



DEVELOPMENT REVIEW BOARD PANEL A AGENDA

June 08, 2026 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/85843043229>

TO PROVIDE PUBLIC TESTIMONY:

Individuals must submit a testimony card online:

<https://www.wilsonvilleoregon.gov/DRB-SpeakerCard>

and email testimony regarding Resolution No. 445

to Hanna Tuia, Associate Planner at

htuia@wilsonvilleoregon.gov

by 2:00 PM on June 8, 2026.

CALL TO ORDER

CHAIR'S REMARKS

ROLL CALL

Mitch Cooper	Alice Galloway
Jordan Herron	Janis Sanford

CITIZEN INPUT

This is an opportunity for visitors to address the Development Review Board on items not on the agenda. Staff and the Board will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter.

CONSENT AGENDA

1. [Approval of minutes of the May 11, 2026 DRB Panel A meeting](#)

PUBLIC HEARINGS

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

[Case Files:](#)

[DB26-0001 Willamette River Greenway Conditional Use Permit-Conditional Use Permit \(CUP26-0001\)](#)

BOARD MEMBER COMMUNICATIONS

3. [Results of the May 28, 2026 DRB Panel B meeting - This meeting was cancelled due to a lack of quorum.](#)
4. [Recent City Council Action Minutes](#)

STAFF COMMUNICATIONS

ADJOURN

The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting the Shelley White, Planning Administrative Assistant at drba@wilsonvilleoregon.gov or 503-682-4960: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-682-4960.

DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, JUNE 8, 2026
6:30 PM**

Consent Agenda:

1. Approval of minutes from the May 11, 2026 DRB Panel A meeting



**Development Review Board Panel A
Regular Meeting Minutes
May 11, 2026**

Wilsonville City Hall & Remote Video Conferencing
<https://www.ci.wilsonville.or.us/meetings/pc>

CALL TO ORDER - ROLL CALL

Chair Galloway called the meeting to order at 6:30 pm.

Present: Alice Galloway, Jordan Herron, Janis Sanford

Excused: Megan Chuinard, Mitch Cooper

Staff Present: Kimberly Rybold, Amanda Guile-Hinman, Hannah Tuia, Alie Cloo, Amy Maag, Miranda Bateschell, Chris Myers, and Shelley White

CHAIR'S REMARKS

The Conduct of Hearing and Statement of Public Notice were read into the record.

CITIZEN INPUT

There was none.

CONSENT AGENDA

- 1. Approval of minutes of the February 9, 2026 DRB Panel A meeting

Jordan Herron moved to approve the February 9, 2026 DRB Panel A meeting minutes as presented. Janis Sanford seconded the motion, which passed 3 to 0. (Ayes: Herron, Sanford, Galloway)

PUBLIC HEARING

- 2. **Resolution No. 443. iONNA Electric Vehicle Charging Station.** The applicant is requesting approval of a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, and Class 3 Sign Permit for an electric vehicle (EV) charging station with 16 EV charging stalls and an amenities building housing restrooms and vending machines.

Case Files:

- DB25-0004 iONNA Electric Vehicle Charging Station
- Stage 1 Preliminary Plan (STG125-0002)
- Stage 2 Final Plan (STG225-0003)
- Site Design Review (SDR25-0004)
- Class 3 Sign Permit (SIGN25-0009)

The following exhibit was entered into the record:

- Exhibit B6: One, printed page dated May 11, 2026 showing two emails confirming the change in the subject site's ownership to Seth Cutler, iONNA, LLC.

Chair Galloway called the public hearing to order at 6:38 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Associate Planner Tuia announced that the criteria applicable to the application were stated starting on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room and on the City's website.

Associate Planner Tuia presented the Staff report via PowerPoint, briefly noting the site's location and reviewing the requested applications as follows:

- Proper noticing procedures were followed for the application with notice mailed to all property owners within 250 ft of the subject property. Notice was also published in the newspaper, on the City's website, and placed on the subject site. One public comment was received. (Exhibit D1)
- The four requests before the Board were objective in nature, as they involved verification of compliance with Code standards. None were discretionary in nature.
- Planned Development Stage 1. The subject site was currently vacant, did not have an existing master plan or any previous approvals, and was zoned Planned Development Industrial (PDI).
 - The Stage 1 Preliminary Plan proposed a new EV charging station and an amenity building with an overall development and layout consistent with the PDI Zone. The PDI Zone allows for limited, service commercial use, which the subject use fell under.
 - Service commercial under 5,000 sq ft was permitted in PDI. The charging area, charging units, and the amenity combined totaled approximately 3,650 sq ft, falling under the threshold. As such, the development proposal was an eligible use in the PDI Zone.
- Planned Development Stage 2. In the Stage 2 Final Plan, the Applicant proposed installing 16 EV charging stalls, which are partially covered by two canopies. Additionally, the 260 sq ft amenities building would house restrooms and vending machines, with the vending machines in a recessed portion of the building. Picnic tables and a pet relief area would be located outside.
 - Proposed site improvements met or exceeded City standards for parking, circulation areas, pedestrian connections, landscaping, utilities, and other site features.
- Site Design Review. The Applicant used appropriate professional services to design structures on site using quality materials. The new amenity building was attractively designed utilizing Hardie plank siding.
 - The recessed area with the vending machines would be located under the snack dispenser sign. Restrooms would be located behind separate doors. (Slide 7)

- The Applicant's proposed landscaping was professionally designed by a landscape architect and exceeded the area requirements, incorporating a variety of plant materials and demonstrating appropriate attention to landscaping.
- Class 3 Sign Permit. The Applicant proposed two building signs, one "iONNA" sign and one sign above the snack dispenser. Additionally, two, smaller "iONNA" signs were proposed on each of the canopies. All proposed signs were compliant with Code requirements, including size, placement, materials, etc.
- Ownership update. After publication of the Staff report, Staff was informed that the site's ownership had changed to iONNA, LLC. New Exhibit B6 confirmed the change in ownership, updating the Staff report. The amendments were read into the record as follows (Slides 9 & 10, Exhibit A2):

(Note: deleted language struck through, additional language in bold, italic text)

- On the Staff report cover page to state, "~~David Wales, Barber Street Wildcat, LLC~~ **Seth Cutler iONNA, LLC.**"
- On Page 14, update the Initiating Application Finding to state, "The application has a signature of David Wales, an authorized signer for the property owner **at the time of application**, Barber Street Wildcat, LLC. **Exhibit B6 provides confirmation that the current property owner is iONNA, LLC.**"
- On Page 15, amend Finding A6 to state, "The property affected by the revised Stage 1 Preliminary Plan ~~is was~~ under the sole ownership of Barber Street Wildcat, LLC. **at the time of application** and the application has been signed by David Wales, authorized to sign on behalf of Barber Street Wildcat, LLC. **Exhibit B6 provides confirmation that the current property owner is iONNA, LLC.**"
- On Page 17, amend Finding B2 to state, "The subject parcels were under the ownership of the Barber Street Wildcat, LLC. at the time of application, for whom an authorized signer, David Wales signed the application. **Exhibit B6 provides confirmation that the current property owner is iONNA, LLC.**"

Janis Sanford asked if the original application needed to be updated due to the change in ownership.

Ms. Tuia replied that because the application was correct when submitted, it did not need to be updated. Exhibit B6 confirmed that the current property owner was aware of the application on the property, and they intended to proceed.

Chair Galloway called for the Applicant's presentation.

Andres Villacres, Site Development Manager, iONNA, LLC, stated the Applicant was very excited about the project and planned to expand quickly throughout the United States and eventually North America.

- Wilsonville was a key location, as the subject site was located right off I-5. iONNA, LLC was aggressively building a Level 3 DC fast-charging network, which included the subject site in Wilsonville.

- A Level 3 charger could charge a vehicle from 0 to 80 percent in approximately 30 minutes with a full charge in an hour. iONNA provides a high-quality charging experience, especially for flagship-level sites like the subject site with restrooms, vending machines, and canopy covers that enable users to relax in a comfortable, safe, well-lit environment while their cars were charging.
- He thanked Ms. Tuia for her assistance and offered to answer any questions from Board members.

Chair Galloway stated she was thrilled with the project as she owned an electric car and the facility would be convenient. She asked what types of chargers would be available and for what types of vehicles, and about the hours of operation.

