

Monthly Report

Building Division

Residential Building Permits

In Wilsonville, the Building Division ensures that all construction projects meet safety and code standards. While many residents are aware that large-scale residential projects like new home constructions or major renovations require permits, there are several smaller projects that also necessitate permits, often surprising homeowners.

For instance, installing or changing any part of a heating or cooling system that must be vented into a chimney requires a permit. This includes

unvented decorative appliances, woodstoves, fireplace inserts, and pellet stoves. Additionally, any alterations or repairs to gas piping between the meter and an appliance, whether indoors or outdoors, also need a permit. Even installing bath fans, dryer exhausts, kitchen range exhausts, and water heaters that require venting falls under this category.

Another common project that requires a permit is the construction of accessory structures or sheds. Before adding a detached accessory structure to your property, it's essential to consult with the Planning Division to ensure the project meets the city's Development Code. Once approved, you must provide the Building Division with the dimensions, height, and proposed location of the structure to determine if a building permit is necessary. It's also important to note that even seemingly minor projects like building a deck or patio cover might need a permit. For example, enclosed or unenclosed patio covers that exceed 200 square feet or are more than 30 inches above adjacent grade require a permit. Similarly, any deck or porch that comes closer than three feet to property lines must be reviewed and approved by the Building Division.

By obtaining the necessary permits, homeowners can ensure their projects are safe, codecompliant, and legally sound. The Wilsonville Building Division is committed to helping residents navigate the permitting process, providing guidance and support every step of the way. For more information or to start your permit application, visit the city's online permitting portal or contact the Building Division directly.

City of Wilsonville Building Division FAQs.

<https://www.ci.wilsonville.or.us/building/page/faqs-building>



Economic Development Division

DCI International Announces Relocation to Wilsonville

Wilsonville received significant economic development news this month as DCI International announced plans to relocate its Oregon operations from Newberg to a newly acquired 24-acre campus in Wilsonville. Beginning in early 2028, the company will consolidate its manufacturing, warehousing, administrative offices, cabinetry production, parts operations, and DCI Edge showroom into a single campus designed to support continued growth and operational efficiency.



DCI International is a leading manufacturer of dental equipment and an industry leader with customers worldwide. The relocation represents a major investment in Wilsonville and reinforces the community's reputation as a premiere location for advanced manufacturing. The project is expected to retain hundreds of high-quality jobs in the region while positioning the company for future expansion. Economic Development staff will coordinate with DCI as it advances toward occupancy. The announcement represents another significant business recruitment success for Wilsonville and further strengthens the city's advanced manufacturing cluster.

Town Center Updates

A major theme of staff work in the month of June: Town Center.

During the work session held on June 1, Economic Development staff walked the Council through the 2026 Wilsonville Town Center Urban Renewal Feasibility Study, which is to serve as the basis for a potential Town Center urban renewal district should one be established by a future vote. The study, which supersedes a 2023 study, includes updated project costs, shortens the plan's duration by two years, and is based on a more conservative development scenario with a reduced maximum indebtedness. Following the presentation, the Council expressed its desire to pursue a vote on the establishment of a Town Center urban renewal district in November's general election and directed staff to begin drafting ballot measure language.

On June 29, staff returned to the Council to ask if and how they would like to continue right-sizing a potential Town Center Urban Renewal District, which voters may consider in November of 2026, if the Council refers the question to the ballot. The Council unanimously indicated their support to remove the I-5 Bike-Ped Bridge from the proposed urban renewal project list, and to add an economic development incentive program to attract a food cart pod project to Town Center. These revisions will be incorporated into the draft Town Center Urban Renewal Plan and Report, which voters may consider in November.

Staff noted that removing the bridge project from the proposed urban renewal project list does not mean the City is abandoning the project. Rather, the project remains in several adopted City and Regional planning documents and will continue as a priority for the City. Staff will continue to seek external funds such as grants to supplement City transportation SDC funds in order to complete the project in time. The Council direction only means the project would not be eligible to receive urban renewal funds if a Town Center Urban Renewal District is created, which further reduces the contemplated urban renewal financial commitment in Town Center.

