

RESOLUTION NO. 3279

A RESOLUTION OF THE CITY OF WILSONVILLE REFERRING TO THE QUALIFIED ELECTORS OF THE CITY THE QUESTION OF APPROVING THE TOWN CENTER DEVELOPMENT DISTRICT PLAN; APPROVING A BALLOT TITLE AND EXPLANATORY STATEMENT; SUBMITTING PROPOSED ORDINANCE NO. 905 TO THE ELECTORS; AND DIRECTING THE CITY RECORDER TO TAKE SUCH ACTIONS AS ARE NECESSARY TO CONDUCT THE ELECTION.

WHEREAS, years of community surveys and public input established the importance of establishing a downtown that better serves as the civic, economic, cultural, and social heart of the Wilsonville community; and

WHEREAS, in 2015, the City Council directed staff to undertake a comprehensive planning effort to establish a long-range vision for the future of Wilsonville's Town Center through an extensive community-driven planning process; and

WHEREAS, beginning in 2017, the City conducted a multi-year public planning process that included numerous meetings, open houses, stakeholder interviews, surveys, workshops, advisory committee meetings, and many opportunities for public participation to develop a shared vision for Town Center; and

WHEREAS, that planning process culminated in the preparation of the Wilsonville Town Center Plan, establishing a long-term vision and policy framework intended to guide future public and private investment and development within the Town Center planning area over several decades; and

WHEREAS, on May 6, 2019, following extensive public involvement and public hearings, the City Council adopted the Wilsonville Town Center Plan as an amendment to the City's Comprehensive Plan; and

WHEREAS, the City concurrently adopted implementing Development Code provisions establishing the Town Center (TC) Zone to provide a regulatory framework for future development consistent with the adopted Town Center Plan; and

WHEREAS, beginning in March 2020, the COVID-19 pandemic resulted in unprecedented public health and economic challenges that required the City to redirect staff resources, organizational capacity, and financial attention toward emergency response, community

recovery, and stabilization of the local economy, delaying implementation of the Wilsonville Town Center Plan; and

WHEREAS, on October 18, 2021, the City Council adopted amendments to the Town Center Plan and related implementing regulations to further refine the long-range vision and implementation framework, including Appendix J, Streetscape Plan; and

WHEREAS, the City has undertaken multiple technical studies and planning efforts to evaluate implementation of the Town Center Plan, both during and after the development and adoption of the Town Center Plan, including infrastructure funding analysis, market analysis, redevelopment feasibility, fiscal analysis, and financial modeling; and

WHEREAS, in 2022, the City completed the Town Center Infrastructure Funding Plan, which evaluated the infrastructure improvements needed to implement the long-term vision established by the Wilsonville Town Center Plan and recommended a diversified funding strategy utilizing multiple financing mechanisms, including the potential use of urban renewal (also known as Tax Increment Financing) to help fund eligible public improvements supporting redevelopment within Town Center; and

WHEREAS, in 2023, the City completed a Town Center Urban Renewal Feasibility Study evaluating redevelopment assumptions, financial capacity, infrastructure needs, and potential maximum indebtedness associated with a possible urban renewal area; and

WHEREAS, in 2024, through the adoption of Resolution No. 3099, the City Council referred Advisory Measure 3-605 to the qualified electors of the City of Wilsonville at the May 2024 election, asking whether the City should create a Town Center urban renewal area based upon the 2023 Town Center Urban Renewal Feasibility Study, and the measure was not approved by the voters; and

WHEREAS, in March 2025, the City Council adopted a goal to continue community education regarding the Town Center Plan, urban renewal, and other infrastructure funding mechanisms; and

WHEREAS, consistent with that Council direction, the City conducted additional public engagement activities, including independent interviews with members of the City Council,

professionally facilitated community focus groups, an online *Let's Talk Wilsonville* survey, and other opportunities for public participation; and

WHEREAS, the City Council also adopted a Strategic Communications Plan intended to improve public understanding of the Town Center Plan, its long-range vision, and the various tools available to implement portions of that vision over time; and

WHEREAS, in response to community feedback regarding future building heights within Town Center, the City Council established a limited-duration Building Heights Task Force to review applicable Development Code provisions and consider potential revisions independent of the proposed development district; and

WHEREAS, recognizing changes in market conditions, construction costs, financing assumptions, redevelopment feasibility, and community feedback since completion of the 2023 feasibility study, the City directed preparation of an updated feasibility analysis; and

WHEREAS, the updated 2026 Feasibility Study incorporated revised market information, updated infrastructure cost estimates, developer feedback, and additional financial analysis to evaluate alternative redevelopment scenarios and financing assumptions; and

