

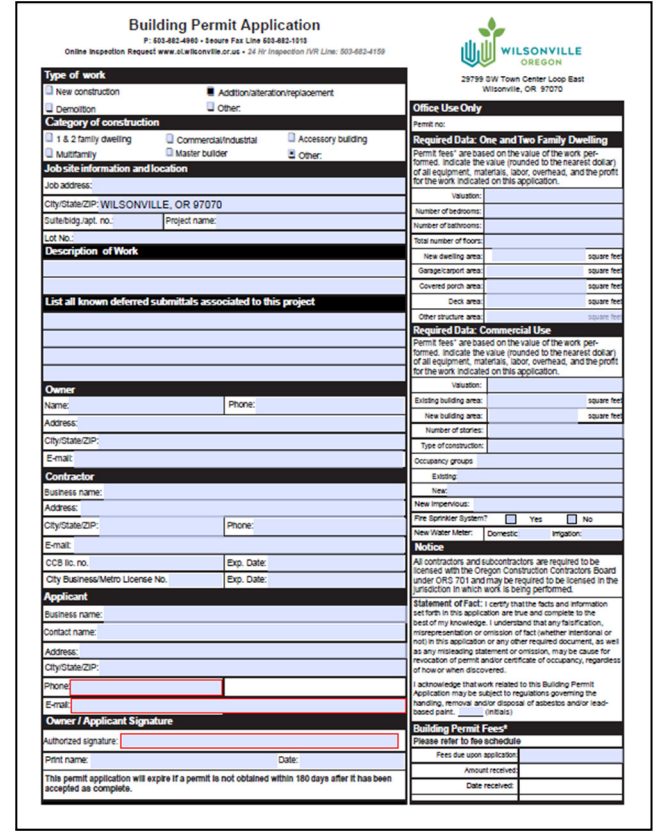
## Building Division

### Navigating the Permit Process: A Pathway to Successful Construction Projects

Permitting is a crucial step in the construction process, ensuring compliance with safety standards and building codes.

#### Understanding the Permit Process:

- The permit process is more than just paperwork. It's a vital checkpoint in the construction journey. Here's an overview:
- Application Submission: It all begins with submitting a complete application that details the proposed construction. Accuracy and thoroughness in the application are key to avoiding delays.
- Plan Review: Our team meticulously reviews the plans to ensure compliance with building codes, zoning regulations, and safety standards. This step is essential to identify potential issues before construction begins.
- Permit Issuance: Once the plans are approved, the permit is issued, allowing the construction project to commence. This document signifies that the proposed work meets the necessary requirements.
- Inspections: Throughout the construction phase, inspections are conducted to verify that the work is being executed as per the approved plans and meets safety standards.
- Final Approval: After successful inspections, the project receives final approval, indicating that it aligns with the approved plans and complies with building codes.



**Building Permit Application**  
P: 603-682-4862 • Secure Fax Line 603-682-1515  
Online Inspection Request www.ciwilsonville.or.us • 24 Hr Inspection TFR Line: 503-682-4159

