

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 13, 2026

6:30 PM

Public Hearing:

2. **Resolution No. 447. Spring Terrace Tract A Open Space.** The applicant is requesting approval of a site design review for site improvements in the Tract A Open Space in the Spring Terrace Subdivision

Case Files:

DB26-0002 Spring Terrace Tract A Open Space
-Site Design Review (SDR26-0001)

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 447**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, AND APPROVING A SITE DESIGN REVIEW FOR SITE IMPROVEMENTS IN THE TRACT A OPEN SPACE IN THE SPRING TERRACE SUBDIVISION.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Scott Miller, Samm-Miller LLC – Applicant and David James, Jamestown Construction – Owners in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at Tract A of the Spring Terrace Subdivision on Tax Lot 9400, Section 13BD, 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 July 6, 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 July 13, 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:

DB26-0002 Spring Terrace Tract A Open Space: Site Design Review (SDR26-0001).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13th day of July, 2026, and filed with the Planning Administrative Assistant on _____. 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)*.

Alice Galloway, Chair - Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report
Wilsonville Planning Division
Site Design Review of Tract A Open Space
Spring Terrace Subdivision

Development Review Board Panel 'A'
Quasi-Judicial Public Hearing

Hearing Date:	July 13, 2026
Date of Report:	July 6, 2026
Application Nos.:	DB26-0002 Site Design Review of Tract A Open Space - Site Design Review (SDR26-0001)
Request/Summary:	The request before the Development Review Board includes Site Design Review of the required open space in the Spring Terrace Subdivision. Improvements include a pathway from the public street onto a pedestrian bridge and viewing platform, hard and soft surface pathways within the open space, benches and other furnishings, and landscaping.
Location:	Tract A of the Spring Terrace Subdivision. The property is specifically known as Tax Lot 9400, Section 13BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.
Owner:	Jamestown Construction (Contact: David James)
Applicant:	Samm-Miller, LLC (Contact: Scott Miller)
Comprehensive Plan Designation:	Residential 4-5 dwelling units/acre
Zone Map Classification:	Planned Development Residential-3 (PDR-3)
Staff Reviewers:	Hanna Tuia, Associate Planner Amy Maag, PE, Development Engineering Manager
Staff Recommendation:	<u>Approve with conditions</u> the requested Site Design Review.

Applicable Review Criteria:

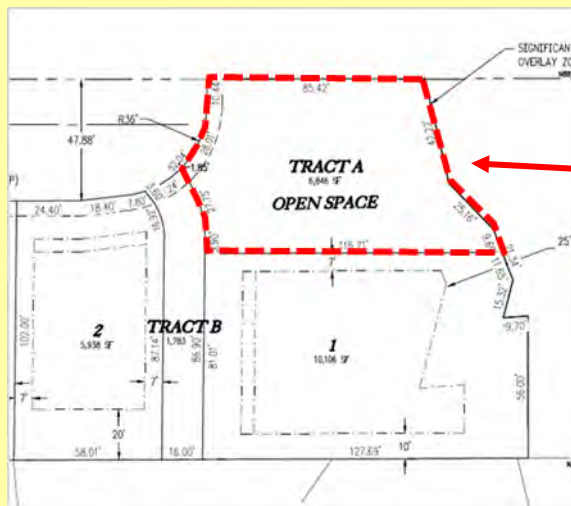
<u>Development Code:</u>	
Section 4.001	Definitions
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.034	Application Requirements
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 Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.124	Planned Development Residential (PDR) Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.450 as applicable	Site Design Review
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan Previous Land Use Approvals	

Vicinity Map



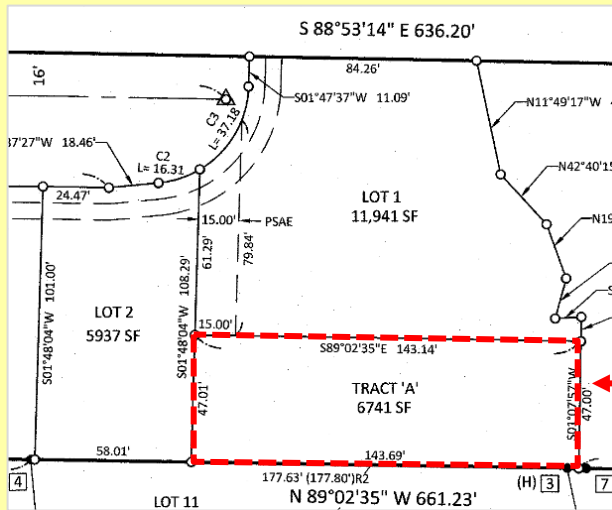
Background:

The Spring Terrace Subdivision (previously referred to as Canyon Creek South) was approved as a five (5)-lot residential development with a required open space area (Tract A) in April 2020, Case File No. DB20-0039 et seq. When the staff report was prepared for the Development Review Board (DRB) public hearing, only the size and general location and shape of the required usable Tract A open space area had been submitted by the applicant, as shown in the illustration below.



