4.640.20	Tree Preservation and Protection
<b><u>Other Documents:</u></b>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

## Vicinity Map:



## Background:

The single-family structure located at 10671 SW Edgewood Ct. was built in 1953, according to Clackamas County assessor records, predating City zoning. The structure sits partially within the Willamette River Greenway and the Significant Resource Overlay Zone (SROZ). The existing residential structure is an outright permitted use in the Greenway as it was in existence prior to December 6, 1975.

The applicant is proposing a remodel of the structure that would add square footage to the structure while also decreasing its impact in the Willamette River Greenway and SROZ. In general practice, construction or remodeling of a residence on a residentially zoned lot in the City does not require DRB review. While the impact to the Greenway and SROZ will be lessened, because the proposed remodeling would substantially alter the appearance of the structure, the current application is considered an intensification of use that requires a conditional use permit, which is a DRB review through a quasi-judicial hearing process.

## **Summary:**

### Willamette Greenway Conditional Use Permit

Staff notes that DRB review of the request is limited to the Willamette River Conditional Use Permit. No other aspects of the application, such as design of the proposed residence and other site improvements, are subject to DRB review.

The proposed single-family structure remodel is located within the Willamette River Greenway. Because the proposed remodeling of the structure will substantially alter its appearance, it is considered an intensification of use, which requires approval of a Willamette River Greenway conditional use permit. The location and scope of this improvement is appropriate, and results in little physical impact to the Willamette River resource as the footprint of the residential structure within the Greenway will be reduced.

## **Public Comments and Responses:**

No public comments were received during the comment period for the project.

## **Discussion Points – Discretionary Review:**

This section provides a discussion of discretionary review requests that are included as part of the proposed application. The Development Review Board may approve or deny items in this section based upon a review of evidence submitted by the applicant.

### Willamette River Greenway Conditional Use Permit

This structure predates the establishment of the Willamette River Greenway overlay and thus is an outright allowed use in the Greenway. However, the proposal to reconfigure the house is considered an intensification of use and thus requires a Conditional Use Permit review by the Development Review Board.

The Development Review Board may grant a Greenway Conditional Use Permit upon making the following findings:

- The proposal will be consistent with the provisions of the Comprehensive Plan and the requirements of Chapter 4 of the Wilsonville Code and other applicable policies of the City.
- The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.
- All required public facilities and services exist, or will be provided, to adequately meet the needs of the proposed development.
- The proposed use will not alter the character of the surrounding area in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.

- That to the greatest extent possible, the maximum possible landscape area, open space or vegetation between the activity and the river are provided.
- That to the greatest extent possible, necessary public access in accordance with the Comprehensive Plan will be provided to and along the River by appropriate legal means.
- That the change of use, intensification of use, or development complies with this Code, all other applicable City Ordinances, the Comprehensive Plan, and the Oregon State Parks and Recreation Department Greenway Plan.

As discussed in the findings, the proposed single-family structure remodel meets these criteria, allowing the Development Review Board to approve the proposed Greenway Conditional Use Permit.

## Conclusion and Conditions of Approval:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. This staff report adopts the applicant's responses as findings except as noted in staff's findings. Based on the findings and information included in this staff report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed application (DB26-0001) with the following conditions:

### Planning Division Conditions:

#### Request A: Willamette River Greenway Conditional Use Permit (CUP22-0001)

No conditions for this request.

*The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.*

### Engineering Division Conditions:

**PF 1. Prior to Issuance of the Building Permit:** Applicant shall obtain a local EC-1 erosion permit. All erosion control measures shall be in place, inspected and approved by the City prior to starting any construction work, including any demolition work. Erosion control measures shall remain active in place until all construction work is complete and the site has been stabilized.

### Natural Resources Division Conditions:

- |              |   |
|--------------|---|
| <b>NR 1.</b> | Prior to any site grading or ground disturbance, the applicant is required to delineate the boundary of the SROZ. Six-foot (6') tall cyclone fences with metal posts pounded into the ground at 6'-8' centers shall be used to protect the significant natural resource area where development encroaches into the 25-foot Impact Area. |
| <b>NR 2.</b> | All landscaping, including herbicides used to eradicate invasive plant species and existing vegetation, in the SROZ, shall be reviewed and approved by the Natural Resources Manager. Native plants are required for landscaping in the SROZ.   |

## Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB26-0001. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