Economic Development Division

Town Center Updates (cont'd)

On June 26, staff launched a website at www.wilsonvilletowncenter.com. The site, a collaborative project between many City departments, provides essential information about the Town Center Plan, Urban Renewal, the charter amendment required by Measure 3-632, and related topics. It answers questions related to housing, density, and recent Council Actions taken to right-size a potential Town Center urban renewal investment in infrastructure and economic development incentives. The website also allows users to sign up for updates and ask questions of City staff, which will be used to update and refresh the FAQ (Frequently Asked Questions) section, another key component of the website. The site is one component of a communications plan the Council authorized earlier this year.

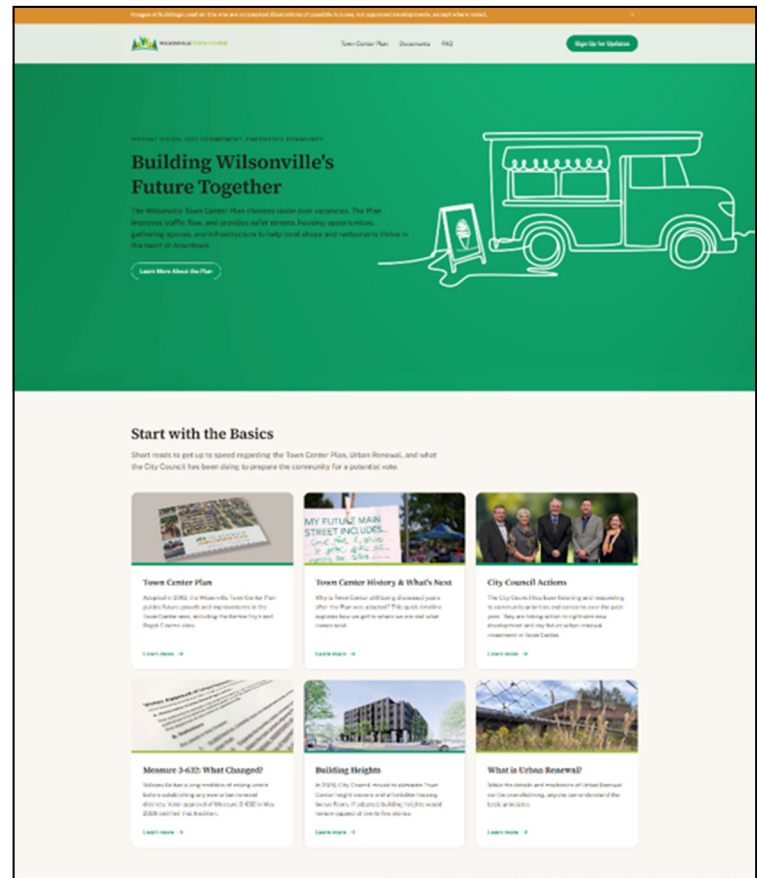
Twist Bioscience Update

Twist Bioscience, headquartered in South San Francisco, expanded into Wilsonville several years ago when it established a manufacturing facility to support its DNA synthesis work and related protein and sequencing services. The Wilsonville location became part of the company's broader effort to scale up production capacity, adding advanced manufacturing space to meet growing demand for synthetic genes and DNA/RNA sequencing technologies.

The company also participated in the City's Wilsonville Investment Now (WIN) incentive program, which offers performance-based tax incentives tied to new capital investment and job creation. This program helped support the decision to locate and expand in Wilsonville.

The City has continued to track the company's performance over time. After a post-IPO decline in share value, Twist's stock saw a strong rebound in 2026, with significant gains driven by steady revenue growth, improving financial performance, and investor confidence in its long-term outlook and drive toward profitability. At its peak, the stock had more than tripled over the prior year and was up over 200% year-to-date.

The company's hiring has followed this growth pattern. Current employee counts and capital investments far exceed those the Company committed to when they signed the WIN agreement with the City. There are 4 years remaining on the incentive program. After the incentive expires the full value of Twist's Wilsonville investments will be fully reflected in local taxing district revenues—a true "WIN."



