

Building Division

The City of Wilsonville's Building Division is dedicated to ensuring the safety and well-being of its residents through effective building regulations and inspections. As we enjoy the beautiful Oregon summer, the Building Division encourages residents to take advantage of the warm weather to enhance their homes and properties.

One popular summer project is adding or upgrading outdoor living spaces. Whether it's building a new deck, installing a patio cover, or creating an outdoor kitchen, these improvements can provide a great space for family gatherings and relaxation. Before starting any construction, it's important to check with the Building Division to ensure that your project complies with local codes and regulations. This will help avoid any potential issues and ensure that your new space is safe and durable.



Another summer suggestion is to consider energy-efficient upgrades. With the longer days and increased sunlight, it's a perfect time to install solar panels or upgrade your windows and insulation. These improvements not only help reduce energy costs but also contribute to a more sustainable environment. The Building Division can provide guidance on the necessary permits and inspections for these projects.

For those looking to enhance their landscaping, summer is an ideal time to install new irrigation systems or build garden structures like pergolas and greenhouses. These additions can improve the aesthetic appeal of your property and provide a functional space for gardening and outdoor activities. Again, it's crucial to consult with the Building Division to ensure that your plans meet all necessary requirements and to acquire permits if needed.

Lastly, summer is a great time to perform routine maintenance on your home. This includes checking for any structural issues, repairing or replacing damaged siding, and ensuring that your roof is in good condition. Regular maintenance can prevent more significant problems down the line and keep your home in top shape.

The Building Division is here to support residents with their summer projects, providing the necessary information and assistance to ensure that all work is done safely and in compliance with local regulations. Enjoy your summer improvements and make the most of the beautiful weather in Wilsonville!

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.

- **Current Construction**

The City awarded the Fiscal Year 2024-25 (FY25) crack sealing contract to KNL Industries in May 2025. In June 2025, KNL Industries completed crack sealing and localized pavement spot repairs 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.

In addition to the crack sealing contract, the City has awarded the Fiscal Year 2025-26 (FY26) slurry sealing contract to VSS International, who were selected through a Joint Cooperative Procurement with Hillsboro, Oregon. Starting on July 31, VSS International will slurry seal the local roads which were crack sealed in June. Slurry sealing involves spreading a thin layer of asphalt mixed with water and tiny gravel over the road. This layer fills in small cracks and smooths out bumps, protects the road from water and sun damage, improves traction for cars and bikes, and helps the road last longer. Slurry sealing will be completed by the end of August 2025.

- **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. Chantilly to and from Willamette Way East
2. McKenzie Court cul-de-sac to cul-de-sac
3. Parkway Center Drive from Elligsen Road to Burns Way
4. Sun Place from Best Western to Parkway Avenue

Engineering Division, Capital Projects

Boeckman Creek Flow Mitigation (7068)

This project will look at storm water 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 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. 90% plans are being developed. Property acquisition is underway with purchase offers recently presented to property owners. Bidding is expected this winter.

Boeckman Creek Interceptor and Trail (2107/9150/7068)

This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area. A regional trail will be installed as a part of the maintenance path from Boeckman Road to Memorial Park. Field investigations of the original area are finished. Capital Improvement Project (CIP) 7054, Gesellschaft Water Well Channel Restoration, was also brought into this project to minimize City design and construction costs. A State Revolving Fund Loan has been secured to help cover project costs. Additionally, an Oregon Community Path Grant has been secured for the last segment – crossing Boeckman Creek up to Wilsonville Road. This portion of the project will need to be a separate project due to grant requirements.

Preliminary design iterations are complete, and several workable solutions have been identified to meet all project needs. A public open house was held on September 11 to seek input on the design to refine the layout. Results of the feedback were generally positive. 60% plans were delivered to the City in June and reviewed by City Staff. Minor design refinements are expected to avoid impacts to existing trees and to minimize project costs.

The right of way acquisition process has not started on this project. Once the design is finalized, easement locations will be determined and a Council meeting is needed for the approval of property acquisitions.