### Planning Staff Materials

- A1. Staff report and findings (this document)
- A2. Staff's presentation slides for Public Hearing (to be presented at Public Hearing)

### Materials from Applicant (Available Under Separate Cover)

- B1. Development Permit Application Form
  - Land Use Narrative
  - Topographic Survey
- B2. **Drawing Package:**
  - Page 1 Existing Site Plan
  - Page 2 Proposed Site Plan
  - Page 3 Impervious Surfaces
  - Page 4 Land Use Overlays with Existing Home
  - Page 5 SROZ Impacts
  - Page 6 Greenway Impacts
  - Page 7 Tree Protection Plan

## Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on March 12, 2026. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be complete on April 9, 2026. The City must render a final decision for the request, including any appeals, by July 10, 2026.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDR-3	Residential
East:	PDR-3	Residential
South:	N/A	Willamette River
West:	PDR-2, PDR-3	Residential

3. Previous Planning Approvals:

94PC18 – RWL Subdivision Zone Map Amendment

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

## **Findings:**

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

### **General Information**

#### **Application Procedures-In General** Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

#### **Applications Must be Filed by Owner** Section 4.009

The application has been submitted on behalf of the property owners, Wes and Karen Montgomery, and is signed by Wes Montgomery.

#### **Pre-Application Conference Required** Subsection 4.010 (.02)

A Pre-application Conference was held in accordance with this subsection on December 4, 2025 (Case File No. PRE25-0013).

#### **Lien Payment before Approval** Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

#### **General Submission Requirements** Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements contained in this Subsection.

#### **Zoning-Generally** Section 4.110

This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.140 through 4.199 have been applied in accordance with this Section.

## **Request A: Willamette River Greenway Conditional Use Permit (CUP26-0001)**

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

### **Conditional Use Permits - Authorization**

#### **Planned Development Residential-3 Zone Section 4.124**

**A1.** The subject property is located in the PDR-3 Zone. Single-Family Dwelling Units are listed as an outright allowed use under subsection (.01) but are conditional uses as defined by the Willamette River Greenway section of the code (WC 4.500). Uses legally existing on December 6, 1975 are allowed outright in the Greenway.

#### **Consistency with Comprehensive Plan and Development Code Subsection 4.184 (.01) A. 1.**

**A2.** The existing house is consistent with the Comprehensive Plan and Chapter 4 of the Wilsonville Code, and the proposed modification of the house is still consistent with the Plan. Provisions in the Comprehensive Plan for protecting natural resources are addressed through satisfaction of the regulations related to the SROZ, see findings A13-A15.

#### **Suitable Site Characteristics Subsection 4.184 (.01) A. 2.**

**A3.** The area of the site subject to the proposed change is currently used as a single-family dwelling, and this will remain the same with the improvements. The applicant's request would result in a lessened impact to the Willamette River Greenway and the SROZ because the added improved areas will not be located any closer to the Willamette River than the existing improved area and will decrease the total square footage of improved area in the SROZ by 186 square feet.

#### **Required Public Facilities and Services Subsection 4.184 (.01) A. 3.**

**A4.** All required public facilities exist to serve the proposed project.

#### **Character of Surrounding Area Subsection 4.184 (.01) A. 4.**

**A5.** The proposed use will not substantially alter the character of the existing bank and surrounding area and will not limit or preclude the use of surrounding property as required by this subsection.

## **Willamette River Greenway**

### **General Purpose**

#### Section 4.500

- A6. The applicant's proposal will have a minimal impact on the Willamette River Greenway, as the added improved areas will not be located any closer to the Willamette River than the existing improved area and will decrease the total square footage of improved area in the SROZ by 186 square feet. The applicant's request supports the purpose section of the Greenway by maintaining the natural qualities of this property along the Willamette River.

### **Greenway Boundaries**

#### Section 4.504

- A7. The applicant's proposal is within the Willamette River Greenway Boundary as defined by the City of Wilsonville zoning map.

### **Uses Permitted Outright**

#### Section 4.506

- A8. The existing structure was built in 1953 and is permitted outright because it legally existed on December 6, 1975.

### **Uses Permitted Conditionally**

#### Section 4.508

- A9. The applicant's proposal to reconfigure the single-family structure is a conditional use because any remodeling of the exterior of the structure of a structure that substantially alters the appearance of the structure within the Willamette River Greenway is considered an intensification of use.

