

## Building Division

### Decoding the Process: Understanding the Development of Building Codes

This article explores the intricate and vital world of building code development. Understanding the processes behind building codes is crucial, as they serve as the foundation for ensuring safety, sustainability, and functionality in construction.

- **Introduction to Building Codes:** Building codes are a set of regulations that stipulate standards for construction, ensuring the safety and welfare of building occupants and the public. They cover various aspects, including design, construction, maintenance, and occupancy of buildings.
- **Code Development Organizations:** Multiple organizations contribute to the development of building codes. Bodies such as the International Code Council (ICC), National Fire Protection Association (NFPA), and local government agencies work collaboratively to create and update these codes.
- **Research and Input:** Code development involves extensive research and input from industry professionals, including architects, engineers, contractors, and building officials. They provide expertise, insights, and experiences that shape the content of the codes.
- **Code Creation Process:** This process typically begins with proposed changes or additions to existing codes. These suggestions are thoroughly reviewed, debated, and may go through multiple hearings or committees for validation.
- **Public Participation:** Public participation is a fundamental aspect of code development. Stakeholders, along with the general public, are given opportunities to voice their opinions and provide feedback during the code development cycle.
- **Adoption and Implementation:** Once codes are developed and reviewed, they undergo adoption by local, state, or national governing bodies. Adoption involves formal approval and integration of the codes into legal requirements for construction projects.
- **Continuous Updates:** Building codes are not static. They undergo regular updates to adapt to new technologies, research findings, and changing societal needs. This continuous improvement ensures that codes remain relevant and effective.
- **Importance of Compliance:** Compliance with building codes is essential. It guarantees that construction projects are safe, durable, and meet the established standards for structural integrity, fire safety, and more.

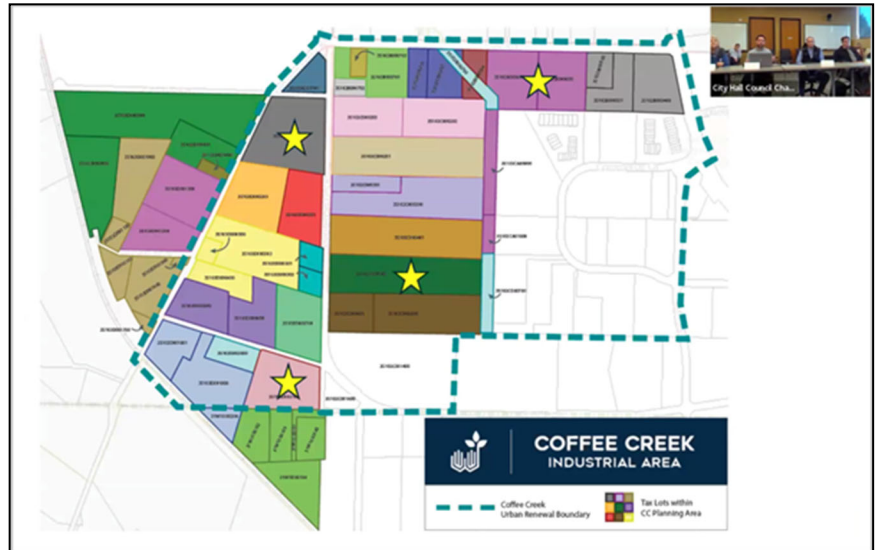


Building codes form the backbone of safe and functional construction. Understanding the complexity of their development and staying abreast of evolving codes is crucial for all construction professionals. As the landscape of construction evolves, codes will continue to adapt to meet new challenges and advancements.

