



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date: March 2, 2026</b>		<b>Subject: Resolution No. 3244</b> A Resolution of the City of Wilsonville Authorizing a Review of Building Height Waiver Provisions in the Wilsonville Code Applicable to Town Center.	
		<b>Staff Member:</b> Jeanna Troha, Assistant City Manager Amanda Guile-Hinman, City Attorney	
		<b>Department:</b> Community Development, Legal	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Council adopt Resolution No. 3244			
<b>Recommended Language for Motion:</b> I move to adopt Resolution No. 3244.			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities: Goal 4: Communications & Engagement		<input checked="" type="checkbox"/> Adopted Master Plan(s): Town Center Plan	
		<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

Consider a process to review Wilsonville Code provisions concerning waivers to building height currently provided in the Town Center Zone (Wilsonville Code 4.132 (.06)D and 4.118(.03)A.8).

## **EXECUTIVE SUMMARY:**

This staff report discusses an option for Council to consider amendments to the Wilsonville Code that affect potential building heights for redevelopment in the Wilsonville Town Center. In particular, Resolution No. 3244 provides a process for Council to consider modification to building height waiver language within the Wilsonville Code that allow increased building height in the Wilsonville Town Center.

At its [February 19, 2026 work session](#), Council received background factual and legal information regarding the Wilsonville Town Center and related Town Center Plan and then deliberated on four (4) questions:

1. Is Council interested in exploring updates to the building height waiver language applicable to the Wilsonville Town Center?
2. If yes to Question 1, is Council seeking to consider such updates within this year (i.e., a process timeline that is completed by October 2026)?
3. If yes to Question 1, is Council interested in a limited duration task force being formed to help evaluate updates to the building height waiver language?
4. If yes to Question 3, are there certain categories of stakeholder groups that Council wants represented on such a task force?

Council answered in the affirmative to questions 1-3, and, for question 4, Councilmembers indicated a desire to include some of the original Town Center Task Force and broad and diverse representation. Staff proposes that the following categories of groups be considered by staff for inclusion in the limited-duration task force: (1) some original Town Center Task Force members; (2) business owners within Town Center; (3) at least one member of the Development Review Board (as the body that must review waiver applications); (4) at least one member of the Planning Commission (as the body that must recommend to City Council revisions to the Development Code); (5) a Parks and Recreation Advisory Board member (as the body that recommends policies concerning park land within Town Center); and (6) additional community members not previously engaged in the Town Center public outreach.

Staff proposes the following timeline to complete the work, though the Resolution provides more general timelines in the event that special-set meetings become necessary:

- March 2, 2026: Council consider a resolution outlining: (1) Council's desire to consider modification to the waiver language in WC 4.132(.06)D; (2) the proposed timeline for the process; and (3) the input process, particularly, considerations regarding a task force.
- Task Force commences week of March 30 through mid-April
- May 13, 2026: Planning Commission Work Session
- May 18, 2026: City Council Work Session
- June 10, 2026: Second Planning Commission Work Session
- June 15, 2026: Second City Council Work Session
- July 2026: Statutory notices to DLCD, Metro, and Property Owners

- August 12, 2026: Planning Commission Public Hearing
- September 10, 2026: City Council Public Hearing and First Reading
- September 21, 2026: City Council Second Reading
- October 21, 2026: Ordinance Effective

Recent questions have been raised about the process that led to the waiver language relating to floorplate and building height in WC 4.132(.06)D. Staff reviewed prior Planning Commission and City Council work sessions and meetings where discussions regarding floorplate and building height occurred. At the direction from Planning Commission, both Planning Commission and City Council considered drafts of the waiver provision. The Planning Commission's intent with the waiver provision was to provide flexibility for future development in Town Center. For City Council's information, these work sessions and meetings discussions can be found in **Attachment A** to this staff report.

**EXPECTED RESULTS:**

Updates to the waiver language for development in Town Center could limit building height in Town Center, addressing community members' concerns about size of buildings in Town Center.

**TIMELINE:**

Staff proposes a timeline that will complete the work by the end of this calendar year (2026).

**CURRENT YEAR BUDGET IMPACTS:**

N/A

**COMMUNITY INVOLVEMENT PROCESS:**

At Council's direction, staff intends to form a task force to help inform updates to the waiver language in WC 4.132(.06)D.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Updates to the waiver language regarding building height in Town Center may reduce concerns expressed by some community members about building height and size in Town Center.

**ALTERNATIVES:**

Retain Wilsonville Code provisions as currently adopted.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

- A. Review of Planning Commission and City Council discussions on waiver language
- B. Resolution No. 3244