Tract A Open Space Location
in DB20-0039 et seq

In response to public testimony received and subsequent discussion by the DRB at the hearing, Condition of Approval DRB 1 was added requiring the plans to be updated to swap the location of the Tract A open space with Lot 1, as illustrated below and proposed in the current application.



Tract A Open Space Location
in Current Application

In addition, as further explained in Finding E1 of the DRB decision for DB20-0039 et seq, although the applicant previously proposed a professionally designed open space meeting the applicable standards for Site Design Review, this late change to the location of Tract A did not provide the applicant's design team time to complete a professional design of the relocated open space. At that time the DRB was required to make a decision on other related applications, no evidence on the record would prevent a design of the proposed open space area meeting applicable City standards, and certainty existed that such a design could be created. Thus the DRB decision also included Conditions of Approval PDD 14 and PDE 1 which required the applicant to return to the DRB for final approval of the redesigned open space.

On January 22, 2024, the DRB approved DB23-0012, the redesigned open space, with conditions of approval.

Based on this approval, on January 6, 2026, the applicant submitted detailed construction plans to the City for review. The Engineering Division noted that the plans as submitted were not constructable because they included retaining walls in the storm pipeline easement. Per the storm pipeline easement agreement, structures such as retaining walls are not allowed in the easement area, and the applicant indicated that they could not construct the approved design without retaining walls in the easement. Because the approved design was not constructable, reconfiguration of the open space was needed, requiring DRB review pursuant to the requirements of the subdivision's Compliance Agreement with the City.

Summary:

Site Design Review of Parks and Open Space (SDR26-0001)

The proposed application is for a redesign of the required Tract A open space design approved in Case File No. DB23-0012 for the Spring Terrace Subdivision currently under construction. Site Design Review focuses on design of the required Tract A open space area, including access,

pathways, site furnishings, and landscaping. The subdivision's Compliance Agreement with the City requires DRB review of the Tract A redesign.

Public Comments and Responses:

Three public comments were received and are included as Exhibits D1-D3.

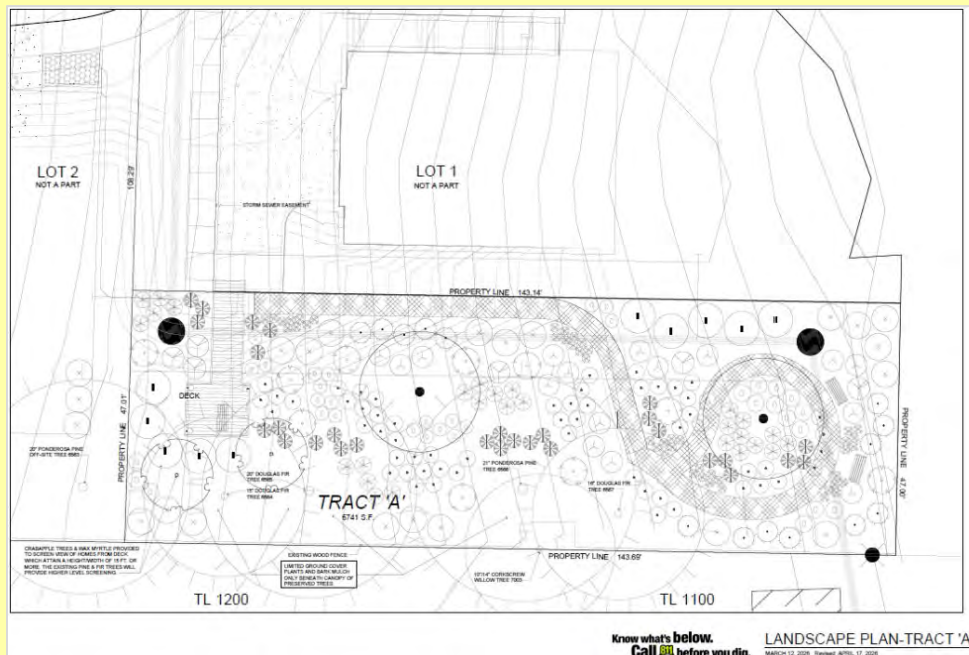
Discussion Points – Verifying Compliance with Standards:

This section provides a discussion of key clear and objective development standards that apply to the proposed application. The Development Review Board will verify compliance of the proposed application with these standards. The ability of the proposed application to meet these standards may be impacted by the Development Review Board's consideration of discretionary review items as noted in the next section of this report.