Brown Road Improvements Project (1148)

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 SW Wilsonville Road to SW Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. Surveying, geotechnical explorations, transportation studies, and a tree inventory are currently in progress at the project site. The consultant team delivered the 60% design to the City in May of 2025, and the City provided comments. The consultant team is currently working towards the 90% design which is expected to be delivered to the City in August of 2025. A third Community Open House is being planned for fall to present updated designs and concepts with the community and any other interested partners. The City anticipates construction will begin in spring of 2026 and will be completed by the end of 2026.

Boeckman Road Corridor Project (4212/4206/4205/2102/7065)

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Tapani-Sundt Joint Venture is now complete with design. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages.

GMP 1: Temporary Traffic Signal at Stafford Road and 65th Avenue

Complete!

GMP 2: Meridian Creek Culverts, House Demo

Complete!

Engineering Division, Capital Projects

Boeckman Road Corridor Project **(4212/4206/4205/2102/7065),** **continued**

GMP 3: Bridge, Roundabout, and Road Widening

- Sewer installation, utility undergrounding, paving, striping, sidewalks are **complete!**
 - ◊ Minor repairs and corrections are being completed
- Bridge construction is nearly complete. Minor patching remains as well as the remaining custom panels were installed in July. The bridge opened on May 21 for traffic, however, lane closures and delays are expected.
- Trail construction from Boeckman under the bridge is nearly complete.
- Roundabout construction continues with repairs to defective work underway.
- The entire project is expected to be complete in fall 2025.



Traffic is flowing through the roundabout with the bridge in the distance.

West Side Level B Reservoir and Transmission Main (1149)

This project includes design and construction of a new 3-million-gallon water reservoir just west of City limits, along with approximately 3500 feet of 24-inch transmission main in Tooze Road. connecting to the City water system. City Council awarded the construction contract to Tapani, Inc. in June 2024. Construction began in July 2024 and is scheduled for completion in the summer/fall of 2025.

Completed Major Elements: Mass grading of the site, concrete foundation, floor, wall, roof installation, concrete pre-stressing, and transmission main installation.

Tank construction and pre-stressing were completed in March, with transmission main testing scheduled to occur in June/July, followed by disinfection of the reservoir. Final testing and commissioning of the new reservoir is scheduled for late summer of 2025.

The Tooze Road transmission main installation is complete, except for the connection to the existing City water main, which will occur in August. Final paving of Tooze Road is scheduled for late August of 2025, followed by tank commissioning and fencing/landscaping of the reservoir site.



Reservoir access ladder installed

Engineering Division, Capital Projects

WTP Expansion to 20 MGD (1144)

This project expands the water treatment plant (WTP) capacity to 20 million gallons per day to support water demands in the City and Sherwood. Construction began in June 2022, with completion expected in the fall of 2025. The majority of work is complete, including testing, commissioning, and troubleshooting of new equipment.

Completed Major Elements: Larger pumps, electrical equipment, and generator, seismic improvements, and replacement of portions of the treatment process. Remaining work includes conversion of the former generator room into storage/workshop space in August and installation of an electrical transformer in the fall of 2025, after which the project will be complete.

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 2025. 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 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the sidewalk and curb and gutter on the east side of the road is ongoing. Permanent concrete road panel restoration of 95th Avenue began in April 2025 and will extend through the end of the year. Temporary traffic control during restoration will require detours and one-way travel to accommodate construction activities. Pipe install on Ridder Road west of 95th Avenue began in June 2025 and a full road closure during construction will be in place for at least seven (7) months.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

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 plat is in the process of being recorded with the County so that the development can move forward with building permits.

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 ongoing.

- 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, has started infrastructure construction. The contractor has started installing underground utilities including sanitary sewer and storm pipes. Infrastructure is anticipated to be completed in early 2026.
- Construction has started again at Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road. The contractor is mostly working onsite.
- Frog Pond Ridgecrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, has started installing sanitary sewer pipes. Infrastructure construction is anticipated to be completed in early 2026.



