

ORDINANCE NO. 905

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING THE TOWN CENTER DEVELOPMENT DISTRICT PLAN, AN URBAN RENEWAL PLAN AND PROGRAM OF THE CITY OF WILSONVILLE, OREGON; MAKING CERTAIN DETERMINATIONS AND FINDINGS, AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

WHEREAS, pursuant to ORS Chapter 457, the Wilsonville Urban Renewal Agency (“Agency”) was created by the Wilsonville City Council (“Council”) and is granted certain powers associated with eliminating blight and stimulating economic development in the community; and

WHEREAS, the Agency, as the duly authorized and acting Urban Renewal Agency of the Council, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, pursuant to the requirements of ORS Chapter 457, the Agency has prepared the Town Center Development District Plan (the “Plan”), attached hereto and incorporated by reference herein as **Exhibit A**; and

WHEREAS, the Plan establishes the Town Center Development District and authorizes certain economic development activities, including small business and food cart pod incentive programs, building community gathering spaces, and constructing public infrastructure to revitalize the Wilsonville Town Center; and

WHEREAS, the Agency has prepared a Report accompanying the Town Center Development District Plan (the “Report”), containing certain findings and financial analysis, attached hereto and incorporated by reference herein as **Exhibit B**, to accompany the Plan as required under ORS 457.087; and

WHEREAS, on August __, 2026, the Council approved Resolution No. 3279, referring a ballot measure, with the following ballot title caption: “Vote to approve the Wilsonville Town Center Development District” to the electors of Wilsonville for consideration in the November 2026 general election, pursuant to Wilsonville Charter, Chapter VI - Elections, Section 29A; and

WHEREAS, on _____, 2026, the Council certified the results of the November 2026 election on ballot measure _____; and

WHEREAS, the Plan and the Report were forwarded on _____ to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, upon the certification of the election result, the Agency forwarded the Plan and Report to the City's Planning Commission for its review and recommendation; and

WHEREAS, the Planning Commission considered the Plan and Report on _____ and passed a resolution recommending to the Council that the Town Center Development District Plan is supportive of and in conformance with the applicable goals and policies of the City of Wilsonville Comprehensive Plan; and

WHEREAS, the record of the Planning Commission action is attached hereto and incorporated by reference herein as **Exhibit C**;

WHEREAS, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to property owners within City's incorporated limits through the Boones Ferry Messenger; and

WHEREAS, the public notice language is attached hereto and incorporated by reference herein as **Exhibit D**; and

WHEREAS, on _____, the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Wilsonville Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

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

Section 1. The Council incorporates the above Recitals and the Staff Report as part of the Council's findings and determination that the Plan complies with all requirements of ORS Chapter 457. Furthermore, the City Council hereby determines and finds that the Plan complies with all requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in

that, based on the information provided in the Report, the Wilsonville Planning Commission recommendation, and the public testimony before the City Council:

a. The area designated in the Plan as the Town Center Development District is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section “Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services,” including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property (ORS 457.010(1)(e) and (g)); and

b. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City’s Comprehensive Plan; and

c. The Plan conforms to the Wilsonville Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan and in the Wilsonville Planning Commission Recommendation; and

d. The Plan conforms to the Wilsonville Economic Development Strategy as more fully described in the Plan; and

e. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;

f. The acquisition of real property provided in the Plan is necessary for the development of the Area; because the Agency does not own all the real property interests (e.g., rights-of-way, easements, fee ownership, etc.) that will be required to undertake and complete these projects as described in Section 5.0 of the Plan and Section 3.0 of the Report; and

g. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and

ORS 457.440 and other available funding as more fully described in the Sections 4.0, 5.0, 6.0, 7.0, and 8.0 of the Report; and

h. The City shall assume and complete any activities prescribed to it by the Plan; and

i. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the Council.

Section 2. In accordance with the findings and determinations set forth above, the public testimony, and the information presented to the Council, the Council hereby approves the Town Center Development District Plan and Report.

Section 3. Following approval by the Council, the City Recorder shall forward a copy of this ordinance to the Agency.

Section 4. The Agency shall thereafter deliver a copy of the Plan to Clackamas County to be recorded in the Records of Clackamas County, Oregon.

Section 5. The City Recorder, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in a Wilsonville newspaper no later than four days following adoption of this Ordinance.

Section 6. 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 this ____ day of ____, 20__, and scheduled the second reading on ____, 20__ 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 ____ day of ____, 20__, by the following votes:

Yes: ____ No: ____

Kimberly Veliz, MMC, City Recorder

DATED and signed by the Mayor this _____ day of ____, 20____

Shawn O’Neil, Mayor

SUMMARY OF VOTES:

Mayor O’Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin

EXHIBITS:

- A. Town Center Development District Plan
- B. Report Accompanying Town Center Development District Plan
- C. Planning Commission Record (to be incorporate if voters approve this Ordinance)
- D. Public Notice (to be incorporate if voters approve this Ordinance)