



CITY COUNCIL AGENDA

September 21, 2026 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

YouTube: <https://youtube.com/c/cityofwilsonvilleor>

Zoom: <https://us02web.zoom.us/j/81536056468>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with the City Recorder:

CityRecorder@wilsonvilleoregon.gov

Individuals may submit comments online at: <https://www.wilsonvilleoregon.gov/SpeakerCard>

via email to the address above, or may mail written comments to:

City Recorder – Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

REVIEW OF AGENDA AND ITEMS ON CONSENT [5:00 PM]

COUNCILORS' CONCERNS [5:05 PM]

PRE-COUNCIL WORK SESSION [5:10 PM]

- A. [Public Safety Project Update – Updating Wilsonville Code Enforcement Provisions \(Guile-Hinman\) \[30 min\]](#)

ADJOURN [5:40 PM]

Break to switch Zoom accounts [5 min.]

EXECUTIVE SESSION [5:45 PM]

1. ORS 192.660(2)(f) Exempt Public Records

To consider information or records that are exempt by law from public inspection.

2. ORS 192.660(2)(h) Legal Counsel/Litigation

To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

3. ORS 192.660(2)(p) Cybersecurity

To consider matters relating to cyber security infrastructure and responses to cyber security threats.

ADJOURN [6:55 PM]

CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held, September 21, 2026 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10:00 a.m. on September 1, 2026. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered there with except where a time limit for filing has been fixed.

CALL TO ORDER [7:00 PM]

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the following order of the agenda.

MAYOR'S BUSINESS [7:05 PM]

4. Upcoming Meetings (Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>)

COMMUNICATIONS [7:10 PM]

5. Gold Standard Project (Clackamas County District Attorney John Wentworth) [15 min]
6. Heart of the City - Community Enhancement Program (CEP) Update (Director Lyn Whelchel) [15 min]

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS [7:40 PM]

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS [7:55 PM]

7. Council President Berry

8. Councilor Cunningham
9. Councilor Shevlin
10. Councilor Scull

CONSENT AGENDA [8:15 PM]

11. [Resolution No. 3269](#)

[A Resolution Of The City Of Wilsonville Accepting A Transfer Of Land From The Urban Renewal Agency Of The City Of Wilsonville. \(Guile-Hinman\)](#)

12. [Minutes of the September 10, 2026 City Council Meeting. \(City Recorder\)](#)

NEW BUSINESS [8:20 PM]

CONTINUING BUSINESS [8:20 PM]

13. [Ordinance No. 906 - 2nd Reading \(Legislative Land Use\)](#)

[An Ordinance of the City of Wilsonville Amending WC 4.132\(.06\) Concerning Building Heights in the Town Center Zone. \(Guile-Hinman\)](#)

PUBLIC HEARING [8:25 PM]

CITY MANAGER'S BUSINESS [8:30 PM]

LEGAL BUSINESS [8:35 PM]

ADJOURN [8:40 PM]

INFORMATIONAL ITEMS – No Council Action Necessary

[City Manager Reports](#)

**AN URBAN RENEWAL AGENCY MEETING WILL
IMMEDIATELY FOLLOW THE CITY COUNCIL MEETING**

Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Kimberly Veliz, City Recorder at 503-570-1506 or cityrecorder@wilsonvilleoregon.gov: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr   int  rpretes disponibles para aqu  llas personas que no hablan Ingl  s, previo acuerdo. Comun  quese al 503-570-1506



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: September 21, 2026		Subject: Public Safety Project Update – Updating Wilsonville Code Enforcement Provisions	
		Staff Member: Amanda Guile-Hinman, City Attorney	
		Department: Legal	
Action Required		Advisory Board/Commission Recommendation	
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
☒ Council Goals/Priorities: 2025-27 Council Goal No. 2: Public Safety; Strategy 2.2	☐ Adopted Master Plan(s):	☐ Not Applicable	

ISSUE BEFORE COUNCIL:

Continued Council discussion and input on proposed new administrative process for enforcing most of the Wilsonville Code (WC).

EXECUTIVE SUMMARY:

As part of its 2025-27 Council Goals, the City Council adopted Goal 2: Public Safety. The first outcome identified in Goal 2 is to “streamline response to code enforcement challenges.” To achieve this outcome, Strategies 2.2 calls for the City to “update Chapter 1 code enforcement process and penalties” and to “investigate the potential implementation of an administrative process.” At the August 17, 2026 City Council work session, staff provided an overview of each of the steps to the proposed new administrative code enforcement process and proposed exemptions to this process. At the September 10, 2026 City Council work session, the City Council reviewed details of the structure of the proposed new administrative code enforcement process that would be adopted into Chapter 1 of the Wilsonville Code and the list of provisions in the Wilsonville Code that are proposed to be exempted from that process.

This staff report reviews the proposed updates to other provisions in the Wilsonville Code to align with the draft revisions to Chapter 1. The proposed updates are provided in **Attachment 1** and **Attachment 2** to this staff report. **Attachment 1** represents updates to various code provisions that will continue to reference the updated administrative code enforcement process in Chapter 1. **Attachment 2** provides updates needed to other parts of the code that will continue to have their own code enforcement process(es).

I. BACKGROUND

The City interdepartmental project team, led by the Legal Department, began working on Strategy 2.2 in Summer 2025. As part of that process, staff: (1) undertook a comprehensive review of the Wilsonville Code to identify current enforcement provisions throughout the Wilsonville Code; (2) determined whether such provisions should be incorporated into a potential administrative enforcement process; and (3) researched other jurisdictions’ enforcement processes to develop a proposed administrative process for Council consideration.

As mentioned above, at the August 17, 2026 and September 10, 2026 work sessions, staff discussed with Council the steps of the proposed new administrative code enforcement process and provided draft code language for the update to Chapter 1, where the new code enforcement process would be provided. Council expressed agreement with the proposed administrative process.

II. UPDATES TO CONFORM TO CHAPTER 1

Attachment 1 to this staff report provides the proposed revisions to various code provisions to conform to the updates in Chapter 1. The updates generally provide similar language – that violations will be enforced pursuant to Chapter 1, in addition to any other laws and regulations that may be available to the City. The additional language is to ensure that other laws and processes, such as criminal laws or equitable or injunctive relief, may still be utilized by the City when necessary.

Below is a chart that summarizes the proposed revisions reflected in Attachment 1.

Section	Summary of Proposed Revision
2.003 – City Council Meetings	Violations of the decorum rules in Council meetings will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
2.358 – Library Board Fines and Penalties	Detaining library property will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
3.030 – Enforcement of parks regulations	Violations of park regulations will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
3.106 – Water Rules and Regulations	Violations of regulations governing the City's public water system will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
3.294 – Public Works Standards	Violations of the City's Public Works Standards (for construction of public infrastructure) will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
3.430 – Right-of Way and Public Easement Management (New Section)	Violations of requirements and regulations concerning the City's public rights-of-way and public easement areas will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
4.004 – Development Permit Required	Clarifies that the Planning Director, who is responsible for administering and enforcing Chapter 4 under WC 4.025, may enforce Chapter 4, along with the building official's obligation to withhold issuing building permits for developments that do not have a development permit.
4.025 – Enforcement and Administration	Clarifies that compliance with and enforcement of Chapter 4 will be conducted pursuant to the provisions in Chapter 1.
4026 – Enforcement Procedures and Penalties	Enforcement of Chapter 4 is conducted pursuant to Chapter 1, rather than Chapter 4 having its own processes. Also clarifies that applications submitted by a person who is currently in noncompliance will not be reviewed by the City until requirements are met.
4.137.3 – Solar Access Permit Standards	Violations of solar access permit will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
4.156.11 – Sign Enforcement	Violations of the sign code provisions will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
4.290 – Penalties (Land Divisions)	Violations of the land division code provisions will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
4.630.10, 4.640.00, 4.640.10, 4.640.20 – Tree Code enforcement provisions	Violations of the tree code provisions will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City. Retains mitigation requirements provided in 4.640.00. Recommend deleting WC 4.640.10, as relevant provisions have been incorporated into proposed Chapter 1.
4.808 – Inspections (Wireless Communication Facilities) (WCF)	Clarifies that inspections may occur on private property by: (1) consent; (2) consent through a permit, agreement, license, etc.; or (3) administrative warrant.
4.813 – Mandatory Permit Conditions for 6409(a) WCFs	Clarifies that inspections may occur on private property by: (1) consent; (2) consent through a permit, agreement, license, etc.; or (3) administrative warrant.

6.020 – Violations (social gambling regulations)	Violations of the social gambling code provisions will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
6.170 – Penalties (special events)	Violations of the special events code provisions will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
6.200-6.260 - Nuisances	Violations of the nuisance code provisions will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City. Deletion of enforcement/abatement procedures currently in Chapter 6, and provided in Chapter 1.
6.391 – Enforcement (mobile home park closures)	Violations of the mobile home park code provisions will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
6.550 – Violation of the Film Permit or Film Permit Process	Violations of a film permit or film permit process will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
6.610, 6.615 – Violation and Remedies (marijuana facilities)	Violations of the prohibition against marijuana facilities will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
7.080 – Penalty (peddlers and solicitors)	Violations of the requirements of peddlers and solicitors under WC 7.010-7.040 will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
7.280 – Violations (transient lodging tax)	Violations of the transient lodging tax requirements in WC 7.200-7.270 will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
7.370 – Penalty (business licenses)	Violations of the business license requirements in WC 7.300-7.360 will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
7.446 – False Information, Failure to File, Penalty (transit payroll tax)	Violations of the transit payroll tax requirements will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
7.550 – Violations (marijuana products tax)	Violations of the marijuana products tax requirements will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City. **NOTE – since the City prohibits marijuana facilities, this tax is not collected**
8.111 – Penalties (water conservation)	Violations of the water conservation requirements in WC 8.100-8.110 will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
10.760 – Enforcement (camping on city property and rights-of-way)	Violations of the camping on public property requirements in WC 10.720-10.740 will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.
10.860 – Enforcement of Parking Rules (parking in city-owned parking lots)	Violations of the parking requirements in city-owned parking lots will be subject to the administrative process in Chapter 1, in addition to other laws and regulations available to the City.