Mr. Villacres replied that the United States had two nationwide standards, CCS and MACS, or the Tesla charger. Of the nine chargers, six would be dual-port CCS chargers in twelve bays, and three would be dual-port MACS chargers for Teslas in six bays. The sites ran fairly independently and would be open 24 hours a day, 7 days a week (24/7).

Chair Galloway asked where the pet relief area would be in relation to the charging bays and restrooms.

Mr. Andres explained that the pet relief area would be located in the northwest corner of the property, west of the northern row of chargers.

Jordan Herron stated the facility was thoughtfully designed and he liked the project.

Chair Galloway called for public testimony regarding the application.

Staff noted an attendee on Zoom, who had submitted testimony via email, was inadvertently removed from the meeting and they were seeing if he could call in to give his testimony.

Jordan Herron moved to take a five-minute recess. The motion was seconded by Janis Sanford and passed 3 to 0. (Ayes: Herron, Sanford, Galloway)

Chair Galloway reconvened the meeting at 7:01 pm.

Mike Sharpe, Wilsonville, Oregon asked if there would be attendants at the station, and how often the bathrooms and pet areas would be cleaned.

Mr. Villacres replied the site would be unmanned, but would have 24/7 security cameras, reviewed by humans, and numbers onsite to call in case of emergency. For cleaning, iONNA partnered with local and national janitorial firms. Initially, cleanings would be done daily and then adjusted to perhaps, every other day. The maintenance team would keep the pet relief areas tidy as well.

Eric Schaffner, Portland, encouraged the Board to approve the resolution. He had followed iONNA closely since the business began and its projects of building high-quality EV charging sites nationwide. He had visited three of iONNA's active locations near Salem, and in Vancouver, Washington, and Colorado, and all were uniformly clean, safe, attractive, and reliably functional. He believed the proposed location, which he had also visited, was an excellent choice that would be appreciated by both local EV owners and those transiting through the area.

Chair Galloway confirmed there was no other public testimony and called for the Applicant's rebuttal.

Mr. Villacres thanked the members of the public for their support, noting that iONNA appreciated public feedback, even if opposed, as that was how iONNA improved itself.

Janis Sanford asked about the timeline for completion.

Mr. Villacres replied that after approval, receiving the building permit would take approximately 60 to 90 days, and constructing the facility would take about 8 to 12 weeks. As long as the permitting went smoothly, the Applicant expected the project to open by the end of the year.

Chair Galloway asked if the Applicant had a marketing plan to inform people about the new charging facility.

Mr. Villacres stated he would have to consult with the iONNA marketing team for a definitive answer, but he understood that as the site neared completion, the marketing team would reach out to the City to see about a ribbon-cutting or other events since this was one of iONNA's flagship-tier sites.

Chair Galloway confirmed there were no additional questions or discussion and closed the public hearing at 7:08 pm.

Janis Sanford moved to adopt the Staff report with the addition of Exhibit B6, and the amendments as read into the record by Staff. Jordan Herron seconded the motion, which passed 3 to 0. (Ayes: Herron, Sanford, Galloway)

Jordan Herron moved to adopt Resolution No. 443, including the amended and adopted Staff report. Janis Sanford seconded the motion, which passed 3 to 0. (Ayes: Herron, Sanford, Galloway)

Chair Galloway read the rules of appeal into the record.

BOARD MEMBER COMMUNICATIONS

3. Results of the February 23, 2026 DRB Panel B meeting
4. Results of the April 27, 2026 DRB Panel B meeting
5. Recent City Council Action Minutes

STAFF COMMUNICATIONS

6. Frog Pond East and South Training

Senior Planner Rybold and **Planning Director Bateschell** noted the training was being provided in anticipation of upcoming Frog Pond applications, including a public hearing scheduled for May 28, 2026. DRB Panel B was also provided the training last month as both DRB panels would be convened for the May meeting. Staff presented the Frog Pond East and South Training via PowerPoint, describing the background and key differences between the Frog Pond East and South Master Plan and its implementing Development Code and what the Boards had seen with Frog Pond West.

Staff responded to Board questions by clarifying accessible housing requirements, urban form standards, expected development patterns based on parcel size and ownership, cottage cluster concepts, planned Stafford Road and Frog Pond East commercial area improvements, anticipated park ownership and maintenance responsibilities, and the potential for future waiver training.

ADJOURNMENT

The meeting was adjourned at 7:54 p.m.

DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, JUNE 8, 2026
6:30 PM**

Public Hearing:

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

Case Files:

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

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 445**

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

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

WHEREAS, the subject site is located at 10671 SW Edgewood Court on a portion of Tax Lot 05700, Section 22DA, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated June 1, 2026, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on June 8, 2026, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

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

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 8th day of June, 2026, and filed with the Planning Administrative Assistant on _____. This resolution is final on the 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
RESOLUTION NO. 445



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

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

Hearing Date:	June 8, 2026
Date of Report:	June 1, 2026

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

Applicable Review Criteria:

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

Summary:

Willamette Greenway Conditional Use Permit

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

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

Public Comments and Responses:

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

Discussion Points – Discretionary Review:

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

Willamette River Greenway Conditional Use Permit

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

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

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

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

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

Conclusion and Conditions of Approval:

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

Planning Division Conditions:

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

No conditions for this request.

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

Engineering Division Conditions:

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

Natural Resources Division Conditions:

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

Master Exhibit List:

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

Planning Staff Materials

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

Materials from Applicant (Available Under Separate Cover)

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

Procedural Statements and Background Information:

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

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

- 3. Previous Planning Approvals:
94PC18 – RWL Subdivision Zone Map Amendment
- 4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

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

General Information

Application Procedures-In General Section 4.008

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

Applications Must be Filed by Owner Section 4.009

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

Pre-Application Conference Required Subsection 4.010 (.02)

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

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

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

General Submission Requirements Subsection 4.035 (.04) A.

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

Zoning-Generally Section 4.110

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

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

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

Conditional Use Permits - Authorization

Planned Development Residential-3 Zone Section 4.124

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

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

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

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

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

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

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

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

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

Willamette River Greenway

General Purpose

Section 4.500

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

Greenway Boundaries

Section 4.504

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

Uses Permitted Outright

Section 4.506

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

Uses Permitted Conditionally

Section 4.508

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

Findings in Support of Granting

Section 4.510

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

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

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

Application Procedures

Section 4.512

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

Use Management Standards

Section 4.514

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

Significant Resource Overlay Zone

SROZ Purpose

Section 4.139.01

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

Where these Regulations Apply

Section 4.139.02

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

Uses and Activities Exempt from These Regulations

Section 4.139.04

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

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

Other Development Standards

Underground Utilities Required

Subsection 4.118 (.02) and Sections 4.300 to 4.320

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

Waivers

Subsection 4.118 (.03)

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

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

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

Impact on Development Cost

Subsection 4.118 (.04)

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

Requiring Tract Dedications or Easements

Subsection 4.118 (.05)

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

Habitat Friendly Development Practices

Subsection 4.118 (.09)

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

Natural Features and Other Resources

Section 4.171

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



29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.wilsonvilleoregon.gov

Planning Division
Development Permit Application

Item 2.

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

A pre application conference may be required.

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

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

Applicant:

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

Authorized Representative:

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

Property Owner:

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

Property Owner's Signature:

Wes Montgomery
Wes Montgomery (Feb 26, 2025 08:33:05 MST)

Printed Name: Wes Montgomery Date: 2/26/26

Applicant's Signature: (if different from Property Owner)

Khancock

Printed Name: Kim Hancock Date: 2/26/26

Site Location and Description:

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

Request:

Willamette River Greenway Conditional Use Permit

Project Type: Class I Class II Class III

Residential Commercial Industrial Other

Application Type(s):

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








Development Permit Application - Montgomery

Final Audit Report

2026-02-28

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

"Development Permit Application - Montgomery" History

-  Document created by Kim Hancock (khancock@mountainwoodhomes.com)
2026-02-27 - 10:15:51 PM GMT
-  Document emailed to Wes Montgomery (wesm@mymgteam.com) for signature
2026-02-27 - 10:15:57 PM GMT
-  Email viewed by Wes Montgomery (wesm@mymgteam.com)
2026-02-27 - 11:37:29 PM GMT
-  Document e-signed by Wes Montgomery (wesm@mymgteam.com)
Signature Date: 2026-02-28 - 3:33:36 PM GMT - Time Source: server
-  Agreement completed.
2026-02-28 - 3:33:36 PM GMT

Land Use Narrative
Montgomery
10671 SW Edgewood Ct.
Wilsonville, OR 97070

Contacts

Applicant:

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

Designer:

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

Homeowner:

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

Summary of Proposal

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

Existing home conditions:

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

See Exhibit A.

