

ORDINANCE NO. 901

AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE 2026 ECONOMIC OPPORTUNITIES ANALYSIS (EOA) AND THE ACCOMPANYING ECONOMIC DEVELOPMENT STRATEGY (EDS) AS A SUB-ELEMENT OF THE WILSONVILLE COMPREHENSIVE PLAN.

WHEREAS, The City of Wilsonville is required under Oregon Statewide Planning Goal 9 (Economic Development) and applicable Oregon Administrative Rules to maintain an adequate supply of land to accommodate projected employment needs; and

WHEREAS, The City of Wilsonville last adopted an Economic Opportunities Analysis in 2007 through Ordinance No. 638; and

WHEREAS, The City prepared a 2026 Economic Opportunities Analysis (EOA) to update its employment land inventory, assess future employment demand, and evaluate the adequacy of employment land within the Wilsonville Urban Growth Boundary to meet long-term economic needs, replacing the 2012 EOA; and

WHEREAS, The EOA includes a Buildable Lands Inventory and concludes that the City's supply of vacant industrial land and vacant and redevelopable commercial land is adequate to meet both short-term (1-5 year) and long-term (20-year) employment land needs; and

WHEREAS, The Economic Development Strategy (EDS) was prepared as a companion document to the EOA to provide policy guidance and implementation strategies supporting economic development and industrial land readiness and is provided as Appendix C to the EOA; and

WHEREAS, The EOA and EDS were prepared as part of the Wilsonville Industrial Land Readiness (WILR) project to support coordinated land use, infrastructure, and economic development planning; and

WHEREAS, The City conducted stakeholder engagement, including Technical Advisory Committee meetings and interviews with businesses and economic development partners, to inform employment land needs, redevelopment opportunities, and implementation strategies; and

WHEREAS, the Planning Commission and City Council conducted public review of the EOA and EDS through work sessions evaluating employment land needs, economic trends, and policy direction over the 2026-2046 planning horizon; and

WHEREAS, Proper notice of a public hearing was provided in accordance with Wilsonville Code Sections 4.012 and 4.198, including publication, mailed notice, and posting; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 11, 2026, reviewed the Staff Report, received testimony, and thereafter deliberated and voted to approve Resolution No. LP26-0001 recommending adoption to the City Council; and

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

WHEREAS, following the Planning Commission public hearing, the Planning Director forwarded the recommended 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 Sections 4.008, 4.012 and 4.198 of the Wilsonville Code; 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 March 2, 2026, to gather additional evidence and testimony regarding the proposed actions; and

WHEREAS, the City Council has reviewed the record and duly considered the Planning Commission recommendation, Staff Report, exhibits, and testimony introduced and offered by all interested parties; 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 finds the EOA is consistent with Statewide Planning Goals, Oregon Administrative Rules, and the Wilsonville Comprehensive Plan; and

WHEREAS, adoption of the EOA will support the City's long-term economic vitality and provide a framework for future land use and infrastructure planning.

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 B, and the findings and conclusions of Resolution No. LP26-0001, its staff report, and public record attached hereto as Exhibit C and incorporated herein. The City Council further finds and concludes that the adoption of the EOA is necessary for the good of the public of the municipality as described in Exhibit C.
- Section 2. The City Council hereby adopts the 2026-2046 Citywide Economic Opportunities Analysis (EOA), attached hereto as Exhibit A, as a sub-element of the Wilsonville Comprehensive Plan.
- Section 3. 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 Wilsonville Comprehensive Plan.
- Section 4. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof on the 2nd day of March, 2026, and scheduled for second reading on the 16th day of March, 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 16th day of March, 2026, by the following votes:

Yes: _____ No: _____

Kimberly Veliz, MMC, City Recorder

DATED and signed by the Mayor this 16th day of March, 2026.

Shawn O'Neil, Mayor

SUMMARY OF VOTES

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin

EXHIBITS:

- A. 2026 Economic Opportunities Analysis
- B. EOA Findings Report
- C. Planning Commission Resolution No. LP26-0001 and Record