



29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
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Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: Kim Hancock
Company: Mountainwood Homes
Mailing Address: 11675 SW 66th Ave
City, State, Zip: Tigard, OR 97223
Phone: 971-269-5253 Fax:
E-mail: khancock@mountainwoodhomes.com

Authorized Representative:

Name: Kim Hancock
Company: Mountainwood Homes
Mailing Address: 11675 SW 66th Ave
City, State, Zip: Tigard, OR 97223
Phone: 971-269-5253 Fax:
E-mail: khancock@mountainwoodhomes.com

Property Owner:

Name: Wes and Karen Montgomery
Company:
Mailing Address: 10671 SW Edgewood Ct.
City, State, Zip: Wilsonville, OR 97070
Phone: 503-209-3610 Fax:
E-mail: wesm@mymgteam.com

Property Owner's Signature:

Signature: Wes Montgomery
Printed Name: Wes Montgomery Date: 2/26/26
Applicant's Signature: (if different from Property Owner)
Signature: Khancock
Printed Name: Kim Hancock Date: 2/26/26

Site Location and Description:

Project Address if Available: 10671 SW Edgewood Ct. Suite/Unit
Project Location:
Tax Map #(s): Tax Lot #(s): County: Washington Clackamas

Request:

Willamette River Greenway Conditional Use Permit

Project Type: Class I Class II Class III

Residential Commercial Industrial Other

Application Type(s):

- Annexation Appeal Comp Plan Map Amend Parks Plan Review
Final Plat Major Partition Minor Partition Request to Modify Conditions
Plan Amendment Planned Development Preliminary Plat Site Design Review
Request for Special Meeting Request for Time Extension Signs Stage II Final Plan
SROZ/SRIR Review Staff Interpretation Stage I Master Plan Variance
Type C Tree Removal Plan Tree Permit (B or C) Temporary Use Other (describe)
Villebois SAP Villebois PDP Villebois FDP
Zone Map Amendment Waiver(s) Conditional Use








Development Permit Application - Montgomery

Final Audit Report

2026-02-28

Created:	2026-02-27
By:	Kim Hancock (khancock@mountainwoodhomes.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABcGs8cEAq_atp_JjksAdhzg6M9R_I-T

"Development Permit Application - Montgomery" History

-  Document created by Kim Hancock (khancock@mountainwoodhomes.com)
2026-02-27 - 10:15:51 PM GMT
-  Document emailed to Wes Montgomery (wesm@mymgteam.com) for signature
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-  Agreement completed.
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Land Use Narrative
Montgomery
10671 SW Edgewood Ct.
Wilsonville, OR 97070

Contacts

Applicant:

Mountainwood Homes
Kim Hancock
11675 SW 66th Ave
Tigard, OR 97223
971-269-5253

Designer:

Mountainwood Homes
Ivan France
11675 SW 66th Ave
Tigard, OR 97223
503-944-9294

Homeowner:

Wes and Karen Montgomery
10671 SW Edgewood Ct.
Wilsonville, OR 97070
503-209-3610

Summary of Proposal

The homeowners of 10671 SW Edgewood Court would like to reconfigure the floor plan of their home to improve the overall flow of the space and create a more intuitive layout.

Existing home conditions:

- Existing footprint of home and garage: 4,638 sq. ft.
- Existing impervious surface including driveway and additional flatwork: 15,951 sq ft.

See Exhibit A.

Proposed project:

- Proposed footprint of home and garage: 5,011 sq. ft. or an 8% increase
- Proposed impervious surface including driveway and additional flatwork: 15,695 sq. ft. or 1.6% decrease

See Exhibit B.

All new building footprint and new impervious surface will be contained within the already improved impervious surface. See Exhibit C.

Background Information

This property is 1.52 acres and contains one single family residence. It is adjacent to the Willamette River and located in the PDR-3 zone. The home was built in 1953 and was built in what is now the Willamette River Greenway, the Significant Resource Overlay Zone (SROZ), and the Significant Resource Overlay Zone Impact Area. The existing home does not sit in the 500-year floodplain. See Exhibit D. The existing home is a product of several remodels and additions which has resulted in a fragmented, non-cohesive floor plan.

Key Issues

Although the project will decrease the impact in the Willamette River Greenway and the Significant Resource Overlay Zone, we are requesting a Willamette River Greenway Conditional Use Permit because the project is considered an intensification of use. Discussion of an exemption from the SROZ regulations is also included.