Proposed project:

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

See Exhibit B.

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

Background Information

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

Key Issues

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

Findings to Code Criteria

The Significant Resource Overlay Zone and Impact Area:

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

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

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

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

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

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

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

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

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

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

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

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

Willamette River Greenway Conditional Use:

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

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

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

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

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

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

B. That to the greatest extent possible, necessary public access in accordance with the Comprehensive Plan will be provided to and along the River by appropriate legal means.

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

C. That the change of use, intensification of use, or development complies with this Code, all other applicable City Ordinances, the Comprehensive Plan, and the Oregon State Parks and Recreation Department Greenway Plan.

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

Section 4.184 Conditional Use Permits-Authorization

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

1. The proposal will be consistent with the provisions of the Comprehensive Plan and the requirements of [Chapter 4](#) of the Wilsonville Code and other applicable policies of the City.

Response: The proposal is consistent with the provisions of the Comprehensive Plan and the requirements of Chapter 4 of the Wilsonville Code and other applicable policies of the City.

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

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

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

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

4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion:

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

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

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

By	
Revision	
Date	
No.	

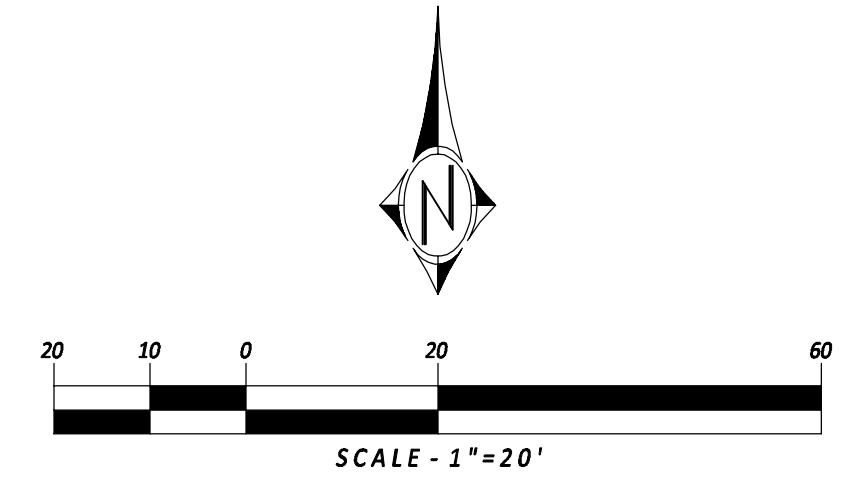
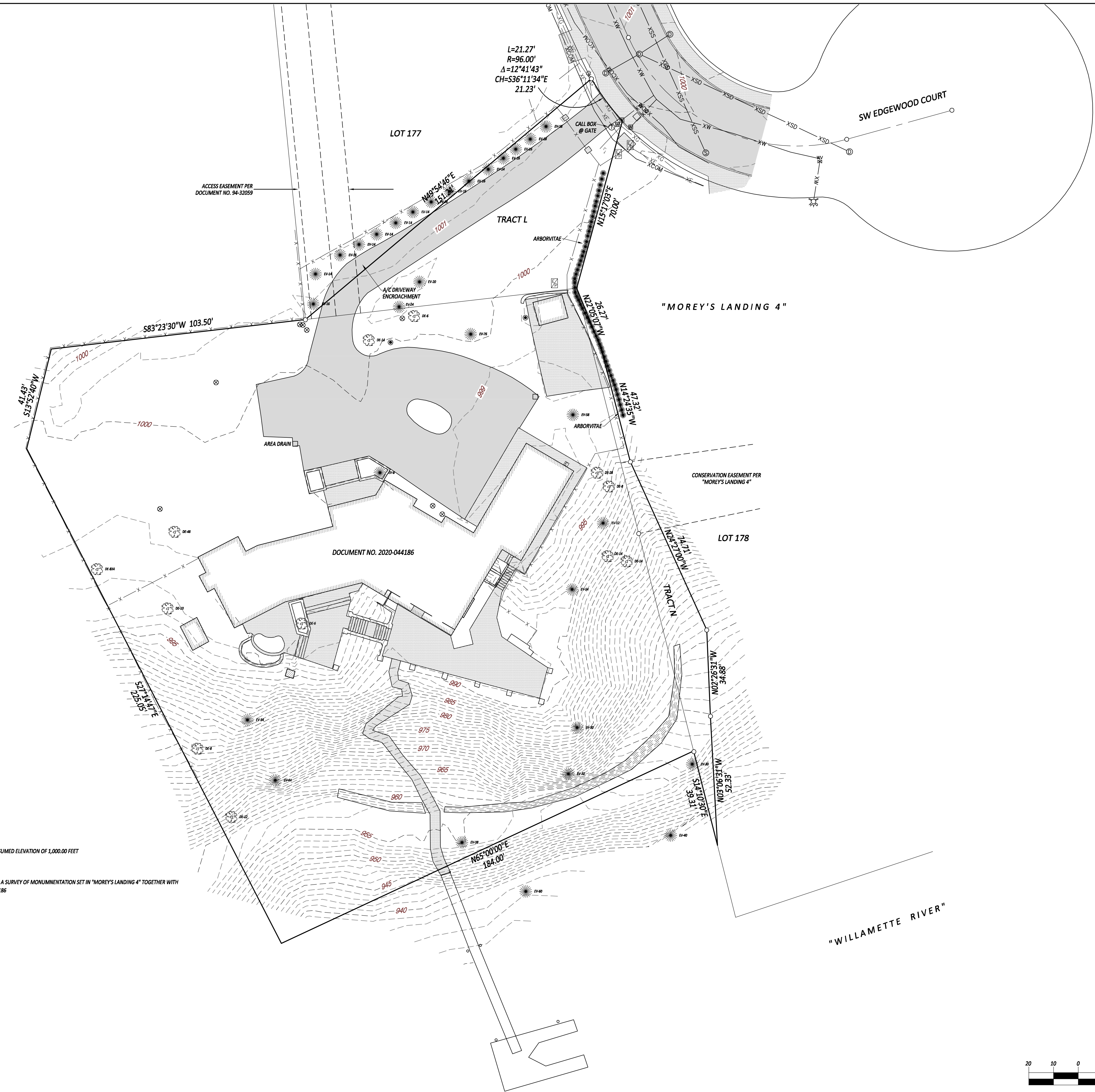
Project	SW EDGEWOOD COURT
No.	999-277
Type	TOPO
Sheet	1 of 1