Economic Development Division

Prosperity Council Recommendations Released

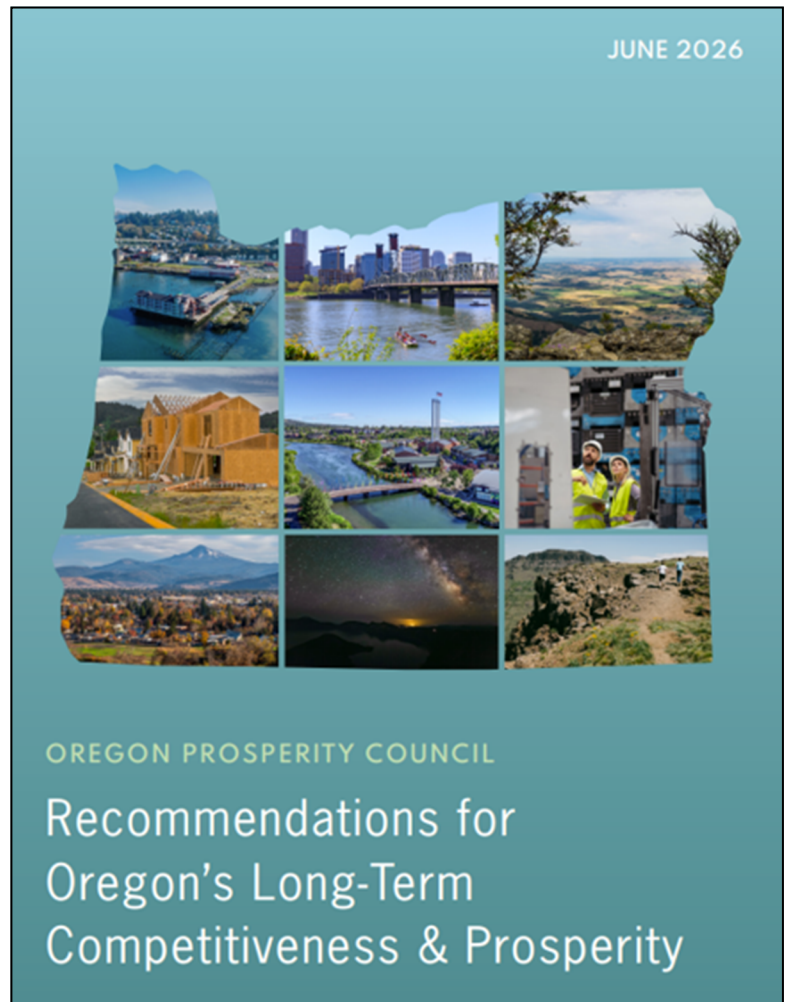
The Oregon Governor's Prosperity Council released its final recommendations in June 2026 as a broad roadmap for improving the state's long-term economic competitiveness. Convened by Governor Tina Kotek in early 2026, the 15-member council—made up of business, labor, and regional leaders—was asked to identify actionable steps to strengthen business climate, workforce systems, and economic development tools across the state.

The report centers on five major policy areas: economic development, taxes, permitting and regulatory reform, site readiness for industrial and commercial growth, and workforce/talent development. It argues Oregon's relatively weak job growth and investment trends require structural changes rather than incremental adjustments, and it emphasizes improving productivity, innovation, and investment to raise wages and living standards.

Key recommendations include streamlining permitting and regulations, modernizing workforce training programs, and revising tax and incentive structures to better attract and retain businesses. The council also called for targeted tax changes and updates to tools like incentives and land-use policy, with some proposals—such as climate policy adjustments and tax reforms—expected to face significant political debate.

Staff participated on several focus groups and input sessions that informed the Prosperity Council recommendations. We anticipate the recommendations will be the foundation for an ambitious 2027 legislative agenda for organizations such as OBI (Oregon Business & Industry), OEDA (Oregon Economic Development Association), and the League of Oregon Cities (LOC).

Staff finds merit in many of the document's recommendations, specifically and especially those recommendations focused on industrial land readiness and the investment of state resources in those efforts. As past City Manager reports and other adopted and pending documents have outlined, such as the forthcoming Basalt Creek Master Plan, Wilsonville's undeveloped industrial lands present a huge opportunity for both the City and the region, but that potential may continue to go unrealized without a strong state partnership. Indeed, cities and counties cannot be responsible alone for the job creation that drives revenues for the State of Oregon.