Wilsonville Oregon  
29739 SW Town Center Loop East  
Wilsonville, OR 97170

<b>Type of work</b> <input type="checkbox"/> New construction <input type="checkbox"/> Demolition <input type="checkbox"/> Addition/alteration/replacement <input type="checkbox"/> Other:	<b>Office Use Only</b> Permit no: <b>Required Data: One and Two Family Dwelling</b> Permit fees are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application. Valuation: _____ Number of bedrooms: _____ Number of bathrooms: _____ Total number of floors: _____ New ceiling area: _____ square feet Garage/porch area: _____ square feet Covered porch area: _____ square feet Deck area: _____ square feet Other structure area: _____ square feet
<b>Category of construction</b> <input type="checkbox"/> 1 & 2 family dwelling <input type="checkbox"/> Multifamily <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Master builder <input type="checkbox"/> Accessory building <input type="checkbox"/> Other:	<b>Required Data: Commercial Use</b> Permit fees are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application. Valuation: _____ Existing building area: _____ square feet New building area: _____ square feet Number of stories: _____ Type of construction: Occupancy group: <input type="checkbox"/> Existing <input type="checkbox"/> New New Impervious: Fire sprinkler system? <input type="checkbox"/> Yes <input type="checkbox"/> No New Water Meter: Domestic <input type="checkbox"/> Impaction:
<b>Job site information and location</b> Job address: City/State/ZIP: WILSONVILLE, OR 97170 Subdiv./appt. no. _____ Project name: _____ Lot no. _____ <b>Description of Work</b> _____ <b>List all known deferred submittals associated to this project</b> _____ <b>Owner</b> Name: _____ Phone: _____ Address: _____ City/State/ZIP: _____ E-mail: _____ <b>Contractor</b> Business name: _____ Address: _____ City/State/ZIP: _____ Phone: _____ E-mail: _____ CCS lic. no. _____ Exp. Date: _____ City Business/Metro License No. _____ Exp. Date: _____ <b>Applicant</b> Business name: _____ Contact name: _____ Address: _____ City/State/ZIP: _____ Phone: _____ E-mail: _____ <b>Owner / Applicant Signature</b> Authorized signature: _____ Print name: _____ Date: _____ This permit application will expire if a permit is not obtained within 180 days after it has been accepted as complete.	<b>Notice</b> All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, representation or omission of fact (whether intentional or not) in this application or any other required document, as well as any missing statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered. I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. (mfrs) <b>Building Permit Fees*</b> Please refer to fee schedule Fees due upon application Amount received Date received

#### Significance of Building Permits:

Building permits serve several critical purposes:

- Safety and Compliance: Permits ensure that construction meets safety standards, safeguarding the well-being of occupants and preserving property values.
- Quality Control: Compliance with building codes and regulations guarantees quality construction, protecting against potential hazards.
- Community Development: Permitted construction contributes to planned community growth, aligning with zoning ordinances and development guidelines.

## Economic Development Division

### Council Tours Swire Coca-Cola, Collins Aerospace, Water Treatment Plant

On May 29, Staff organized a tour of the Swire Coca-Cola bottling facility on Barber Road, Collins Aerospace on Parkway Avenue, and the Water Treatment Plant. The Council was able to see and appreciate two of the many impressive companies that call Wilsonville home, and a water production facility serving not just Wilsonville but many other Westside cities. It was a successful event, and staff plans to repeat the event quarterly moving forward to bring the Council for facetime with more Wilsonville companies who provide good jobs and support the City’s work and SMART by contributing to the tax base.



### Staff Appointed to CWP Board

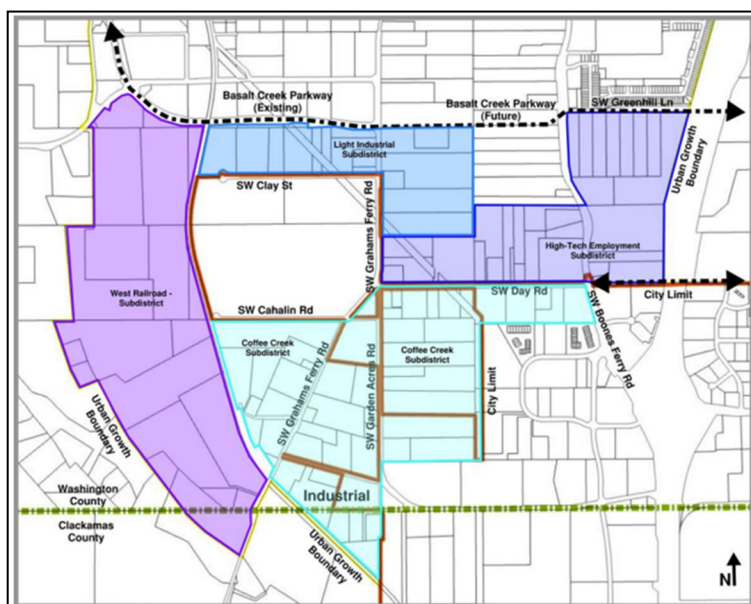
Economic Development Manager, Matt Lorenzen, was appointed to the Board of Directors for Clackamas Workforce Partnership (CWP), the federally designated workforce development board serving Clackamas County. CWP convenes leaders from the public, private, education, labor, and nonprofit sectors to guide workforce policy, coordinate regional workforce investments, and align training and education programs with employer needs. The board is composed of representatives from major industries,



organized labor, economic development organizations, community-based organizations, education providers, and local governments throughout the county. The appointment to the board was formally approved by the Clackamas County Board of Commissioners this month, and staff will represent municipal and economic development interests as part of the organization’s regional workforce strategy efforts.

