



# February 2026 Monthly Report

## Building Division

### Why Are Building Permits Important?

Planning a residential construction project is an exciting undertaking. Whether it's a new addition to your home, a complete renovation, or a simple DIY (do it yourself) project, it is important to obtain the necessary permits before beginning any work, and it is important to understand why.

First and foremost, getting a permit ensures that your project complies with local building codes and safety regulations. Building codes are in place to protect homeowners and ensure the safety of the structure. A permit ensures that your project meets the necessary safety requirements. Without a permit, your project may not be up to code, putting you and your family at risk.

Another important reason to obtain a permit is to ensure that the project meets zoning and land-use regulations. These regulations are put in place to maintain the quality of life in the community and ensure that structures are built in the appropriate zones. A permit allows the City to review your project and ensure that it complies with zoning and land-use regulations.

Getting a permit can also help you avoid legal and financial issues. Unpermitted work can lead to fines, legal battles, and even the demolition of the structure. Additionally, if you decide to sell your home, an unpermitted structure can decrease its value and make it more difficult to sell. By obtaining a permit, you can avoid these legal and financial issues and ensure that your project is legally permitted.

Obtaining a permit also provides you with a record of the work done on your property. This record can be helpful if you decide to sell your home, as it provides evidence of the quality and legality of the construction work. It can also help you when you need to make insurance claims or get financing for future projects.

Finally, obtaining a permit can help you avoid delays in the construction process. While obtaining a permit may seem like an extra step, it can actually save you time in the long run. If you start construction without a permit and the City discovers the work, they may issue a stop-work order, which can lead to costly delays in the project.

Obtaining a permit is an essential step in any residential construction project. It ensures that your project complies with local building codes and safety regulations, meets zoning and land-use regulations, avoids legal and financial issues, provides a record of the work, and avoids delays in the construction process. Contact City Hall to learn more about the permit requirements for your residential project and ensure that your project is safe, legal, and up to code.

City of Wilsonville  
Building Division  
29799 SW River Center Loop E  
Wilsonville, OR 97070  
permits@wilsonville.or.us

## Permit

Permit NO.: BDR23-0008  
Permit Type: Building (Residential)  
Work Classification: Accessory Structure  
Permit Status: Issued  
Issue Date: 03/02/2023 Expiration: 08/29/2023

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Location Address: 27752 SW LARKSPUR TER, WILSONVILLE, OR 97070 Parcel Number: 31W120003700

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<b>Contacts</b> Matthew Anderson 27752 SW LARKSPUR TER, WILSONVILLE, OR 97070 (000000-0000)	<b>Owner/Builder</b> Stephanie Carlos 16467 S Sea Horse Ln, Oregon City, OR 97045 (503)914-8410	<b>Applicant (Contact for Permit)</b> Stephanie Carlos 16467 S Sea Horse Ln, Oregon City, OR 97045 custompoolsppas@gmail.com
<b>Contractor</b> Stephanie Carlos 16467 S Sea Horse Ln, Oregon City, OR 97045 custompoolsppas@gmail.com		

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<b>Description:</b> Building a 15x40 in ground swimming pool. Mechanical Deferred by sub.	<b>Valuation:</b> \$107,000.00 <b>Total Sq Feet:</b> 1,032.00	<b>Inspection Requests:</b> ci.wilsonville.or.us/online-portal
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Fees	Amount	Payments	Amt Paid	Inspections:
Building (Residential) Permit Fee	\$841.43	<b>Total Fees</b>	<b>\$2,083.84</b>	<b>Inspection Type</b>
Building Plan Review Fee	\$841.43	Check #	\$841.43	Fireplace/Woodstove
Land Use Compliance Fee (Permit)	\$200.00	WV #TWJAJM5UB		Gas Piping
Metro Excise Tax	\$1.01	Check # TXKCUJ2NUJ0R	\$1,241.41	Other Inspection
State Surcharge	\$100.97	<b>Amount Due:</b>	<b>\$0.00</b>	Shower Pan
<b>Total</b>	<b>\$2,083.84</b>			Footing Only

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This permit is issued under OAR 918-440-0050. Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days.