Site Design Review of Required Open Space per Conditions of Approval of DB20-0039 et seq

As discussed in the Background section of this staff report, the current application responds to Conditions of Approval of Case File No. DB20-0039 et seq regarding design of the Tract A open space in the Canyon Creek South Subdivision, and is a reconfiguration of the open space plan approved by the DRB as Case File No. DB23-0012.

As demonstrated in the Findings, the Tract A open space, shown below and in the applicant's submitted plans (Exhibit B2), has been designed by a registered professional landscape architect and conforms with the Site Design Review criteria for open space in residential subdivisions. Additionally, this design conforms with all engineering requirements by locating the deck footings outside of the stormwater easement.



Discussion Points – Discretionary Review:

The Development Review Board may approve or deny items in this section based upon a review of evidence submitted by the applicant. There are no discretionary review requests included as part of the proposed application.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. The staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact 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 (DB26-0002) with the following conditions:

Planning Division Conditions:

Request A: Site Design Review (SDR26-0001)

PDA 1.	Ongoing: This action modifies the Site Design Review approval in Case File DB23-0012. The Conditions of Approval contained in DB20-0039 et seq and TR23-0013 shall continue to apply to this application.
PDA 2.	Ongoing: Construction, site development, and landscaping shall be carried out and maintained in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding A6.
PDA 3.	General: The following requirements for planting of shrubs and ground cover shall be met: <ul style="list-style-type: none">• Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch.• Native topsoil shall be preserved and reused to the extent feasible.• Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings.• All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10-inch to 12-inch spread.• Shrubs shall reach their designed size for screening within three (3) years of planting.• Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4-inch pot spaced 2 feet on center minimum, 2-1/4-inch pots spaced at 18-inch on center minimum.• No bare root planting shall be permitted.• Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting.• Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.• Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding A32.
PDA 4.	General: All trees shall be balled and burlapped and conform in size and grade to "American Standards for Nursery Stock" current edition. See Finding A35.

PDA 5.	<u>Ongoing:</u> Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding A35.
PDA 6.	<u>Prior to Issuance of Final Certificate of Occupancy for Lots 1 and 2 in the Spring Terrace Subdivision:</u> All landscaping and site furnishings, including the installation of the proposed public access path from the public right-of-way to the Tract A open space area, required and approved by the Development Review Board for Tract A shall be installed as specified in the Residential Development Compliance Agreement. See Finding A38.
PDA 7.	<u>Ongoing:</u> The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville’s Development Code. See Finding A39.
PDA 8.	<u>Ongoing:</u> All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the DRB, unless altered as allowed by Wilsonville’s Development Code. See Findings A40 and A41.

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, performance standards, 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 Findings and Conditions:

PFA 1.	<u>Prior to Construction of Tract A Open Space Improvements:</u> Applicant shall submit construction drawings to engineering showing the proposed improvements, including a landscaping plan for review and approval. The platform shall be designed so that no footings are placed within the existing storm pipeline easement area and so that the platform can be easily dismantled and reconstructed should the City need to gain access to its storm pipeline.
PFA 2.	<u>Prior to Final Approval of the Public Works Permit:</u> The existing storm pipeline easement agreement shall be revised and recorded with Clackamas County to

address the long term responsibility of the HOA to maintain, remove and replace the platform should the City need to gain access to its storm pipeline.

PFA 3. **Prior to the Issuance of the Public Works Permit:** The applicant shall apply for a local erosion control permit. Erosion control measures shall be installed, inspected and approved by the City prior to issuance of the Public Works Permit.

Master Exhibit List:

Entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The list below includes exhibits for Planning Case File No. DB26-0002 and 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

- B1. **Applicant's Narrative and Materials** – *Available Under Separate Cover*
Signed Application Form
Narrative
- B2. **Applicant's Drawings and Plans** – *Available Under Separate Cover*

Development Review Team Correspondence

None received.

Public Comments

- D1. J. Carlson Comment dated July 2, 2026
- D2. H. Lulay Comment dated July 2, 2026
- D3. B. Troupe Comment dated July 2, 2026

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on March 16, 2026. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application incomplete on April 14, 2026. The applicant submitted additional materials on April 20, 2026. Staff conducted a second completeness review within the statutorily allowed 30-day review period and found the application to be complete on April 30, 2026. The City must render a final decision for the request, including any appeals, by August 28, 2026.
2. Surrounding land uses are as follows:

Compass Direction	Zone	Existing Use
North	PDR-3	Undeveloped Residential
East	PDR-3	Significant Resource Overlay Zone (SROZ) Open Space
South	PDR-4	Residential
West	PDR-3	Undeveloped Residential

3. Previous Planning Approvals:
Bridle Trial Ranchetts – Approved prior to City incorporation
AR20-0032 – Class 2 Administrative Review 2-Lot Partition
DB20-0039 et seq – Canyon Creek 5-Lot Subdivision
TR21-0242 – Type C Tree Removal Permit – 16 trees as approved by DB20-0044
AR23-0005 – Administrative Relief of Setback at 28700 SW Canyon Creek Road South
TR23-0013 – Type C Tree Removal Permit – one (1) tree additional to those approved by DB20-0044 and TR21-0242
DB23-0012 – Site Design Review for Tract A Open Space
4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, 4.034 and 4.035 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.