## Economic Development Division

### Urban Renewal Task Force Convened to Consider Amendment to Coffee Creek Plan and WIN Program Scoring Criteria

On January 12, 2026, the Wilsonville Urban Renewal Task Force discussed a proposed amendment to the Coffee Creek Urban Renewal Plan that would authorize the urban renewal agency to undertake land aggregation activities. Staff presented the rationale for the amendment, citing fragmented land ownership, contractor establishment uses, and land value discrepancies as key barriers to private industrial development. The Task Force generally supported adding land aggregation as a tool, emphasizing that the amendment would provide



authority only and that any future property acquisition would return to both the Task Force and City Council for review. Members raised questions regarding market feasibility, Regionally Significant Industrial Sites reimbursement, impacts to existing businesses, and broader development constraints, and expressed interest in future work on development standards, infrastructure, circulation, and relocation options. The Task Force reached consensus to recommend the amendment language to City Council.

The Task Force also reviewed potential refinements to the Wilsonville Investment Now (WIN) program. Discussion focused on recalibrating scoring criteria to better reflect community values, including support for long-standing local businesses and reconsideration of capital investment thresholds. Members expressed interest in a comprehensive reevaluation of the scoring system. The Task Force did not support adding an additional vetting or public input step, citing concerns about subjectivity and process delays. Staff will convey these recommendations to City Council at their meeting on February 2, 2026.

### Clackamas Community College – State of the College

On January 30, 2026 staff attended the State of the College address at Clackamas Community College (CCC), delivered by College President, Tim Cook. The State of the College address is an annual event in which the President reflects on the institution's achievements, priorities, and vision. This year's address — marking the college's 60th anniversary — highlighted CCC's long history of educational excellence and community service. It looked ahead to strategic goals focused on student success, equity, innovation, workforce alignment, and expanded opportunities. The President also shared updates on key initiatives and recognized the contributions of students, faculty, and staff as CCC continues to adapt and grow. Long-time Director of the Small Business Development Center, Rob Campbell, and Industry Partnerships Director, Tom Brown, were both honored, as they retire in the coming weeks and months. Both were friends of Wilsonville, and supported many Wilsonville businesses and entrepreneurs over many years.

Informal conversations after the event revealed that the College would like to include the City of Wilsonville in the spring time to discuss the future and master planning of the Wilsonville Campus, which comes as welcome news.

## Economic Development Division

### Gearing Up for the Legislative Short Session

Historically Wilsonville has made a strong presence at the state legislature, advocating for good governance, policy, and appropriations. This year will be no different. Economic Development staff is working closely with City Government Affairs staff to identify bills of consequence in many policy areas, and economic development in particular.

The City intends to support Governor Kotek's economic development package—HB 4084. The bill is designed to jumpstart Oregon's Prosperity Roadmap by making the state more competitive for business investment and job creation. The bill focuses on four main areas: (1) FastTrack Permitting for large, multi-agency economic development projects that meet minimum investment thresholds, supported by a new Joint Permitting Council to set timelines and coordinate agencies; (2) Permitting transparency, requiring an inventory of required permits and reporting on opportunities to streamline timelines and provide fee relief; (3) Industrial site readiness, including a \$40 million investment in site preparation and infrastructure through Business Oregon's Industrial Site Loan Fund; and (4) Enterprise Zone modernization, expanding eligibility and flexibility so more businesses—especially in small and rural communities—can use the program to support investment, job creation, and long-term growth.

Wilsonville is most concerned with items (3) and (4), which relate to the Industrial Site Loan Fund and Enterprise Zones. The bill would expand eligibility for cities like Wilsonville that are currently ineligible to establish an Enterprise Zone. If passed, the City may be able to establish a new zone and, in doing so, become more competitive with other cities across the state that already offer this critical economic development incentive. In addition, capitalization of the Industrial Site Loan Fund could provide Wilsonville with upfront access to critical infrastructure funding, enabling the City to make important investments in areas such as the Coffee Creek and Basalt Creek industrial areas.

### An Update from the December 2025 Report

In December, we reported a "modest contraction Wilsonville's employment base" and noted several caveats that could partially explain the contraction: data anomalies and reporting inconsistencies.

Staff inquired further with the Oregon Department of Employment (ODE) and received some input that provides some reassurance that indeed the year-over-year declines may be overstated.