Inspectors: Mike Ditty: 503-740-9787 | Carl Brown: 971-858-6037

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Valuation: 107000

Additional Information

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Issued By: Jon Scott Date: March 02, 2023

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April 26, 2023 Building Division - City of Wilsonville - 503-682-4560; permits@ci.wilsonville.or.us Page 1 of 1

## Economic Development Division

### Economic Crosscurrents to Watch

As I prepare this month's update, a few broader economic observations are worth noting. While the headline numbers look steady, there are gathering clouds on the horizon:

- **Strong on the surface:** Inflation and unemployment are roughly where they were a year ago, and the Dow recently topped 50,000. By conventional measures, the economy appears stable.
- **Trade tensions:** Expanding tariffs and retaliatory measures are disrupting exports and increasing costs. Most tariff costs are borne by U.S. consumers and businesses, putting upward pressure on prices.
- **Weaker dollar:** The U.S. dollar has declined over the past year. While that can theoretically boost exports, ongoing trade friction and a growing goods trade deficit may offset those gains and add to inflationary pressure.
- **Federal Reserve uncertainty:** Concerns about political pressure on the Fed could unsettle markets and weaken investor confidence, particularly if interest-rate policy becomes politicized.
- **Market concentration & artificial intelligence (AI) risk:** Stock gains are increasingly concentrated in AI firms with high valuations. If expectations outpace actual earnings (a so-called "bubble"), a correction could ripple through the broader economy.
- **Workforce disruption:** AI and automation will likely create opportunity over time, but near-term job displacement may be significant.



Calm seas today—but prudent companies and communities should prepare for volatility ahead.

### Oregon Legislature: Economic Development in the Spotlight

Economic development has emerged as a significant point of debate in the Oregon Legislature's 2026 short session, drawing strong views from business groups, local governments, and advocates on both sides of the aisle.

- **SB 1586 — Oregon JOBS Act:** This proposal targets Oregon's manufacturing recession by incentivizing job creation and addressing land constraint—by adding 300+ acres to the Metro Urban Growth Boundary (UGB) adjacent to Hillsboro. It has drawn bipartisan testimony in committee, but its prospects remain uncertain, partly due to hesitancy among some Democratic legislators to tackle industrial land and growth issues directly. Wilsonville remains neutral on SB 1586.



## Economic Development Division

### Oregon Legislature: Economic Development in the Spotlight (con't)

- HB 4084 — Governor's Economic Development Bill: Championing targeted incentives, HB 4084 would strengthen the state's enterprise zone program, invest about \$40 million in industrial land and introduce state permitting reform. The bill advanced out of the House Revenue Committee and now moves to Joint Ways and Means.



Wilsonville is supportive of HB 4084's focus on industrial competitiveness and job growth. Mayor O'Neil testified in support at the bill's first hearing earlier this month. Existing statutes and rules preclude the creation of an enterprise zone in Wilsonville. The enterprise zone provisions in HB 4084 may allow Wilsonville to create an enterprise zone and compete on equal footing with our peers in the Metro region in the future.

These bills illustrate how economic policy is at the forefront of legislative debate this session, attributable in part to recent news and studies that demonstrate Oregon's lagging ability to attract and retain industry, investment, and jobs in the state.

### Planning Commission Recommends Adoption of EOA and EDS

As part of the larger WILR (Wilsonville Industrial Land Readiness) project, Planning and Economic Development staff presented the final iteration of two project components—the Economic Opportunities Analysis (EOA) and the accompanying Economic Development Strategy (EDS)—to the Planning Commission (PC) on February 11, 2026.

The PC had a series of questions about this body of work, but ultimately no concerns. They voted

unanimously to recommend the adoption of the EOA and EDS by the City Council. The Council will hear the first reading of the adopting ordinance (no. 901) on March 2, 2026. If adopted, the EOA and EDS will become the guiding documents for the City's economic development efforts into the foreseeable future. The EOA makes the technical findings for land need and economic development opportunities based on anticipated job growth and competitive advantages, while the Economic Development Strategy takes those findings and lays out an implementation plan, addressing six (6) key focus areas that will strengthen the City's economy and livability, while also providing for industry growth.