Initiating Application Section 4.009

The application has been submitted by Scott Miller for the property owner, Jamestown Construction, LLC, and is signed by the owner's authorized representative and the applicant.

Pre-Application Conference Subsection 4.010 (.02)

A pre-application conference was held for the Canyon Creek South Subdivision on March 28, 2019 (PA19-0006) in accordance with this subsection. As the current application is modifying DB23-0012, which responded to specific conditions of approval of the previously approved DB20-0039 et seq, a subsequent pre-application conference was not required.

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 Subsections 4.035 (.04) A. and 4.035 (.05)

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

Zoning - Generally Section 4.110

The proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.140 through 4.199.

Request A: Site Design Review of Required Open Space (SDR26-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations

Planned Development Purpose & Lot Qualifications
Subsection 4.140 (.01) and (.02)

A1. The proposed improvements to the Tract A open space are consistent with the Planned Development Regulations purpose statement and lot qualifications.

Ownership Requirements
Subsection 4.140 (.03)

A2. The property owner, Samm-Miller, LLC, represented by Scott Miller, signed the application.

Professional Design Team
Subsection 4.140 (.04)

A3. The design was led by credentialed professionals. Brian Lind, Emerio Design, LLC, is the registered professional landscape architect for the project and the same landscape architect who was originally associated with the previously approved Canyon Creek South Subdivision project (DB20-0039 et seq) and Site Design Review (DB23-0012).

Submission Timing in Relation to Stage 1 and Stage 2 Approvals
Subsection 4.140 (.09) A. and I. and Section 4.023

A4. The current application is requesting approval of Site Design Review for a redesign of the required Tract A open space design approved in Case File No. DB23-0012 for the Spring Terrace Subdivision currently under construction. Site Design Review of the Tract A open space fulfills Conditions of Approval PDD 14 and PDE 1 of Case File No. DB20-0039 et seq., which granted Stage 1 and Stage 2 approval for the subdivision. While not within two (2) years of the Stage 1 and Stage 2 approvals, the development has been under construction since it was approved in 2020 and, thus, is vested, including the subject Conditions of Approval for returning to the DRB for review and approval of the Tract A open space redesign.

Consistency with Plans
Subsection 4.140 (.09) J. 1.

A5. The proposed subdivision is consistent with the Residential 4-5 dwelling units/acre designation in the Comprehensive Plan and the site's zoning, Planned Development Residential-3 (PDR-3).

Adherence to Approved Plans
Subsection 4.140 (.09) L.

- A6. A Condition of Approval will ensure adherence to approved plans unless modified under the proper authority.

Standards Applying to Residential Developments in Any Zone

Open Space Standards within Residential Developments
Subsection 4.113 (.01) A. and B.

- A7. The Tract A open space is proposed as part of the previously approved Canyon Creek Subdivision (now referred to as the Spring Terrace Subdivision), thus this section applies. The purpose and intent of the open space requirements are met through the provision of Tract A, a 6,741-square-foot usable open space area, along with an additional 44,198 square feet of open space located within the Significant Resource Overlay Zone (SROZ). As over half of the subject property is classified as SROZ, well in excess of 25 percent of the subdivision is proposed as open space, substantially exceeding the requirement. The open space has been designed by a registered professional landscape architect and will allow for adequate light, air, open space and usable recreational facilities for residents of the development.

Open Space Area Required, Characteristics and Usable Space
Subsection 4.113 (.01) C. and D.

- A8. The proposed five-lot subdivision must provide 25% open space, half of which (12.5%) must be located outside of the SROZ and be usable open space programmed for active recreational use. The applicant has provided Tract A to be the usable open space area for the subdivision. The gross development area (GDA) of the subdivision, including Tract A, is 105,727 square feet. After removing the SROZ area of 44,198 square feet, the net buildable area is 53,836 square feet. Twenty-five percent (25%) of the GDA is 13,459 square feet and 12.5% of the site GDA is 6,729 square feet. The revised Tract A open space area shown on the plans is now 6,741 square feet, which meets the minimum usable open space requirement for the Spring Terrace subdivision.

Standards Applying to All Planned Development Zones

Waivers
Subsection 4.118 (.03) A. through D.

- A9. The applicant has not requested any waivers to the standards applying to all planned development zones.

Other Requirements or Restrictions
Subsection 4.118 (.03) E.

- A10. No additional requirements or restrictions are recommended pursuant to this subsection.

