



# DEVELOPMENT REVIEW BOARD - PANEL B AGENDA

May 28, 2026 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

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**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](mailto: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**

**THURSDAY, MAY 28, 2026  
6:30 PM**

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**Consent Agenda:**

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



**Development Review Board-Panel B  
Regular Meeting Minutes  
April 27, 2026**

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

**CALL TO ORDER - ROLL CALL**

**Dana Crocker** called the meeting to order at 6:31 pm.

Present: Dana Crocker, Rachele Barrett, George Dunn, and Kamran Mesbah

Excused: John Andrews

Staff Present: Miranda Bateschell, Kimberly Rybold, Aliese Cloo, Mandi Simmons

**CHAIR'S REMARKS**

There were none.

**CITIZEN INPUT**

There was none.

**CONSENT AGENDA**

1. Approval of the February 23, 2026 DRB Panel B Minutes

**Rachele Barrett moved to approve the February 23, 2026 DRB Panel B meeting minutes.**

**Kamran Mesbah seconded the motion, which passed 4 to 0.**

**Voting Yea:** Rachele Barrett, Dana Crocker, George Dunn, and Kamran Mesbah

**PUBLIC HEARING**

None.

**BOARD MEMBER COMMUNICATIONS**

2. Recent City Council Action Minutes

No comments.

**STAFF COMMUNICATIONS**

3. Frog Pond East and South Training

**Kimberly Rybold and Miranda Bateschell** conducted a brief training regarding Frog Pond East and South applications and answered questions from the Board.

**ADJOURNMENT**

The meeting was adjourned at 7:38 p.m.

Development Review Board – Panel B Meeting Minutes  
April 27, 2026

**DEVELOPMENT REVIEW BOARD MEETING**

**THURSDAY, MAY 28, 2026  
6:30 PM**

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**Public Hearing:**

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.*



## Planning Division Memorandum

**From:** Sarah Pearlman, Associate Planner  
**To:** Development Review Board Panel 'B'  
**Date:** May 21, 2026  
**RE:** DB25-0005 and DB25-0009 Stafford Ridge Subdivision – Request to Cancel Public Hearing on May 28, 2026

The DB25-0005 and DB25-0009 Stafford Ridge Subdivision applications were scheduled for public hearing before the Development Review Board (DRB) on May 28, 2026. Requests for this application include:

### 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 Additional Waivers

- Waivers (WAIV25-0003)

On May 15, 2026, the applicant requested to toll the 120-day review period for final decisions on land use applications as allowed by ORS 227.178. With this request, the applicant has extended the 120-day review period to January 8, 2027. A public hearing on these items will be rescheduled to a date that ensures a final decision can be made before January 8, 2027 and re-noticed at that time, unless the applicant chooses to withdraw the application. A future hearing date has not yet been scheduled.

**DEVELOPMENT REVIEW BOARD MEETING**

**THURSDAY, MAY 28, 2026  
6:30 PM**

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Board Member Communications:

3. Results of the May 11, 2026 DRB Panel A meeting

# City of Wilsonville

## Development Review Board Panel A Meeting Meeting Results

<b>DATE:</b> MAY 11, 2026	
<b>LOCATION:</b> 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
<b>TIME START:</b> 6:30 P.M.	<b>TIME END:</b> 7:54 P.M.

### ATTENDANCE LOG

BOARD MEMBERS	STAFF
Alice Galloway	Kimberly Rybold
Jordan Herron	Amanda Guile-Hinman
Janis Sanford	Amy Maag
	Alie Cloo
	Hannah Tuia
	Chris Myers
	Miranda Bateschell
	Shelley White

### AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None
CONSENT AGENDA	
1. Approval of minutes of the February 9, 2024 DRB Panel A meeting	1. Unanimously approved as presented.
PUBLIC HEARING	
2. <b>Resolution No. 443. iONNA Electric Vehicle Charging Station.</b> 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)	2. Resolution No. 443 was unanimously approved with the addition of Exhibit B6.
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	3. No comments. 4. No comments. 5. No comments.

STAFF COMMUNICATIONS	
6. Frog Pond East and South Training	6. Training conducted on updated Frog Pond East and South development standards.

