



Explanation of Public Hearing Notice & Opportunity to Comment on Proposed Development PGE Pearl-Sherwood Transmission Line Update

This notice informs you of your opportunity to comment on a Conditional Use Permit for PGE to update the Pearl-Sherwood Transmission Line including locating new, overhead utility equipment and removing six (6) trees that are in close proximity to the new power line. The majority of new and relocated poles will be located on BPA-owned land; however, one existing lattice tower will be raised at 9710 SW Day Road, one existing lattice tower will be replaced in a nearby location at 9935 SW Commerce Circle, and one steel pole will be added at 10085 SW Commerce Circle within PGE easements. Overhead lines are proposed to cross SW Ridder Road between the BPA Oregon City and Pearl Substations.

Comments are encouraged to address how specific components of the development such as layout, parking, traffic, landscaping, etc. comply with applicable City standards. All City decisions must be based on the applicable existing standards. A list of standards in the City code applicable to review of the development can be found in the attached Notice of Public Hearing.

Comments should be submitted in writing, or by testifying at the Public Hearing in person or using remote phone and video technology. The City will also endeavor to provide qualified sign language interpreters and/or qualified bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting.

Frequently Asked Question about Providing Written Comments:

To whom should I address my written comments?

Please address comments submitted for Development Review Board (DRB) consideration to "Development Review Board Members."

How do I submit written comments?

Email is best. Comments can be emailed to the Planning Staff Member reviewing the application, Sarah Pearlman, at spearlman@wilsonvilleoregon.gov. If email is not possible, comments can be mailed to: Planning Division, Attn: Sarah Pearlman, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above.

When should written comments be submitted?

- For comments to be considered in preparing the staff report and to be sent to the DRB for their review prior to the Public Hearing they must be received by City Staff no later than 4 p.m. on July 17, 2026.
- Any written comments or written testimony must be received no later than 2 p.m. the day of the hearing to be considered. Any written testimony received after the deadline will be rejected.
- Verbal testimony must be received prior to the close of the public hearing to be considered.

Where and When to come to attend or testify at the Public Hearing

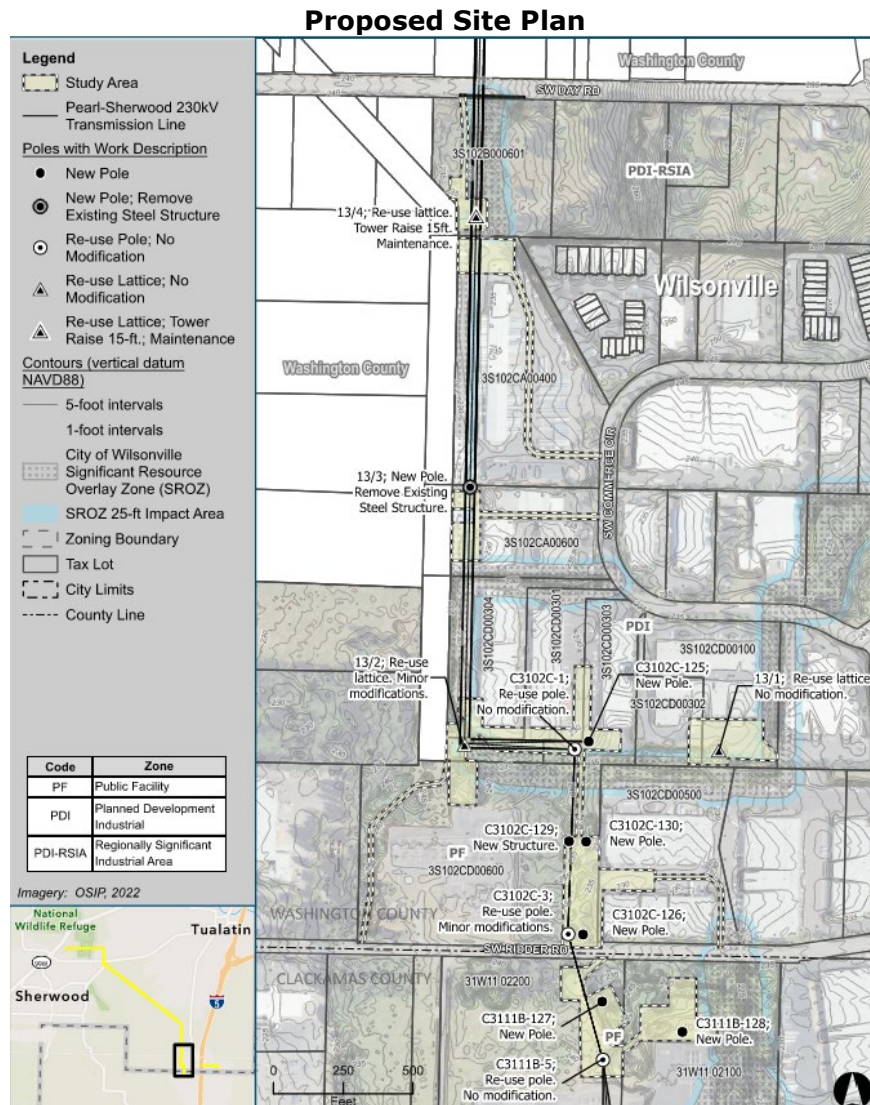
Where (Public Hearing): City Hall Council Chambers, 29799 SW Town Center Loop East, Wilsonville, OR 97070. If you plan to participate in the meeting remotely, please contact Planning Division staff at 503-682-4960 or planning@wilsonvilleoregon.gov as soon as possible but not later than 10 a.m. the day of the hearing to guarantee you receive the Zoom meeting login information and further directions for participation.

