

LP26-0002: Housing Statutory Compliance – Part 1

FINDINGS REPORT

INTRODUCTION

This Findings Report provides evidence demonstrating how the City of Wilsonville’s adoption of Development Code amendments related to Part 1 of the Housing Statutory Compliance Project – Case File LP26-0002 (the proposal) complies with applicable City, Metro, and State policies and regulations. Please refer to the complete project record for additional information supporting adoption of the proposed Development Code amendments.

STATEWIDE PLANNING GOALS

The proposed Development Code amendments maintain compliance with the City’s Comprehensive Plan which has been acknowledged to comply with Statewide Planning goals. Additional findings regarding compliance with Statewide Planning Goals include the following:

GOAL 1, CITIZEN INVOLVEMENT

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Response: As discussed elsewhere in this Findings Report, the citizen involvement processes and requirements established in Wilsonville’s Comprehensive Plan consistent with Goal 1 are being followed. **This goal is met.**

GOAL 2, LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Response: The proposed Development Code text amendments support the goal of establishing processes and policy as a basis for making decisions on land use consistent with a Comprehensive Plan. The amendments will ensure the City’s land use review process for development is consistent with State law. **This goal is met.**

GOAL 10, HOUSING

To provide for the housing needs of citizens of the state.

Response: The amendments implement Action C (Evaluate Use of Administrative Review Processes for Residential Development) of Wilsonville’s Housing Production Strategy. Implementation of the Housing Production Strategy ensures the City’s continued compliance with Goal 10-Housing. **This goal is met.**

METRO CODE – LOCAL GOVERNMENT BOUNDARY CHANGES

CHAPTER 3.09.030: NOTICE REQUIREMENTS

This section requires that the reviewing entity of an annexation request must mail and post notice of deliberations at least 20 days prior to the public hearing date and publish this notice in a newspaper of general circulation within the same timeframe.

Response: The proposed Development Code amendments maintain these timeframes for public hearing notices. **These criteria are met.**

CHAPTER 3.09.050: HEARING AND DECISION REQUIREMENTS

This section provides direction on the criteria to be used in making a decision on an annexation request.

Response: While the proposed Development Code amendments modify the review process for annexations to require a single hearing before the City Council, they do not modify the criteria used to issue a decision on an annexation request. The current criteria for annexation requests are consistent with this section. **These criteria are met.**

OREGON REVISED STATUTES

ORS 197A.146: EXPEDITED PROCESS FOR CERTAIN RESIDENTIAL DEVELOPMENT APPLICATIONS

This statute requires that land use decisions on certain residential development applications, including zone changes that allow for denser residential use designations, planned unit developments, or variances from residential approval standards, be approved administratively without a public hearing.

Response: The purpose of Part 1 of the Housing Statutory Compliance project is to update the City's residential land use review process to ensure that these residential development application types have initial decisions issued without a public hearing, consistent with this statutory requirement. The proposed Development Code amendments require a Class II administrative land use review for residential development applications and amend the public notice period for Class II applications to be consistent with the 14-day period identified in this statute. Public notices will continue to include the information specified in this statute. **This statute is met.**

ORS 197A.400: CLEAR AND OBJECTIVE APPROVAL CRITERIA; ALTERNATIVE PROCESS

This statute requires that local governments may adopt and apply only clear and objective standards, conditions, and procedures for the development of housing. Alternative approval processes are allowed provided that the applicant retains the option to use a clear and objective process. For applications meeting clear and objective standards, local governments may not require public hearings, may only

provide notice within 100 feet of the subject property, and may only provide an opportunity for local appeal to the applicant.

Response: The purpose of Part 1 of the Housing Statutory Compliance project is to update the City’s residential land use review process to ensure that these residential development application types have initial decisions issued without a public hearing, consistent with this statutory requirement. The proposed Development Code amendments require a Class II administrative land use for residential development applications, amend the City’s appeals procedures, and modify the City’s public notification radius to 100 feet consistent with this statute. The proposed amendments clarify that variances, waivers, and refinements are the City’s alternative approval processes pursuant to this statute. **This statute is met.**

WILSONVILLE COMPREHENSIVE PLAN AND DEVELOPMENT CODE

The Wilsonville Comprehensive Plan and Development Code establish how Code amendments may be initiated and reviewed by the City.

PROCEDURES – DEVELOPMENT CODE AMENDMENTS

Section 4.032 Authority of the Planning Commission: This section specifies that the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use issues. The Commission has the authority to review and make recommendations on amendments to the Development Code.

Response: The Planning Commission will conduct a public hearing and provide the City Council with a recommendation on adoption of the Development Code text amendments. The City Council is the final local authority on this proposal. **At conclusion of the public hearing process, these criteria will be met.**

Section 4.033 – Authority of City Council: This section specifies that the City Council has final decision-making authority on amendments to the text of the Development Code as authorized in Section 4.197.