Engineering Division, Capital Projects

2025-2028 Street Maintenance (4014)

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

Summer 2026 Completed Construction

This summer, the City will be completing crack sealing and localized pavement spot repairs in the Foxchase, Morey's Landing, Hazelwood, and Old Town neighborhoods, as well as on Boeckman Road and Boones Ferry Road. Crack sealing is a maintenance technique used to extend the life of roads by filling in cracks to reduce the infiltration of water. Localized pavement spot repairs consist of construction crews removing and replacing small sections of damaged asphalt. These repairs focus only on the areas that are cracked, crumbling, or uneven. The City released an Invitation to Bid (ITB) on January 21, 2026 for the summer 2026 crack sealing and localized pavement spot repairs. Bids were due on February 11, 2026, and the City received six (6) bids. The contract was awarded to S-2 Contractors, and construction began in mid-May, with completion expected by August 2026. Impacts to the surrounding community are minimal and short-term, primarily consisting of brief traffic delays with localized flagging or coned-off areas typically lasting less than one day. The contractor is proactively coordinating with homeowners and providing advance notice of upcoming work areas to help ensure smooth communication and minimize disruption. The City is currently evaluating slurry sealing to follow and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2027.

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

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

The contract was awarded to KNL Industries, and construction began in mid-May, with completion planned for August 2026. To reduce impacts to daytime traffic, work on SW Grahams Ferry Road is occurring at night. Temporary lane closures and traffic delays are expected throughout the project, with updates about traffic control changes posted to City accounts.

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

FY 2026-27

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

FY 2027-28

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

Century West delivered the 90% design for FY 2026-2027 road rehabilitation to the City in June of 2026, and the City is reviewing and preparing comments.

Engineering Division, Capital Projects

Annual Pedestrian Enhancements (4717)

This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in construction targeted for this summer. These locations include: a mid-block crossing and bus shelter relocation north of Freeman Drive 95th Avenue, a mid-block crossing on Wimbledon Circle S between Courtside Drive and Volley Street, and a mid-block crossing on Parkway Center Drive north of Burns Way. The project was awarded to Turney Excavating at the April 6rd Council meeting, and construction is in progress.

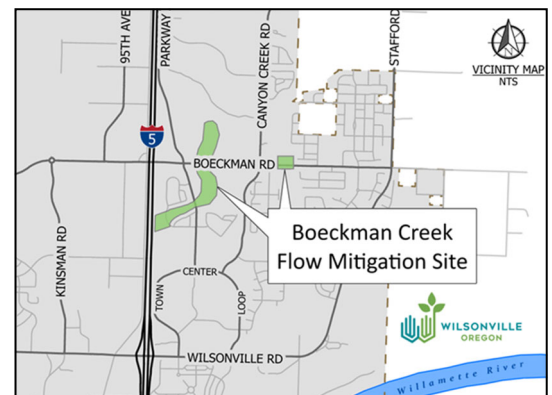
Additional crossing improvements are underway for three locations along Parkway Avenue, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive. In addition, this set of upgrades includes accessibility improvements at the eastbound SMART bus stop on Wilsonville Road and Wildcat Way, and for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

Boeckman Creek Flow Mitigation (7068)

This project will look at stormwater flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the early 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge.

Interlaken Inc. has been awarded the construction contract, and construction is in progress after beginning in early June. Project work will occur at several different locations including:

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



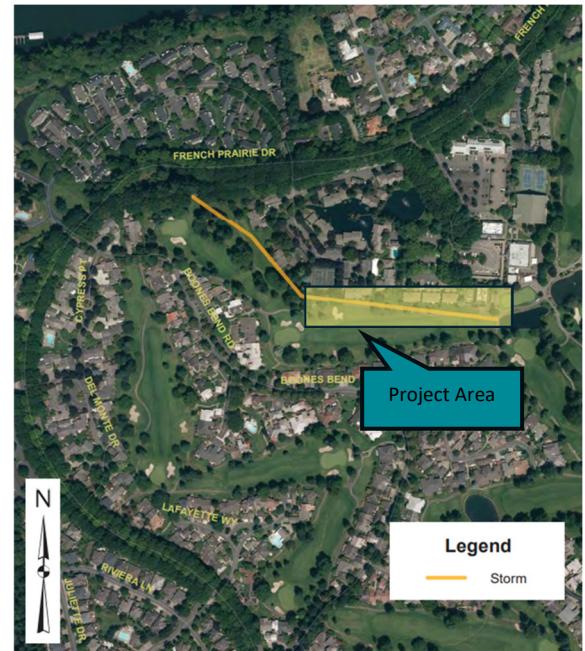
Brown Road Improvements Project (4216)