When: July 27, 2026 at 6:30 pm

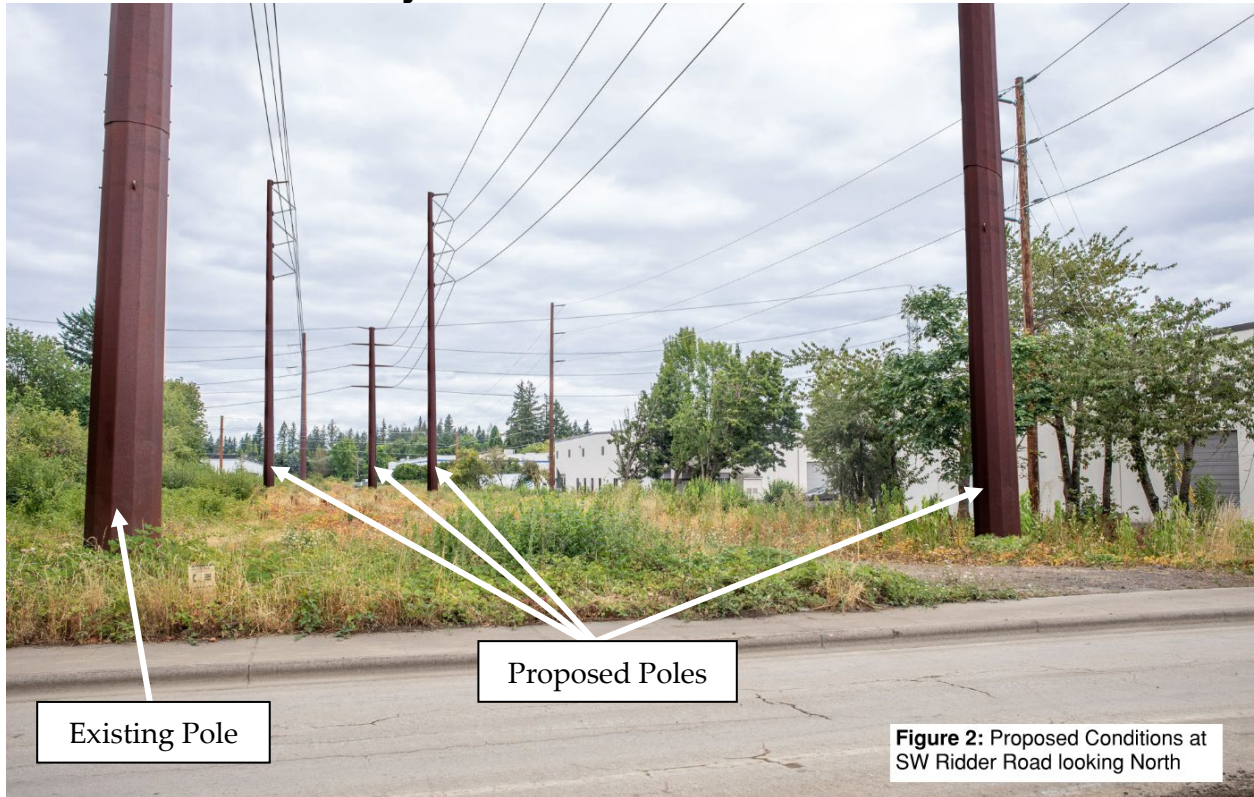
City Case Files for Application:

DB25-0007 PGE Pearl-Sherwood Transmission Line Upgrades

- Conditional Use Permit (CUP25-0001)
- Site Design Review (SDR25-0007)
- Type C Tree Plan (TPLN25-0004)



Subject Transmission Poles and Lines



**PUBLIC NOTICE
CITY OF WILSONVILLE**

DEVELOPMENT REVIEW BOARD PANEL B

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by the **Development Review Board (DRB)** of the City of Wilsonville on **Monday, July 27, 2026, at 6:30 P.M.** at City Hall, at 29799 SW Town Center Loop E, Wilsonville, Oregon, or to such other place to which the Development Review Board may adjourn. You are invited to participate in person, via Zoom video conferencing, or by submitting written comments no later than 2 pm on Monday, July 27, 2026 by emailing planning@wilsonvilleoregon.gov. If email is not possible, comments can be mailed to: Planning Division, Attn: Planning Division, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above. The interested party is solely responsible for ensuring that the City receives written testimony by 2 pm on the date of the hearing. Written comments received after 2 pm will not be considered. The information to participate is available by calling the Planning Division at 503-682-4960 or emailing planning@wilsonvilleoregon.gov.

Case Files to be

Considered: DB25-0007 PGE Pearl-Sherwood Transmission Line Upgrades
- Conditional Use Permit (CUP25-0001)
- Site Design Review (SDR25-0007)
- Type C Tree Plan (TPLN25-0004)

Owners: Garydel LLC, CCWB LLC, Eghdami Rental LLC, Stafford DC LLC, and Bonneville Power Administration (BPA)

Applicant: Portland General Electric (Contact: Meredith Armstrong)

Applicant's Rep.: David Evans and Associates (Contact: Jiin Brunke)

Location: Pearl-Sherwood Transmission Line Corridor. Tax Lot 601, Section 2B; Tax Lots 400 and 600, Section 2CA; Tax Lots 301, 303, 304, 500, and 600, Section 2CD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County; and Tax Lots 2100 and 2200, Section 11, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

City Contact: Sarah Pearlman, Associate Planner, at (503) 682-4960.

Request: Conditional Use Permit, Site Design Review, and Type C Tree Removal Plan

Applicable Criteria

Planning and Land Development Ordinance: Sections 4.008 through 4.011, Section 4.014, Section 4.031, Section 4.035, Section 4.110, Section 4.117, Section 4.118, Section 4.135, Sections 4.139.00-4.139.11, Section 4.140, Section 4.155, Section 4.167, Section 4.171, Section 4.175, Section 4.176, Section 4.177, Section 4.181, Section 4.184, Sections 4.199.20-4.199.06, Section 4.300 through 4.320, Sections 4.400-4.440, Sections 4.600-4.640.20. Wilsonville Comprehensive Plan, Transportation System Plan, Previous Land Use Approvals.

Copies of the approval criteria are available from the Wilsonville Planning Division, located at 29799 SW Town Center Loop East. All testimony and evidence shall be directed to the applicable criteria or the person providing testimony shall state which other criteria they believe applies to this application. A complete copy of the relevant file information, including the staff report and recommendations, will be available for inspection seven days prior to the hearing on the City's website. Copies may be provided at the cost of twenty-five cents per page.

Any interested party may testify at the public hearing, either in person or remotely, or submit written testimony at or prior to the hearing. Please participate remotely if you are exhibiting symptoms of respiratory illness. If you plan to participate in the meeting remotely, please contact Planning Division staff at 503-682-4960 or planning@wilsonvilleoregon.gov as soon as possible but not later than 10 a.m. the day of the hearing to guarantee you receive the Zoom meeting login information and further directions for participation. For written testimony, email is best. Send email to planning@wilsonvilleoregon.gov noting the agenda item for which you are submitting comments. If email is not possible, comments can be mailed to: Planning Division, Attn: Planning Division, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is open (typically Mon-Fri) at the address above. The interested party is solely responsible for ensuring that the City receives written testimony by 2 pm on the date of the hearing. Written comments received after 2 pm will not be considered. The procedures that govern the hearing will be stated at the meeting and are found in Chapter 2.560 of the Wilsonville Code and ORS 197.763.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the Development Review Board hearing, in person or by letter, with sufficient specificity to afford the Development Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. Parties with standing may appeal the decision of the Development Review Board to the City Council.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide qualified sign language interpreters and/or qualified bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Shelley White, Planning Administrative Assistant at (503) 682-4960.

Inquiries pertaining to these hearings may be made to Sarah Pearlman, Associate Planner, at (503) 682-4960.

Project Location