Findings to Code Criteria

The Significant Resource Overlay Zone and Impact Area:

[Response: Section 4.139.04 discusses uses and activities that are exempt from standard SROZ regulations. The proposed project falls under \(.16\).](#)

(.16) The expansion of an existing single family dwelling or duplex not exceeding 600 square feet in area. The expansion of an existing single family dwelling or duplex or structures that are accessory to a single family dwelling or duplex inside the SROZ, provided that the following criteria have been satisfied. An SRIR is not required to evaluate and reach a decision on the issuance of a permit to expand a single-family residence under this paragraph.

A. The expansion of a single family or duplex structure or improvement (including decks and patios) shall not be located any closer to the stream or wetland area than the existing structure or improvement; and,

Response: The added improved areas will not be located any closer to the Willamette River than the existing improved area. See Exhibit E.

B. The coverage of all structures within the SROZ on the subject parcel shall not be increased by more than 600 square feet, based on the coverage in existence prior to the effective date of this ordinance; and,

Response: The project decreases the square footage of improved area in the SROZ by 186 sq ft. See Exhibit E.

C. The applicant must obtain the approval of an erosion and sediment control plan from the City's Building and Environmental Services Divisions; and,

Response: The applicant will obtain the approval of an erosion and sediment control plan from the City's Building and Environmental Services Division during the building permit process.

D. No part of the expansion is located within the Metro UGMFP Title 3 Water Quality Area.

Response: The proposed expansion is located outside the Metro UGMFP Title 3 Water Quality Area.

Because the proposed development meets the requirements of A-D, an expansion not exceeding 600 sq ft. is permitted in the SROZ. The proposed project will decrease the square footage in the SROZ by 186 sq ft. See Exhibit E.

Because of the exemption, formal map verification and mitigation regulations are not required in this section.

Willamette River Greenway Conditional Use:

Section 4.508(.01) The following uses may be allowed within the Willamette River Greenway Boundaries subject to a Conditional Use Permit by the Development Review Board: B. All uses which are classified as intensification of use, change of use or development, other than tree removal, which shall be governed by the provisions of [Section 4.600](#).

*Response: Based on Section 4.001.143 the definition of *Intensification of Use in the Willamette River Greenway* means any additions which increase or expand the area or amount of an existing use, or the level of activity. Remodeling of the exterior of a structure not excluded below is an intensification when it will substantially alter the appearance of the structure. Maintenance and repair usual and necessary for the continuance of an existing use is not an intensification of use. Reasonable emergency procedures necessary for the safety or the protection of property are not an intensification of use. Residential use of land within the Greenway includes the practices and activities customarily related to the use and enjoyment of one's home. Landscaping, construction of driveways, modification of existing structures or construction or placement of such subsidiary structures or facilities, including accessory dwelling units, adjacent to the residence as are usual and necessary to such use and enjoyment shall not be considered an intensification for the purposes of this Code. Seasonal increases in gravel operations shall not be considered an intensification of use.*

Intensification of Use in this project is a result of remodeling the exterior substantially enough to alter the appearance of the structure. No additional square footage is proposed within the Willamette River Greenway; rather, the total will be reduced by 62 sq. ft.

Section 4.510(.01) (.01)A Greenway Conditional Use Permit may be granted by the Development Review Board upon making the findings required in [Section 4.184](#) (Conditional Use Permits) and the following additional findings:

A. That to the greatest extent possible, the maximum possible landscape area, open space or vegetation between the activity and the river are provided.

Response: The proposed modifications reduce the total development by 62 sq. ft. therefore, adding to the landscape, open space and vegetation areas. See Exhibit F.

B. 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.

Response: The project will not disturb the public access to and along the river. It will remain as currently configured. See Exhibit F.

C. 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.

Response: Yes, the intensification of use complies with the Code, all other applicable City Ordinances, the Comprehensive Plan, and the Oregon State Parks and Recreation Department Greenway Plan.

Section 4.184 Conditional Use Permits-Authorization

A. Authorization to Grant or Deny Conditional Uses: A conditional use listed in this ordinance shall be permitted, altered, or denied in accordance with the standards and procedures of this Section. In judging whether a conditional use permit shall be approved, or determining appropriate conditions of approval, the Development Review Board shall weigh the proposal's positive and negative features that would result from authorizing the particular development at a location proposed, and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

1. 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.

Response: The proposal is 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.

2. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.

Response: No material changes are being proposed to the site. As indicated in Exhibit F, the impact will decrease by 62 sq. ft.