WHEREAS, after reviewing multiple redevelopment scenarios presented during public meetings, the City Council directed preparation of a more conservative implementation scenario that reduced anticipated redevelopment assumptions and refined the proposed financing strategy; and

WHEREAS, through successive Council policy decisions in 2026, the proposed Town Center Development District was further refined by reducing redevelopment assumptions, lowering the proposed maximum indebtedness from earlier concepts, shortening the anticipated duration of the district, updating project costs, and revising the proposed public improvement program; and

WHEREAS, the City Council further directed removal of the proposed Interstate-5 Bicycle and Pedestrian Bridge project from the proposed Development District and directed inclusion of an economic development incentive program supporting food carts and the retention and recruitment of small, locally owned businesses within Town Center; and

WHEREAS, the proposed Town Center Development District Plan reflects years of community planning, public engagement, technical analysis, financial evaluation, and legislative refinement and is substantially different from earlier concepts considered by the City Council and the public; and

WHEREAS, in May 2026, Wilsonville voters approved Charter Measure 3-632, amending the Wilsonville Charter to require voter approval before the City may create or substantially amend an urban renewal plan and establishing additional public notice and election requirements applicable to such proposals; and

WHEREAS, the City has prepared Proposed Ordinance No. 905, which, if approved by the qualified electors of the City and thereafter adopted in accordance with its terms, would approve the Town Center Development District Plan and make the findings required by ORS Chapter 457; and

WHEREAS, Proposed Ordinance No. 905 incorporates by reference the Town Center Development District Plan and the Accompanying Report, which together establish the proposed district boundaries, projects, financing plan, maximum indebtedness, implementation framework, and supporting analyses; and

WHEREAS, the City Council finds that the question of whether to approve the proposed Town Center Development District should be submitted to the qualified electors of the City of Wilsonville for their consideration in accordance with the Wilsonville Charter and applicable provisions of Oregon law.

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

Section 1. Referral of Proposed Ordinance No. 905 to the Electors. The City Council hereby refers Proposed Ordinance No. 905, attached hereto as **Exhibit A** and incorporated herein by this reference, to the qualified electors of the City of Wilsonville for their consideration at the General Election to be held on November 3, 2026, in accordance with the Wilsonville Charter, ORS Chapter 254, and other applicable provisions of Oregon law. The Town Center Development District Plan and the Town Center Development District Report shall accompany the proposed

ordinance as exhibits thereto for the information of the electors and as part of the legislative record of the measure. Proposed Ordinance No. 905, if approved by a majority of those voting on the measure, allows the City Council to pursue the statutory requirements to consider adoption of Ordinance No. 905.

Section 2. Approval of Ballot Title. The City Council hereby approves the Ballot Title attached hereto as **Exhibit B**, consisting of a Caption, Question, and Summary, and directs that such Ballot Title be submitted to the appropriate elections officials in substantially the form attached to this Resolution, together with such nonsubstantive revisions as may be approved pursuant to Section 5 of this Resolution.

Section 3. Approval of Explanatory Statement. The City Council hereby approves the Explanatory Statement attached hereto as **Exhibit C** for publication in the County Voters' Pamphlet and authorizes submission of the Explanatory Statement to the appropriate elections officials in accordance with applicable law.

Section 4. Submission to County Elections Officials. The City Recorder is hereby directed to take all actions necessary to submit the measure, Proposed Ordinance No. 905, the approved Ballot Title, the approved Explanatory Statement, and all other required election materials to the elections officials of Clackamas County and Washington County within the time and in the manner required by Oregon law. The City Recorder is further authorized to execute and transmit any certifications, notices, or other documents necessary to place the measure before the qualified electors of the City of Wilsonville at the November 3, 2026 General Election.

Section 5. Authorization for Minor Clerical Corrections. The City Manager, City Attorney, and City Recorder are hereby authorized to make such clerical, formatting, typographical, citation, numbering, cross-reference, and other nonsubstantive corrections to this Resolution, Proposed Ordinance No. 905, the Ballot Title, the Explanatory Statement, and the exhibits thereto as may be necessary or appropriate to correct errors, ensure consistency among the documents, conform the documents to applicable law, or facilitate publication and election administration, provided that no such correction shall materially alter the substance or legal effect of the measure referred to the electors.

Section 6. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this ____ day of _____, 2026, and filed with the Wilsonville City Recorder this date.

Shawn O'Neil, Mayor

ATTEST:

Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin

EXHIBITS:

- A. *Proposed* Ordinance No. 905
- B. Ballot Title
- C. Explanatory Statement