Impact on Development Cost
Subsection 4.118 (.04)

A11. In staff's professional opinion, the determination of compliance or attached conditions of approval do not unnecessarily increase the cost of development and no evidence has been submitted to the contrary.

Dedications or Easements for Recreation Facilities, Open Space, Public Utilities
Subsection 4.118 (.05)

A12. The applicant has dedicated a public access easement over all portions of the ADA accessible path providing access to and within the Tract A open space area, and has adopted CC&Rs assigning responsibility for maintenance of Tract A to the HOA of the subdivision. No additional dedications or easements are required.

Habitat Friendly Development Practices
Subsection 4.118 (.09)

A13. Grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, and no impacts on wildlife corridors or fish passages have been identified.

Planned Development Residential (PDR) Zone

Typically Permitted Uses
Subsection 4.124 (.01)

A14. The applicant is proposing design of an open space area, which is an outright allowed use in the PDR-3 zone.

On-site Pedestrian Access and Circulation

Continuous Pathway System, Vehicle Pathway Separation, Width and Surface
Subsection 4.154 (.01) B.1. through B.6.

A15. The applicant proposes a pathway from the public right-of-way providing access to a pedestrian bridge opening into an approximately 180 square-foot framed viewing platform that contains a bench. There is an additional soft surface path extending in a looped configuration further into the open space area with another bench located near to the SROZ boundary. No changes to pedestrian circulation and access within the subdivision, outside of the Tract A open space and the pedestrian connection to it, are proposed or required with the current application.

Other Development Standards

Access, Ingress, and Egress Section 4.167

A16. Pedestrian access to the subdivision from SW Canyon Creek Road South is provided as part of the development and no changes are proposed to the approved plans for this access.

Natural Features and Other Resources Section 4.171

A17. Over half of the subdivision property is protected as part of the City's SROZ and its buffer area. In addition, numerous preserved and protected mature trees are located along the south and west boundaries of the subdivision, with five (5) of these trees in the southern part of the Tract A open space. The site slopes from the north and west to the east and south toward the SROZ, necessitating the pedestrian bridge from the public right-of-way to the observation deck in Tract A to provide safe, ADA accessible access to the area. There are no structures of any historic or cultural designation needing protection, and no overhead powerlines, high voltage powerline easements or rights-of-way, or petroleum pipeline easements on the site.

Outdoor Lighting Sections 4.199.20 through 4.199.60

A18. A streetlight is proposed in the public right-of-way near the proposed concrete path, which will provide lighting for open space users. However, no lighting of the pathway, or within the Tract A open space area is required or proposed.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access Subsections 4.175 (.01) and (.03)

A19. No evidence has been presented that the design and function of the Tract A open space will prevent surveillance or encourage crime.

Addressing and Directional Signing Subsection 4.175 (.02)

A20. No changes to addressing or directional signage are proposed with the current application.

Lighting to Discourage Crime Subsection 4.175 (.04)

A21. As discussed above, no changes are proposed with the current application to previously approved outdoor lighting and surveillance systems, which are designed and will continue to discourage crime on the site.

Site Design Review

Open Space Requirements Objectives and Design

Subsection 4.400 (.01), 4.400 (.02) and Subsection 4.421 (.03)

A22. The Tract A open space has been professionally designed by a credentialed professional and meets applicable landscape and site design standards. Professional design and meeting the landscape and site design standards ensures the proposed Tract A open space design meets the standards and objectives of Site Design Review. Specifically:

- The proposed observation deck and benches are typical of open space areas, are appropriate for the site function, and are well designed.
- Landscaping is designed appropriately and integrates with the mature preserved trees in the open space area, providing a pleasing environment for users.
- The proposed design of Tract A allows for landscaping requirements to be met while supporting use of the open space for recreation, and creates a visual environment that is compatible with surrounding residential uses.
- Tract A provides recreation for residents of the subdivision, as well as a landscaped buffer between houses in the proposed subdivision and the residential area to the south, thus sustaining the comfort, health and tranquility of the community.
- Installation of landscaping in the open space will provide a pleasing environment for users of the site.
- The proposal will not impact the availability or orderly, efficient and economic provision of public services and facilities, which are available and adequate for the subject property.

Development Review Board Jurisdiction

Section 4.420

A23. A Condition of Approval will ensure construction, site development, and landscaping are carried out in substantial accordance with the DRB-approved plans, drawings, sketches, and other documents. No building permits for the open space improvements will be granted prior to Development Review Board approval of the Tract A open space design. No variances are requested from site development requirements.

Design Standards

Subsection 4.421 (.01) A. through G.