3. All required public facilities and services exist, or will be provided, to adequately meet the needs of the proposed development.

Response: The existing public facilities adequately meet the needs of the proposed development.

4. 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.

Response: The proposed use will not alter the character of the surrounding area which limits or precludes the surrounding properties. It will be the same height as the current

structure. It will enhance the surrounding area by improving the aesthetic of the home. Currently, the home is showing significant wear and tear which is visible from the Willamette River.

Section 4.514. - Conditional Use Permit—Use Management Standards.

(.01) The natural scenic views, historical character and recreational qualities of the Willamette River shall be protected by preservation and enhancement of the vegetative fringe along the river bank.

Response: No work is being completed near the river bank.

(.02) A plan to remove any tree or trees shall be reviewed by the Development Review Board under the procedures of [Section 4.600](#), et seq. Based on the standards and procedures of [Section 4.620.10](#), mandatory mitigation shall be required as a condition of approval for any conditional use permit granted under this Section.

Response: The proposed project will not include any removal of trees. The applicant, however, will comply with Section 4.620.10 for tree protection. See Exhibit G for tree protection plan.

(.03) Developments shall be directed away from the river to the greatest possible degree; provided, however, lands committed to urban uses within the Greenway shall be permitted to continue as urban uses, including port, industrial, commercial and residential uses, uses pertaining to navigational requirements, water and land access needs and related facilities.

Response: The amount of development in the Willamette River Greenway approaching the river will not go beyond the existing improved area. See Exhibit F.

(.04) All development after the effective date of this ordinance, except water dependent and water related uses, shall be set back a minimum of 75 feet upland from the top of each bank.

Response: Current and proposed development will continue to be more than 75 ft upland from the Willamette River.

(.05) Fish, riparian and wildlife corridors leading into the river channel shall remain open.

Response: Yes, fish, riparian and wildlife corridors leading into the river channel shall remain open.

(.06) All development, change of use or intensification of use shall demonstrate, to the maximum extent possible, maintenance of public safety and protection of public and private property, especially from vandalism and trespass.

Response: The proposed project will not interfere with maintenance of public safety and protection of public and private property, especially from vandalism and trespass. The project does not involve altering private or public access to the river.

Conclusion:

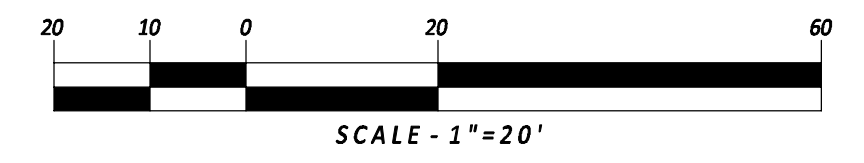
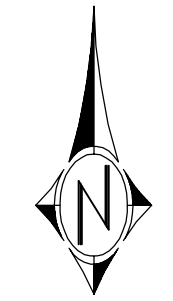
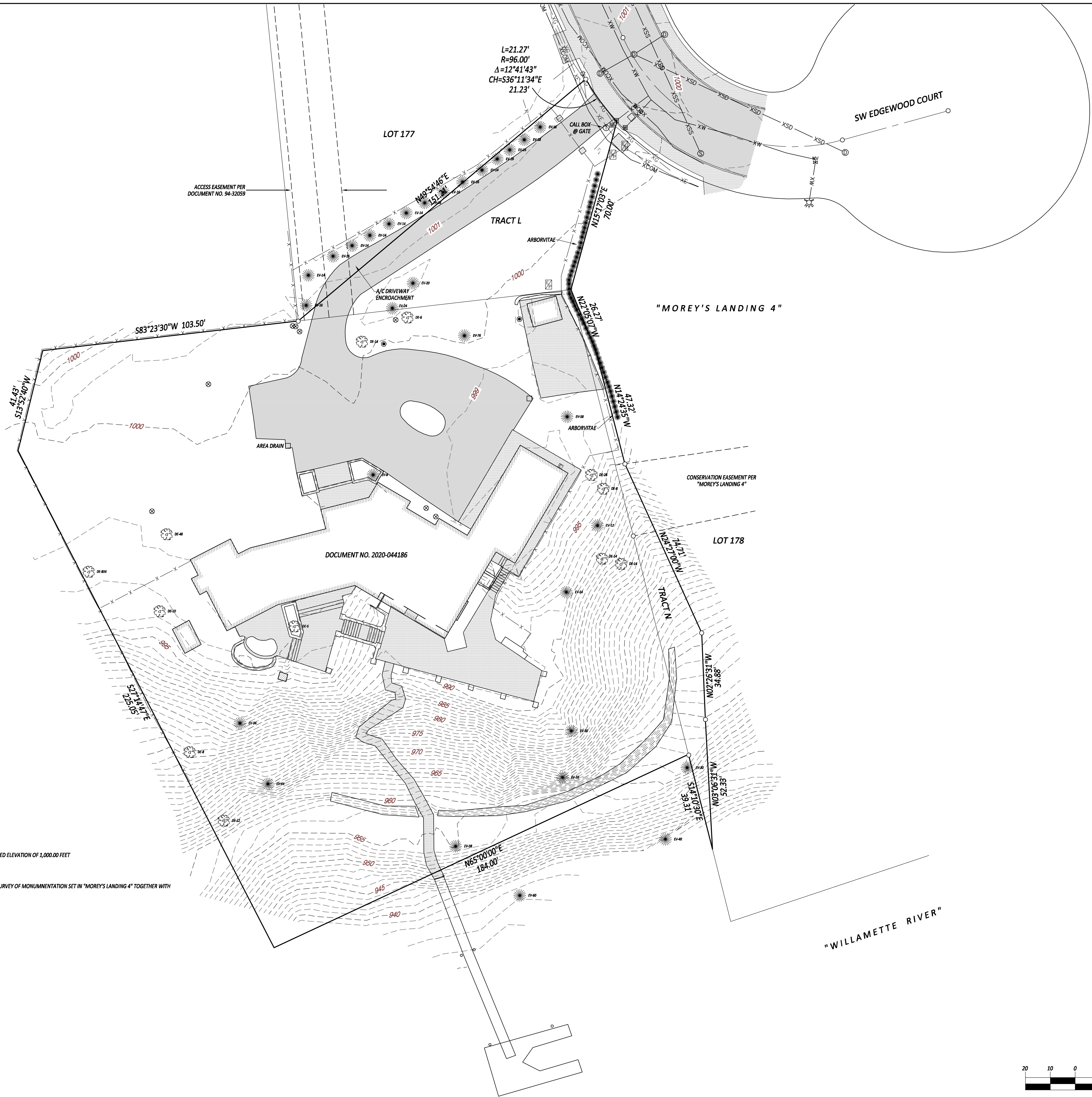
The proposed project at 10671 SW Edgewood Ct. meets the requirements for the SROZ exemption and the Willamette River Conditional Use permit.

LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- TELEPHONE LINE
- UNDERGROUND POWER LINE
- OVERHEAD WIRE
- FENCE LINE (AS NOTED)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CULVERT
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- DIAMETER (INCHES) AT BREAST HEIGHT
- CATCH BASIN/DRAIN INLET
- STORM DITCH INLET
- STORM MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- WATER VALVE
- IRRIGATION VALVE
- WATER METER
- WATER BLOWOFF
- WATER AIR RELEASE VALVE
- FIRE HYDRANT ASSEMBLY
- GAS VALVE
- GAS METER
- GAS RISER
- GAS VAULT
- TELEPHONE CALL BOX
- SIGN
- SURVEY MONUMENT FOUND
- MAILBOX
- JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC PEDESTAL
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- GUY WIRE
- POWER POLE W/ LIGHT
- UTILITY VAULT
- UTILITY PEDESTAL
- WATER VAULT
- COMMUNICATION VAULT
- TELECOMM PEDESTAL
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BUILDING FOOTPRINT

BENCHMARK INFO
 ELEVATIONS NOTED/SHOWN ON THIS MAP ARE BASED ON AN ASSUMED ELEVATION OF 1,000.00 FEET ON SURVEY CONTROL POINT NUMBER 1

BOUNDARY INFO
 THE PROPERTY BOUNDARY SHOWN ON THIS SURVEY IS BASED ON A SURVEY OF MONUMENTATION SET IN "MOREY'S LANDING 4" TOGETHER WITH THE LEGAL DESCRIPTION INCLUDED IN DOCUMENT NO. 2020-044186



TOPOGRAPHIC SURVEY
10671 SW EDGEWOOD COURT
WILSONVILLE, OREGON
 CLACKAMAS COUNTY, OREGON
 SURVEY PREPARED FOR WES MONTGOMERY

Designed by	Date	Reviewed by	Date	Project No.	REF.	Horiz. Scale:	Vert. Scale:
MHH	09/29/21	999-277		999-277	N/A	1"=20'	N/A

No.	Date	Revision