The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from Wilsonville Road to Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. The consultant delivered the 100% design to the City in February 2026 and the Invitation to Bid (ITB) for Construction was released in March 2026. The contract was awarded to Knife River, and a final Community Meeting was held on May 13th, 2026, at Tranquil Park to provide an opportunity for neighbors to meet the project team, learn more about construction activities, and ask questions. The contractor has mobilized to the site and is coordinating with homeowners and utility providers to support efficient scheduling and communication. Construction is expected to be completed by the end of 2026. Temporary lane closures and traffic delays are expected throughout the project, with updates about traffic control communicated by the contractor.

Engineering Division, Capital Projects

Charbonneau Storm Improvements Phase II A (7072)

This project provides design and construction for replacement of a portion of the stormwater pipeline as part of the Charbonneau Consolidated Improvement Plan, Project #37 Charbonneau Storm Improvements Phase II. Replacement of the 815-foot long section of 12-inch storm pipe has become a priority project as a result of recent inspection by the Public Works Department that identified significant deterioration and vulnerability to collapse. The pipeline is adjacent to residential and commercial buildings that could be susceptible to damage should the pipeline or a portion of the pipeline collapse or become plugged. 3J Consulting has completed their 90% Design milestone as of the end of June, and is in City review.



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. WSP USA is the engineering design consultant selected for the project.

Engineering design has begun, after a review of an alternatives analysis prepared by the design team based on the initial survey and data collection of the existing site conditions. 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 SW Brisband Street and SW Kahle Road, as well as an enhanced pedestrian crosswalk with a flashing beacon at Frog Pond Lane. In addition to roadway improvements, this project includes an extension of a 12-inch sanitary sewer pipeline and 12-inch drinking water pipeline, as well as undergrounding of overhead utilities and relocation of Portland General Electric high voltage transmission lines on Stafford Road between Boeckman Road and Kahle Road. Surveying, geotechnical explorations, wetland delineation, archeological survey, transportation studies, and a tree inventory began in August 2025 at the project site. DOWL delivered the 30% design to the City in May of 2026, and the City has returned comments.. The City has negotiated and signed a contract amendment with DOWL to support continuation of design services through completion of the design phase. The City anticipates the 60% design will be delivered to the City in Fall 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. The project includes earthwork, landscaping, and site drainage improvements. A design consultant has been selected, with a contract award by City Council in May. Design is tentatively scheduled to be completed in early 2028, with construction starting in spring of 2028.

WWTP Backup UV System Replacement (2109)

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

Engineering Division, Capital Projects

WWSP Coordination (1127)

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

- **Phase 1, Wilsonville Road (PLM_1.1)** Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM_1.2)** Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM_1.3)** The WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville began in Fall 2022, with completion planned for 2026. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on Kinsman Road from Wilsonville Road to Barber Street has been completed and restoration at the intersection of Wilsonville Road and Kinsman Road is ongoing. Pipe install on 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the road is ongoing. Permanent concrete road panel restoration of 95th Avenue began in April 2025 and was completed in November 2025. Pipe install on Ridder Road west of 95th Avenue began in June 2025, has been completed, and restoration of the road is ongoing. Temporary traffic control on Kinsman Road, 95th Avenue, and Ridder Road during final restoration efforts will be required to accommodate remaining construction activities. Additional upgrades to the intersections at Boeckman Road and 95th Avenue and Ridder and 95th Avenue are expected to be completed by late 2026.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The revised open space improvements are scheduled to go before the Development Review Board for review on July 12, 2026.