III. UPDATES TO OTHER PROVISIONS EXEMPT FROM CHAPTER 1 ENFORCEMENT PROCESS

Attachment 2 to this staff report provides the proposed revisions to various code provisions that will continue to have separate enforcement process(es). The chart below notes the particular code provision, the proposed update, and the reason for the update.

Section	Summary of Update	Reason for Update
5.030 – Violation, Penalties, and Fines (vehicles and traffic)	Vehicle and traffic violations are to be punished in accordance with Oregon law. Fines are established by state law, but added that fines cannot be less than \$25.	Violations described in ORS Chapter 153 (e.g., traffic violations) apply the procedures provided in ORS 153.030-156.064, including citation requirements stated in ORS 153.045
10.250 – Animals - Penalties	Recommend deleting	WC 10.430 generally covers all violations/crimes provided in WC 10.000-10.530. Further, the fine(s) will likely be the statutorily provided penalties, rather than the local penalties.
10.400 – Diving from Public Pilings	Recommend deleting provision applying Chapter 1 enforcement	Enforcement incorporated into WC 10.430, which retains the current process (citation)
10.430 – Penalties	Violations to be punished in accordance with ORS 153.008-153.800 (Violations) through the Municipal Court; maximum fine of \$500 per violation per day; not exclusive remedy for the City	Retains the city's current process of issuing citations for violations/crimes. Enforcement against criminal conduct will generally be conducted pursuant to Oregon law, rather than the Wilsonville Code.
10.600-10.680 – Transit Rider Rules	Updates to include the new Welcome Center and to clarify that the transit rider rules apply to all SMART facilities and vehicles.	With the new welcome center, in addition to the SMART transit center, the code needs to be clarified to encompass all transit facilities for enforcement of transit rider rules.

STAFF RECOMMENDATION:

Staff recommends that Chapter 1 is updated to include an overarching code enforcement administrative process, including references to each Chapter that falls under its purview. Additionally, staff recommends that other references in Wilsonville Code are updated to reflect any new Chapter 1 processes and that Chapter 1 includes language that specifies which Chapters of the Code it does not apply to.

EXPECTED RESULTS:

Streamlined, efficient, and clear code enforcement procedures for any violations of Wilsonville

Code provisions.

TIMELINE:

Proposed public hearing before Planning Commission in October and before City Council in November, with an effective date of January 1, 2027.

CURRENT YEAR BUDGET IMPACTS:

Staff do not anticipate current year budget impacts. This project is currently being managed in-house by City staff.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Council's Public Safety Goal aims to ensure that City staff and community members have the tools necessary to address different public safety and livability concerns. An administrative code enforcement process to streamline responses to code violations within the City and ensuring that there is fair and equal application of penalties to violators overall will ensure that any future issues are clearly resolved to benefit the overall community.

ALTERNATIVES:

Council could determine not to pursue code enforcement updates or to exclusively rely on the Municipal Court as the venue for prosecuting violations of the Wilsonville Code.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

- 1 – Proposed revisions to code provisions subject to the Chapter 1 administrative enforcement process
- 2 – Proposed revisions to code provisions that would be exempt from the Chapter 1 administrative process

2.003. City Council Meetings.

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(17) The following constitutes the rules of decorum:

- (a) While the Council is in session, the members must preserve order and decorum, and a member shall neither, by conversation or otherwise, delay or interrupt the proceedings or the peace of the Council nor disturb any member while speaking or refuse to obey the orders of the Council or its Presiding Officer, except as otherwise herein provided.
- (b) Any person whose conduct at a Council meeting intentionally, recklessly, or knowingly causes or attempts to cause a disturbance of the order or decorum of the proceedings may be barred from the Council meeting by a majority vote of the Council.

(18) The law enforcement officer of the City, or such member or members of his office or department as he may designate, shall be Sergeant at Arms of the Council meetings, they shall carry out all orders and instructions given by the Presiding Officer for purposes of maintaining order and decorum at the Council meeting. Upon instructions of the Presiding Officer, it shall be the duty of the Sergeant at Arms or any of them present; to place any person who violates the order and decorum of the meeting under arrest, and cause him to be prosecuted under the provisions of this Code, and the complaint shall be signed by the Presiding Officer.

(19) Any member shall have the right to have the reasons for his dissent from or protest against any action of the Council entered on the minutes.

(20) No account or other demand against the City shall be allowed until the same has been considered and reported upon to the Council.

(21) All reports and resolutions shall be filed with the City Recorder and entered on the minutes.

(22) A motion to adjourn shall always be in order and decided without debate.

(23) ~~Any person violating~~ Violations of the provisions of Section 2.003(17)(b) of this Code ~~shall upon first conviction be guilty of a violation and shall be punished~~ may be enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City for enforcing decorum during Council meetings. Section 1.012, and shall upon any subsequent conviction be guilty of a Class C Misdemeanor and shall be punished pursuant to Section 1.011. In any suit, action or claim of relief, inclusive of appeal, to enforce any provisions of the Section, the City shall recover its costs, inclusive or reasonable attorney fees.

(24) In all other instances not covered by the provisions of this Section, Robert's Rules of Order shall be followed. The City Attorney, or in the absence of the City Attorney, his or her designee, shall serve as the parliamentarian for City Council meetings and such other City meetings as may be needed.

(Ord. No. 380, 3-4-1991; Ord. No. 381, 3-4-1991; Ord. No. 390, 8-5-1991; Ord. No. 422, 12-20-1993; Ord. No. 698, 10-17-2011)

2.358. Library Board Fines and Penalties.

It shall be unlawful for any person, willfully or maliciously, to detain any book or library materials belonging to the Wilsonville Public Library for 30 days after notice in writing from the Librarian of said library, given after the expiration of time which by regulations of the library such materials may be kept. The notice shall bear upon its face a copy of this section. Violations of this section are ~~punishable as a violation~~enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City.~~Section 1.012.~~ Such ~~conviction and payment of the fine~~enforcement shall not be construed to constitute payment for library material, nor shall ~~a person convicted~~enforcement under this section ~~be thereby relieved~~relieve the person of any obligation to return to the library such material.

(Ord. No. 253, 2-21-1984)

3.030. Enforcement and Penalty.

- (1) In addition to ~~City~~ Police, all City park employees, ~~or Council~~ persons in charge of City parks or any park area, and persons otherwise designated as Compliance Officers are authorized and directed to enforce by all lawful means full compliance by the public with the foregoing rules and regulations.
- (2) Any ~~person violating~~ violation of any park rule or regulation as delineated by Sections 3.000 and 3.020 of this Code, ~~except those involving theft or damage over \$50.00,~~ shall be ~~punished upon a first conviction for a violation enforced~~ pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Section 1.012, and upon a subsequent conviction for a Class C misdemeanor pursuant to Wilsonville Code, Section 1.012. Provided, however, a violation of a park rule which involves theft or damage to property [greater] than \$50.00 shall be treated as a crime under state criminal laws. Provided further a conviction for violation of Section 3.000(31) shall only be punished as a violation pursuant to Chapter 1 of this Code ~~Section 1.012.~~

(Ord. No. 253, 2-21-1984; Ord. No. 425, 4-4-1994; Ord. No. 712, 1-7-2013)

3.106. Water Rules and Regulations—Penalty.

- (1) Any ~~person convicted of violating~~violation of any provision of Sections 3.100 to 3.104 of this Code, except provisions relating to the payment of water bills and service connection charges, and anyone causing damage to City water hydrants, meters, waterlines or other City property, and anyone using or taking, or attempting to use or take City water from the City water line or hydrant, or other source of City water supply, without an approved permit, shall be ~~guilty upon a first conviction of a violation~~enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Sections I.012, and upon a subsequent conviction of a Class B Misdemeanor pursuant to Section I.011.
- (2) Also, the City ~~Administrator~~ may institute and prosecute a civil action or any other procedure provided by law in the name of the City for the recovery of damages to City property and/or the taking of City water without payment and/or a permit, and for the City's reasonable attorney's fees as may ~~de~~ be allowed by the trial court having jurisdiction of such matter and reasonable attorney's fees as may be allowable by the appellate court or in the appeal.

(Ord. No. 252, 2-6-1984; Ord. No. 253, 2-21-1984)

3.294. Public Works Standards.

- (1) The "Standard Specifications for Public Works Construction in the City of Wilsonville, Oregon," as amended 1981, is hereby adopted as the Public Works standards for the City. All work done and materials used for public improvements in the City shall conform to such specifications unless otherwise provided for in the particular specification for work authorized by the Council.
- (2) Not less than three copies of the "Standard Specifications for Public Works Construction in the City of Wilsonville, Oregon" shall be kept and maintained on file in the office of the City Recorder for use and examination by the public.
- (3) Any ~~person violating~~ violation of any provisions of this section shall be ~~punished upon a first conviction for a violation enforced~~ pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Section 1.012, and upon a subsequent conviction for a Class C Misdemeanor pursuant to Section 1.011. Each day of any violation constitutes a separate offense.
- (4) The City ~~may also~~ Manager and/or City Council may authorize and direct the City Attorney to institute and prosecute ~~in the name of the City~~ in the courts of this state an appropriate suit or action to enjoin violations or threatened violations of this section, or to recover fees chargeable pursuant to this section. In case of any such civil suit, action, or appeal therefrom, the City shall be entitled to recover its costs and disbursements incurred therein and reasonable attorneys' fees as may be fixed by the court in such suit, or action, or appeal.