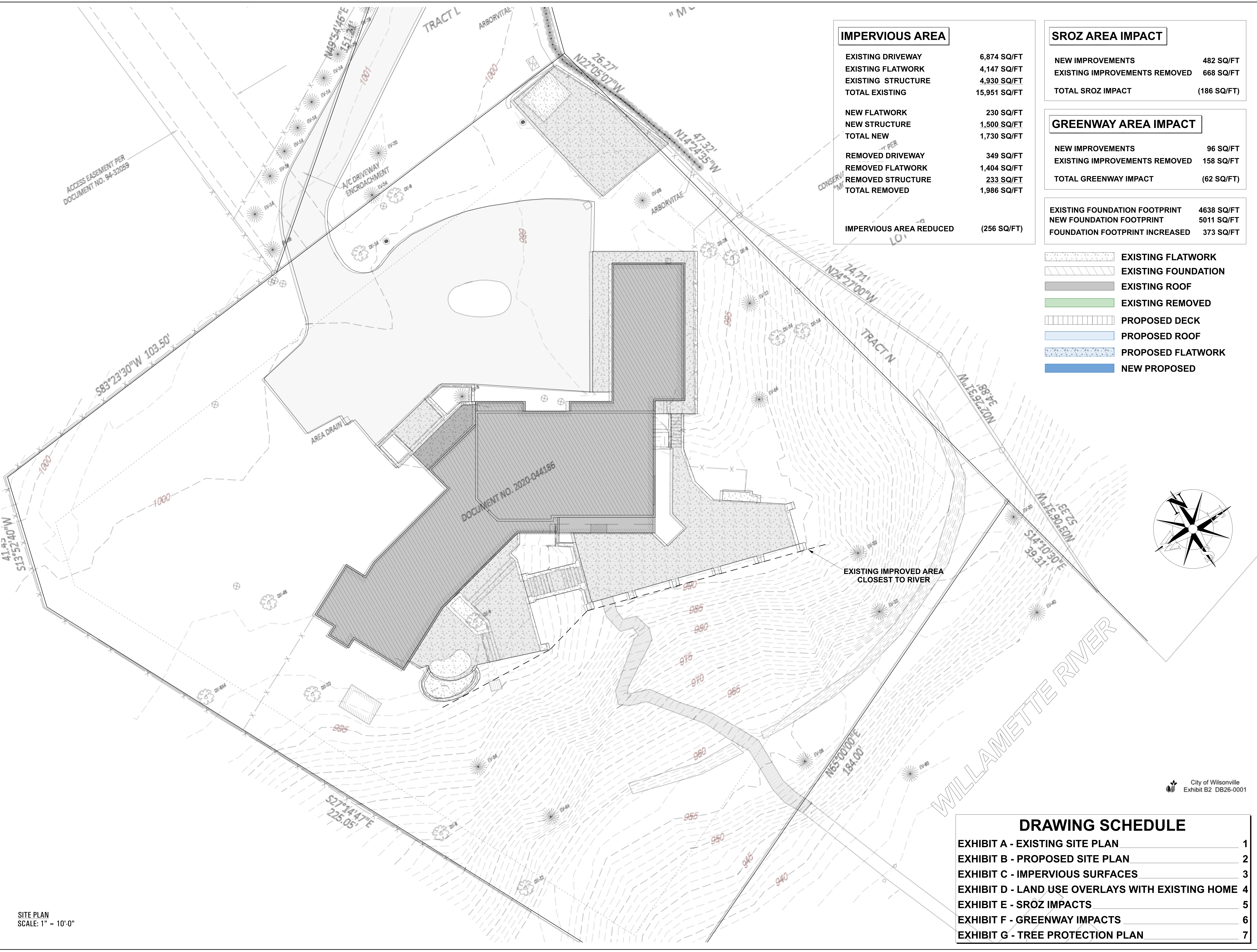
LEGEND

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

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

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





IMPERVIOUS AREA	
EXISTING DRIVEWAY	6,874 SQ/FT
EXISTING FLATWORK	4,147 SQ/FT
EXISTING STRUCTURE	4,930 SQ/FT
TOTAL EXISTING	15,951 SQ/FT
NEW FLATWORK	230 SQ/FT
NEW STRUCTURE	1,500 SQ/FT
TOTAL NEW	1,730 SQ/FT
REMOVED DRIVEWAY	349 SQ/FT
REMOVED FLATWORK	1,404 SQ/FT
REMOVED STRUCTURE	233 SQ/FT
TOTAL REMOVED	1,986 SQ/FT
IMPERVIOUS AREA REDUCED	(256 SQ/FT)

SROZ AREA IMPACT	
NEW IMPROVEMENTS	482 SQ/FT
EXISTING IMPROVEMENTS REMOVED	668 SQ/FT
TOTAL SROZ IMPACT	(186 SQ/FT)

GREENWAY AREA IMPACT	
NEW IMPROVEMENTS	96 SQ/FT
EXISTING IMPROVEMENTS REMOVED	158 SQ/FT
TOTAL GREENWAY IMPACT	(62 SQ/FT)

EXISTING FOUNDATION FOOTPRINT	4638 SQ/FT
NEW FOUNDATION FOOTPRINT	5011 SQ/FT
FOUNDATION FOOTPRINT INCREASED	373 SQ/FT

- EXISTING FLATWORK
- EXISTING FOUNDATION
- EXISTING ROOF
- EXISTING REMOVED
- PROPOSED DECK
- PROPOSED ROOF
- PROPOSED FLATWORK
- NEW PROPOSED

DRAWING SCHEDULE	
EXHIBIT A - EXISTING SITE PLAN	1
EXHIBIT B - PROPOSED SITE PLAN	2
EXHIBIT C - IMPERVIOUS SURFACES	3
EXHIBIT D - LAND USE OVERLAYS WITH EXISTING HOME	4
EXHIBIT E - SROZ IMPACTS	5
EXHIBIT F - GREENWAY IMPACTS	6
EXHIBIT G - TREE PROTECTION PLAN	7

SITE PLAN
SCALE: 1" = 10'-0"

mountainwood homes
11675 SW 66TH AVE
TIGARD, OR 97223
503.746.7338
MOUNTAINWOODHOMES.COM

CCRF 184317 WAFMOUNTHOMES.BPW

DRAWN BY:
 KIAN FRANCE
 LLOYD HEADSOK
 ANNE BERRIOS

503.844.6284
503.475.6568
360.688.8719

SCALE CORRECT:
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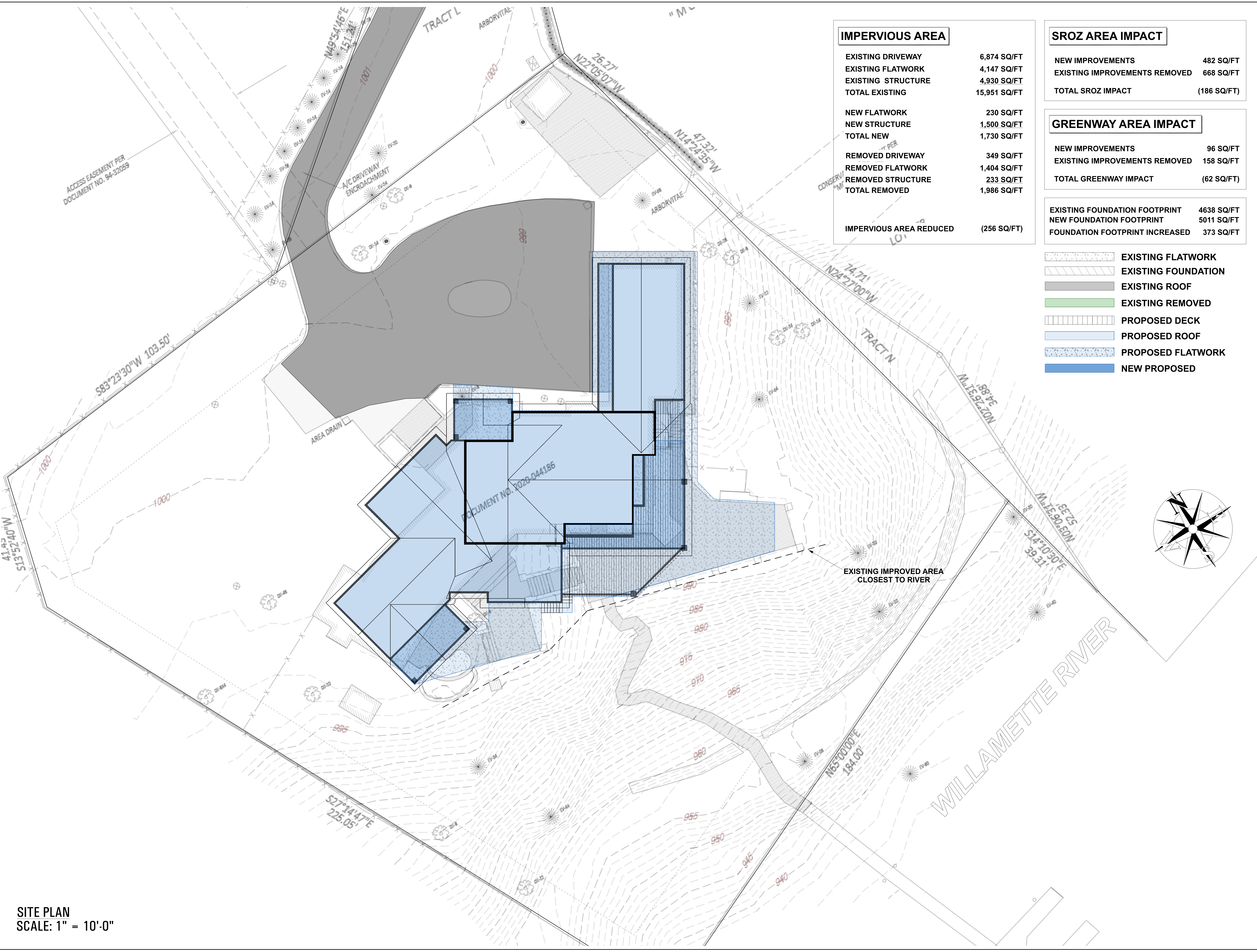
MONTGOMERY 10671