**DEVELOPMENT REVIEW BOARD MEETING**

**THURSDAY, MAY 28, 2026  
6:30 PM**

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Board Member Communications:

4. Recent City Council Action Minutes



## **ACTION MINUTES**

**April 20, 2026, at 5:00 PM**

**Wilsonville City Hall & Remote Video Conferencing**

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### **PRESENT:**

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

### **STAFF PRESENT:**

Amanda Guile-Hinman, City Attorney  
Bill Evans, Communications & Marketing Manager  
Chris Myers, Senior Planner  
Dwight Brashear, Transit Director  
Hannah Young, Law Clerk  
Jeanna Troha, City Manager  
Katherine Smith, Assistant Finance Director  
Keith Katko, Finance Director  
Kimberly Veliz, City Recorder  
Everett Wild, Government Affairs Manager  
Mackenzie Miller, Communications & Marketing Coordinator  
Martin Montalvo, Public Works Ops. Manager  
Matt Lorenzen, Economic Development Manager  
Megan Big John, Parks and Recreation Director  
Miranda Bateschell, Planning Director  
Steve Rymer, Interim Assistant City Manager  
Zach Weigel, City Engineer

### **WORK SESSION [5:00 PM]**

#### **REVIEW OF AGENDA AND ITEMS ON CONSENT**

There was none.

#### **COUNCILORS' CONCERNS**

There was none.

## **PRE-COUNCIL WORK SESSION**

1. Wilsonville Industrial Land Readiness – West Railroad Area – Basalt Creek Master Plan

Staff sought the Council’s feedback to refine the preferred design concept for the West Railroad Area within the Basalt Creek Planning Area.

2. Emergency Declaration Process

Public Works staff detailed the City’s processes if/when it may become necessary to declare a local state of emergency.

3. Peer Support Services Review

The City Attorney detailed the establishment of a pilot program that funds a peer support specialist to aid community members experiencing or recovering from addiction or mental health challenges.

## **ADJOURN [6:24 PM]**

Break to clear the room for Executive Session.

## **EXECUTIVE SESSION [6:30 PM]**

- ORS 192.660(2)(f) Exempt Public Records
  - To consider information or records that are exempt by law from public inspection.

## **ADJOURN [6:50 PM]**

## **CITY COUNCIL MEETING [7:01 PM]**

### **CALL TO ORDER**

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

Motion carried 5-0.

### **MAYOR'S BUSINESS**

4. State of the City Address

The Mayor presented the 2026 State of the City Address.

**RECESS [7:35 PM]**

There was a brief recess for refreshments and entertainment.

**RECONVENED [8:00 PM]****COMMUNICATIONS**

There was none.

**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**5. **Resolution No. 3231**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Third Amendment To The Professional Services Agreement With Brown & Caldwell, Inc. For Construction Administration Services For The Boeckman Creek Flow Mitigation Project (Capital Improvement Project No. 7068).

6. **Resolution No. 3240**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Knife River Corporation – Northwest For Construction Of The Brown Road Improvements Project (Capital Improvement Project No. 4216).

7. **Resolution No. 3257**

A Resolution Of The City Of Wilsonville Authorizing The Sole Source Procurement of Manual Meter Reading Services by Metereaders LLC.

The City Council moved to approve the Consent Agenda as read. Motion carried 5-0.

## NEW BUSINESS

8. City Attorney Employment Agreement Extension

The City Council moved to approve the City Attorney Employment Agreement Extension as proposed. Motion carried 5-0.

## CONTINUING BUSINESS

There was none.

## PUBLIC HEARING

9. **Resolution No. 3256**

A Resolution Of The City Of Wilsonville Authorizing A Supplemental Budget Adjustment For Fiscal Year 2025-26.

After a public hearing Resolution No. 3256 was adopted 5-0.

10. **Ordinance No. 902** - 1<sup>st</sup> 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.

After a public hearing and first reading Ordinance No. 902 was adopted 5-0.

## CITY MANAGER'S BUSINESS

City Manager Jeanna Troha addressed off-leash dogs in Memorial Park following emails received by council and public testimony.

## LEGAL BUSINESS

Council was updated on the Town Center building height waiver task force.

## ADJOURN [9:44 PM]

## URBAN RENEWAL AGENCY [9:45 PM]

## CALL TO ORDER

1. Roll Call

2. Motion to approve the following order of the agenda.

Motion carried 5-0.

### **CITIZEN INPUT**

This is an opportunity for visitors to address the Urban Renewal Agency on any matter concerning City's Business or any matter over which the Agency 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 Urban Renewal Agency 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.

There was none.

### **CONSENT AGENDA**

3. **URA Resolution No. 358**

A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute A Construction Contract With Knife River Corporation – Northwest For Construction Of The Brown Road Improvements Project (Capital Improvement Project No. 4216).

4. Minutes of February 2, 2026, Urban Renewal Agency Meeting.

The Urban Renewal Agency moved to approve the Consent Agenda as read. Motion carried 5-0.

### **NEW BUSINESS**

There was none.

### **CONTINUING BUSINESS**

There was none.

### **PUBLIC HEARING**

There was none.

### **ADJOURN [9:46 PM]**



## ACTION MINUTES

May 04, 2026 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

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### 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

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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** - 2<sup>nd</sup> 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]**