



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: September 10, 2026		Subject: Ordinance No. 906 An Ordinance of the City of Wilsonville Amending WC 4.132(.06) Concerning Building Heights in the Town Center Zone. Staff Member: Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director Department: Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☒ Motion ☒ Public Hearing Date: September 10, 2026 ☒ Ordinance 1 st Reading Date: September 10, 2026 ☒ Ordinance 2 nd Reading Date: September 21, 2026 ☐ Resolution ☐ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☒ Approval ☐ Denial ☐ None Forwarded ☐ Not Applicable Comments:	
Staff Recommendation: Adopt Ordinance No. 906 on first reading.			
Recommended Language for Motion: I move to adopt Ordinance No. 906 on first reading.			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Council Goal No. 4: Communications and Engagement	☒ Adopted Master Plan(s): Town Center Plan	☐ Not Applicable	

ISSUE BEFORE COUNCIL:

Consider whether to amend the City's Development Code regarding building heights in the Town Center Zone, namely, to eliminate the provision allowing an applicant to apply for a waiver to increase building heights and to eliminate the ability to seek a bonus floor when providing a certain percentage of affordable housing.

EXECUTIVE SUMMARY:

In March 2026, in response to recent community members' feedback expressing concerns regarding building heights in the Wilsonville Town Center, updated in 2019 as part of the Town Center Plan and implementing regulations, the City Council directed staff to explore potential updates to the Wilsonville Code (WC) concerning the provision allowing applicants to seek a waiver to increase building heights beyond the heights outright permitted in Town Center. As a result, the City undertook the Town Center Building Height Waiver Project, which included establishing a task force to provide recommendations to the Planning Commission and City Council. As explained in detail below, through several meetings with the Task Force, Planning Commission, and City Council, the proposed Ordinance No. 906 will amend the waiver provision in WC 4.132 to eliminate the ability to request a waiver to increase building heights in Town Center and also eliminate the "bonus floor" allowed when a certain percentage of affordable housing is provided in a project.

I. BACKGROUND

The Wilsonville Town Center Plan presents a blueprint that will guide future development in Town Center through strategic actions (new projects, policies, programs or partnerships) in order to achieve the Wilsonville community's vision for Town Center. The City webpage with Town Center Plan information is available [here](#). The Town Center project team worked with the community at over 100 meetings and events from 2017 through 2019, and through dozens of surveys and polls to formulate the various elements of the Plan. The community is passionate about the future of Town Center and has voiced a vision and plan for the next stage in Town Center's evolution.

In Fall 2025, in response to City Council Goal No. 4: Communications and Engagement, the City created a *Let's Talk, Wilsonville!* questionnaire for the community and conducted three (3) focus groups to better understand community members' excitement and concerns regarding the Wilsonville Town Center, the Town Center Plan, and urban renewal as a financing tool for Town Center infrastructure/development. A summary report from the City's consultants was provided at the December 1, 2025 Council meeting. In that outreach, community members expressed concerns regarding the potential height of future buildings in Town Center and the possibility for them to feel too much like they belong in a big city. From this feedback, staff proposed to the City Council to consider re-examining the building height waiver provisions for Town Center in the Wilsonville Code.

At its March 2, 2026 meeting, the Wilsonville City Council adopted [Resolution No. 3244](#) 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 allows increased building height in the Wilsonville Town Center. The Resolution also called for establishing a limited duration task force to review options of possible updates to the building height waiver language in the Wilsonville Code.

II. CURRENT DEVELOPMENT CODE PROVISIONS RECOMMENDED FOR REVISION

Of particular importance to this Town Center Building Height Waiver Project, the Town Center Plan and related regulatory actions created four (4) subdistricts within the Town Center: Commercial Mixed-Use (C-MU), Mixed-Use (MU), Main Street District (MSD), and Neighborhood Mixed-Use (N-MU). The Main Street District represents the central hub of the Town Center. The other subdistricts transition from allowances for taller buildings adjacent to I-5 to smaller buildings adjacent to the residential area east of Town Center Loop East. Below is a map of the subdistricts, which is found in the Wilsonville Code:



The current Town Center building height waiver provision in the Wilsonville Code is found in WC 4.132(.06) D, and provides that the Development Review Board “may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building

within the MU and C-MU subdistricts” if the applicant meets the general waiver requirements (previously found in WC 4.118, now found in WC 4.119) and also selects one item from each of two (2) menus provided in subsection D. The building height waiver is not allowed in the Main Street District or the Neighborhood Mixed-Use subdistricts, since those two (2) subdistricts are not listed in the waiver provision.

Additionally, the development standards for Town Center are located in Table 2 in WC 4.132(.06) C, which includes the permitted building height minimums and maximums for each subdistrict. Relevant to this project, note 4 in Table 2 allows for the maximum number of building stories within the Main Street District, Mixed Use, and Commercial Mixed Use subdistricts to be “increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates/mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.”