A24. The applicant has provided sufficient information demonstrating compliance with the standards of this subsection as follows:

- **Pursuant to Standard A** (Preservation of Landscape), over half of the subdivision property is protected as part of the City's SROZ and its buffer area. In addition, numerous preserved and protected mature trees are located along the south and west boundaries of the site, with five (5) of these trees in the southern part of the Tract A open space. The trees will be preserved and protected and proposed landscaping within Tract A is proposed to be primarily native trees, shrubs and groundcover to blend with

the natural setting of the site.

- **Pursuant to Standard B** (Relation of Proposed Buildings to Environment), the proposed observation deck and benches have been placed in appropriate locations and designed to blend with the environment of the open space area.
- **Pursuant to Standard C** (Drives, Parking, and Circulation), no parking is proposed for the Tract A open space. A sidewalk provides connection between the open space and the public right-of-way, and both hard and soft surface paths provide circulation within the area for residents of the subdivision.
- **Pursuant to Standard D** (Surface Water Drainage), there is no indication this project will have a negative impact on surface water drainage.
- **Pursuant to Standard E** (Utility Service), no above ground utility installations are proposed in the Tract A open space and no changes to utility service are included in the current application.
- **Pursuant to Standard F** (Advertising Features), no signs are proposed as part of the current application; therefore, this standard does not apply.
- **Pursuant to Standard G** (Special Features), no special features are proposed for the Tract A open space.

Conditions of Approval

Subsection 4.421 (.05)

A25. The Development Review Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of the Code. In making this determination of compliance and attaching conditions, the DRB is required, however, to consider the effects of this action on the availability and cost of needed housing. No conditions of approval in addition to those already included in this staff report are recommended to ensure the proper and efficient functioning of the proposed improvements.

Color or Materials Requirements

Subsection 4.421 (.06)

A26. The structures proposed in the Tract A open space include an observation deck and benches. The observation deck uses recycled plastic molded and colored to look like natural wood and will have black coated metal railings. The benches use similar recycled plastic and black coated metal supports and assembly components. A six (6)-foot-tall sight-obscuring fence is proposed along the southern boundary of the open space area shared with Tax Lot 1100 to the south. The proposed materials reflect and blend with the surrounding environment while creating a unique neighborhood feature for subdivision residents.

Site Design Review Submission Requirements

Submission Requirements

Section 4.440

A27. The applicant has submitted materials in addition to requirements of Section 4.035, as applicable.

Time Limit on Site Design Review Approvals

Time Limit on Approval

Section 4.442

A28. The current application will expire two (2) years after approval, unless a building permit has been issued and substantial development has taken place or an extension is approved in accordance with this section.

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

A29. Through complying with the various landscape standards in Section 4.176 the applicant has demonstrated that the design of the Tract A open space is in compliance with the landscaping and screening purpose statement.

Landscape Code Compliance

Subsection 4.176 (.02) B.

A30. No waivers or variances to landscape standards have been requested.

Intent and Required Materials

Subsections 4.176 (.02) C.

A31. As shown on the landscape plan (Exhibit B2), the Tract A open space is designed to meet the General Landscaping Standard as appropriate for areas that are generally open. A mix of ground cover, evergreen and deciduous shrubs, and deciduous trees as proposed to be planted. Existing mature trees along the south property boundary are proposed for protection and preservation and the landscape plan shows native plantings and a soft surface path, as appropriate, within the dripline of these trees. A six (6)-foot-tall sight-obscuring wooden fence is proposed along the south property boundary shared with Tax Lot 1100 to provide privacy for and separation from this neighbor.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

A32. Proposed shrubs include Kelsey red-osier dogwood, Oregon grape, creeping mahonia, Pacific wax myrtle, mock orange, baldhip rose, pink winter currant, and evergreen

huckleberry. Groundcover includes western columbine, blue wildrye, and blue-eyed grass. A Condition of Approval ensures that the detailed requirements of this subsection are met.

Types of Plant Species Subsection 4.176 (.06) E.

A33. The applicant has provided sufficient information in their landscape plan showing the proposed landscape design meets the standards of this subsection.

Exceeding Plant Standards Subsection 4.176 (.06) G.

A34. The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance Subsection 4.176 (.07)

A35. Conditions of Approval ensure that installation and maintenance standards are or will be met including that plant materials be installed to current industry standards and properly staked to ensure survival, and that plants that die are required to be replaced in kind, within one (1) growing season, unless appropriate substitute species are approved by the City. A permanent underground irrigation system is proposed as noted on the landscape plan.

Landscape Plan Requirements Subsection 4.176 (.09)

A36. The applicant's landscape plan (Exhibit B2) provides the required information including proposed landscape areas, type, installation size, number and placement of materials and plant material list.

Completion of Landscaping Subsection 4.176 (.10)

A37. The applicant has not requested to defer completion of landscaping.

Installation of Landscaping

Landscape Installation or Bonding Subsection 4.450 (.01)

A38. A Condition of Approval will assure installation of all Tract A improvements, including landscaping and site furnishings, consistent with the applicant's Residential Development Compliance Agreement with the City.