### WILR Project in the Home Stretch

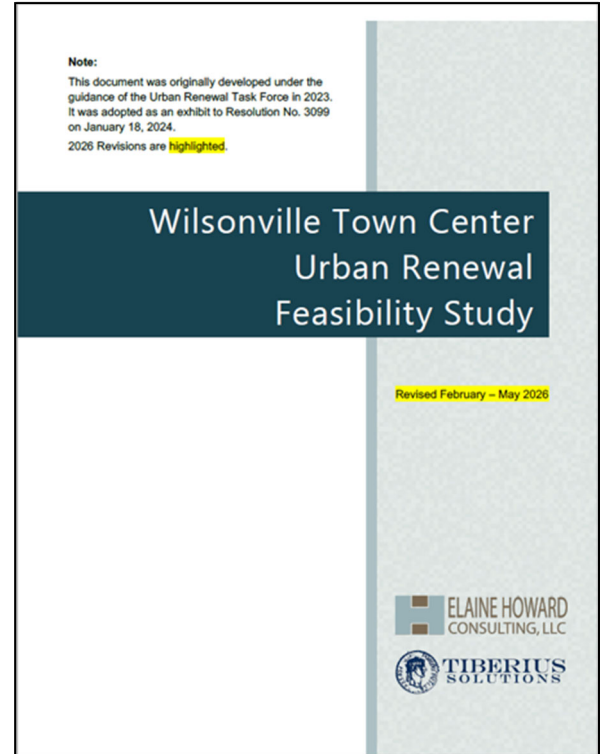
Staff continue to coordinate with the Planning Division toward the completion of the Wilsonville Industrial Land Readiness (WILR) project. One of the major deliverables from this project is the Basalt Creek Master Plan. This month staff advanced work on the Basalt Creek Master Plan (BCMP), editing the document and authoring a portion that speaks to the relationship between the BCMP and the recently adopted Economic Opportunities Analysis (EOA) and Economic Development Strategy (EDS). This document will be introduced to the Planning Commission and City Council in the coming weeks and months, with a target adoption date in the fall 2026.



## Economic Development Division

### Town Center Urban Renewal Feasibility Update

Over the past month, staff completed a comprehensive update to the Town Center Urban Renewal Feasibility Study in response to City Council direction provided earlier this spring. Following Council direction on April 6, staff refined the preferred “10% redevelopment reduction” scenario into a finalized 2026 Feasibility Study document, including updated financial projections, reflective of the revised redevelopment assumptions that were considered after community feedback and additional insight related to development intensity, parking assumptions, building heights, residential unit sizing, and overall redevelopment acreage. Staff also prepared supporting materials identifying and highlighting changes between the 2023 and 2026 study documents to assist Council and public review. The updated 2026 Town Center Urban Renewal Feasibility Study will be presented to City Council on June 1 for review and direction regarding potential November 2026 ballot measure development.