### **Findings in Support of Granting**

#### Section 4.510

- A10. The proposed reconfiguration will reduce the impact on both the SROZ and the Willamette River Greenway by removing both existing impervious area and structure in those areas. The square footage of improved land that will be removed from the Greenway will be 62 square feet, while the reduction in improved area in the SROZ will be 186 square feet, for a total reduction of 248 square feet of improved land in sensitive resource areas.

The existing house is a product of several remodels and additions which has resulted in a fragmented, non-cohesive floor plan, and the proposed reconfiguration would create a more intuitive layout. Proposed improvements within the Greenway Boundary are limited to areas above the top of bank, which minimizes visual impact from a river view, and are further from the river than the existing improvements. Due to the private nature of the property, public access will not be provided and is not required. The applicant's proposal is consistent with the Comprehensive Plan regarding protection of natural resources. The

proposal is consistent with the State Greenway Plan by maintaining vegetation along the bank of the river and maintaining the recreational opportunities for the owners of the property. The above criteria, which are required to be satisfied for the granting of a Willamette River Greenway CUP, are met.

### Application Procedures

#### Section 4.512

**A11.** The Development Review Board will be conducting a public hearing on this matter consistent with the powers granted to this body by the Development Code, and the application will be reviewed using the Conditional Use criteria consistent with this section.

### Use Management Standards

#### Section 4.514

**A12.** The applicant's proposal will reconfigure an existing house and direct those improvements away from the river, thus reducing the amount of improved land within the Willamette River Greenway. No trees are proposed for removal and tree protection has been proposed for existing trees during construction. There will be no impact to wildlife corridors leading into the river channel as a result of the proposal. The proposed intensification of use is required to follow the State rules for providing safe conditions, and there are no issues to address related to vandalism and trespass as this is private property.

## Significant Resource Overlay Zone

### SROZ Purpose

#### Section 4.139.01

**A13.** The applicant's proposal will have a minimal impact on the SROZ, as the reconfiguration of the house will decrease the total square footage of improved area in the SROZ. The applicant's request supports the purpose section of the SROZ by minimizing the impact to significant resources.

### Where these Regulations Apply

#### Section 4.139.02

**A14.** The regulations of this section apply to the portions of the lot which are within the SROZ according to the City of Wilsonville's zoning map. The applicant has indicated those areas on their submitted materials.

### Uses and Activities Exempt from These Regulations

#### Section 4.139.04

**A15.** The expansion of the single family dwelling is not located any closer to the Willamette River than the existing structure, and reduces the coverage of structures within the SROZ by 186 square feet. A condition of approval will require the applicant to attain all required engineering approvals, including erosion and sediment control approval. No part of the

expansion is located within the Metro UGMFP Title 3 Water Quality Area. Thus, this use is exempt from these regulations.

## **Other Development Standards**

### **Underground Utilities Required**

Subsection 4.118 (.02) and Sections 4.300 to 4.320

**A16.** No additional utilities are proposed with the house improvements. Any future utilities will be installed underground as required.

### **Waivers**

Subsection 4.118 (.03)

**A17.** No waivers to the standards applying to all planned development zones are needed.

### **Other Requirements or Restrictions**

Subsection 4.118 (.03) E.

**A18.** No additional requirements or restrictions are recommended pursuant to this subsection.

### **Impact on Development Cost**

Subsection 4.118 (.04)

**A19.** In staff's professional opinion, the determination of compliance or attached conditions do not unnecessarily increase the cost of development and no evidence has been submitted to the contrary.

### **Requiring Tract Dedications or Easements**

Subsection 4.118 (.05)

**A20.** No additional tracts are being required for recreational facilities, open space area, or easements.

### **Habitat Friendly Development Practices**

Subsection 4.118 (.09)

**A21.** This proposal involves reducing both the amount of impervious surface and the square footage of the structure within the Significant Resource Overlay Zone (SROZ). In this way, the proposed changes do not have a measurable effect on the land with SROZ designations. Overall, development is in accordance with the applicable City requirements in order to minimize adverse impacts on the site, adjacent properties, and surrounding resources.

### **Natural Features and Other Resources**

Section 4.171

**A22.** The existing development area includes land that is within the SROZ but this proposal is not increasing the square footage of developed land in the SROZ. All existing trees will be protected during construction as required. The proposed grading plan minimizes soil disturbance and damage to vegetation. The standards of this section are met by the proposal.