WES & KAREN MONTGOMERY
10671 SW EDGEWOOD COURT
Wilsonville Oregon 97070

DATE:
3/4/2026

PAGE:
EXHIBIT A - EXISTING SITE PLAN

1



IMPERVIOUS AREA	
EXISTING DRIVEWAY	6,874 SQ/FT
EXISTING FLATWORK	4,147 SQ/FT
EXISTING STRUCTURE	4,930 SQ/FT
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- PROPOSED ROOF
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- NEW PROPOSED

SITE PLAN
SCALE: 1" = 10'-0"

DATE: 3/4/2026

PAGE: 2

EXHIBIT B - PROPOSED SITE PLAN

MONTGOMERY 10671

WES & KAREN MONTGOMERY

10671 SW EDGEWOOD COURT

Wilsonville Oregon 97070

mountainwood homes

11675 SW 66TH AVE

TIGARD, OR 97223

503.746.7338

MOUNTAINWOODHOMES.COM

CCRF 184317 WAFMOUNTHOMES

DRAWN BY:

MAIN FRANCE

ELIOT HEADSKOG

ANNE BERTRIS

503.844.6284

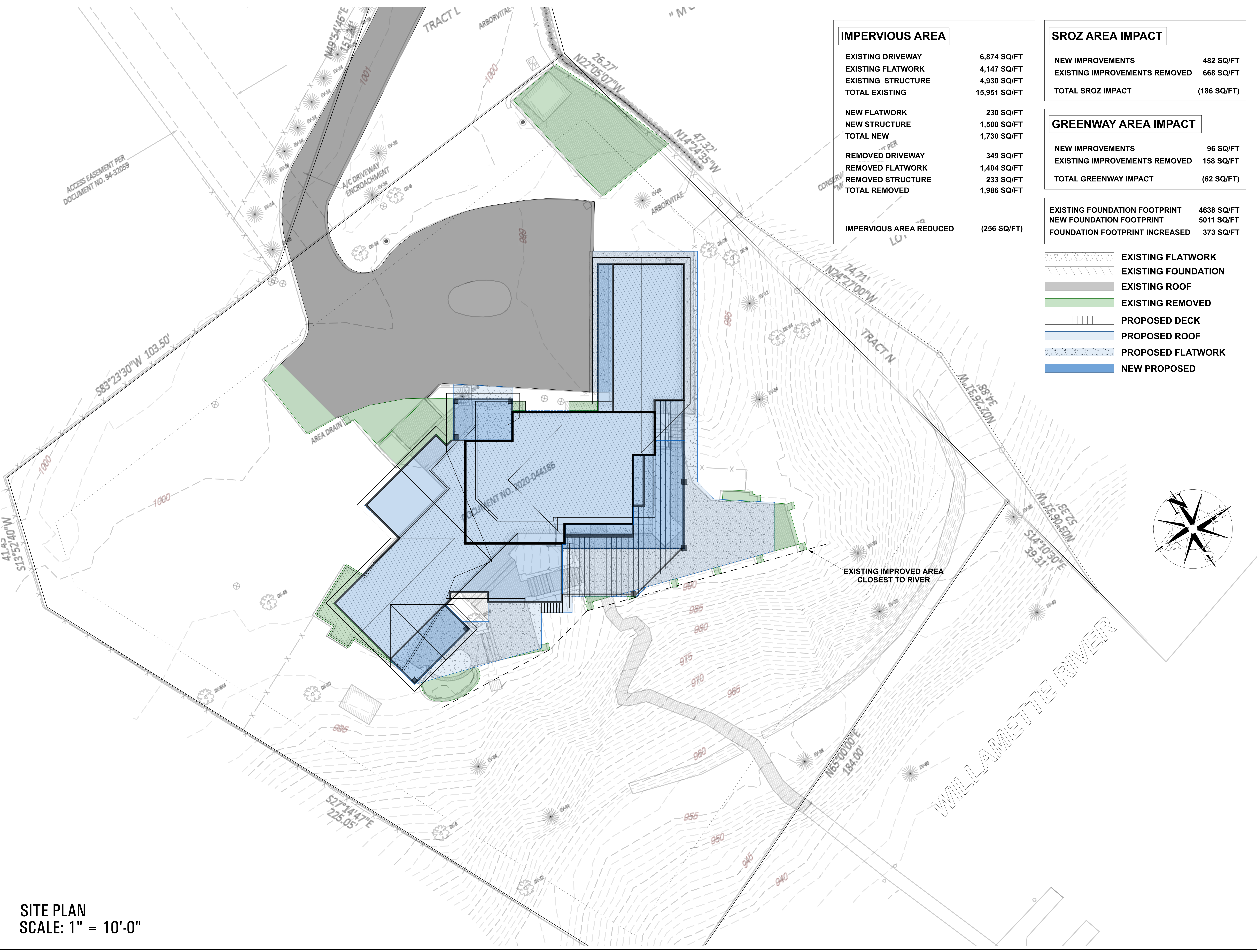
503.475.6568

360.688.8478

SCALE CORRECT:

30 X 42 ARCH E1

DISCLAIMER: THESE PLANS ARE PREPARED BY MOUNTAINWOOD HOMES FOR THE CLIENT. MOUNTAINWOOD HOMES DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAIL FROM THE FIELD. MOUNTAINWOOD HOMES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.



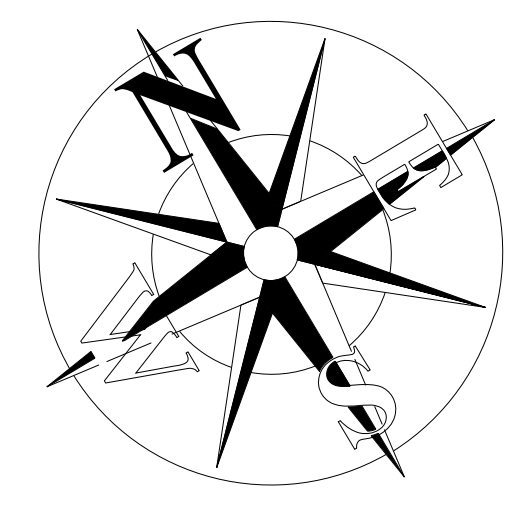
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- PROPOSED ROOF
- PROPOSED FLATWORK
- NEW PROPOSED



SITE PLAN
SCALE: 1" = 10'-0"

DATE: 3/4/2026

PAGE: 3

MONTGOMERY 10671

WES & KAREN MONTGOMERY

10671 SW EDGEWOOD COURT

Wilsonville Oregon 97070

EXHIBIT C - IMPERVIOUS SURFACES

mountainwood homes

11675 SW 66TH AVE
TIGARD, OR 97223
503.746.7338
MOUNTAINWOODHOMES.COM

DRAWN BY:
 MAIN FRAMING
 E/LOT HEADS/DWG
 ANNE BERTRIS

SCALE CORRECT:
30 X 42 ARCH E1

DISCLAIMER: THESE PLANS ARE PREPARED BY MOUNTAINWOOD HOMES FOR THE CLIENTS. THE CLIENTS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. MOUNTAINWOOD HOMES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.