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Section 22. Enforcement.

Failure to comply with any provision of this Chapter or with any condition of a Permit, shall be deemed a violation of this ordinance and subject to enforcement action pursuant to Chapter 1 of the Wilsonville Code~~applicable City ordinance.~~

Section 23. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 24. Emergency Enactment.

The matters herein concern the public health, safety and welfare, and in consideration that the construction season has commenced, and in view of prevailing economic conditions, an emergency is declared to exist and this Ordinance shall take effect immediately upon its adoption by the City Council.

(Ord. No. 253, 2-21-1984)

RIGHT-OF-WAY AND PUBLIC EASEMENT MANAGEMENT

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3.430 – Enforcement.

Any violation of any requirement or regulation as provided in Sections 3.300 through 3.420 of this Code shall be enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City.

Section 4.004. Development Permit Required.

- (.01) Except as excluded by Section 4.005, no person shall directly or indirectly engage in or cause to occur a development for which a development permit has not been issued. The Planning Director may enforce this Chapter pursuant to Chapter 1 of the Wilsonville Code. The ~~B~~uilding ~~e~~Official shall not issue a permit for the construction, reconstruction or alteration of a structure or a part of a structure for which a development permit has not been issued.
- (.02) A development permit shall be issued by the Planning Director in accordance with the provisions set forth in Sections 4.035 of this Code. The Director shall not issue a development permit for the improvement or use of land that has been previously divided or otherwise developed in violation of this Code, regardless of whether the permit applicant or its predecessor created the violation, unless the violation can be rectified as part of the development.
- (.03) Unless appealed, as provided in Section 4.022, a decision on a development permit shall be final upon expiration of the period provided for filing an appeal or, if appealed, upon rendering of the decision by the reviewing body.

Section 4.025. Enforcement and Administration.

- (.01) It shall be the duty of the Planning Director, to administer and enforce the provisions of Chapter 4 of this Code in a manner to assure rapid and effective compliance, pursuant to Chapter 1 of the Wilsonville Code.
- (.02) The records of zoning actions and all amendments shall be officially held within the office of the City Recorder. All amendments to the Planning and Land Development Ordinance and/or Official Zoning Map shall be approved or rejected by the City Council and acknowledged by the Mayor and attested by the City Recorder. Each action that changes a zoning district boundary shall be included on a new Official Zoning Map and approved by the Mayor and attested by the City Recorder and filed in the office of the City Recorder.
- (.03) The Commission or Board by a majority vote may instruct the Planning Director to enforce any provision of this Ordinance.
- (.04) When it appears to the City Council that there is a failure or refusal by any person, firm or corporation to comply with a final decision of the Board or Planning Commission, or of the Council in cases of appeal, or that there is a continuing violation otherwise of this Ordinance, the City Council may authorize enforcement actions pursuant to Chapter 1 of the Wilsonville Code and may authorize the City Attorney to institute an appropriate legal action in the name of the City to seek appropriate relief for such violation.

Section 4.026. Enforcement Procedures and Penalties.

- (.01) On new construction, and prior to occupancy, the Planning Director shall assure that the development has occurred in substantial conformance with the approved Site Development Plans. If substantial inconsistencies occur, the Director may withhold authorization for connection of domestic water service, or may authorize the disconnection of water service, if water service has already been established. The Director also has the authority to withhold temporary or permanent certificates of occupancy for all or part of a development and to refuse to review further applications from a non-compliant applicant until all applicable requirements are met.
- (.02) When a violation occurs, the Planning Director shall enforce the provisions of this Code pursuant to Chapter 1 of the Wilsonville Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. notify in writing the property owner and or known agent of the property owner of the violation. The notice shall set forth the nature of the violation and the necessary corrective action and shall specify the penalty for non-compliance and a reasonable date of compliance not to exceed 30 days from the date of notice. An error in the name of the owner or use of a name other than the true owner or agent of such property shall not render void such notice. In such case the posted notice shall be deemed sufficient.
- (.03) If the violation has not been corrected, or a reasonable effort made to correct the violation within the time set forth in the notice, the Planning Director may cause the domestic water service to the property to be shut off as set by the Water Rates Ordinance, and may pursue any other remedy pursuant to Chapter 1 of this Code.
- (.04) A violation of any provision of this Chapter is ~~punishable-enforced, upon a first conviction,~~ as a violation pursuant to Chapter 1~~Section I.012~~ of the Wilsonville Code, ~~and upon a subsequent conviction, as a Class C Misdemeanor pursuant to Section I.011.~~ In the case of a continuing offense, each day of any violation constitutes a separate offense.
- (.05) Pursuant to Chapter 1 of this Code, ~~t~~The City Attorney, at the request of the City Council, shall institute any necessary legal proceedings to enforce the provisions of this Chapter.

(Ord. No. 253, 2-21-1984)

Section 4.137.3. Solar Access Permit Standards.

- (.01) *Purpose.* The purpose of these standards is to protect solar access to solar features on lots designated or used for a single-family detached dwelling under some circumstances. It authorizes owners of such lots to apply for a permit that, if granted, prohibits solar features from being shaded by certain future vegetation on and off the permittee's site.
- (.02) *Applicability.* An owner or contract purchaser of property may apply for and/or be subject to a solar access permit for a solar feature if that property is in any residential zone that is or will be developed with a single-family dwelling. The City's decision whether or not to grant a solar access permit is intended to be ministerial.
- (.03) *Approval standards for a solar access permit.* The Planning Director shall approve an application for a solar access permit if the record shows:
- A. The application is complete;
 - B. The information it contains is accurate;
 - C. Vegetation on the applicant's property does not shade the solar feature;
 - D. No objection has been raised by an affected property owner;
 - E. That the permit, if issued, does not conflict with other sections of the Wilsonville Code; and
 - F. That the permit, if issued, would not restrict any lot which has an average slope of 15 percent in the northerly direction.
- (.04) *Duties created by solar access permit.*
- A. A party to whom the City grants a solar access permit shall:
 - 1. Record the permit, legal descriptions of the properties affected by the permit, the solar access height limit, and the site plan required in Section 4.137.3(.05)(C) with such modifications as required by the responsible official in the office of the county recorder with the deeds to the properties affected by it, indexed by the names of the owners of the affected properties, and pay the fees for such filing;
 - 2. Install the solar feature in a timely manner as provided in Section 4.137.3(.08); and
 - 3. Maintain vegetation on the site so it does not shade the solar feature.
 - B. An owner of property burdened by a solar access permit shall be responsible and pay all costs for keeping vegetation from exceeding the solar access height limit. However, vegetation identified as exempt on the site plan required in Section 4.137.3(.05)(C), vegetation an owner shows was in the ground on the date an application for a solar access permit is filed, and solar friendly vegetation are exempt from the solar access permit.
- (.05) *Application contents.* In addition to the application requirements pursuant to Section 4.035(.05), an application for a solar access permit shall contain the following information:
- A. A legal description of the applicant's lot and legal description, owners' names, and owners' addresses for lots all or a portion of which are within 250 feet of the applicant's lot and 54 degrees east and west of true south measured from the east and west corners of the applicant's south lot line. The services of a title company shall be used to determine who owns property for purposes of an application. The failure of a property owner to receive notice shall not invalidate the action if a good faith attempt was made to notify all persons who may be affected.
 - B. A scaled plan of the applicant's property showing:

1. Vegetation in the ground [as] of the date of the application, if when mature, that vegetation could shade the solar feature.
 2. The approximate height above the grade of the solar feature, its location, and its orientation relative to true south.
- C. A scaled plan of the properties on the list required in subsection A, above, showing:
1. Their approximate dimensions; and
 2. The approximate location of all existing vegetation on each property that could shade the solar feature(s) on the applicant's property.
- D. For each affected lot, the requested solar access height limit. The solar access height limit is a series of contour lines establishing the maximum permitted height for vegetation on lots affected by a Solar Access Permit (see Figure 12: Solar Access Height Limit). The contour lines begin at the bottom edge of a solar feature for which a permit is requested and rise in five foot increments at an angle to the south not less than 21.3 degrees from the horizon and extend not more [than] 54 degrees east and west of true south. Notwithstanding the preceding, the solar access height limit at the northern lot line of any lot burdened by a solar access permit shall allow vegetation on that lot whose height causes not more shade on the benefited property than could be caused by a structure that complies with Section 4.137.2 for existing lots.
- E. A fee, as required for Class II Administrative Review.
- F. If available, a statement signed by the owner(s) of some or all of the property(ies) to which the permit will apply if granted verifying that the vegetation shown on the plan submitted pursuant to Section 4.137.3(.05)(C) above accurately represents vegetation in the ground on the date of the application. The signed statements provided for herein are permitted but not required for a complete application.
- (.06) *Application review process.* Application for a solar access permit shall be reviewed under Section 4.035 Class II - Administrative Review.
- A. A Pre-Application Conference may be held in accordance with Section 4.010(.02).
 - B. After the pre-application meeting is held or waived, the applicant may file an application containing the information required in Section 4.137.3(.05) above.
 - C. After filing the application in accordance with Section 4.011(.01) the Planning Director or his or her designate shall determine whether the application is complete in accordance with Section 4.011(.02).
 - D. Upon receiving a complete application, the Planning Director shall mail notice of the proposed application, pursuant to Section 4.035(.03)A.
 1. The notice shall include the plot plans required in Sections 4.137.3(.05)(B) and (C) above, the proposed solar access height limits, and duties created by the permit.
 2. The notice shall request recipients to verify that the plot plan shows all vegetation on the recipient's property, and to send the Planning Director comments in writing within 14 calendar days after the notice is mailed if the recipient believes the applicant's plot plan is inaccurate.
 - E. After the final response date, the Planning Director shall consider responses received from affected parties and/or an inspection of the site, modify the plot plan and the permit to be consistent with the accurate information, and make a final decision pursuant to Section 4.035(.03)(C.)
 1. If the final decision is to deny the permit, the Planning Director shall mail a copy of the decision to the applicant.