Response: The City Council will receive a recommendation from the Planning Commission on the Development Code text amendments. The City Council is the final local authority regarding this proposal, which will be adopted via Ordinance following a public hearing and a review of evidence and testimony. **At conclusion of the public hearing process, these criteria will be met.**

Section 4.197 – Development Code Amendments—Adoption by the City Council: This section provides standards for the review of Development Code amendments.

Subsection 4.197 (.01) A. Planning Commission Public Hearing, Recommendation to City Council

Response: The Planning Commission will conduct a public hearing and then, by resolution, forward findings and a recommendation to the Wilsonville City Council within the allowed 40-day timeframe. **This criterion is met.**

Subsection 4.197 (.01) B. 1. Compliance with Procedures of 4.008

Response: The City mailed notices to affected properties and published/posted notices consistent with established procedures for legislative actions. The City produced written findings of fact regarding the application in this document for adoption by the Planning Commission. The City also published the findings and other elements a week prior to the Public Hearing as required by law. **This criterion is met.**

Subsection 4.197 (.01) B. 2. Compliance with Goals, Policies, and Objectives of Comprehensive Plan

Response: Findings below provide establish how the proposed Development Code amendments meet the applicable goals, policies, objectives, and implementation measures of Wilsonville’s Comprehensive Plan. **This criterion is met.**

Subsection 4.197 (.01) B. 3. Conflict with Other Portions of Development Code

Response: While drafting the Development Code amendments, the City took care to ensure the proposed code changes do not conflict with or endanger other provisions of the Development Code. The purpose of the proposed amendments is to improve clarity and function of the Development Code consistent with State law, removing existing conflicts. **This criterion is met.**

Subsection 4.197 (.01) B. 4. and 5. Compliance with Statewide Land Use Planning Goals, State Rules and Statutes, Federal Statutes

Response: 16. Findings above establish compliance with the applicable Statewide Land Use Planning Goals as well as applicable state statutes. The purpose of the Development Code amendments proposed as part of the Housing Statutory Compliance project is to ensure that the City’s residential development review process is consistent with updated requirements of State law. **This criterion is met.**

Subsection 4.197 (.03) Affirmative Findings Required

Response: The above findings provide the required affirmative findings on which a recommendation can be made to City Council for adoption of the requested amendments to the Wilsonville Development Code. **This criterion is met.**

CITIZEN INVOLVEMENT

GOAL 1.1: To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1: The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Response: By following the applicable implementation measures, see findings below, the City provided opportunities for public involvement encouraging, and providing means for, involvement of interested parties. Public notice of the public hearings was emailed to affected agencies and interested individuals. **These criteria are met.**

Implementation Measure 1.1.1.a. Early Involvement

Response: Planning Commission practice is to conduct a minimum of one work session per proposed Development Code revision allowing for early involvement. The City held work sessions with the Planning Commission and City Council throughout development of the Development Code amendments between October 2025 and April 2026. These work sessions were televised, streamed online, and open to the public. **This criterion is met.**

Implementation Measure 1.1.1.e. Encourage Participation of Certain Individuals, Including Residents and Property Owners

Response: The City encouraged residents, property owners, and other interested parties impacted by the proposed Development Code amendments to participate as described elsewhere in these findings. **This criterion is met.**

Implementation Measure 1.1.1.f. Procedures to Allow Interested Parties to Supply Information

Response: The City afforded interested parties the opportunity to provide oral input and testimony during the public hearings. In addition, the City afforded them the opportunity to provide written input and testimony. Throughout the work sessions and task force meetings, the City also encouraged and afforded opportunity for comments either in writing, in-person, or virtually at Planning Commission meetings. **This criterion is met.**

Implementation Measure 1.1.1.g. Types of Planning Commission Meetings, Gathering Input Prior to Public Hearings

Response: Prior to the scheduled public hearing on the proposed Development Code amendments, the Planning Commission held two work sessions open to the public on December 10, 2025 and March 30, 2026, during which the Planning Commission considered public input and provided feedback, which was incorporated into the current draft. **This criterion is met.**

Implementation Measure 1.1.1.h. Public Notices for Planning Commission Meetings

Response: The notice regarding the public hearing clearly indicated the type of meeting. **This criterion is met.**

GOAL 1.2: For Wilsonville to have an interested, informed, and involved citizenry.

Policy 1.2.1: The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.

Implementation Measures 1.2.1.a., b., c. User Friendly Information for Public

The published mailings and notices provided user-friendly information about the purpose, location, and nature of the meetings. The mailings widely publicized different ways for impacted parties to participate, access additional information about the proposal, and staff contact information for questions they may have. Staff also provided contact information and links to these files via the *Let's Talk, Wilsonville!* webpage. **This criterion is met.**

Policy 1.3: The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.

Implementation Measure 1.3.1.b. Coordinate Planning Activities with Affected Agencies

Response: The appropriate agencies have been notified through the DLCD notice and/or the Public Hearing Notice. Any comments will be entered into the public hearing record to be considered. **This criterion is met.**