ODE states: "The majority of this job loss seen in the [data] is probably due to changes or errors in employer reporting and should not be treated as a job loss. For instance, we found that a large construction business located in Wilsonville in 2023 moved its "headquarters" in 2024 from Wilsonville to Lake Oswego, although this large construction business looks like it is still operating in Wilsonville. Bottom line - Wilsonville didn't lose 1,050 jobs between 2023 and 2024. Please let the Wilsonville Economic Development Manager know this! It's impossible to state the true decline or gain without an extensive cleaning of the firm-level data."



## Engineering Division, Capital Projects

### **2025-2028 Street Maintenance (4014)**

The Wilsonville Annual Street Maintenance Program funds the planning, design, and construction of street surface rehabilitation projects necessary to maintain a safe and reliable street network. This project represents the next three years of planned street maintenance across Wilsonville.

### **Summer 2025 Completed Construction**

This summer, the City completed crack sealing, localized pavement spot repairs, and slurry sealing in Villebois, Park at Merryfield, and other nearby neighborhoods bounded by the following roads: North of Wilsonville Road, South of Boeckman, West of Kinsman, and East of Grahams Ferry Road. Crack sealing is a maintenance technique used to extend the life of roads by filling in cracks to reduce the infiltration of water. Localized pavement spot repairs consist of construction crews removing and replacing small sections of damaged asphalt. These repairs focus only on the areas that are cracked, crumbling, or uneven. The City released an Invitation to Bid (ITB) on January 21, 2026 for the summer 2026 crack sealing and localized pavement spot repairs. Bids are due on February 11, 2026, and the construction is expected to occur in June through August 2026. The City is currently evaluating slurry sealing to follow in summer 2027 and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2028.

- **Planned Construction**

Century West is working on preparing plans and specifications for rehabilitation of the following road segments during the respective fiscal years:

- ◇ Fiscal Year 2025-26

1. Parkway Center Avenue to Town Center Loop East, Parkway Center Court to Town Center Park
2. Grahams Ferry Road from Cahain Road to Day Road

- ◇ Fiscal Year 2026-27

1. Boones Ferry Road from Boeckman Road to Ridder Road
2. Nike Drive from 95th Avenue to Boones Ferry Road
3. Ridder Road from 95th Avenue to Boones Ferry Road

- ◇ Fiscal Year 2027-28

1. Parkway Center Drive from Elligsen Road to Burns Way
2. Sun Place from Best Western to Parkway Avenue

### **Annual Pedestrian Enhancements (4717)**

This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in design at 90% and construction targeted for spring 2026. These locations include: mid-block crossing and bus shelter relocation north of Freeman Drive, 95th Avenue, mid-block crossing on Wimbledon Circle between Courtside Drive and Volley Street, and a mid-block crossing on Parkway Center Drive north of Burns Way. New efforts are underway for upgrades at three locations along Parkway Avenue, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive; additional new efforts are being made at Wilsonville Road to improve accessibility at a SMART bus stop, and for an addition of a bike ramp connection of a south-bound bicycle lane to a shared use path on Town Center Loop W. Engineering design for these five new improvements has begun as of January 2026 by Westlake Consultants.

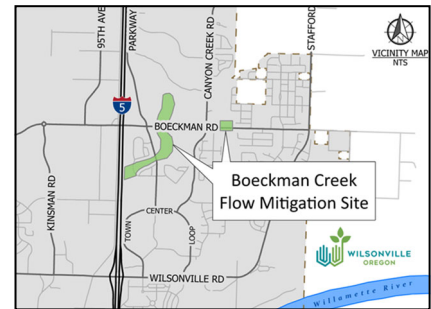


## Engineering Division, Capital Projects

### **Boeckman Creek Flow Mitigation (7068)**

This project will look at stormwater flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the early 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. Plans and bid documents have been finalized after 100% design review. Property acquisition is underway with purchase offers recently presented to property owners. Several Owners have agreed and easements are being recorded. The Invitation to Bid for construction has been advertised as of January 6, and the bid period closed January 20. Project work will occur at several different locations including:

- The dam removal and dig out under the new Boeckman Bridge
- Replacement of overflow grating and weir modifications internal to the Siemens Campus
- Replacement of an undersized culvert on Boeckman Road at the entrance to the Siemens Campus
- Modifications to City piping under Parkway and Ash Meadows



### **Boeckman Creek Interceptor and Trail (2107)**

This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area. A regional trail will be installed as a part of the maintenance path from Boeckman Road to Memorial Park. Field investigations of the original area are finished. Capital Improvement Project (CIP) 7054, Gesellschaft Water Well Channel Restoration, was also brought into this project to minimize City design and construction costs. A State Revolving Fund Loan has been secured to help cover project costs. Additionally, an Oregon Community Path Grant has been secured for the last segment – crossing Boeckman Creek up to Wilsonville Road. This portion of the project will need to be a separate project due to grant requirements.

Preliminary design iterations are complete, and several workable solutions have been identified to meet all project needs. 60% plans were delivered to the City in June and reviewed by City Staff. Minor design refinements are expected to avoid impacts to existing trees and to minimize project costs.

The right of way acquisition process has started on part of this project. At least two resolutions of need will be requested at Council to meet the project timeline. The resolution of need will request authorization of property acquisition up to and including the use of eminent domain.

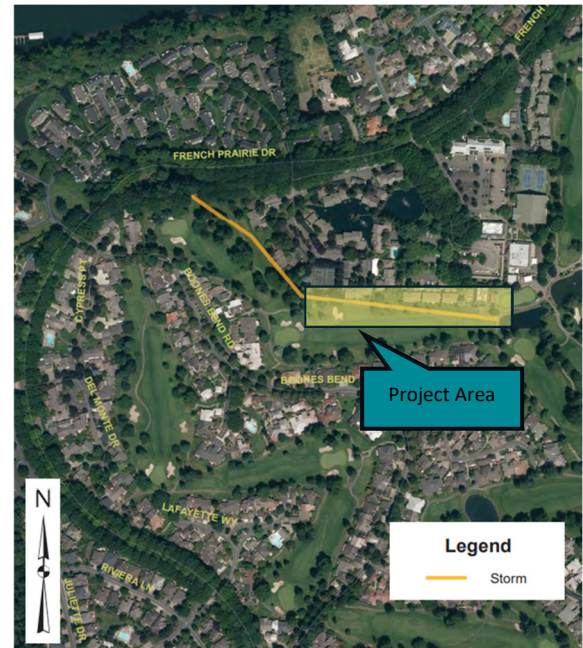
### **Brown Road Improvements Project (1148)**

The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from Wilsonville Road to Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. Council approved property acquisitions required to complete the project in August 2025, and the right of way acquisition process is underway. The consultant delivered the 90% design to the City in September 2025, and the City has provided comments. A third Community Open House was held on December 3, 2025, at Wood Middle School to present updated designs and concepts with the community and any other interested partners. The City anticipates that the consultant will deliver the 100% design to the City in February 2026 and that the Invitation to Bid (ITB) for Construction will be released shortly thereafter. The City anticipates construction will begin in spring 2026 and will be completed by the end of 2026.

## Engineering Division, Capital Projects

### Charbonneau Storm Improvements Phase II A (7072)

This project provides design and construction for replacement of a portion of the stormwater pipeline as part of the Charbonneau Consolidated Improvement Plan, Project #37 Charbonneau Storm Improvements Phase II. Replacement of the 815-foot long section of 12-inch storm pipe has become a priority project as a result of recent inspection by the Public Works Department that identified significant deterioration and vulnerability to collapse. The pipeline is adjacent to residential and commercial buildings that could be susceptible to damage should the pipeline or a portion of the pipeline collapse or become plugged. Engineering and fieldwork has begun as of January 2026 by 3J Consulting.