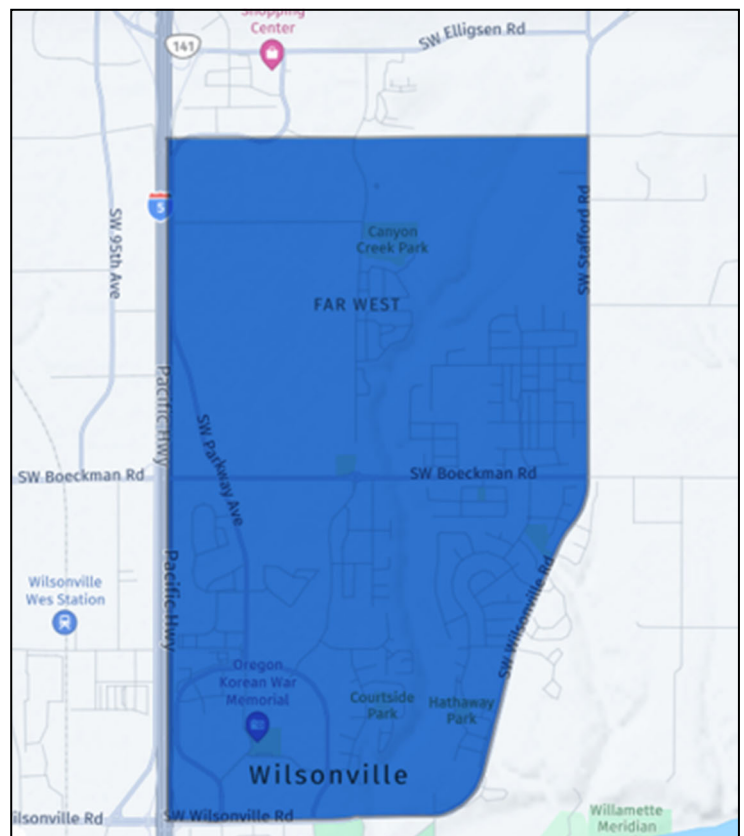
### Wilsonville’s Opportunity Zone Sunsetting

The Trump Administration is rolling out the “Opportunity Zones 2.0” program now, and simultaneously sunsetting the Opportunity Zone 1.0 program, which was created during Mr. Trump’s first term. Eligibility is determined at the Census tract-level. The 2.0 program is intended to focus more narrowly on genuinely distressed communities than the original 2018 designations. While final federal guidance is still evolving, the core eligibility framework is expected to continue relying primarily on census tract poverty and income measures.

In broad terms, a census tract is generally eligible if it meets one of the following conditions:

- It has a poverty rate of at least 20%; or
- Median family income does not exceed 80% of the applicable area median income (AMI), typically measured against the surrounding metropolitan area or statewide median for rural areas.

In 2018, Wilsonville received an Opportunity Zone designation, as shown on the map included here. The Zone was a critical incentive that is making the redevelopment of the Shari’s site in Town Center feasible. However, under new 2.0 criteria, Wilsonville no longer has any eligible census tracts. As such, the existing Opportunity Zone in Wilsonville will sunset in 2028.



## Economic Development Division

### **Measure 3-632 Passes, WIN Program effectively unusable**

While we do understand the main impact of the charter amendment required by Measure 3-632, we do not yet know exactly what the amendment means in all cases as it is implemented moving forward. We do know that the establishment of a new urban renewal plan, and certain amendments to existing urban renewal plans will require a binding public vote, to be held at a general election (November of even numbered years).

Another known outcome is that the Wilsonville Investment Now (WIN) Program is made effectively unusable. The Program was designed to be nimble and responsive to market demand. Under adopted program rules, if a company was eligible and the City Council determined to offer the incentive, a new WIN area could be created within a few months of that decision. However, under the charter amendment provisions, the incentive can only be offered with voter approval, because the incentive is offered through the creation of site-specific urban renewal area. Companies interested in the incentive are very unlikely to wait long periods for a vote, and most companies would also have serious reservations about putting their company in the middle of a political debate they would not otherwise experience.

Staff intends to let things stand through the end of the year, but recommends that Council be briefed on this issue in time, so they can determine if it is appropriate to end the WIN Program by resolution.

### **Other Staff Activities**

- Attended the Oregon Economic Development Association Summit in Albany on May 13.
- Met with Portland & Western Railroad representative regarding the potential rail crossing at Cahalin Road contemplated in the forthcoming Basalt Creek Master Plan.
- Met with Precision Countertops leadership regarding the 5 acres to the rear of their new facility on Garden Acres Road.
- Reviewed and edited a first draft of the Basalt Creek Master Plan document.

## 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 2026 Completed Construction

This summer, the City will be completing crack sealing and localized pavement spot repairs in the Foxchase, Morey's Landing, Hazelwood, and Old Town neighborhoods, as well as on Boeckman Road and Boones 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 were due on February 11, 2026, and the City received six (6) bids. The contract was awarded to S-2 Contractors, and construction began in Mid-May, with completion expected by August 2026. Impacts to the surrounding community are minimal and short-term, primarily consisting of brief traffic delays with localized flagging or coned-off areas typically lasting less than one day. The contractor is proactively coordinating with homeowners and providing advance notice of upcoming work areas to help ensure smooth communication and minimize disruption. The City is currently evaluating slurry sealing to follow and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2027.