2. If the final decision is to approve the permit, and the owners of all affected properties did verify the accuracy of the plot plan as permitted under Section 4.137.3(.05)(F), the Planning Director shall mail a copy of the decision to the applicant and affected parties. The notice to affected parties shall include information that the solar access permit exists and that it may affect the ability of the property owner to grow vegetation, and that it imposes certain obligations the property owner to trim vegetation.
 3. If the final decision is to approve the permit, and the owners of all affected properties did not verify the accuracy of the plot plan as permitted under Section 4.137.3(.05)(F), the Planning Director shall send a copy of the final decision to the applicant and to the owners of affected properties (including those who did not sign the verification statement pursuant to Section 4.137.3(.05)(F)). The notice to affected parties shall include information that the solar access permit exists and that it may affect the ability of the property owner to grow vegetation, and that it imposes certain obligations the property owner to trim vegetation.
- F. If the application is approved, the permit is not effective until the applicant records the permit, associated solar access height limits, legal descriptions for the affected properties (including the property where the solar feature is to be located), any special exceptions or exemptions from the usual affects of a solar access permit, and the site plan required in section 4.137.3(.05)(C) (with such modifications as required by the responsible official in the office of the county recorder) with the deeds to the properties affected by the permit.

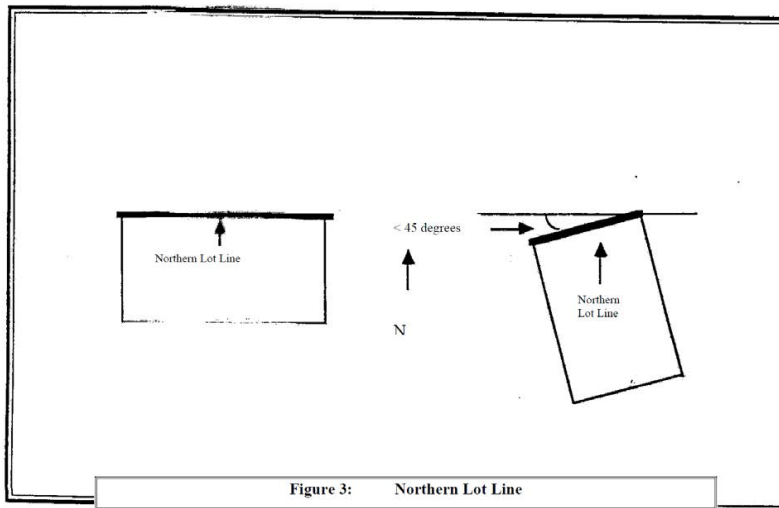
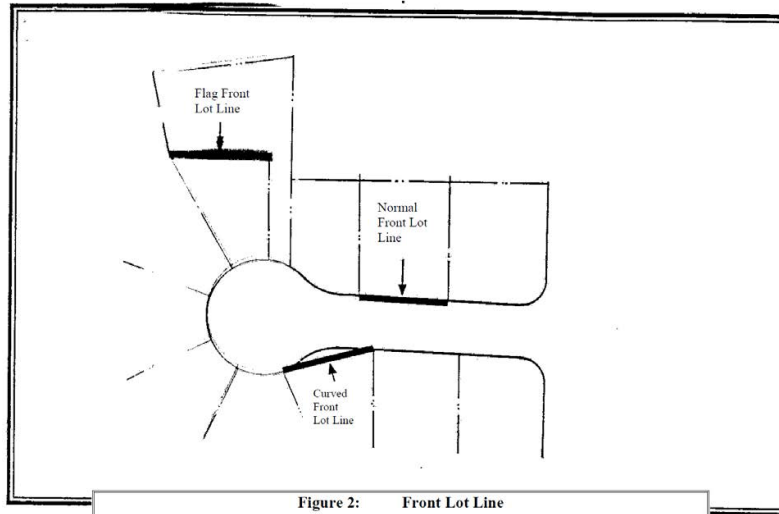
(.07) *Permit enforcement process:*

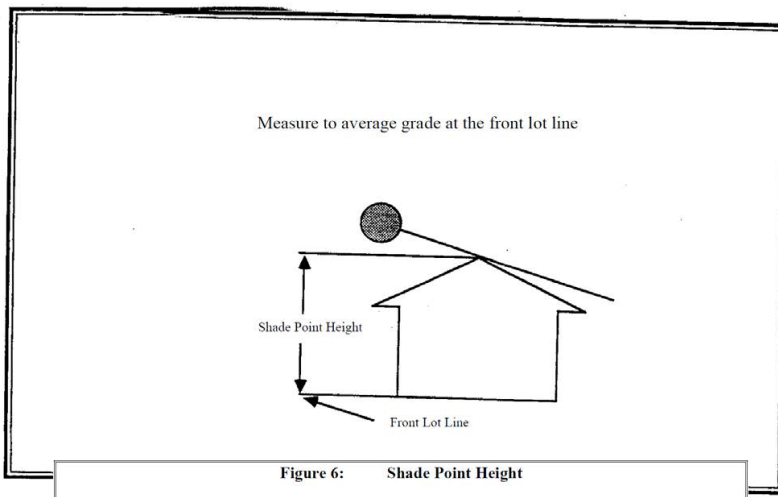
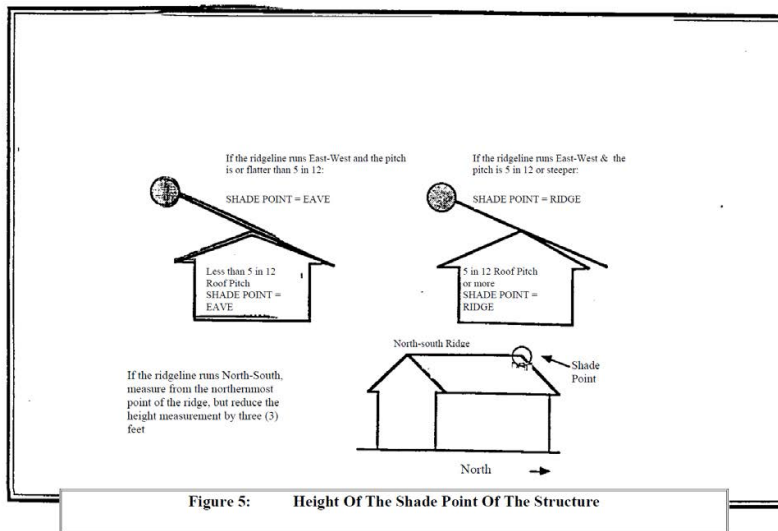
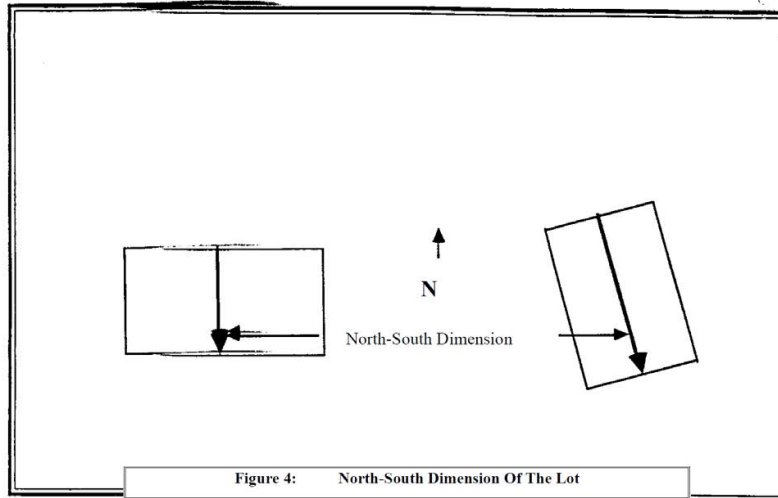
- A. *Enforcement request.* A solar access permittee may request the City to enforce the solar access permit by providing the following information to the Planning Director:
1. A copy of the solar access permit and the plot plans submitted with the permit; and
 2. The legal description of the lot(s) on which alleged vegetation is situated, the address of the owner(s) of that property, and a scaled site plan of the lot(s) showing the vegetation; and
 3. Evidence the vegetation violates the solar access permit, such as sunchart photograph, shadow pattern, and/or photographs.
- B. *Enforcement process.* If the Planning Director determines the request for enforcement is complete, he or she shall initiate an enforcement action pursuant to the procedures set forth in Chapter 1 of the Wilsonville Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. to WC section 4.025 and 4.026. Provided the Planning Director shall not enforce the permit against vegetation the owner of which shows was in the ground on the date the permit application was filed with the City.