### Miley Road – Storm Sewer Improvements (7071)

This project will remove and replace the existing storm sewer and pipe outfall within Miley Road, which is in very poor condition and is a concern for erosion and pipe collapse during a large rain event. Construction is anticipated to be split into two phases: the first phase being the replacement of the sewer outfall and upstream pipe/inlets to the east up to the intersection of Airport Road, and the second phase being removal and replacement of the remainder of the upstream pipe and structures that run parallel to Miley Road up to Armitage Road. A professional services agreement (PSA) for engineering design and survey fieldwork/data collection was awarded to WSP USA Inc. at the December 15 City Council Meeting.

Data collection and engineering design is anticipated to start in February 2026, and construction of Phase 1 is anticipated for spring 2027 after permitting is complete. Construction of phase 2 is anticipated to begin in spring 2028.



## Engineering Division, Capital Projects

### **Stafford Road Improvements Project (4219, 2111, and 1158)**

The Stafford Road Improvements Project includes improving a section of Stafford Road between Boeckman Road and Kahle Road to meet current City standards for a major arterial roadway and as detailed in the Frog Pond East and South Master Plan. The roadway improvements consist of urban upgrades to enhance multi-modal connectivity by adding bike lanes, sidewalks, transit stops, and turn lanes that accommodate access to existing and planned adjacent neighborhoods. The project will include two roundabouts with the intersections of Brisband Street and Kahle Road, as well as an enhanced pedestrian crosswalk with a flashing beacon at Frog Pond Lane. In addition to roadway improvements, this project includes an extension of a 12-inch sanitary sewer pipeline and 12-inch drinking water pipeline, as well as undergrounding of overhead utilities and relocation of Portland General Electric high voltage transmission lines on Stafford Road between Boeckman Road and Kahle Road. Surveying, geotechnical explorations, wetland delineation, archeological survey, transportation studies, and a tree inventory began in August 2025 at the project site. The City anticipates the 30% design will be delivered by the consultant team in early 2026.

### **Water System Master Plan (1154)**

The purpose of the Plan is to evaluate necessary capital improvements to accommodate anticipated population growth, meet regulatory requirements, provide seismic resilience, and ensure system reliability. Various elements of the Plan include estimating population growth over the next 20 years, anticipating changes to state and federal regulations, identifying and correcting water storage and transmission capacity limitations, reducing vulnerability to seismic events, and developing emergency response strategies to protect and preserve proper functionality of the City's water supply, storage, and distribution systems. Upon completion, the Plan will be utilized to determine the needed adjustments to water utility rates and system development charges to implement the recommended capital improvements. When the draft Capital Improvement Plan (CIP) is developed, open house meetings will be held to present the recommended CIP and solicit public feedback. These meetings are tentatively scheduled to occur around October 2026.

### **WWTP Aeration Basin Expansion (2113)**

This project constructs a fourth aeration basin and a seventh blower to expand secondary treatment capacity at the Wastewater Treatment Plant (WWTP). The project includes earthwork, landscaping, and site drainage improvements. A design consultant has been selected, with a contract award by City Council anticipated in February 2026. Design is tentatively scheduled to be completed in early 2027, followed by construction through 2028.

### **WWTP Backup UV System Replacement (2109)**

This project will replace the outdated backup UV disinfection system at the Wastewater Treatment Plant (WWTP). The new system will enhance disinfection reliability, ensure compliance with regulatory standards, and provide critical redundancy during peak flows or primary system maintenance. Design is underway, with completion expected in August 2026. Construction is anticipated to occur from September 2026 to September 2027.