The City released an Invitation to Bid (ITB) on January 5, 2026 for rehabilitation of the following road segments:

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

Bids were due on January 27, 2026, and the City received nine (9) bids. The contract was awarded to KNL Industries, and construction began in mid-May, with completion planned for August 2026. To reduce impacts to daytime traffic, work on Grahams Ferry Road will take place at night. Temporary lane closures and traffic delays are expected throughout the project, with updates about traffic control changes posted to the project website and social media.

The City's engineering design consultant, Century West Engineering, is working on preparing plans and specifications for rehabilitation of the following road segments during the respective fiscal years:

#### FY 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

#### FY 2027-28

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

Century West delivered the 60% design for fiscal year (FY) 2026-2027 road rehabilitation to the City in February of 2026, and the City has returned comments. The City anticipates the 90% design will be delivered to the City in spring 2026.

## Engineering Division, Capital Projects

### 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: a mid-block crossing and bus shelter relocation north of Freeman Drive on 95th Avenue, a mid-block crossing on Wimbledon Circle S between Courtside Drive and Volley Street, and a mid-block crossing on Parkway Center Drive north of Burns Way. The project was awarded to Turney Excavating at the April 6 Council meeting, and construction has begun.

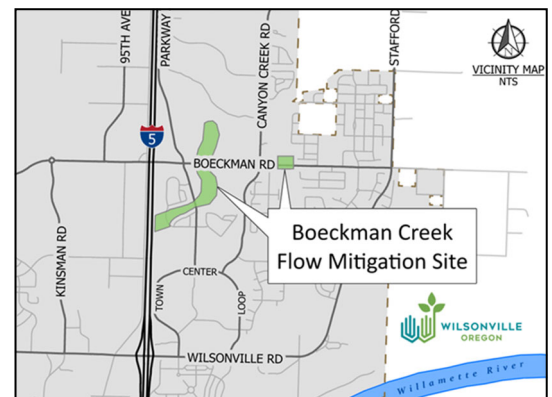
Additional crossing improvements are underway for three locations along Parkway Avenue, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive. In addition, this set of upgrades includes accessibility improvements at the east-bound SMART bus stop on Wilsonville Road and Wildcat Way, and for a bike ramp to connect the south-bound bicycle lane on Town Center Loop W to a nearby shared use path. Plans are progressing to final design after a 90% design review in April, as easements with adjacent property owners get negotiated for the project.

### 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.

Interlaken Inc. has been awarded the construction contract, and construction began in May. 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



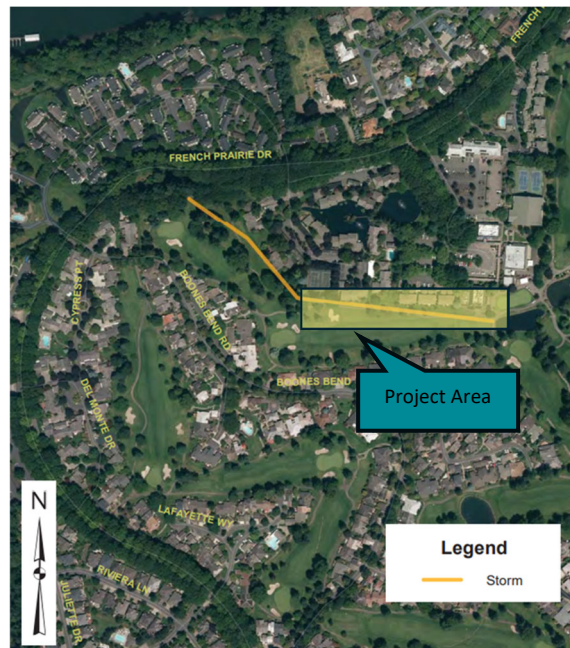
### Brown Road Improvements Project (4216)

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. The consultant delivered the 100% design to the City in February 2026 and the Invitation to Bid (ITB) for Construction was released on March 3, 2026. Bids were due on March 31, 2026, and the City received four (4) bids. The contract was awarded to Knife River, and a final Community Meeting was held on May 13, 2026, at Tranquil Park to provide an opportunity for neighbors to meet the project team, learn more about construction activities, and ask questions. The contractor is actively mobilizing to the site and has initiated coordination efforts with homeowners and utility providers to support efficient scheduling and communication. Construction is expected to 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. 3J Consulting has completed their 30% Design milestone and is now progressing to 90% design.