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TOTAL SROZ IMPACT	(186 SQ/FT)

GREENWAY AREA IMPACT	
NEW IMPROVEMENTS	96 SQ/FT
EXISTING IMPROVEMENTS REMOVED	158 SQ/FT
TOTAL GREENWAY IMPACT	(62 SQ/FT)

EXISTING FOUNDATION FOOTPRINT	4638 SQ/FT
NEW FOUNDATION FOOTPRINT	5011 SQ/FT
FOUNDATION FOOTPRINT INCREASED	373 SQ/FT

- EXISTING FLATWORK
- EXISTING FOUNDATION
- EXISTING ROOF
- EXISTING REMOVED
- PROPOSED DECK
- PROPOSED ROOF
- PROPOSED FLATWORK
- NEW PROPOSED

mountainwood homes
 11675 SW 66TH AVE
 TIGARD, OR 97223
 503.746.7338
 MOUNTAINWOODHOMES.COM CCR# 184317 WAFMOUNTHOMESBWP

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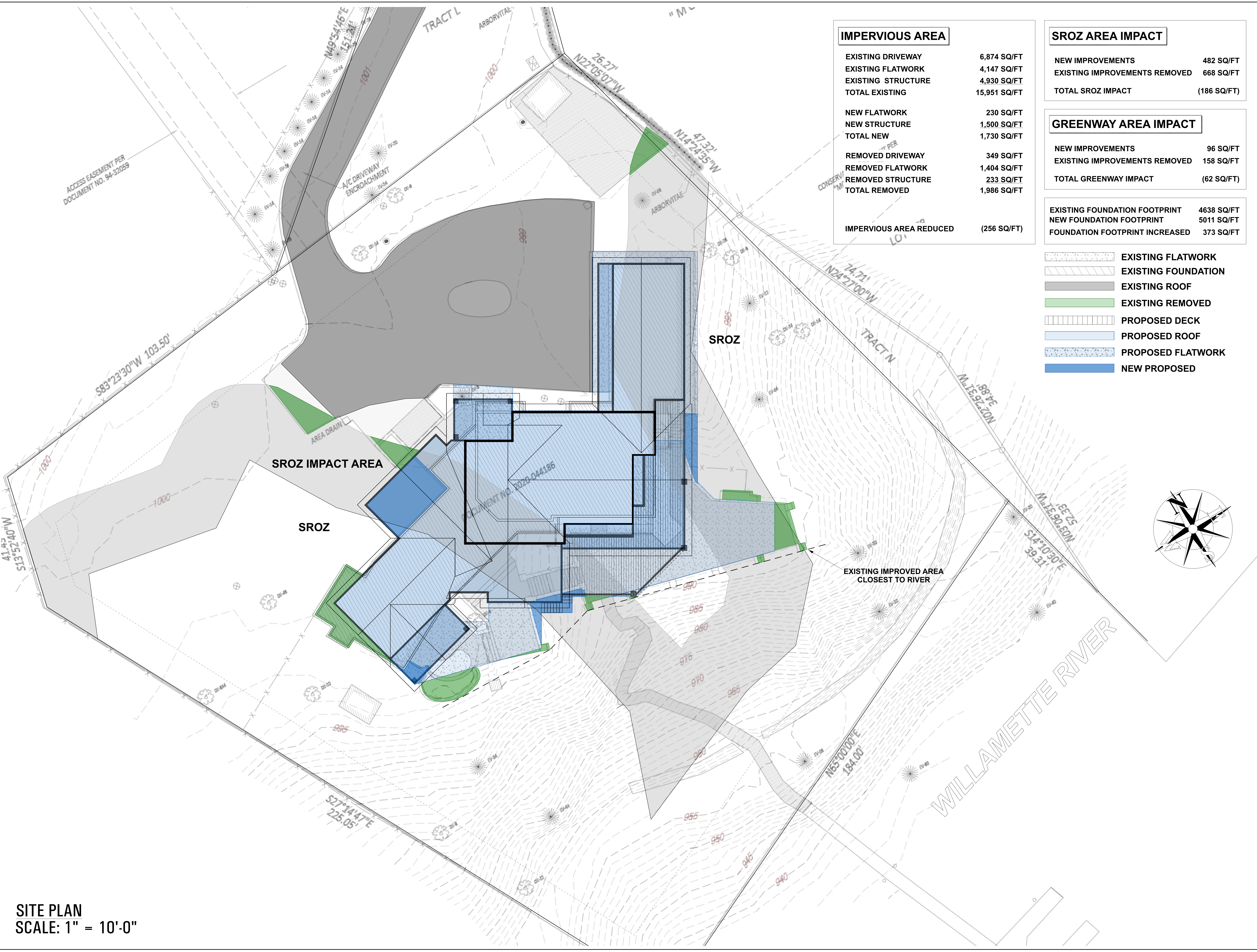
DRAWN BY:
 MAIN FRAMING
 EROSION CONTROL
 ANIMAL BARRIERS

SCALE CORRECT:
 30' X 42' ARCH E1

MONTGOMERY 10671
 WES & KAREN MONTGOMERY
 10671 SW EDGEWOOD COURT
 Wilsonville Oregon 97070

DATE: 3/4/2026
 PAGE: EXHIBIT D - LAND USE OVERLAYS WITH EXISTING HOME

SITE PLAN
 SCALE: 1" = 10'-0"



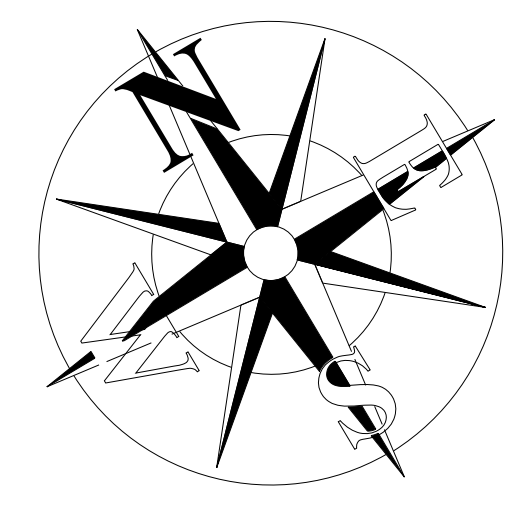
IMPERVIOUS AREA	
EXISTING DRIVEWAY	6,874 SQ/FT
EXISTING FLATWORK	4,147 SQ/FT
EXISTING STRUCTURE	4,930 SQ/FT
TOTAL EXISTING	15,951 SQ/FT
NEW FLATWORK	230 SQ/FT
NEW STRUCTURE	1,500 SQ/FT
TOTAL NEW	1,730 SQ/FT
REMOVED DRIVEWAY	349 SQ/FT
REMOVED FLATWORK	1,404 SQ/FT
REMOVED STRUCTURE	233 SQ/FT
TOTAL REMOVED	1,986 SQ/FT
IMPERVIOUS AREA REDUCED	(256 SQ/FT)

SROZ AREA IMPACT	
NEW IMPROVEMENTS	482 SQ/FT
EXISTING IMPROVEMENTS REMOVED	668 SQ/FT
TOTAL SROZ IMPACT	(186 SQ/FT)

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- EXISTING REMOVED
- PROPOSED DECK
- PROPOSED ROOF
- PROPOSED FLATWORK
- NEW PROPOSED



SITE PLAN
SCALE: 1" = 10'-0"

