

## **ORDINANCE NO. 903**

### **AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING AMENDMENTS TO CHAPTER 2 AND CHAPTER 4 OF THE WILSONVILLE CITY CODE RELATED TO THE HOUSING STATUTORY COMPLIANCE PROJECT – PART 1; AND DECLARING AN EMERGENCY.**

WHEREAS, in 2025 the City adopted the Wilsonville Housing Production Strategy (HPS), which includes actions that Wilsonville can take to help address the unmet housing needs over the next six years as required by Statewide Planning Goal 10; and

WHEREAS, the HPS includes Action C, Evaluate Use of Administrative Review Processes for Residential Development, which directs the City to update its land use review process for residential development to process most land use applications administratively via the Class II review process; and

WHEREAS, in 2025, the Oregon Legislature passed Senate Bill 974 requiring cities and counties to issue decisions without a public hearing on certain residential development applications, including Wilsonville’s most common residential land use applications; and

WHEREAS, in 2026, the Oregon Legislature passed House Bill 4037, which requires an administrative review process for all housing applications meeting clear and objective standards, limits the notification radius for these applications, and limits appeals of these decisions to only the applicant; and

WHEREAS, process updates required by Senate Bill 974 and House Bill 4037 must be made by July 1, 2026 to meet legislatively established deadlines; and

WHEREAS, the City intends for Part 1 of the Housing Statutory Compliance project to ensure the City’s development review process meets the requirements of this recent legislation while maintaining public transparency, ease of administration, and good customer service; and

WHEREAS, amendments to Wilsonville Code (WC) Section 4.030 will allow for decisions on residential development applications to be issued by the Planning Director consistent with these requirements; and

WHEREAS, amendments to WC Section 4.022 will add clarity to the City’s appeals procedures and ensure they are consistent with statutory requirements; and

WHEREAS, amendments to WC Section 4.012 will ensure that the City's public noticing procedures are consistent with statutory requirements; and

WHEREAS, other edits to procedural requirements throughout the Development Code will ensure consistency with state-mandated review timelines and current best practices; and

WHEREAS, the process changes will result in fewer applications eligible for review by the Development Review Board; and

WHEREAS, Development Review Board meetings are typically cancelled when there are no land use applications scheduled for public hearing; and

WHEREAS, consolidation into a single Development Review Board panel of seven members beginning in 2027 will allow for continued timely processing of eligible land use applications while minimizing meeting cancellations; and

WHEREAS, edits to WC Sections 2.330, 2.331, and 2.332 will reflect this consolidation and ensure the powers and duties of the Development Review Board are consistent with the project's amendments to the Development Code; and

WHEREAS, City Council will establish initial terms of the single Development Review Board panel by Resolution at a later date in 2026; and

WHEREAS, the project team conducted outreach with the Development Review Board to gather input on review process changes; and

WHEREAS, the Planning Commission held two public work sessions and the City Council held three public work sessions to review and provide input on the project; and

WHEREAS, required notice of a public hearing has been provided to a list of interested parties and interested agencies, published in *The Review*, posted on the City's website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in WC Sections 4.012 and 4.197; and

WHEREAS, following the timely mailing, posting, and publication of the required notice, the Planning Commission conducted a public hearing on May 13, 2026, to review the proposed Development Code amendments, and to gather additional testimony and evidence regarding the proposed amendments, and thereafter deliberated and voted to approve Resolution No. LP26-0002 recommending adoption to the City Council; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked Exhibit D, attached hereto and incorporated by reference herein; and

WHEREAS, following the Planning Commission public hearing, the Planning Director forwarded the recommended Development Code amendments onto the City Council, along with a Staff Report and attachments, in accordance with the public hearing and notice procedures that are set forth in WC Sections 4.008, 4.012 and 4.197; and

WHEREAS, the City Council, after public hearing notices advertised in printed media, emailed, and posted in several locations throughout the City and on the City website, held a public hearing on June 1, 2026, to review the City Code amendments, and to gather additional evidence and testimony regarding the proposed actions; and

WHEREAS, the City Council afforded all interested parties an opportunity to be heard on the subject and has entered all available evidence and testimony into the public record of its proceeding; and

WHEREAS, the City Council duly considered the Planning Commission recommendation, information and recommendations regarding the amendments to Chapter 2 not under the Planning Commission's purview, and all the exhibits and testimony introduced and offered by all interested parties.

**NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:**

Section 1. Findings. The above-recited findings are adopted and incorporated herein, including the findings attached hereto as Exhibit C, and the findings and conclusions of Resolution No. LP26-0002, its staff report, and public record attached hereto as Exhibit D and incorporated herein. The City Council further finds and concludes that the adoption of the City Code amendments is necessary for the good of the public of the municipality as described in Exhibit D.

Section 2. Chapter 2 of the Wilsonville City Code is hereby amended as shown in Exhibit B. Revisions to Section 2.330 are operative January 1, 2027, and all other amendments are operative July 1, 2026.

Section 3. Chapter 4 of the Wilsonville City Code is hereby amended as shown in Exhibit A.

Section 4. The City Recorder is hereby directed to prepare final formatting to make sure such style and conforming changes match the format and style of the City Code.

Section 5. Effective Date. This Ordinance being necessary for the immediate preservation of the public peace, health, and safety, an emergency is declared to exist and this Ordinance shall be in full force and effect on July 1, 2026.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof this 1<sup>st</sup> day of June, 2026, and scheduled the second reading on June 15, 2026, commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

\_\_\_\_\_  
Kimberly Veliz, MMC, City Recorder

ENACTED by the City Council on the 15<sup>th</sup> day of June, 2026, by the following votes:

Yes: \_\_\_\_\_ No: \_\_\_\_\_

\_\_\_\_\_  
Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 15<sup>th</sup> day of June, 2026.

\_\_\_\_\_  
Shawn O'Neil, Mayor

SUMMARY OF VOTES:

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin

EXHIBITS:

- A. [Proposed Development Code Amendments – May 2025](#) (by hyperlink)
- B. Proposed City Code, Chapter 2 Amendments – May 2025
- C. Findings Report
- D. [Planning Commission Resolution No. LP26-0002 and Record](#) (by hyperlink)