During the Town Center Building Height Waiver Project, the Task Force, Planning Commission, and City Council each provided feedback on various options to modify the waiver provision, with additional consideration for the affordable housing “bonus floor,” since that provision also provided an avenue to potentially increase building heights beyond the maximums expressed in Table 2.

III. TASK FORCE RECOMMENDATIONS

The Town Center Building Height Waiver Task Force (“Task Force”) met over the course of three (3) meetings to discuss various options to modify the building height waiver provision in the Town Center Zone. At its final meeting, the Task Force was asked to select a preferred alternative of proposed revisions to the Town Center building height waiver provision, and then to select whether they recommended the preferred alternative or to eliminate the waiver to increase building height altogether. At that time, the options that the Task Force was considering (after previously eliminating other options from consideration) were:

Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)

Ultimately, of the eight (8) Task Force members present at the Task Force’s final meeting, the consensus as to the options to modify the building height waiver was:

- Four (4) Task Force members wanted to keep Option 5 as is
- Three (3) Task Force members were comfortable with Option 5 with a revision to limit MU (east) to four stories
- One (1) Task Force member was comfortable with Option 5 but was undecided as to whether to limit the height in MU (east) to four stories

Having received feedback from the Task Force of a preferred alternative in Option 5 (with an open question about the height limitation for MU (east)), staff then asked the Task Force to deliberate and determine if there was a consensus recommendation whether to eliminate the waiver to increase the building height altogether or to move forward with Option 5. The Task Force determined, 6-to-2, that Option 5 was preferred over eliminating the waiver to increase building height altogether.

IV. PLANNING COMMISSION FEEDBACK

At its June 10, 2026 work session, Planning Commission was similarly presented with updates to the building height waiver provision as outlined in the chart above. Planning Commission went through the same process as the Task Force, first deliberating on a preferred alternative of the options and then comparing the preferred alternative to eliminating the waiver to increase building heights in Town Center altogether.

Like the Task Force, the Planning Commission eliminated Option 3 from consideration but was split between Options 5 and 6 as a preferred alternative. Planning Commission then considered whether it preferred eliminating the waiver to increase the building height over either Option 5 or Option 6. A majority (3-2) of the Planning Commission indicated a preference to eliminate the waiver to increase the building height. The remaining two indicated that they would be comfortable with eliminating the waiver, but one member discussed a desire to honor the information and recommendation received from the Task Force and the other discussed wanting some flexibility for development.

V. CITY COUNCIL FEEDBACK

At its June 15, 2026 work session, City Council evaluated Option 5, Option 6, and whether to eliminate the waiver to increase building height in Town Center. The consensus from the City Council was to eliminate the waiver to increase building height in Town Center and further indicated that removal of Note 4 from Table 2 was also appropriate to ensure consistency and certainty regarding building heights in Town Center.

VI. PROPOSED AMENDMENTS TO WC 4.132(.06)

The Planning Commission held a public hearing on August 12, 2026 on proposed amendments to WC 4.132(.06) that remove Note 4 from Table 2 (eliminating the “bonus floor” for affordable housing) and that eliminate the waiver to increase building heights. At that public hearing, the Planning Commission voted to recommend that Council adopt the proposed amendments to WC 4.132(.06). For Council’s consideration are the proposed amendments to WC 4.132(.06) the Planning Commission recommended for adoption.

VII. SUPPLEMENT NO. 1 TO FINDINGS REPORT

After the Planning Commission hearing, staff received an email from the Fair Housing Council of Oregon on August 19, 2026 expressing concern that the proposed amendments to WC 4.132(.06) will reduce the number of residential units that might exist for Wilsonville, and thus that the findings may be inadequate to satisfy compliance with Statewide Land Use Planning Goal 10, Housing. In response, staff has prepared Supplement No. 1 to Findings Report for further findings regarding compliance with Goal 10, Housing. The Supplement is attached as **Exhibit C** to the Ordinance.

EXPECTED RESULTS:

That the City Council adopt the proposed amendments to the City's Development Code regarding building heights in the Town Center Zone.

TIMELINE:

The City Council is scheduled to hold a public hearing and first reading of the ordinance on September 10, 2026 and consider the ordinance on second reading on September 21, 2026.

CURRENT YEAR BUDGET IMPACTS:

N/A

COMMUNITY INVOLVEMENT PROCESS:

This project relies on the community feedback received in fall 2025 and during this project, the City has utilized the Task Force, Planning Commission, and City Council to evaluate various options to address community concerns regarding building heights in Town Center by modifying building height waiver provisions.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The purpose of this project is to respond to community members' concerns regarding building heights in Town Center and to provide certainty as to the Town Center building height regulations in the Wilsonville Code.

ALTERNATIVES:

The project team prepared various options to amend WC 4.132(.06) D. These alternative amendments can be, and have been, considered by the Task Force, Planning Commission, and City Council.

ATTACHMENTS:

Ordinance No. 906

Exhibit A – Proposed Amendments to WC 4.132(.06)

Exhibit B – Findings Report

Exhibit C – Supplement No. 1 to Findings Report

[Exhibit D – Planning Commission Record, including signed Planning Commission Resolution LP26-0003](#)