DATE: 3/4/2026

PAGE: 5

EXHIBIT E - SROZ IMPACTS

MONTGOMERY 10671

WES & KAREN MONTGOMERY

10671 SW EDGEWOOD COURT

Wilsonville Oregon 97070

mountainwood homes

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TIGARD, OR 97223

503.746.7338

MOUNTAINWOODHOMES.COM

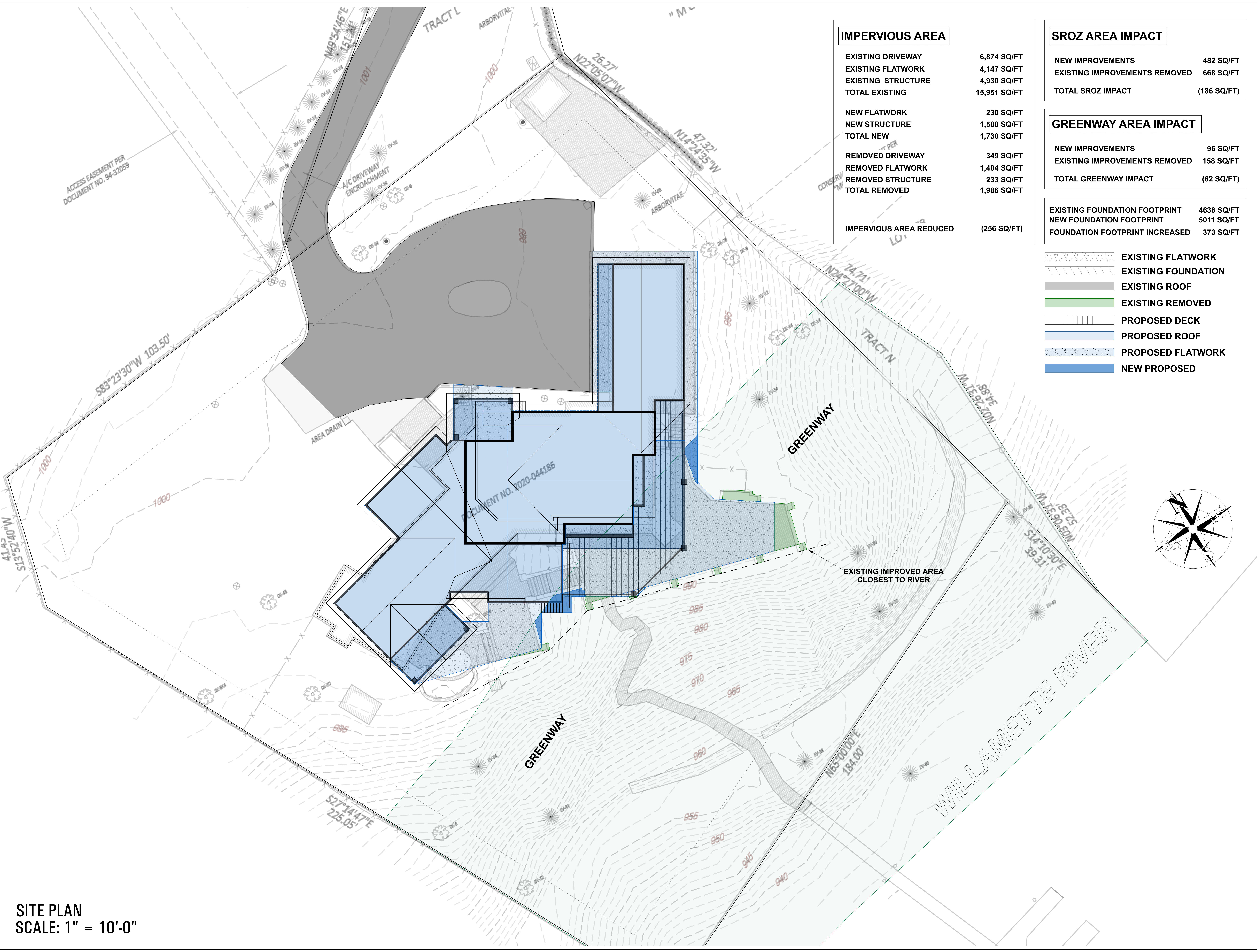
CCRF 184317 WAFMOUNTHOMES.COM

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DRAWN BY: [] MAIN FRANGE [] ELLIOT HEADSKOG [] ANNE BERTRIS

503.844.6284
503.475.6668
360.688.8279

SCALE CORRECT: 30 X 42 ARCH E1



IMPERVIOUS AREA	
EXISTING DRIVEWAY	6,874 SQ/FT
EXISTING FLATWORK	4,147 SQ/FT
EXISTING STRUCTURE	4,930 SQ/FT
TOTAL EXISTING	15,951 SQ/FT
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- EXISTING ROOF
- EXISTING REMOVED
- PROPOSED DECK
- PROPOSED ROOF
- PROPOSED FLATWORK
- NEW PROPOSED

SITE PLAN
SCALE: 1" = 10'-0"

DATE: 3/4/2026

PAGE: 6

WES & KAREN MONTGOMERY
10671 SW EDGEWOOD COURT
Wilsonville Oregon 97070

EXHIBIT F - GREENWAY IMPACTS

MONTGOMERY 10671

WES & KAREN MONTGOMERY
10671 SW EDGEWOOD COURT
Wilsonville Oregon 97070

30 X 42 ARCH E1

DRAWN BY:
 MAIN FRAMING
 LOT HEADROOM
 MAIN BEARING

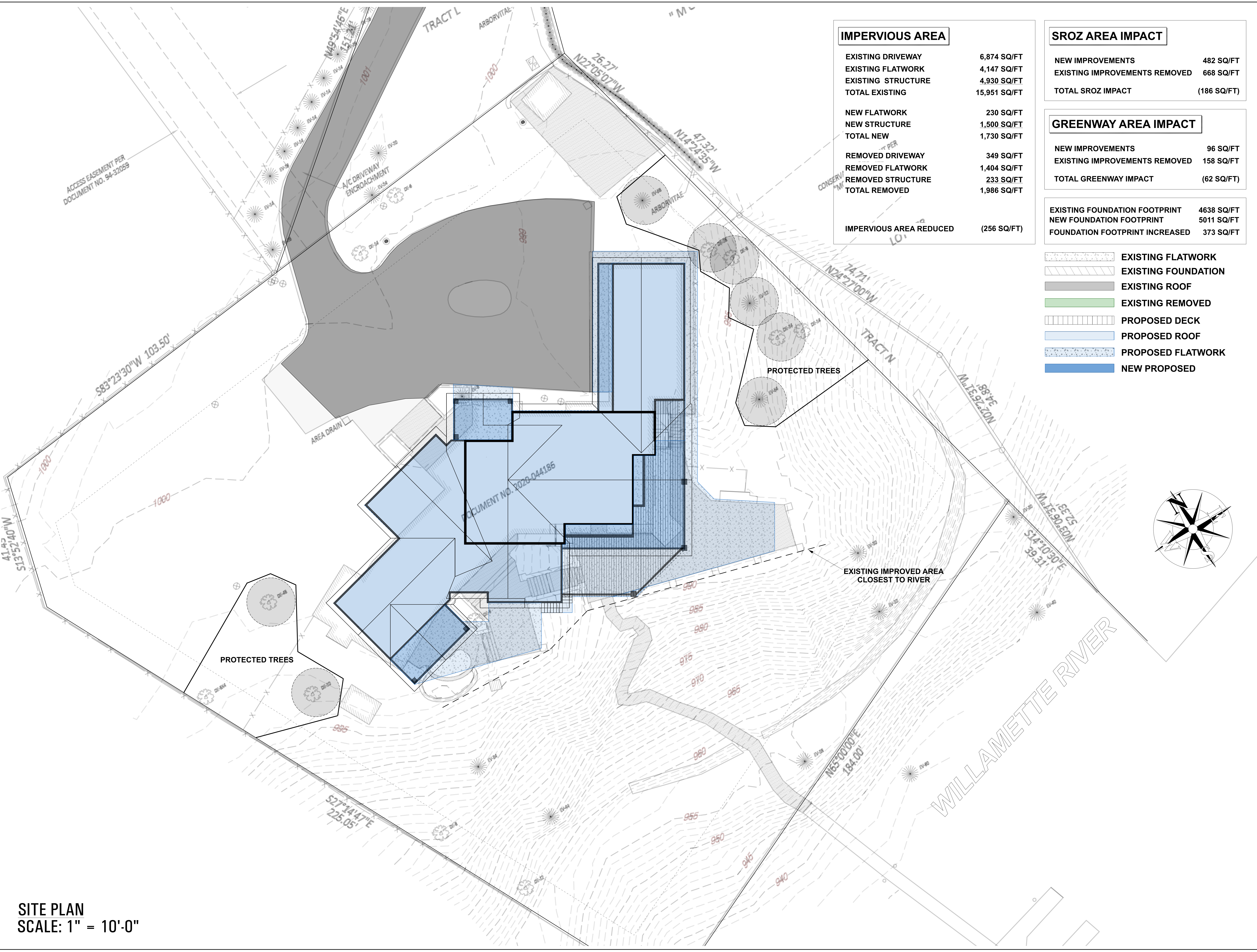
503.844.6284
503.475.6668
360.688.8479

SCALE CORRECT:
30 X 42 ARCH E1

mountainwood homes
11675 SW 66TH AVE
TIGARD, OR 97223
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MOUNTAINWOODHOMES.COM

CCRF 184317 WAFMOUNTNHBWP

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IMPERVIOUS AREA	
EXISTING DRIVEWAY	6,874 SQ/FT
EXISTING FLATWORK	4,147 SQ/FT
EXISTING STRUCTURE	4,930 SQ/FT
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- PROPOSED ROOF
- PROPOSED FLATWORK
- NEW PROPOSED

SITE PLAN
SCALE: 1" = 10'-0"

DATE: 3/4/2026

PAGE: 7

MONTGOMERY 10671

WES & KAREN MONTGOMERY

10671 SW EDGEWOOD COURT

Wilsonville Oregon 97070

EXHIBIT G - TREE PROTECTION PLAN

mountainwood homes

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503.746.7338
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DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, JUNE 8, 2026
6:30 PM**

Board Member Communications:

3. Results of the May 28, 2026 DRB Panel B Meeting

NOTE: This meeting was cancelled due to a lack of quorum



DEVELOPMENT REVIEW BOARD - PANEL B

May 28, 2026 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

This meeting was cancelled due to lack of quorum

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/81495007189>

TO PROVIDE PUBLIC TESTIMONY:

Individuals must submit a testimony card online:

<https://www.wilsonvilleoregon.gov/DRB-SpeakerCard>

CALL TO ORDER

CHAIR'S REMARKS

ROLL CALL

John Andrews	Rachelle Barrett
Dana Crocker	George Dunn
Kamran Mesbah	

CITIZEN INPUT

This is an opportunity for visitors to address the Development Review Board on items not on the agenda. Staff and the Board will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter.