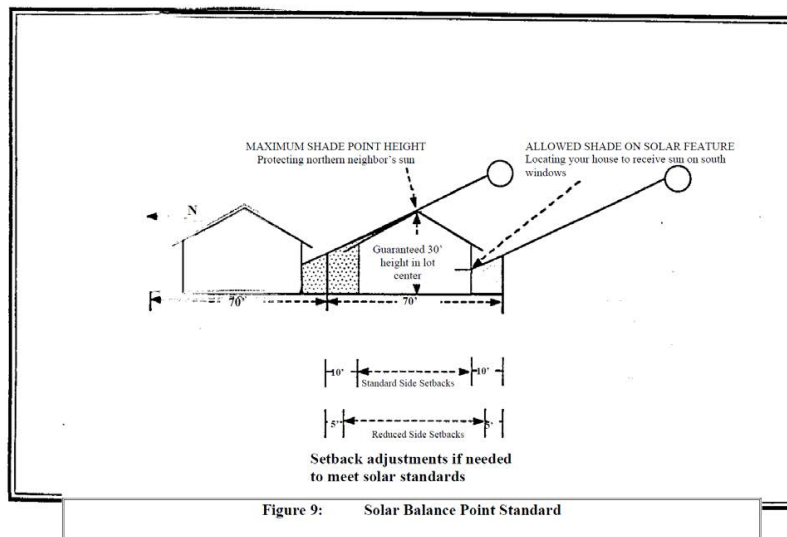
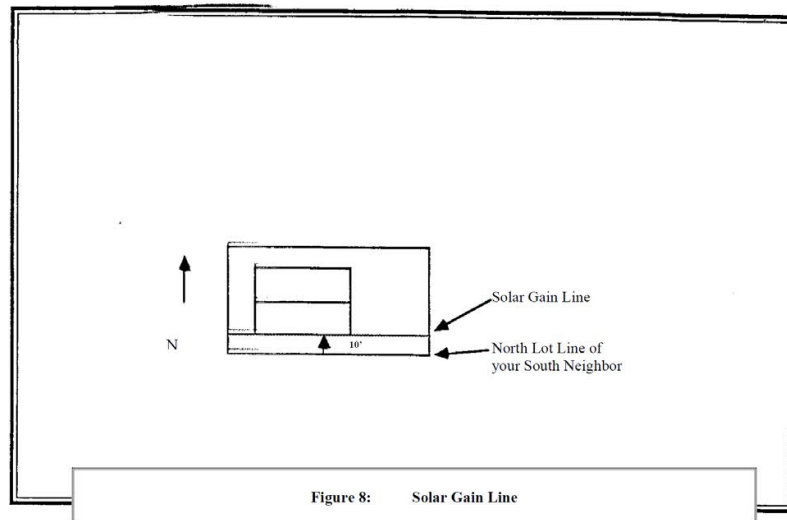
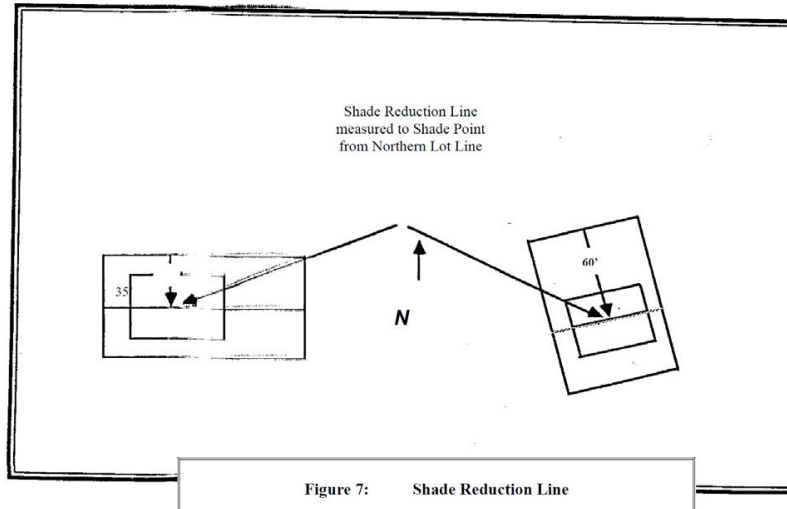
(.08) *Expiration and extension of a solar access permit:*

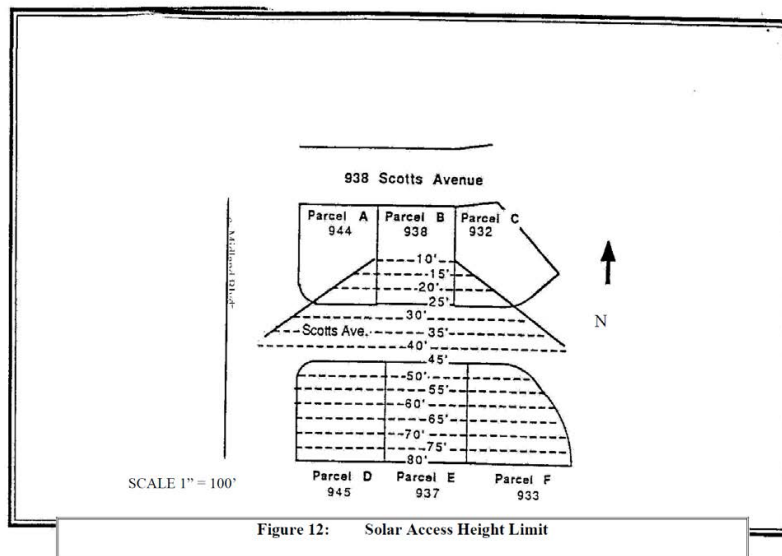
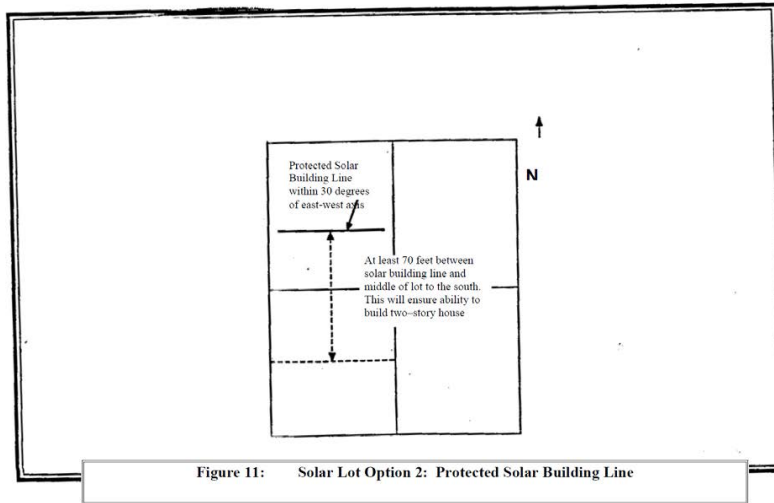
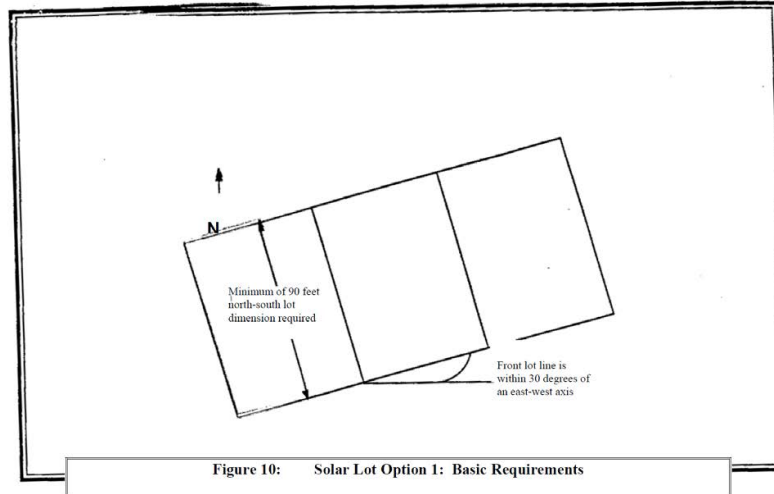
- A. *Expiration.* Every permit issued by the Planning Director under the provisions of this section shall expire if the construction of the solar feature protected by such permit is not commenced within 180 days from the date of such permit; if the construction of the solar feature protected by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days; or the use of the solar feature is discontinued for more than twelve consecutive months. The applicant may reapply for a solar access permit in accordance with Section 4.137.3. The fee shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. If the permittee does not show construction of the solar feature will be started within 180 days of the date of the permit or the extension, or if the solar feature is removed, the Planning Director shall terminate the permit by recording a notice of expiration in the office of the county recorder with the deeds to the affected properties.

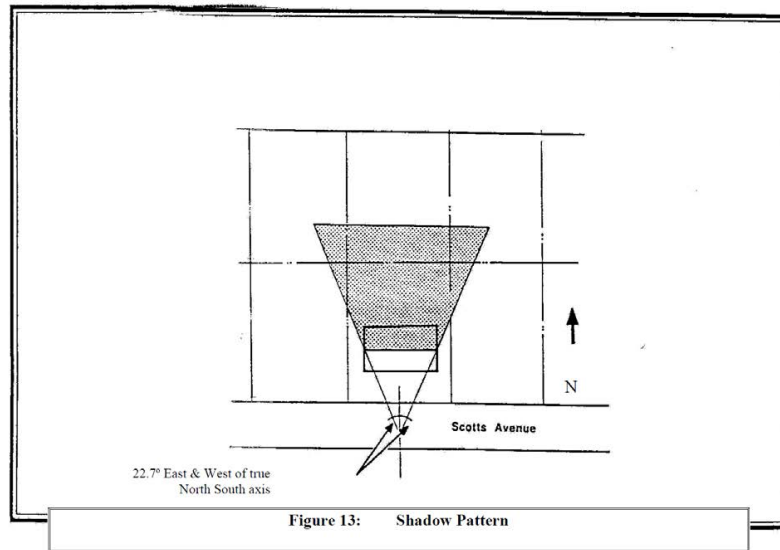
- B. *Extensions.* Any permittee holding an unexpired permit may apply for an extension of the time within which he or she may commence work under that permit when he or she is unable to commence work within the time required by this section for good and satisfactory reasons. The Planning Director may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.











Section 4.156.11. Sign Enforcement.