## Engineering Division, Capital Projects

### WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program (WWSP). Here are the updates on major elements within Wilsonville:

- **Phase 1, Wilsonville Road (PLM\_1.1)** Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM\_1.2)** Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM\_1.3)** The WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville began in Fall 2022, with completion planned for 2026. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on Kinsman Road from Wilsonville Road to Barber Street has been completed and restoration at the intersection of Wilsonville Road and Kinsman Road is ongoing. Pipe install on 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the road is ongoing. Permanent concrete road panel restoration of 95th Avenue began in April 2025 and was completed in November 2025. Pipe install on Ridder Road west of 95th Ave began in June 2025, has been completed, and restoration of the road is ongoing. Temporary traffic control on Kinsman Road, 95th Avenue, and Ridder Road during final restoration efforts will be required to accommodate remaining construction activities. Additional upgrades to the intersections at Boeckman Road and 95th Avenue and Ridder and 95th Avenue are expected to be completed by mid-2026.





## Engineering Division, Private Development

### Residential Construction Activities

#### Canyon Creek South Phase 3

The status of this project remains the same as last month. The project is being purchased by a new contractor who will finish the improvements. The contractor continues to work on punchlist items for closeout. The City has received building permits for three of the lots. The City has not yet received building permits nor plans for the open space improvements.

#### Frog Pond West

Frog Pond West continues to see significant construction activities. Home construction in the Frog Pond Crossing, Frog Pond Estates, Frog Pond Oaks, Frog Pond Terrace, Frog Pond Overlook, and Frog Pond Vista subdivisions is on-going.

- The contractor is continuing to work to install the new paths at the Frog Pond Neighborhood Park project.
- Frog Pond Cottage Park Place, Phase I, a 12-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Ridgecrest subdivision, is anticipated to begin construction in spring 2026.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, is under construction. Curbs have been installed. Frog Pond Lane is prepped for paving. Crews are working on installing the wall along Stafford Road. Picture taken looking northeast from Frog Pond Lane
- Construction is nearing completion at Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road. The contractor is working on punchlist items.
- Frog Pond Ridgecrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, is working on installing the storm facilities and franchise utilities. Curbs have been installed.



Frog Pond Petras



Frog Pond Primary



Frog Pond Ridgecrest

## Natural Resources Division

### Wildlife Monitoring

In cooperation with Portland State University and a wildlife consultant (Samara Group), the City has been able to document through monitoring the extensive use and effectiveness of the Boeckman Road and Kinsman Road wildlife crossings. To date, more than 20 different species have used the passageways, which include deer, coyote, gray fox, rabbit, raccoon, opossum, skunk, beaver, mink, river otter, short- and long-tailed weasel, rodents, frogs, and snakes.

In August 2023, a network of cameras was established on city-owned and school district property, including Memorial Park, Boones Ferry Park, Boeckman Creek corridor, Boones Ferry Primary School, and Boeckman Creek Primary School



Bobcat at Graham Oaks Nature Park (adjacent to Boones Ferry Primary School)



Columbian black-tailed deer at Boones Ferry Park



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 2 Type A Tree Permits
- 3 Type B Tree Permits
- 1 Type C Tree Permit
- 2 Class 1 Wireless Reviews
- 3 Class 1 Administrative Reviews
- 4 Class 2 Administrative Reviews

### Construction Permit Review, Development Inspections, and Project Management

In January, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- A new neighborhood park in Frog Pond
- CIS Office Building at Wilsonville Road and Kinsman Road
- Frog Pond Primary School
- Industrial development on Day Road and Garden Acres Road
- Residential subdivisions in Frog Pond West on Canyon Creek Road S
- Villebois Village Center Mixed-use Development
- Vuela Transit Oriented Development (TOD) on Barber Street

### Development Review Board (DRB)

DRB Panel A did not meet in January.