### 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.

Engineering design has begun, with a preliminary alternatives analysis of viable design options for City review in May. 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. DOWL delivered the 30% design to the City in May 2026, and City review is currently underway. The City is currently negotiating and preparing a contract amendment with DOWL to support continuation of design services through completion of the design phase.

### **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 in May. Design is tentatively scheduled to be completed in early 2028, with construction starting in spring 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 Avenue 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 late 2026.



## Engineering Division, Private Development

### Residential Construction Activities

#### Canyon Creek South Phase 3

The status of this project remains the same as last couple of months. The contractor continues to work on punchlist items for closeout. The open space improvements are being redesigned. The applicant has applied to revise their land use approval for the redesigned open space improvements.

#### Frog Pond West

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

- The contractor is working to complete the frontage improvements along Brisband at the Frog Pond Neighborhood Park project. The contractor is working on punchlist items. The play structures are anticipated to be installed in August.
- Construction is nearly complete at Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road. The contractor is waiting for street lighting to be completed.
- Construction is nearing completion at Frog Pond Primary, the new West Linn-Wilsonville School District (District) primary school on Boeckman Road. The contractor is continuing to work on punchlist items, including energizing the street lights on Brisband Street.
- Frog Pond Ridgecrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, subdivision construction is substantially complete and home construction is underway.



Frog Pond Neighborhood Park



Frog Pond Petras

## Natural Resources Division

### 2025 IPM Activity Report

In May, City staff completed the 2025 Activity Report for the Integrated Pest Management (IPM) Plan. The IPM Plan was adopted in 2018, and this marks the seventh edition of the activity report. IPM offers a broad-based approach that relies on a combination of common-sense practices. The IPM Plan identified management areas and key pests of concern and outlined approaches mindful of pest biology and the resources of the City while minimizing the risk associated with pest management.

- Highlights from this year's activity report include:
- The City's continued reliance on cultural or mechanical controls over chemical practices
- The City's flail mower attachment, which improves the treatment of weedy plant species
- The role of volunteers in maintaining Wilsonville's parks
- Information about Mediterranean Oak Borer

The IPM Plan and activity reports from 2019 - 2025 are available at:

<https://www.ci.wilsonville.or.us/natural/page/integrated-pest-management>



### FOUR APPROACHES TO PEST MANAGEMENT

There are four categories of practices used by the City of Wilsonville to control pests. Cultural, mechanical, and biological practices are prioritized over the use of chemical treatments.

- 

**1 Cultural practices** are proven agronomic and horticultural practices that optimize plant health, suppress non-beneficial insects, disease and inhibit weed growth.
- 

**2 Mechanical practices** use a variety of tools and equipment to eliminate pests, suppress their reproductive capacity or block them out.
- 

**3 Biological practices** use living control agents to act as predators or parasites of pest species. This approach also utilizes other beneficial organisms that improve plant health by enhancing soil quality.
- 

With IPM, **chemical practices** are considered a last resort when cultural, mechanical, and biological options are not effective. A treatment strategy that utilizes a chemical approach accounts for the greatest level of protection for the people and the environment.