Approved Landscape Plan Subsection 4.450 (.02)

A39. Action by the City approving a proposed landscape plan is binding on the applicant. A Condition of Approval will ensure that substitution of plant materials, irrigation systems,

or other aspects of an approved landscape plan will not be made without official action of the Planning Director through a Class 1 or Class 2 Administrative Review or Development Review Board and provide ongoing assurance the criterion is met.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

A40. A Condition of Approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping
Subsection 4.450 (.04)

A41. A Condition of Approval will provide ongoing assurance that this criterion is met by preventing modification or removal of landscaping without appropriate City review.

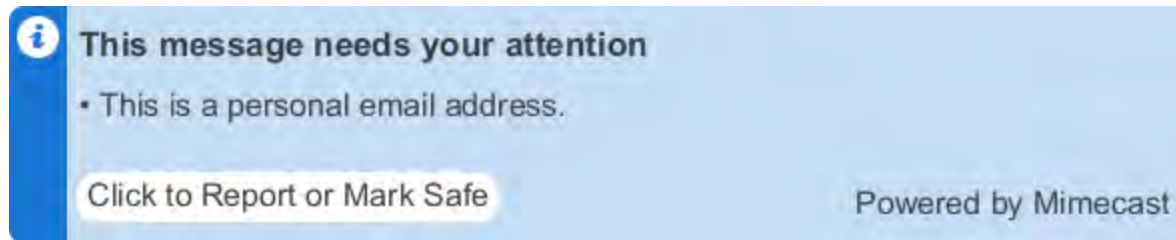


Fwd: DRB members DB26-0002

From Joan Carlson <joancarlson24@gmail.com>

Date Thu 7/2/2026 2:26 PM

To Hanna Tuia <htuia@wilsonvilleoregon.gov>; Joan Carlson <joancarlson24@gmail.com>



Dear Development Review Board Members,

Regarding DB26-0002 Site Design Review of Tract A Open Space

My name is Joan Carlson and I live at 7564 SW Vlahos Dr, Wilsonville.

We have lived in our home for over 30 years and our property backs up to the proposed "Spring Terrace" development on Canyon Creek South Road.

A week ago we received in the mail the public notice that the DRB will be reviewing the proposed revised site plan for the Open Space directly behind our property. The map on the notice is so light, it is barely readable. It looks like faint dots and circles. I spoke with city assistant planner (Hanna Tuia) and she emailed me a clearer version of the proposed site.

We are being asked to comment on these site revisions but there is little information on the given site plan. Once again, mostly circles and dots.

I have several concerns regarding this plan.

There is no legend listing what is being planted and what size these trees or shrubs(?) will be.

Crabapples and Wax Myrtle's were mentioned but little else. Crab apple trees are highly attractive to deer and are usually considered "dwarf" or small in height, so will not be a privacy screen for neighboring properties.

The viewing platform seems an unnecessary addition. We as neighbors are not in favor of a platform that looks directly into our backyards. Why is this platform included? How tall will this platform be? What material is being used? Does it have railings? The site plan is lacking helpful information.

In addition, the SROZ site has been planted with small plants and grasses and the deer have been enjoying them very much. What is the plan for replanting in this area? The invasive blackberries are returning and taking over again.

We as neighbors and citizens of Wilsonville have been dealing with this site for over 5 years. We have endured digging in our backyard for the storm drain easement, cutting down of trees that provided privacy, and run off from the slope that has been reworked several times.

We hope the city will keep a close eye on this proposed site. I hope all previous agreements with the developer, DRB and city planners concerning the open space and SROZ are honored and inspected with this new revised plan and the new developer.

Thank you,
Joan Carlson
503-888-5652
7564 SW Vlahos Drive
Wilsonville OR 97070

From: [Hanna Tuia](#)
To: [Kim Rybold](#)
Cc: [Shelley White](#)
Subject: Fw: Development Review Board Members DB26-0002
Date: Monday, July 6, 2026 7:39:53 AM
Attachments: [image.png](#)
[image.png](#)

Hanna Tuia

Associate Planner

City of Wilsonville

503.570.1623

htuia@wilsonvilleoregon.gov

<https://www.wilsonvilleoregon.gov>

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law

From: Helena Lulay <hlulay1@gmail.com>
Sent: Thursday, July 2, 2026 7:05 PM
To: Hanna Tuia <htuia@wilsonvilleoregon.gov>
Subject: Re: Development Review Board Members DB26-0002



Yes I would like this included in the staff report.

Thank You,

Helena Lulay

On Thu, Jul 2, 2026 at 3:09 PM Hanna Tuia <htuia@wilsonvilleoregon.gov> wrote:

Hi Helena,

Thank you for reaching out! I have answered your questions in blue below. Please also confirm if you would like this email to be included as an exhibit to the staff report.



