



SUPPLEMENT #1 TO FINDINGS REPORT

TOWN CENTER BUILDING HEIGHT WAIVER PROJECT – DEVELOPMENT CODE UPDATES

I. INTRODUCTION

This Supplement #1 to Findings Report (“Report Supplement”) provides further findings regarding Goal 10, Housing to support the City of Wilsonville adopting Wilsonville Development Code amendments related to building heights in the Wilsonville Town Center Zone – Case File LP26-0003 (the “Proposal”) in response to written communication from the Fair Housing Council of Oregon regarding the Proposal’s compliance with Goal 10. The Proposal seeks to amend portions of Wilsonville Code (“WC”) 4.132(.06) C. and D. as part of the continued implementation of the Wilsonville Town Center Plan (the “Plan”) adopted via Ordinance No. 835 on May 6, 2019 and further amended via Ordinance No. 850 on October 18, 2021.

II. COMPLIANCE WITH STATEWIDE PLANNING GOALS

ORS 197.175(2)(a) and (b) require that, as cities and counties enact land use regulations to implement their comprehensive plans, findings are made that such proposed regulations comply with the Statewide Planning Goals. The following findings address the Proposal’s compliance with the applicable Statewide Planning Goals. Goals 3, 4, 15, 16-18 are not addressed as the Proposal only relates to land uses entirely within the Urban Growth Boundary and inside the Wilsonville city limits.

A. Goal 10, Housing

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

The proposed Development Code amendments do not alter the allowed land uses for mixed-use, multi-family, and middle housing residential development in the Wilsonville Town Center.

The minimum and maximum building heights established in Table 2 in WC 4.132(.06) C. are not proposed for revision as part of this Proposal. The projected residential units in Table 3.1 of the Town Center Plan, “Potential Future Development by Land Use Type in Town Center,” was not increased when the concept of the waiver was developed in late 2018 and early 2019 by the Planning Commission and City Council (compare draft Wilsonville Town Center Plan dated January 2, 2019 to adopted Town Center Plan – figures in Table 3.1 were not revised when the waiver provision in WC 4.132(.06) D. was being developed). The minimum and maximum residential density figures in Table 2 in WC 4.132(.06) D. have remained consistent when the waiver language was developed in late 2018 and early 2019, and are not proposed for revision as part of this Proposal. These residential density figures were also the basis for determining housing capacity in the Town Center in the City’s recently adopted housing needs analysis, which was sufficient to meet the City’s projected need. The figures are in line with implementation and planning requirements outlined in Goal 10.

The waiver was not contemplated as a mechanism to increase projected residential unit production in the Town Center, and revising the language as part of this Proposal does not affect or alter any housing production requirements or projections contemplated in the Town Center Plan and related Code provisions. The purpose of the waiver, when initially proposed by members of the Planning Commission, was to provide a mechanism for single-story anchor retail tenants to seek to develop in the Town Center. See April 15, 2026 Staff Report and Attachment 4 to the Town Center Building Height Waiver Task Force. The Proposal clarifies the waiver language to achieve its original intent.

The allowed land uses for mixed-use, multi-family, and middle housing residential development in the Wilsonville Town Center are components identified in the Plan, which was found to comply with this goal, thus the Proposal also satisfies Goal 10.