- (.01) *General.* Any person who places a sign that requires a permit under this section, and who fails to obtain a permit before installing the sign, shall be subject to penalties as established in Chapter 1 of the Wilsonville Code and fines as established in Wilsonville Code 4.025.
- (.02) *Removal of Signs.* Any sign placed on public property in violation of the provisions of this Code shall be immediately removed by the City. As soon thereafter as reasonable, the City shall notify the owner or the owner's representative that the sign has been removed, and that if the sign is not claimed within ten days, the sign will be deemed abandoned and subject to disposal by the City. The City shall have no responsibility to contact the owner of the sign if the owner's name, address, and telephone number are not clearly indicated on the sign and shall dispose of the sign ten days after its removal by the City. The City Council may establish fees to be collected at the time of releasing impounded signs in order to cover the City's costs in collecting, storing, and returning these signs and administering the sign removal program.
- (.03) *Civil Enforcement.* Any violation of any provisions of this section shall be enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Any sign which is intentionally placed in violation of the provisions of this Code after the owner of the sign has been notified of the initial sign removal and reason for its removal, shall subject the owner to a civil violation pursuant to Chapter 1 not to exceed \$100.00 as and for a A civil fine penalty may be assessed for each day that a violation continues to exist.
- (.04) *Additional enforcement.* The remedies described herein are not exclusive and may be used in addition to those prescribed elsewhere in the Wilsonville Code, including Sections 1.012 and 1.013, Violations, and 6.200 through 6.620, Nuisances. The City Attorney may use any enforcement process available at law or equity, including but not limited to, seeking injunctive relief, equitable relief, damages, or fines for violations.

<u>Sign Location Description</u>		<u>Lawn Signs</u> [see WC 4.156.05 (.02) I.]	<u>Rigid Signs</u> [see WC 4.156.05 (.02) J.]	<u>Maximum Combined Lawn and Rigid Signs</u>
Part 1. General Allowances for Lawn and Rigid Signs				
Residential or Agriculture zoned lots. ¹	Area per sign face	6 sq. ft.	6 sq. ft.	
	Exempt at one time	3 signs per lot	1 sign per lot	<i>3 signs per lot</i>
Commercial, Industrial, or Public Facility zoned lots. ²	Area per sign face	6 sq. ft.	32 sq. ft.	
	Exempt at one time	3 signs per lot	1 sign per lot, plus 1 additional sign if the lot is more than 3 acres in area or has multiple street frontages	<i>3 signs per lot, plus 1 additional rigid sign if the lot is more than 3 acres in area or has multiple street frontages.</i>
Part 2. Additional Special Allowances for Rigid Signs³				
Lots with active commercial, industrial, public facility, or multi-family construction projects. ⁴	Area per sign face		64 sq. ft.	
	Exempt at one time		1 sign per lot	
Residential or Agriculture tracts of land in excess of 5 acres or recorded residential subdivisions with more than 25% of the lots remaining unsold and undeveloped.	Area per sign face		32 sq. ft.	
	Exempt at one time		1 sign per qualifying tract or subdivision	
¹ Residential and Agriculture zones include all PDR (Planned Development Residential) zones, along with the R (Residential), RA-H (Residential Agriculture-Holding) zone, and any county-zoned land within Wilsonville City limits. In addition, lots not zoned Residential, but designated exclusively for residential use in an approved Master Plan, shall be considered				

residentially-zoned for the purposes of this table. This includes residential lots and in the Village Zone.

² Commercial, Industrial, Public Facility zones include all PDC (Planned Development Commercial), PDI (Planned Development Industrial), and PF (Public Facility) zones. In addition, lots zoned Village, but designated for commercial, mixed-use, or publicly-owned use in an approved Master Plan, shall fall under this description category for the purposes of this table.

³ Sign allowances in Part 2 are in addition to the allowances and maximums in Part 1.

⁴ An active construction project means a construction project for which any required building permits have been obtained and for which the City Building Official has not approved building occupancy. When the Building Official issues a temporary Certificate of Occupancy, the construction project shall be considered active until a permanent Certificate of Occupancy is issued. Active construction projects involving churches, private schools, or other non-single-family uses are included in this description.

Table S-1: Exempt Lawn and Rigid Sign Allowances

(Ord. No. 675, 3-1-2010; Ord. No. 704, 6-18-2012)

Section 4.290. Penalties.

Any person who violates or fails to comply with any provisions of this Code shall be subject to penalties and other remedies pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City.~~the provisions of Section 4.026 (Enforcement).~~

Section 4.630.10. Display of Permit; Inspection.

The Tree Removal Permit grantee shall conspicuously display the permit on-site. The permit grantee shall display the permit continuously while trees are being removed or replaced or while activities authorized under the permit are performed. The permit grantee shall allow City representatives to enter and inspect the premises at any reasonable time, and failure to allow inspection shall constitute a violation subject to the enforcement procedures set forth in Chapter 1 of the Wilsonville Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City.~~of this subchapter.~~

Section 4.640.00. Violation; Enforcement.

- (.01) The cutting, damaging, or removal of any individual tree without a permit as required by this ordinance constitutes a violation punishable as a separate infraction under Chapter 1 of the Wilsonville Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City.~~WC 1.013.~~ In addition, each violation of a condition or a violation of any requirement of this Chapter shall constitute a separate infraction.
- (.02) *Retroactive Permit.* A person who removes a tree without obtaining a Type A or Type B permit may apply retroactively for a permit. In addition to all application requirements of this Chapter, the person must be able to demonstrate compliance with all requirements of this subchapter, in addition to paying a triple permit fee and a penalty per tree in an amount established by resolution of City Council. Mitigation requirements of this subchapter apply to all retroactive permits.
- (.03) *Nuisance Abatement.* Removal of a tree in violation of this Chapter is a nuisance and may be abated as provided in Sections 6.230 to 6.244, 6.250, and 6.260~~Chapter 1~~ of the Wilsonville Code.
- (.04) *Withholding Certificate of Occupancy.* The City ~~Building Official~~Manager or designee has the authority to issue a stop-work order, withhold approval of a final plat, or withhold issuance of a certificate of occupancy, permits or inspections until the provisions of this Chapter, including any conditions attached to a Tree Removal Permit, have been fully met.
- (.05) *Fines.* Fines for a violation shall be imposed according to Chapter 1 of this Code and may, at the City's discretion, be deposited into the City's Tree Fund.~~WC 1.012.~~
- (.06) *Mitigation.* The City shall require the property owner to replace illegally removed or damaged trees. The City may also require a combination of payment and tree replacement.
 - A. The City shall notify the property owner in writing that a violation has occurred and mitigation is required pursuant to Chapter 1 of this Code. Within 30 days of the date of mailing of the notice, the property owner shall provide a mitigation plan to the City. The plan shall provide for replacement of a tree of similar species and size taking into account the suitability of the site and nursery stock availability.
 - B. Replacement will be on an inch-for-inch basis computed by adding the total diameter measured at d.b.h. in inches of the illegally removed or damaged trees. The City may use any reasonable means to estimate the tree loss if destruction of the illegally removed or damaged trees prevents exact measurement. All replaced trees must be a minimum two-inch caliper. If the mitigation requirements cannot be completed on the property, the City may require completion at another approved location. Alternatively, the City may require payment into the City Tree Fund of the value of the removed tree as established by the Planning Department.

~~Section 4.640.10. Alternative Enforcement.~~

~~(.01) In the event that a person commits more than one violation of WC 4.600.30 to WC 4.630.00, the following alternative sentence may be imposed:~~

- ~~A. — If a person has gained money or property through the commission of an offense under this section, then upon conviction thereof, the court, in lieu of imposing a fine, may sentence the person to pay an amount, fixed by the court, not to exceed double the amount of the gain from the commission of the offense.~~
- ~~B. — "Gain" is defined as the amount of money or value of property derived from the commission of the violation, less the amount of money or value of property seized by or surrendered to the City. "Value" shall be the greater of the market value or replacement cost as determined by a licensed professional in the tree, nursery, or landscape field.~~
- ~~C. — Any fines collected by the City under this section shall accrue to the City Tree Fund.~~

Section 4.640.20. Responsibility for Enforcement.

Compliance with this Chapter shall be enforced by ~~the City Attorney, the City Attorney's designee, and Clackamas County or Washington County law enforcement officers, and~~ any person designated as a Compliance Officer pursuant to Chapter 1.

Section 4.808. Inspections.

- (.01) The City or its agents shall have authority, either through consent of the property owner or other responsible party, as defined in Chapter 1; through consent from an applicable permit, agreement, license, or similar document; or after the issuance of an administrative warrant pursuant to Chapter 1 of this Code, to enter onto the property upon which a WCF is located to inspect the facility for the purpose of determining whether it complies with the Building Code and all other construction standards provided by the City and Federal and State law.
- (.02) As a condition of approval and prior to final inspection of the WCF, the applicant shall submit evidence, such as photos, to the satisfaction of the City, sufficient to prove that the WCF is in substantial conformance with photo simulations provided with the application. Nonconformance shall require modification to compliance within 30 days or the WCF, or nonconforming components, must be removed.
- (.03) The City reserves the right to conduct ~~such~~ inspections consistent with the consent of the property owner or other responsible party, as defined in Chapter 1; through consent from an applicable permit, agreement, license, or similar document; or after the issuance of an administrative warrant pursuant to Chapter 1 of this Code, at any time, upon reasonable notice to the WCF owner. In the event such inspection results in a determination that violation of applicable construction and maintenance standards set forth by the City has occurred, remedy of the violation may include cost recovery for all costs incurred in conforming and processing the violation.

(Ord. No. 831, 1-24-2019; Ord. No. 882, § 2(Exh. A), 10-2-2023)

Editor's note(s)—See the editor's note at § 4.805.

Section 4.813. Mandatory and Automatic Permit Conditions of Approval for Section 6409(a).

Any Section 6409(a) Co-Location/Modification Permit approved or deemed-granted by the operation of federal law shall be automatically subject to the conditions of approval described in this Section.