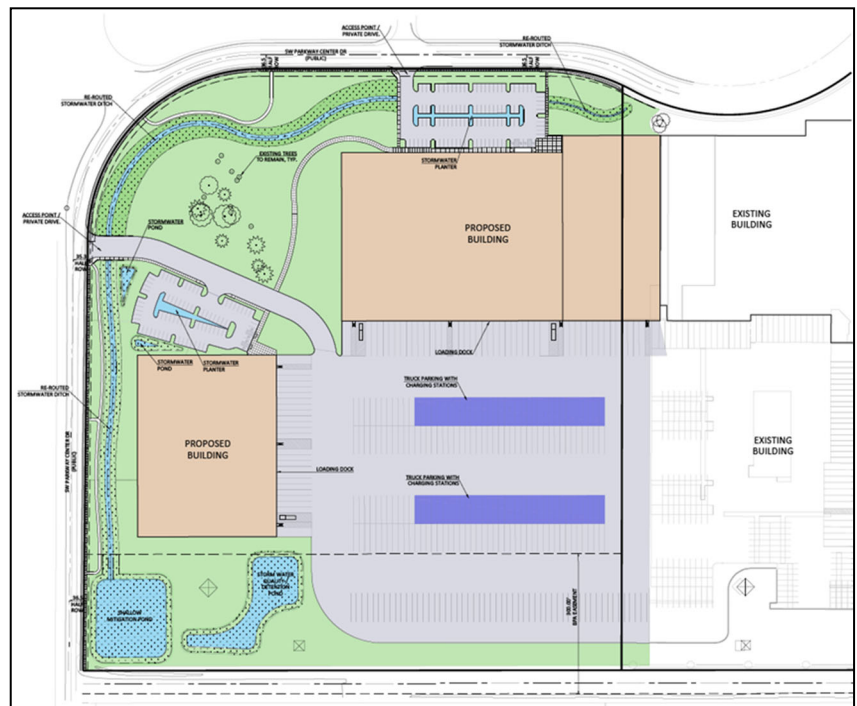
DRB Panel B did not meet in January.

Staff provided training to newly appointed Board members.

### DRB Projects Under Review

During January, Planning staff actively worked on the following projects in preparation for public hearings before the Development Review Board:

- Industrial campus expansion at Sysco
- Vehicle charging station at Barber Street and Boones Ferry Road
- Stafford Ridge, the first proposed development in Frog Pond East
- Twist Bioscience storage buildings at ParkWorks
- PGE Transmission Line Upgrade in northwest Wilsonville



Sysco Expansion – Proposed Site Plan

## Planning Division, Long Range

### **Housing Statutory Compliance Project**

This two-part project will update Wilsonville's Development Code to incorporate new statutory requirements related to residential development from the 2025 Oregon Legislative session. Part 1 of the project will focus on Section 3 of SB 974, which requires cities and counties to issue land use decisions without a public hearing on certain residential development applications, including Wilsonville's most common residential land use applications. The project will integrate Action C of the 2025 Housing Production Strategy, which calls for the City to implement an administrative review process for residential development. In January, the City entered into a Grant Agreement with Department of Land Conservation and Development (DLCD) that will fund the remainder of the project's work, including preparation of draft Development Code amendments that will be shared with Planning Commission and City Council in March. The amendments related to Section 3 of SB 974 must be in effect by July 1, 2026.

### **Planning Commission**

Planning Commission did not meet in January.

Staff provided training to newly appointed Commission members.

### **Wilsonville Industrial Land Readiness (WILR) Project**

The Wilsonville Industrial Land Readiness (WILR) project combines a focused analysis of development potential in the Basalt Creek Concept Plan area with a citywide Economic Opportunities Analysis and Economic Development Strategy. Together, these efforts are designed to guide long-term job growth and land use planning. In January, staff and the consultant team completed a draft Citywide Economic Opportunities Analysis (EOA) and accompanying Economic Development Strategy (EDS), which serves as an exhibit to the EOA. Staff will present the draft EOA to the Planning Commission at its February 11, 2026, public hearing and will request a recommendation of approval to forward to City Council.

### **New Staff**

The Planning Division also welcomed and began on-boarding of two new staff members: Chris Myers, Senior Planner, who most recently worked for the City of West Linn, and Hanna Tuia, Associate Planner, who comes to us from the City of Florence. We are excited to welcome them to Wilsonville and have their help on a number of new and older projects.