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 4 Type A Tree Permits
- 5 Type B Tree Permits
- 3 Class 1 Administrative Reviews
- 2 Class 1 Sign Permit

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

In May, 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 car dealership on Parkway Avenue
- A new neighborhood park in Frog Pond
- Frog Pond Primary School
- Industrial development on Day Road
- Residential subdivisions in Frog Pond West on Canyon Creek Road S
- Villebois Village Center Mixed-use Development

### Development Review Board (DRB)

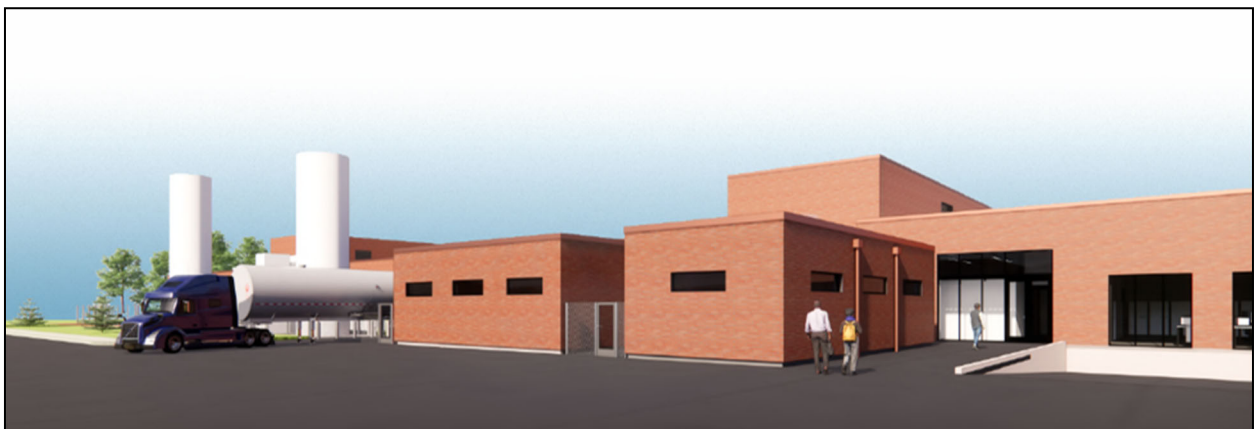
**DRB Panel A** met on May 11 and approved an application submitted by iONNA for an electric vehicle charging infrastructure project at 9025 SW Barber Street.

**DRB Panel B** did not meet on May 28 due to lack of quorum. The public hearing item, a subdivision in Frog Pond, was cancelled prior to the meeting.

### DRB Projects Under Review

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

- Industrial campus expansion at Sysco
- Stafford Ridge, the first proposed development in Frog Pond East
- Twist Bioscience storage buildings at ParkWorks
- PGE Transmission Line Upgrade in northwest Wilsonville
- Willamette Greenway Conditional Use Permit for single family home
- Open Space revision at Spring Terrace subdivision



Twist – Proposed Storage Building Elevation

## 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 focuses 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 also incorporates changes required by Section 17 of HB 4037, which passed in the 2026 Oregon Legislative Session, and 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 May, the Planning Commission held a public hearing on Part 1 of the project, recommending City Council adoption of the Development Code amendments. The City Council public hearing is scheduled for June 1. The amendments related to SB 974 and HB 4037 must be in effect by July 1, 2026.

### **Planning Commission**

On May 13, the Planning Commission held a public hearing after which they unanimously recommended that the City Council adopt Part 1 of the Housing Statutory Compliance Project. The Planning Commission also held a work session where they examined Development Code provisions concerning waivers to building height currently provided in the Town Center Zone, reviewed input from Town Center Building Height Waiver Task Force, and provide feedback and questions for the Task Force to further consider.

### **Basalt Creek Master Plan**

The Basalt Creek Master Plan (BCMP) builds upon the vision and framework established by the 2018 Basalt Creek Concept Plan (BCCP), which identified preferred land uses, transportation and infrastructure systems, and implementation strategies to guide future urbanization of the Basalt Creek Planning Area (BCPA). Since adoption of the BCCP, the City of Wilsonville has completed key implementation actions, including amendments to the Urban Planning Area Agreement, City of Wilsonville Comprehensive Plan, and Transportation System Plan to support coordinated future development in the area.

In May, staff continued preparing for the upcoming adoption process, including Planning Commission work sessions scheduled for early June and July. Draft documents prepared by project consultants are currently under staff review and refinement in advance of those meetings. Staff also continue to coordinate with multiple consultants regarding the planning and identification of necessary infrastructure improvements, including water, sewer, transportation, and stormwater systems needed to support future development.