CONSENT AGENDA

1. Approval of minutes of the April 27, 2026 DRB Panel B meeting

PUBLIC HEARINGS

2. **CANCELLED - Res. No. 444 Frog Pond Stafford Ridge Subdivision.** The applicant is requesting approval of Annexation to the City of Wilsonville and Rezoning of approximately 80.00 acres, a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review of parks and open space, Tentative Subdivision Plat, Type C Tree Removal Plan, and Waivers for a 336 - lot residential subdivision.

Case Files:

DB25-0005 Frog Pond Stafford Ridge Subdivision

- Annexation (ANNX25-0001)*
- Zone Map Amendment (ZONE25-0001)*
- Stage 1 Preliminary Plan (STG125-0003)
- Stage 2 Final Plan (STG225-0004)
- Site Design Review of Parks and Open Space (SDR25-0005)
- Tentative Subdivision Plat (SUBD25-0001)
- Type C Tree Removal Plan (TPLN25-0002)
- Waivers (WAIV25-0002)

DB25-0009 Frog Pond Stafford Ridge Subdivision

- Waivers (WAIV25-0003)

***The DRB Action on the Annexation and Zone Map Amendment is a recommendation to the City Council.**

This public hearing item is being cancelled. The applicant has tolled the 120-day timeframe for further review. If this application proceeds to a public hearing in the future, notice will be resent.

BOARD MEMBER COMMUNICATIONS

3. Results of the May 11, 2026 Panel A meeting
4. Recent City Council Action Minutes

STAFF COMMUNICATIONS**ADJOURN**

The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting the Shelley White, Planning Administrative Assistant at drbb@wilsonvilleoregon.gov or 503-682-4960: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-682-4960.

DEVELOPMENT REVIEW BOARD MEETING

Item 4.

**MONDAY, JUNE 8, 2026
6:30 PM**

Board Member Communications:

4. Recent City Council Action Minutes



ACTION MINUTES

May 04, 2026 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

PRESENT:

Mayor O'Neil
Councilor President Berry
Councilor Cunningham
Councilor Shevlin
Councilor Scull

STAFF PRESENT:

Amanda Guile-Hinman, City Attorney
Aliese Cloo, Assistant City Attorney
Bill Evans, Communications & Marketing Manager
Jeanna Troha, City Manager
Kimberly Veliz, City Recorder
Everett Wild, Government Affairs Manager
Zoe Mombert, Assistant to the City Manager

EXECUTIVE SESSION [6:30 PM]

- ORS 192.660(2)(h) Legal Counsel/Litigation
 - *To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.*

ADJOURN [6:52 PM]

CITY COUNCIL MEETING [7:00 PM]

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the following order of the agenda.

The order of the agenda was approved 5-0.

MAYOR'S BUSINESS

City Council
May 04, 2026

Page 1 of 3

4. Upcoming Meetings (Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>)

The Mayor provided a report on past and upcoming meetings and events.

5. Budget Committee Appointment

Budget Committee – Appointment

Appointment of Andrew Engel to the Budget Committee for a term beginning 5/4/2026 to 12/31/2027.

Passed 4-1.

COMMUNICATIONS

6. Willamette Falls & Landings Heritage Area Coalition

Representatives from the Willamette Falls & Landings Heritage Area Coalition updated the Council on current and ongoing efforts to preserve, interpret, and promote the region's natural, historic, and cultural resources.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

Councilors provided comments, announced prior and anticipated meetings and events.

CONSENT AGENDA

7. **Resolution No. 3185**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Blue Spruce Builders, Inc. To Construct The Wilsonville Community Center Siding Replacement Project (CIP 8161).

8. **Resolution No. 3251**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Paul Brothers Inc. For The Memorial Park Ballfield Safety Improvements Project (Capital Improvement Project No. 9185).

9. **Resolution No. 3268**

A Resolution Of The Wilsonville City Council Authorizing The City Manager To Sign Community Enhancement Program Intergovernmental Agreement Between Metro And The City Of Wilsonville To Accept Community Enhancement Fees And Community Investment Fees Through December 31, 2030.

10. Minutes of the April 6, and 20, 2026 City Council Meetings.

The Consent Agenda passed 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

11. **Ordinance No. 902** - 2nd Reading (*Legislative, Non-Land Use Public Hearing*)

An Ordinance Of The City Of Wilsonville Amending Sections 5.035, 5.200, 5.210, And 5.405 Of The Wilsonville Code To Revise The Definition Of Abandoned Vehicles And To Reduce The Duration Allowed For Parking On Public Streets.

Ordinance No. 902 was adopted on second reading, 5-0.

PUBLIC HEARING

There was none.

CITY MANAGER'S BUSINESS

There was none.

LEGAL BUSINESS

There was none.

ADJOURN [8:27 PM]



ACTION MINUTES

May 18, 2026, at 5:30 PM

Wilsonville City Hall & Remote Video Conferencing

PRESENT:

Mayor O'Neil
Councilor President Berry
Councilor Cunningham
Councilor Shevlin
Councilor Scull

STAFF PRESENT:

Amanda Guile-Hinman, City Attorney
Amy Maag, Development Projects Engineering Manager
Andrea Villagrana, Human Resource Manager
Bill Evans, Communications & Marketing Manager
Jeanna Troha, City Manager
Kerry Rappold, Natural Resources Manager
Kimberly Veliz, City Recorder
Miranda Bateschell, Planning Director
Everett Wild, Government Affairs Manager
Zoe Mombert, Assistant to the City Manager

WORK SESSION [5:30 PM]

REVIEW OF AGENDA AND ITEMS ON CONSENT

There were none.

COUNCILORS' CONCERNS

There were none.

PRE-COUNCIL WORK SESSION

1. Community Enhancement Program Grant Report - Wilsonville Field Guide & Wildlife

Council heard a presentation about the Wilsonville Field Guide and Wildlife project which was funded by the Community Enhancement Program grant.

2. Tourism Development Strategy

Council was informed of Resolution No. 3253 which if approved would adopt the FY 2026/27 Five-Year Action Plan and Annual One-Year Implementation Plan for the Wilsonville Tourism Development Strategy.

3. Town Center Building Height Waiver Provision Project

City Council reviewed Development Code provisions on Town Center building height waivers, considered Task Force input, and provided feedback and questions for further review.

ADJOURN [7:23 PM]

CITY COUNCIL MEETING [7:31 PM]

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the following order of the agenda.

The order of the agenda was approved 5-0.

MAYOR'S BUSINESS

4. Upcoming Meetings (*Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>*)

The Mayor provided a report on past and upcoming meetings and events.

COMMUNICATIONS

5. Tualatin Valley Fire & Rescue's State of the District

Chief Smario presented the Tualatin Valley Fire & Rescue (TVF&R) 2026 State of the District Address.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

Councilors provided comments, announced prior and anticipated meetings and events.

CONSENT AGENDA

6. **Resolution No. 3253**

A Resolution Of The City Of Wilsonville Adopting The FY 2026/27 Five-Year Action Plan And Annual One-Year Implementation Plan For The Wilsonville Tourism Development Strategy.

7. **Resolution No. 3267**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Jacobs Engineering Group Inc. To Provide Engineering Consulting Services For The Wastewater Treatment Plant Aeration Basin Expansion Project (Capital Improvement Project #2113).

8. Minutes of the May 4, 2026 City Council Meeting.

The Consent Agenda was approved 5-0.

NEW BUSINESS

There were none.

CONTINUING BUSINESS

There were none.

PUBLIC HEARING

There were none.

CITY MANAGER'S BUSINESS

There were none.

LEGAL BUSINESS

There were none.

ADJOURN [8:53 PM]