Frog Pond West

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

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



Frog Pond Neighborhood Park



Frog Pond Petras

Natural Resources Division

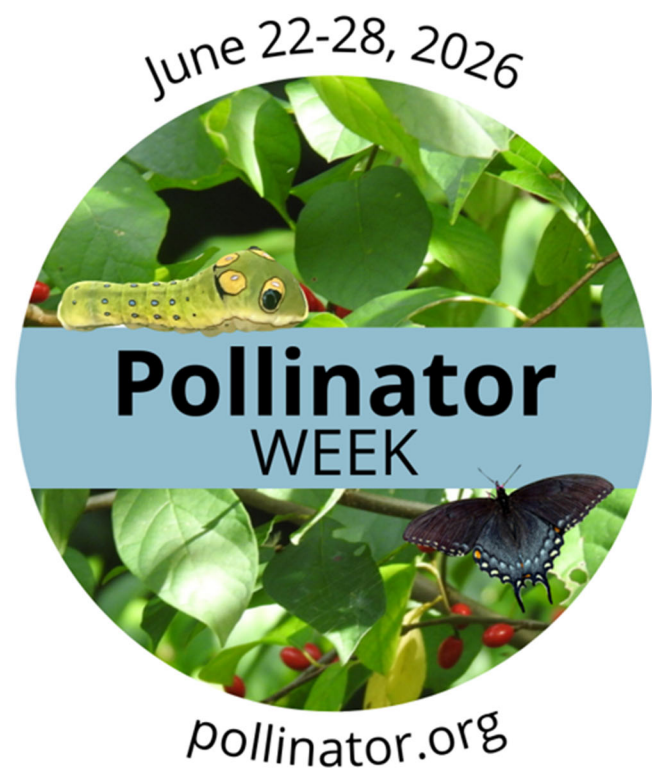
Celebrating Pollinators!

National Pollinator Week was June 22 - 28. However, it's never too late to celebrate pollinators and recognize the critical role they play in sustaining life on Earth. Birds, bats, bees, butterflies, beetles, and small mammals that pollinate plants are responsible for bringing us one out of every three bites of food. They also sustain our ecosystems and produce our natural resources by helping plants reproduce.

Some steps to help pollinators include:

- Add local native flowering plants in your landscape.
- Choose plants with a variety of colors.
- Choose flowers with different shapes and sizes.
- Choose plants with different flowering times to provide forage all season.
- Select plants with different heights and growth habits.
- Include plants that are favored food for butterfly caterpillars; the loss of foliage is well worth it!
- Reduce or eliminate the use of pesticides (including herbicides).

In August 2017, the City Council adopted a resolution designating Wilsonville a Bee City USA affiliate. Bee City USA is a nationwide effort to foster ongoing dialogue in urban areas to raise awareness of pollinators and the role they play in our communities and what each of us can do to provide them with a healthy habitat. Bee City USA corresponds with many of the existing "Bee Stewards" program initiatives, such as creating pollinator habitat, adopting an integrated pest management plan for City properties and facilities, and raising community awareness and participation in pollinator conservation.



Planning Division, Current

Administrative Land Use Decisions Issued

- 7 Class 1 Administrative Reviews
- 4 Type A Tree Permits
- 6 Type B Tree Permits
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

In June, Planning staff collaborated with developers and contractors to ensure construction activities align with approvals from the Development Review Board and City Council. Active projects include:

- Residential subdivisions in Frog Pond West and on Canyon Creek Road S
- Industrial development on SW Day Road
- A new primary school in Frog Pond
- A new neighborhood park in Frog Pond
- A new car dealership on Parkway Avenue
- Villebois Village Center Mixed-use Development

Development Review Board (DRB)