- (.01) *Permit Duration.* The City's grant or grant by operation of law of a Section 6409(a) Co-Location/Modification Permit constitutes a federally-mandated modification to the underlying permit or approval for the subject tower or base station. The City's grant or grant by operation of law of a Section 6409(a) Co-Location/Modification Permit will not extend the permit term for any conditional use permit, land use permit or other underlying regulatory approval and its term shall be coterminous with the underlying permit or other regulatory approval for the subject tower or base station.
- (.02) *Accelerated Permit Terms Due to Invalidation.* In the event that any court of competent jurisdiction invalidates any portion of Section 6409(a) or any FCC rule that interprets Section 6409(a) such that federal law would not mandate approval for any Section 6409(a) Co-Location/Modification Permit(s), such permit(s) shall automatically expire one year from the effective date of the judicial order, unless the decision would not authorize accelerated termination of previously approved Section 6409(a) Co-Location/Modification Permits. A permittee shall not be required to remove its improvements approved under the invalidated Section 6409(a) Co-Location/Modification Permit when it has submitted an application for either a Conditional Wireless Facilities Permit or an Administrative Wireless Facilities Permit for those improvements before the one (1) year period ends. The Planning Director may extend the expiration date on the accelerated permit upon a written request from the permittee that shows good cause for an extension.
- (.03) *No Waiver of Standing.* The City's grant or grant by operation of law of a Section 6409(a) Co-Location/Modification Permit does not waive, and shall not be construed to waive, any standing by the City to challenge Section 6409(a), any FCC rules that interpret Section 6409(a) or any Section 6409(a) Co-Location/Modification Permit.
- (.04) *Compliance with All Applicable Laws.* Permittee shall at all times maintain compliance with all applicable federal, state and local laws, regulations, ordinance or other rules.
- (.05) *Inspections; Emergencies.* The City or its designee may enter onto the facility area to inspect the facility pursuant to the consent of the property owner or other responsible party, as defined in Chapter 1; through consent from an applicable permit, agreement, license, or similar document; or after the issuance of an administrative warrant pursuant to Chapter 1 of this Code upon reasonable notice to the permittee. The permittee shall cooperate with all inspections. The City reserves the right to enter or direct its designee to enter the facility and support, repair, disable or remove any elements of the facility in emergencies or when the facility threatens imminent harm to persons or property.
- (.06) *Contact Information for Responsible Parties.* Permittee shall at all times maintain accurate contact information for all parties responsible for the facility, which shall include a phone number, street mailing address and email address for at least one natural person. All such contact information for responsible parties shall be provided to the Planning Director upon permittee's receipt of the Planning Director's written request.
- (.07) *Indemnities.* The permittee and, if applicable, the non-government owner of the private property upon which the tower/and or base station is installed shall defend, indemnify and hold harmless the City, its agents, officers, officials and employees (i) from any and all damages, liabilities, injuries, losses, costs and expenses and from any and all claims, demands, law suits, writs of mandamus and other actions or proceedings brought against the City or its agents, officers, officials or employees to challenge, attack, seek to modify, set aside, void or annul the City's approval of the permit, and (ii) from any and all damages, liabilities, injuries, losses, costs and expenses and any and all claims, demands, law suits or

causes of action and other actions or proceedings of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the permittee or, if applicable, the private property owner or any of each one's agents, employees, licensees, contractors, subcontractors or independent contractors. The permittee shall be responsible for costs of determining the source of the interference, all costs associated with eliminating the interference, and all costs arising from third party claims against the City attributable to the interference. In the event the City becomes aware of any such actions or claims the City shall promptly notify the permittee and the private property owner and shall reasonably cooperate in the defense. It is expressly agreed that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and the property owner and/or permittee (as applicable) shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense.

(.08) *Adverse Impacts on Adjacent Properties.* Permittee shall undertake all reasonable efforts to avoid undue adverse impacts to adjacent properties and/or uses that may arise from the construction, operation, maintenance, modification and removal of the facility.

(.09) *General Maintenance.* Permittee must comply with Section 4.805 at all times.

(Ord. No. 831, 1-24-2019; Ord. No. 882, § 2(Exh. A), 10-2-2023)

Editor's note(s)—See the editor's note at § 4.805.

6.020. Violations.

- (1) Any violation of Sections 6.000 ~~to through~~ 6.010 shall be ~~punishable as a violation~~ enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City~~Section 1-012~~. Each day of any violation constitutes a separate offense.
- (2) The social games permit shall be denied or revoked if conditions of the license are violated, or the applicant, any of the applicant's officers or principal managing employees has 1) falsified any statement in the application for permit, or 2) been convicted of any offense in violation of federal or State law or this Code relating to gambling on the licensed premises.

(Ord. No. 646, 4-21-2008)

6.170. Penalties.

- (1) *Penalties.* Any ~~person who shall violate or fail to comply~~ violation or noncompliance with the provisions of Sections 6.100 to 6.175, or, ~~who, having obtained a permit hereunder, shall willfully~~ any failure to continue to comply with the terms and conditions hereunder, ~~or who shall counsel, aid or abet in violation of these Sections,~~ shall be enforced upon a first conviction thereof, be guilty of a violation pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Section 1.012, and upon a subsequent conviction thereof, be guilty of a Class C Misdemeanor pursuant to Section 1.011.

NUISANCES

6.200. Definitions.

As used in Sections 6.202 to ~~6.260~~ 6.229, unless the context requires otherwise, the following terms shall mean:

Authorized Officer. The Sheriff, any Sheriff's Deputy, or any other person expressly authorized by the City manager or Clackamas County Sheriff to issue Noise Ordinance citations, or make determinations of the existence of a Noise Ordinance violation, including, but not limited to Compliance Officers as defined in WC Chapter 1, for the purpose of enforcement procedures set forth in WC Chapter 1~~chapter 6~~.

Business includes any sole proprietorship, partnership, corporation, business trust, unincorporated association, and any legal entity created for the purposes of engaging in commercial activity.

Business premises includes all real property on which the business is located and any buildings erected on such property.

Commercial Area. Areas zoned Planned Development Commercial (PDC), including PDC-TC (Town Center) in accordance with the terms and maps of the City's zoning ordinance.

Customer includes any person who patronizes a business. The term "customer" also includes those persons who are going to the business premises to patronize the business or coming from the business premises.

Disruptive activity means any act or acts that constitute a violation of one of the following statutes or ordinances:

- (a) ORS 163.160, ORS 163.165, ORS 163.175, ORS 163.185, or ORS 163.190, relating to assault or menacing;
- (b) ORS 163.415, ORS 163.425, ORS 163.435, or ORS 163.445, relating to sexual abuse, contributing to the delinquency of a minor, and sexual misconduct;
- (c) 163.465, relating to public indecency;
- (d) ORS 166.025, relating to disorderly conduct;
- (e) ORS 166.065, relating to harassment;
- (f) ORS 164.345, ORS 164.354, or ORS 164.365, relating to criminal mischief;
- (g) ORS 164.425 or 164.255, relating to criminal trespass;
- (h) ORS 164.805, relating to littering;
- (i) ORS 467.020, relating to noise limits; and
- (j) ORS 471.405, ORS 471.410, and ORS 471.412, relating to alcoholic liquor violations.

Emergency. Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage demanding immediate attention.

Employee includes any officer, director, agent, or employee of a business. The term "employee" also includes independent contractors who work on the business premises.

Farm Area. Any real property which contains a farm, provided that the structure or building is properly zoned, or is legally nonconforming, for farm use in accordance with the terms and maps of the City's zoning ordinance.

Graffiti. Any inscription, word, figure or design that is marked, etched, scratched, drawn or painted on any real or personal property that is not authorized by persons responsible for the property.

Graffiti Nuisance Property. Property upon which graffiti has been applied, if the graffiti is visible from any public right-of-way or premises open to the public, and if the graffiti has not been removed within 72 hours of its appearance.

Industrial Area. Areas zoned Planned Development Industrial (PDI) in accordance with the terms and maps of the City's zoning ordinance.

Loud or Raucous Noise.

- (a) any noise which unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of reasonable persons of ordinary sensitivity, within the jurisdictional limits of the City; or
- (b) any noise which is so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any persons within the neighborhood from which said noises emanate, or as to unreasonably interfere with the peace and comfort of neighbors or their guests, or operators or customers in places of business, or as to detrimentally or adversely affect such residences or places of business.

Pattern of disruptive activity means three or more incidents of disruptive activity within a period of a year. No relationship or similarity among the incidents need be shown to establish a pattern.

Person. Any individual, firm, association, partnership, joint venture, or corporation.

Person in charge of property. An agent, occupant, lessee, contract purchaser, tenant, or person other than an owner, having possession or control of the property.

Person responsible. The person responsible for abating a nuisance shall include:

- (a) The owner.
- (b) The person in charge of property, as defined in this section.
- (c) The person who causes to come into or continue in existence a nuisance, as defined in Sections 6.202 to 6.226 or in any other applicable Section.

Plainly Audible. Any sound that can be detected by a reasonable person of ordinary sensitivities using unaided hearing faculties.

Public Place. A building, place, or accommodation, whether publicly or privately owned, open and available to the general public."

Public space. Any real property or structures on real property, owned by a government entity and normally accessible to the public, including but not limited to parks and other recreational areas.

Residential Area. Areas zoned Residential in accordance with the terms and maps of the City's zoning ordinance or any real property which contains a structure or building in which one or more persons reside, that is legally nonconforming.