City of Wilsonville
Exhibit D2 DB26-0002

Additionally, if you would like more specifics about this application, the staff report will be posted here <https://www.wilsonvilleoregon.gov/bc-drba/page/development-review-board-panel-35> on Monday; this is the page that has information about the DRB meeting where this issue will be discussed.

If you would like to see more about the Spring Terrace project in general, you can also look at our [Projects Around the City page](#) for this project, where this specific hearing info will be listed under "Subsequent Applications."

Hanna Tuia

Associate Planner

City of Wilsonville

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29799 SW Town Center Loop East, Wilsonville, OR 97070

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From: Helena Lulay <hlulay1@gmail.com>

Sent: Wednesday, July 1, 2026 9:47 PM

To: Hanna Tuia <htuia@wilsonvilleoregon.gov>

Subject: Development Review Board Members DB26-0002

Dear Development Review Board Members,

Regarding: DB26-0002 Site Design Review of Tract A Open Space - Site Design Review (SDR26-0001)

My name is Helena Lulay, and I have been a resident of Vlahos Drive in Wilsonville for 30 years. My property directly backs up to the new "Spring Terrace" development. I have several questions and concerns regarding the current plan for Tract A:

- Viewing Deck: What is the height of the deck, and will it include a railing? What materials will be used for its construction? **The proposed height of the deck is 8 feet over the**

steepest part of the slope. It will include a 3-foot tall railing.

- Accessibility: Will the viewing platform and its approaches utilize smooth, non-slip surfaces with a slope no greater than 5%? Does the overall plan meet ADA requirements?

The viewing platform and bridge are designed to be ADA accessible.

- Landscaping: What size will the Crabapple and Wax Myrtle trees be at the time of planting? Given that Crabapples grow 1-2 feet per year, I am concerned about the privacy of homes along the property line if mature trees are not used. There will be a condition of approval ensuring that all trees planted comply with Code requirements regarding minimum tree size.

- Pedestrian Bridge and Path: What materials will be used for the bridge? What are the specific widths of the bridge and path, and do they meet core accessibility standards? The proposed path leading to the bridge and the bridge itself are designed to be ADA accessible. The soft path that goes throughout the site will not be designed to be ADA accessible.

- Amenities: Does the plan include the installation of tables? No tables are proposed, but three benches are proposed in the area.

- Clarity of Plans: The copy of the Tract A plan mailed to residents lacks a clear legend and is difficult to follow. Please see the note above about the upcoming publication of the staff report and where to access it.

- Property Ownership: The property is currently for sale. How will the design plan be impacted if the property is sold before Tract A is completed? If the property does change hands, any change proposed beyond what has been approved as part of the Spring Terrace subdivision will need to go back through the land-use process for approval.

- Fencing: Fencing for Spring Terrace has only been partially installed. When will the remaining fencing be completed, as discussed in previous meetings with the DRB and the developer? The applicant proposes to construct the proposed fence prior to installing plant materials and pedestrian path.

- Maintenance: Can you confirm that the HOA will be responsible for maintaining the open space, including the pedestrian bridge, viewing deck, and landscaping? The HOA will be responsible for maintaining the open space.

I am raising these points based on previous experiences with the rezoning and design compliance of this property. As the site has already changed hands once and is on the market again, I want to ensure all previous agreements remain in place and that all elements are inspected for strict adherence to code. The quality of this development directly impacts the property values of the surrounding neighborhood.

Thank you for your time and for reviewing these concerns.

Sincerely,

Helena Lulay
7557 SW Vlahos Drive
Wilsonville, OR 97070
503-545-4657

From: [Brenda Troupe](#)
To: [Shelley White](#)
Cc: [Amy Maag](#)
Subject: DB26-0002 Site Design Renew (SD26-0002)
Date: Friday, July 3, 2026 1:02:03 PM



Regarding DB26-0002 Site Design Review of Tract A Open Space.

My name is Brenda Troupe and I have lived in my house for 32 years and my property backs up to the proposed Spring Terrace development on Canyon Creek South Road.

After reviewing the site plan, I have a major concern regarding the proposed pedestrian path and platform. I understand that it must be ADA compliant, but not at the cost of further sacrificing my privacy that I lost when the trees along the property line were cut down.

Instead of orienting the platform toward our backyard, it would make sense to orient it along the property line of Lot 1 to face the creek. This would place the platform more centrally located in Tract A for a better viewing experience.

The quality of this development directly impacts the property values of the surrounding neighborhood.

Please include this email as an exhibit to the staff report.

Thank you for your time and consideration.

Brenda Lund Troupe
7558 SW Vlahos Dr
Wilsonville, OR 97070
503-709-0073