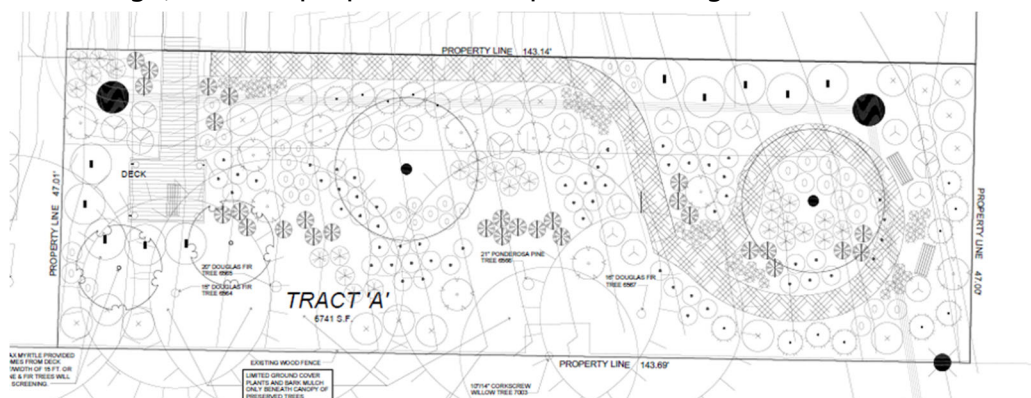
DRB Panel A met on June 8 and approved an application for a Willamette River Greenway Conditional Use Permit for the remodel of an existing single-family residential structure at 10671 SW Edgewood Court.

DRB Panel B met on June 22 and approved an application for approximately 372,000 square feet of warehouse expansion for Sysco Portland Inc. at 26120 SW Parkway Avenue. The Board forwarded to City Council a recommendation on a Zone Map Amendment related to this application. A City Council hearing for the Zone Map Amendment is scheduled for July 20, 2026.

DRB Projects Under Review

In June, Planning staff advanced the following projects in preparation for Development Review Board hearings:

- PGE Transmission Line Upgrade in northwest Wilsonville
- Twist Bioscience storage buildings at ParkWorks
- Open Space revision at Spring Terrace subdivision
- Stafford Ridge, the first proposed development in Frog Pond East



Spring Terrace – Proposed Open Space Revision

Planning Division, Long Range

Housing Statutory Compliance Project

This two-part project will update Wilsonville's Development Code to incorporate new statutory requirements related to residential development from the 2025 Oregon Legislative session. Part 1 of the project focuses on Section 3 of SB 974, which requires cities and counties to issue land use decisions without a public hearing on certain residential development applications, including Wilsonville's most common residential land use applications. The project also incorporates changes required by Section 17 of HB 4037, which passed in the 2026 Oregon Legislative Session, and will integrate Action C of the 2025 Housing Production Strategy, which calls for the City to implement an administrative review process for residential development. In June, City Council held a public hearing on Part 1 of the project, adopting the Development Code amendments to meeting the statutory deadline of July 1, 2026. The project team will hold work sessions with Planning Commission and City Council in July to kick off Part 2 of the project, which will focus on compliance with HB 2138 (2025) and other recent legislation.

Planning Commission

On June 10, the Planning Commission met and held two work sessions. At the first work session the Commission provided feedback on the Draft Basalt Creek Master Plan. At the second work session the Commission reviewed recommendations from the Town Center Building Height Waiver Task Force and provided further feedback for staff to begin preparing final draft documents for any code amendments for Planning Commission and City Council consideration.

Basalt Creek Master Plan

The Basalt Creek Master Plan (BCMP) builds upon the vision and framework established by the 2018 Basalt Creek Concept Plan (BCCP), which identified preferred land uses, transportation and infrastructure systems, and implementation strategies to guide future urbanization of the Basalt Creek Planning Area (BCPA). Since adoption of the BCCP, the City of Wilsonville has completed key implementation actions, including amendments to the Urban Planning Area Agreement, City of Wilsonville Comprehensive Plan, and Transportation System Plan to support coordinated future development in the area. In June, staff continued advancing the Basalt Creek Master Plan and associated Comprehensive Plan and Development Code amendments in preparation for the adoption process. The Planning Commission held a work session on June 10, 2026 to review the draft Master Plan, draft Comprehensive Plan amendments, and supporting technical analyses. Staff is currently preparing for a second Planning Commission work session scheduled for July 8, 2026, which will focus on the proposed Development Code amendments. Staff and project consultants continue to refine draft documents in advance of those meetings. Staff has also spent considerable time reviewing and coordinating technical analyses related to transportation, water, and sanitary sewer infrastructure needs, as well as other public facilities necessary to support future development within the Basalt Creek Planning Area.