## Economic Development Division

### City Manager Candidate Tour

Economic Development and Government Affairs staff had the distinct honor to lead the three (3) finalists for the City Manager position on a one-hour citywide tour, beginning and ending at City Hall. We visited schools, Frog Pond's future growth areas, and the transformative Boeckman Corridor project. We highlighted major employers like Twist Bioscience and Sysco, along with our Coffee Creek and Basalt Creek industrial lands. Stops included the Garden Acres and Brown Road projects, the 95th Avenue employment corridor, and our new Public Works facility. We toured the Vuela affordable housing project, Villebois Village Center, the upgraded Water Treatment Plant, and Town Center—showcasing infrastructure, economic opportunity, and community-building investments shaping Wilsonville's future.

### Meeting with Swire Coca-Cola

As a division of one, Economic Development staff wears many hats. One such hat is that of ombudsman.

Recently, the City received a number of complaints about Coca-Cola trucks parking for extended periods in Kinsman Road, outside the Swire bottling facility. Staff reached out to the company and scheduled a meeting with their leadership team and the City Engineer.

The meeting was cordial and productive. Swire was aware of the issue, and attributed it to an anomaly related to a supply chain disruption which caused an influx of trucks within a very short period of time. Hence, the backup. They do not expect this to happen again. Moving forward, if similar problems arise, we now have appropriate points of contact at Swire who can resolve the issue in a timely manner.

Following the meeting, we were able to take a tour of the bottling facility and see their recent \$30M investment in a new production line in action.

### Civics Academy

The Community Development Department, including Economic Development, presented to the Civics Academy on February 12. We discussed modern economic development—how Wilsonville focuses on “better,” not just bigger, growth. We discussed property tax as the city's lifeblood, urban renewal, the Coffee Creek plan, and tools like the WIN incentive program that support job creation, investment, and long-term community vitality.

### Local Business Newsletter

On February 26, we sent out the February 2026 Local Business Newsletter, sharing key updates with Wilsonville's business community. It highlighted the Wilsonville Area Chamber of Commerce pausing operations, featured Clackamas County business spotlights, invited business travel input via the Port of Portland survey, promoted an entrepreneur mixer, and included the latest regional economic indicators and Willamette Water Supply project updates.



## Engineering Division, Capital Projects

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

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

### **Summer 2025 Completed Construction**

This summer, the City completed crack sealing, localized pavement spot repairs, and slurry sealing in the Villebois, Park at Merryfield, and other nearby neighborhoods bounded by the following roads: North of Wilsonville Road, South of Boeckman, West of Kinsman, and East of Grahams Ferry Road. Crack sealing is a maintenance technique used to extend the life of roads by filling in cracks to reduce the infiltration of water. Localized pavement spot repairs consist of construction crews removing and replacing small sections of damaged asphalt. These repairs focus only on the areas that are cracked, crumbling, or uneven. The City released an Invitation to Bid (ITB) on January 21, 2026 for the summer 2026 crack sealing and localized pavement spot repairs. Bids were due on February 11, 2026, and the City received six (6) bids. Notice of Award is expected to be issued in March 2026, and construction is expected to occur in June through August 2026. The City is currently evaluating slurry sealing to follow in summer 2027 and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2028.

- **Planned Construction**

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

- ◇ FY 2025-26

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

- ◇ FY 2026-27

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

- ◇ FY 2027-28

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

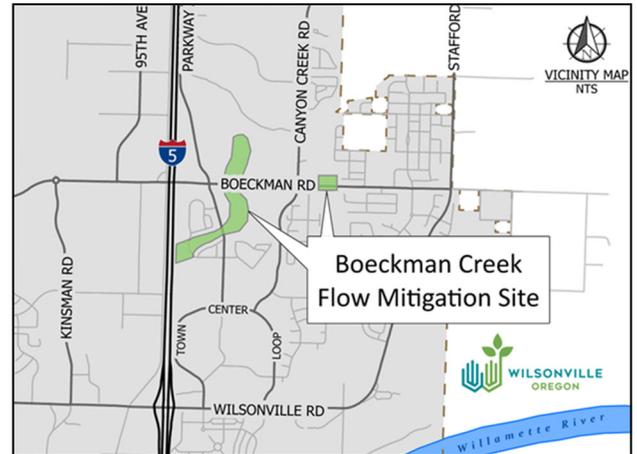
### **Annual Pedestrian Enhancements (4717)**