Frog Pond Petras Grading



Frog Pond Primary



Frog Pond Ridgecrest Grading

Natural Resources Division

Wildlife Monitoring Presentation and Exhibit

In August 2023, the City began monitoring wildlife year-round using a network of city-owned and managed motion detect cameras funded through the Community Enhancement Program. A consultant, Samara Group, installed the cameras on city-owned and school district property, including Memorial Park, Boones Ferry Park, Boeckman Creek corridor, Boones Ferry Primary School, and Boeckman Creek Primary School. For more than a decade, in cooperation with Portland State University and Samara Group, the City has documented through wildlife monitoring the extensive use and effectiveness of the Boeckman Road and Kinsman Road wildlife passages.

On July 7, 2025, at the Library, the City hosted a presentation about wildlife monitoring with Leslie Bliss-Ketchum of Samara Group. Eighteen (18) people attended the presentation and learned about the City's efforts to document and understand the movement of wildlife in the community. In conjunction with the presentation, the City provided an exhibit of wildlife monitoring photos in the library gallery for the month of July.



Planning Division, Current

Administrative Land Use Decisions Issued

- 5 Type B Tree Permits
- 1 Type C Tree Permit
- 1 Class 1 Administrative Review
- 2 Class 2 Administrative Reviews

Construction Permit Review, Development Inspections, and Project Management

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

- CIS Office Building at Wilsonville Road and Kinsman Road
- Frog Pond Primary School
- Industrial development on Day Road and Garden Acres Road
- New neighborhood park in Frog Pond
- New PGE substation on Parkway Avenue north of Boeckman Road
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A did not meet in July.

DRB Panel B met on July 28 and approved a sign waiver to increase a painted wall sign from the allowed 132 square feet to 200 square feet—less than the applicant's request of 355 square feet. The Board also approved a decorative mural on the same building façade along SW Parkway Avenue.

DRB Projects Under Review

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

- Modular offices at Republic Services
- Sign Waiver and Site Design Review for Parkworks campus sign and mural (pictured)



Planning Division, Long Range

Climate Friendly and Equitable Communities (CFEC) Parking Compliance

As part of the Climate Friendly and Equitable Communities (CFEC) program—established under Governor Kate Brown’s Executive Order 20-04—local governments are required to reform parking standards to reduce climate pollution and promote more efficient land use. In July, the City Council adopted, on first reading, Development Code amendments to implement these parking reforms. A second reading is scheduled for August 4.

Legislative Session Involvement

The 2025 legislative session concluded in June with the passage of several impactful bills related to land use and housing. Throughout the session, Planning staff actively monitored key legislation, collaborated with the League of Oregon Cities, and contributed to the development of City comments and testimony. In July, staff began analyzing adopted bills to prepare for local implementation and compliance.

Planning Director Miranda Bateschell continues to serve on the Oregon Housing Needs Analysis Rulemaking Advisory Committee (RAC), which is currently focused on housing capacity rules and safe harbors for cities developing Housing Production Strategies. These strategies must be adopted by the Land Conservation and Development Commission by the end of the year.

Oregon White Oak Response Coordination and Leadership

In July, Associate Planner Georgia McAlister continued to play a key role in the Mediterranean Oak Borer (MOB) task force, coordinating efforts among City divisions, contract arborists, property owners, and other stakeholders to assess and respond to the declining health of Oregon white oak (OWO) trees.

A visual survey conducted in mid-July identified several trees—previously in good health—now showing potential signs of MOB infestation. These trees will be closely monitored throughout the summer. Statewide, members of the MOB working group noted that symptoms appear less pronounced this year, complicating detection and monitoring efforts.

Unfortunately, the Cumberland White Oak Heritage Tree—also known as the Wilsonville High School Oak—has declined beyond recovery due to MOB and is scheduled for removal in August. An application for removal has been submitted to the Planning Division.

Planning Commission

On July 9, the Planning Commission held a work session focused on a citywide industrial land inventory and economic opportunities analysis, a key component of the Wilsonville Industrial Land Readiness (WILR) project.

Wilsonville Industrial Land Readiness (WILR) Project

The Wilsonville Industrial Land Readiness (WILR) project integrates 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 aim to guide long-term job growth and land use planning.

In July, consultant work on Basalt Creek centered on developing an infrastructure funding plan for the area. Progress also continued on the citywide analysis, with preliminary findings presented to the Planning Commission. Preliminary findings are scheduled to be shared with City Council in early August.