This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in design at 90% and construction targeted for spring of 2026. These locations include: a mid-block crossing and bus shelter relocation north of Freeman Drive 95th Avenue, a mid-block crossing on Wimbledon Cir S between Courtside Drive and Volley Street, and a mid-block crossing on Parkway Center Drive north of Burns Way. Additional crossing improvements are underway for three locations along Parkway Ave, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive. In addition, this set of upgrades includes accessibility improvements at the east-bound SMART bus stop on Wilsonville Road and Wildcat Way, and for a bike ramp to connect the south-bound bicycle lane on Town Center Loop W to a nearby shared use path. Project survey fieldwork and engineering design for these five new improvements has begun as of January 2026 by Westlake Consultants.

## Engineering Division, Capital Projects

### Boeckman Creek Flow Mitigation (7068)

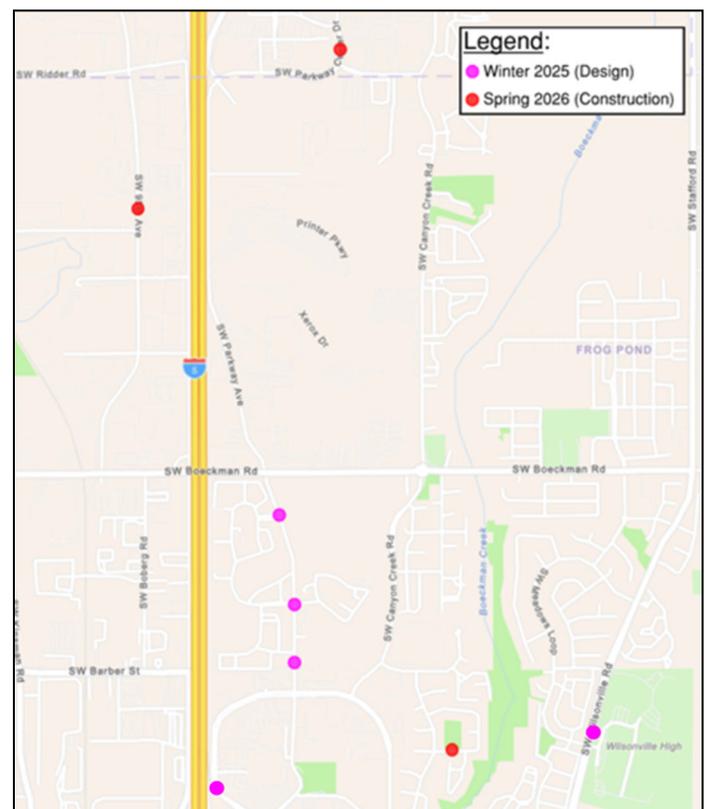
This project will look at stormwater flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the early 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. Plans and bid documents have been finalized after 100% design review. Property acquisition is underway with purchase offers recently presented to property owners. Several Owners have agreed and easements are being recorded. The Invitation to Bid for construction has been advertised, and was awarded at the March 2 City Council meeting to Interlaken, Inc. Project work will occur at several different locations including:



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

### Brown Road Improvements Project (4216)

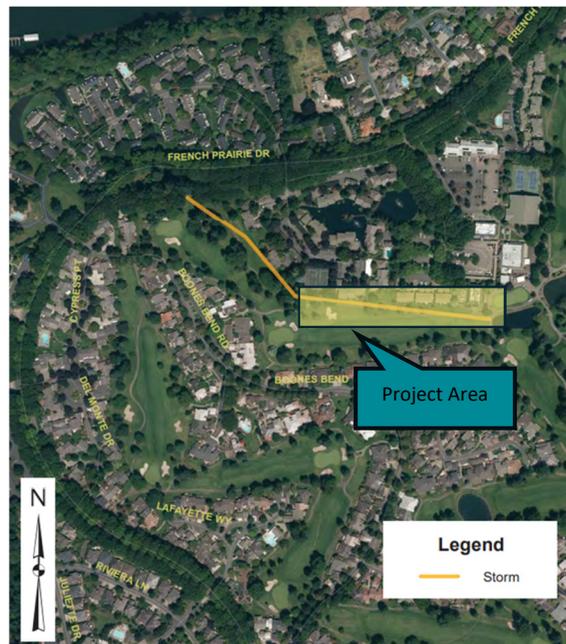
The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from Wilsonville Road to Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks,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



## Engineering Division, Capital Projects

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

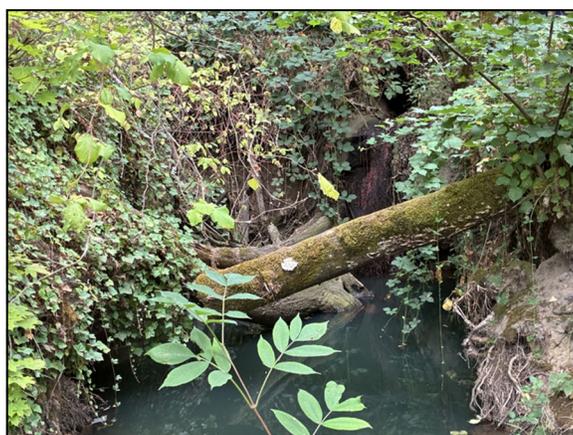
This project provides design and construction for replacement of a portion of the stormwater pipeline as part of the Charbonneau Consolidated Improvement Plan, Project #37 Charbonneau Storm Improvements Phase II. Replacement of the 815-foot long section of 12-inch storm pipe has become a priority project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



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

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

Data collection and engineering design has begun as of January 2026. Construction of Phase 1 is anticipated for spring 2027 after permitting is complete. Construction of Phase 2 is anticipated to begin in spring 2028.



## Engineering Division, Capital Projects

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

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

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

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

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

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

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

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

## Engineering Division, Capital Projects

### WWSP Coordination (1127)

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

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



## Engineering Division, Private Development

### Residential Construction Activities

#### Canyon Creek South Phase 3

The status of this project remains the same as last month. The project is being purchased by a new contractor who will finish the improvements. The contractor continues to work on punchlist items for closeout. The City is reviewing plans for the open space improvements.

#### Frog Pond West

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

- The contractor is continuing to work to install a retaining wall and pathways at the Frog Pond Neighborhood Park project.
- Frog Pond Cottage Park Place, Phase I, a 12-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Ridgecrest subdivision, is anticipated to begin construction in spring 2026.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, is under construction. Crews are working finishing stormwater management facilities and preparing to pave when weather allows for it.
- Construction is nearing completion at Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road. The contractor is working on punchlist items.
- Frog Pond Ridgecrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, is preparing the roads for paving when weather allows for it.



Frog Pond Petras



Frog Pond Primary



Frog Pond Ridgecrest

## Natural Resources Division

### Arrowhead Creek Park Riparian Area Planting

On February 14, 2026, the City and Friends of Trees hosted a planting event at Arrowhead Creek Park. 86 volunteers participated in the planting event, which included the installation of 1,000 native trees and shrubs in a riparian area at the park. In addition, volunteers spread 18 yards of mulch and removed trash.

Since 2002, the City of Wilsonville has partnered with Friends of Trees Green Space program on a wide variety of natural resource planting, restoration, and maintenance activities. Founded in 1989, Friends of Trees is a regional leader in improving the urban tree canopy and restoring sensitive natural areas through programs delivered by thousands of volunteers.



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 3 Type A Tree Permits
- 5 Type B Tree Permits
- 2 Class 1 Sign Permits
- 1 Class 1 Administrative Review
- 1 Class 2 Administrative Review

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

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

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

### Development Review Board (DRB)

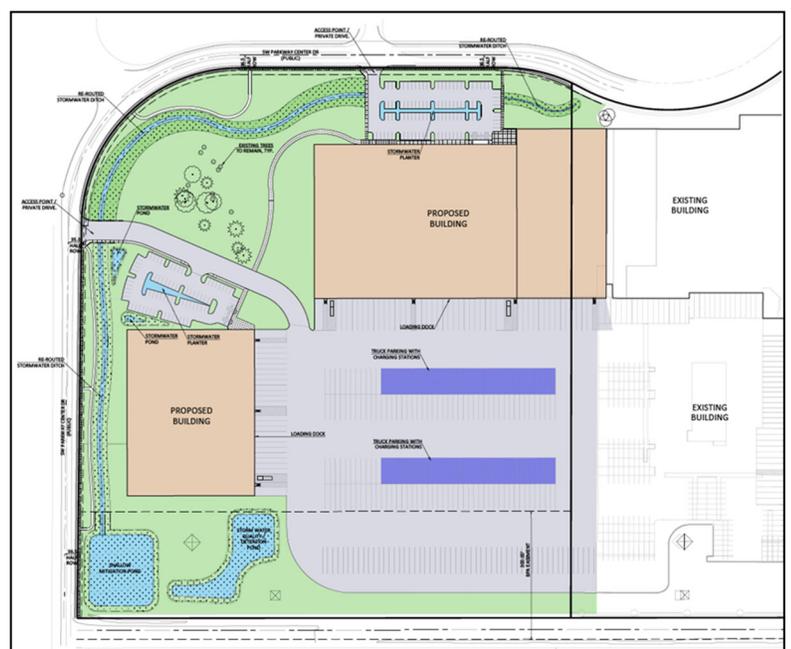
DRB Panel A met on February 9. Staff presented information regarding the Housing Statutory Compliance project and gathered feedback from Board members. Staff also conducted a DRB Motion training exercise for Board members

DRB Panel B met on February 23. Staff presented information regarding the Housing Statutory Compliance project and gathered feedback from Board members. Staff also conducted a DRB Motion training exercise for Board members

### DRB Projects Under Review

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

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



Sysco Expansion – Proposed Site Plan

## Planning Division, Long Range

### **Housing Statutory Compliance Project**

This two-part project will update Wilsonville's Development Code to incorporate new statutory requirements related to residential development from the 2025 Oregon Legislative session. Part 1 of the project will focus on Section 3 of SB 974, which requires cities and counties to issue land use decisions without a public hearing on certain residential development applications, including Wilsonville's most common residential land use applications. The project will integrate Action C of the 2025 Housing Production Strategy, which calls for the City to implement an administrative review process for residential development. In February, the project team gathered input from both Development Review Board Panels about their experiences preparing for hearing items and preferences for meeting dates and time. This information will inform the consideration of draft Development Code amendments that will be shared with Planning Commission and City Council in March and April. The amendments related to Section 3 of SB 974 must be in effect by July 1, 2026.

### **Planning Commission**

On February 11, the Planning Commission held a public hearing after which they unanimously recommended that the City Council adopt the Wilsonville Industrial Land Readiness Economic Opportunities Analysis (EOA) and accompanying Economic Development Strategy (EDS).

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

The Wilsonville Industrial Land Readiness (WILR) project combines a focused analysis of development potential in the Basalt Creek Concept Plan area with a citywide Economic Opportunities Analysis and Economic Development Strategy. Together, these efforts are designed to guide long-term job growth and land use planning. On February 11, 2026, staff and the consultant team presented the draft Economic Opportunities Analysis (EOA) to the Planning Commission. Following the presentation and discussion, the Planning Commission voted to recommend City Council approval of the EOA. Staff and the consultant team will present the EOA to the City Council at a public hearing on March 2, 2026. The intended outcome of that hearing is formal adoption of the EOA by the City Council.