(Ord. No. 257, 5-7-1984; Ord. No. 370, 6-4-1990; Ord. No. 631, 8-6-2007; Ord. No. 645, 4-7-2008)

6.202. Public Health.

- (1) No owner or person in charge of property may permit or cause a nuisance affecting public health and safety. The following are nuisances affecting public health and safety:

- (a) *Privies*. Open vaults or privies constructed and maintained within the City, except those constructed or maintained in connection with construction projects in accordance with State Health Division Regulations.
- (b) *Odor*. Premises, substances, or conditions which are in such a state as to cause an offensive odor.
- (c) *Debris on private property*. Accumulations of debris, rubbish, manure and other refuse located on private property that are not removed within a reasonable time and that the health, safety or welfare of the City.
- (d) *Stagnant water*. Stagnant water which affords a breeding place for mosquitoes and other insect pests.
- (e) *Water pollution*. Pollution of a body of water, well, spring, stream or drainage ditch by sewage, industrial waste, or other substances placed in or near such water in a manner which will cause harmful material to pollute the water.
- (f) *Food*. Decayed or unwholesome food which is offered for human consumption.
- (g) *Surface drainage or release*. Drainage of liquid waste from private premises, or drainage or release of rainwater, ice or snow from private premises onto or across a street or sidewalk. Snow and ice shall be removed or covered pursuant to Section 6.212.
- (h) *Garbage containers*. Garbage and non-combustible refuse that is not stored in metal, fly-tight, watertight, and rodent-proof containers that are kept clean and in good repair.
- (i) *Building material*. Lumber, wood, sawdust, bricks, sand, gravel, and other building materials, and other building material that is not stored off the ground, or is stored in a manner so as to invite rats or other rodents to nest therein.
- (j) *Livestock and pets*. The keeping of livestock and pets or buildings for the purpose of housing such livestock or pets in such a manner as to be a breeding place or likely breeding place for rodents or pests.
- (k) *Dead animals or birds*. Any dead animals or birds, whether on private property or on public streets or places, exposed for any period of time longer than reasonably necessary to accomplish the removal or disposal of the carcass. The owner or person in control of the animal or bird shall be responsible for the removal or disposal.
- (1) *Sanitation*. A business or residence that is kept or maintained in such a condition as to permit rats, rodents, vermin, or other pests to burrow or live therein.

(Ord. No. 257, 5-7-1984)

6.204. Noise.

- (1) *General Prohibition*. No person shall make, continue, or cause to be made or continued any Loud or Raucous Noise.
 - (a) Factors for determining whether a sound is Loud or Raucous Noise may include, but are not limited to, the following:
 1. The proximity of the sound to sleeping facilities, whether residential or commercial area;
 2. The land use, nature, and zoning of the area from which the sound emanates and the area where it is received or perceived;
 3. The time of day or night the sound occurs;
 4. The duration of the sound;

5. Whether the sound is recurrent, intermittent or constant;
 6. Whether the sound has occurred in the past and with what affect; and
 7. The practical or exigent justifications for the sound.
- (2) *Noises Prohibited.* The following acts, if done intentionally or permitted knowingly, are declared to be per se violations of this Ordinance. This enumeration does not constitute an exclusive list:
- (a) *Unreasonable Noises.* The making of any unreasonably loud, boisterous or unusual noise, disturbance, commotion or vibration in any boarding facility, dwelling, place of business or other structure, or upon any public street, park, or other place or building. The ordinary sounds, noises, commotion or vibration incidental to the operation of these places when conducted in accordance with the usual standards of practice and in a manner which will not unreasonably disturb the peace and comfort of adjacent residences or which will not detrimentally affect the operators of adjacent places of business are exempted from this provision.
 - (b) *Vehicle Horns, Signaling Devices, and Similar Devices.* The sounding of any horn, signaling device, or other similar device, on any automobile, motorcycle, or other vehicle on any right-of-way or in any public space of the City, for more than ten consecutive seconds. The sounding of any horn, signaling device, or other similar device, as a danger warning is exempt from this prohibition.
 - (c) *Non-Emergency Signaling Devices.* The sounding of any amplified signal from any bell, chime, siren, whistle, or similar device intended primarily for non-emergency purposes, from any place for more than ten consecutive seconds in any hourly period. The reasonable sounding of such devices by houses of religious worship, ice cream trucks, seasonal contribution solicitors or by the City for traffic control purposes are exempt from the operation of this provision.
 - (d) *Emergency Signaling Devices.* The sounding of any emergency signaling device including fire, burglar, civil defense alarm, siren, whistle, or similar emergency signaling device, except in an emergency or except as provided in subsections (i) and (ii), below.
 1. Testing of an emergency signaling device shall occur between 7:00 a.m. and 7:00 p.m. any testing shall use only the minimum cycle test time. In no case shall such test time exceed five minutes. Testing of the emergency signaling system shall not occur more than once in each calendar month.
 2. Sounding or permitting the sounding of any exterior burglar or fire alarm or any motor vehicle burglar alarm, shall terminate within 15 minutes of activation unless an emergency exists. If a false or accidental activation of an alarm occurs more than twice in a calendar month, the owner or person responsible for the alarm shall be in violation of this Ordinance.
 - (e) *Radios, Televisions, Boomboxes, Phonographs, Stereos, Electronically/Electrically Amplified Musical Instruments and Similar Devices.* The use or operation of a radio, television, boombox, stereo, electronically/electrically amplified musical instrument, or similar device that produces or reproduces sound in a manner that is plainly audible to any person other than the player(s) or operator(s) of the device, and those who are voluntarily listening to the sound, and which unreasonably disturbs the peace, quiet, and comfort of neighbors and passers-by in residential areas, including multi-family or single-family dwellings.
 - (f) *Loudspeakers, Amplifiers, Public Address Systems, and Similar Devices.* The unreasonably loud operation of a loudspeaker, amplifier, public address system, or other device for producing or reproducing sound between the hours of 10:00 p.m. and 7:00 a.m. on weekdays, and 10:00 p.m. and 10:00 a.m. on weekends and holidays in the following areas:
 1. Within or adjacent to residential or noise-sensitive areas;

2. Within public space if the sound is plainly audible across the real property line of the public space from which the sound emanates.

This shall not apply to any public performance, gathering, or parade for which a permit has been obtained from the City.

- (g) *Yelling, Shouting, and Similar Activities.* Yelling, shouting, hooting, whistling, or singing in residential areas or in public places, between the hours of 10:00 pm and 7:00 am, or at any time or place so as to unreasonably disturb the quiet, comfort, or repose of reasonable persons of ordinary sensitivities. This section is to be applied only to those situations where the disturbance is not a result of the content of the communication but due to the volume, duration, location, timing or other factors not based on content.
 - (h) *Animals.* Unreasonably Loud or Raucous Noise emitted by an animal for which a person is responsible. A person is responsible for an animal if the person owns, controls, or otherwise cares for the animal.
 - (i) *Construction or Repair of Buildings, Excavation of Streets and Highways.* The construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. and 9:00 p.m., on weekdays, Pacific Daylight Time, and 9:00 am and 7:00 pm on Saturdays, Pacific Daylight Time, and 7:00 am to 8:00 pm, on weekdays, Pacific Standard Time, and 9:00 am to 6:00 pm, on Saturdays, Pacific Standard time. In cases of emergency, construction or repair noises are exempt from this provision. In non-emergency situations, the City Manager or designee may issue a permit, upon application, if the City Manager or designee determines that the public health and safety, as affected by Loud or Raucous Noise caused by construction or repair of buildings or excavation of streets and highways between above mentioned hours will not be impaired, and if the City Manager or designee further determines that loss or inconvenience would otherwise result. The permit shall grant permission in non-emergency cases for a period of not more than three days. The permit may be renewed once for a period of three days or less. In non-emergency situations where application for a permit is not practically possible, an Authorized Officer may, on the above-determinations, find the noise not to be a per se violation.
 - (j) *Blowers, Lawn, Garden, Household Equipment, and Similar Devices.* In residential areas, between the hours of 8:00 p.m. and 7:00 a.m., on weekdays, and 8:00 pm and 9:00 am on weekends, the operation of any noise-creating blower, power fan, lawn, garden, or household equipment, or any internal combustion engine, the operation of which causes noise due to electric power or the explosion of operating gases or fluids, provided that the noise is unreasonably Loud or Raucous and can be heard across the property line of the property from which it emanates.
 - (k) *Commercial Establishments Adjacent to Residential Property.* Unreasonably Loud or Raucous Noise from the premises of any commercial establishment, between the hours of 10:00 p.m. and 7:00 a.m. which is plainly audible at a distance of five feet from within any residential property.
- (3) *Exemptions.* Sounds caused by the following are exempt from the prohibitions set out in 6.204 and are in addition to the exemptions specifically set forth in Section 6.204(2).
- (a) Repairs of utility structures which pose a clear and immediate danger to life, health, or significant loss of property.
 - (b) Sirens, whistles, or bells lawfully used by emergency vehicles, or other alarm systems used in case of fire, collision, civil defense, police activity, or imminent danger, provided that the prohibition contained in Section 6.204(2)(d) continues to apply.
 - (c) The emission of sound for the purpose of alerting persons to the existence of an emergency or the emission of sound in the performance of emergency work.

- (d) Repairs or excavations of bridges, streets, or highways by or on behalf of the City, the State, or the federal government between the hours of 7:00 p.m. and 7:00 a.m. when the public welfare and convenience renders it impractical to perform the work between 7:00 a.m. and 7:00 p.m.
 - (e) *Outdoor School Playground Activities.* Reasonable activities conducted on public playgrounds and public or private school grounds, which are conducted in accordance with the manner in which such spaces are generally used, including but not limited to, school athletic and school entertainment events.
 - (f) *Other Outdoor Events.* Outdoor gatherings, public dances, shows, sporting events and other similar outdoor events, but only if and to the extent that a Special Events Permit has been obtained for the outdoor event, pursuant to Section 6.100 et seq. of the Wilsonville City Code, that specifically exempts the Special Event from all or certain specified portions of Section 6.204(1) and Section 6.204(2).
 - (g) Normal farm operation taking place in a Farm Area.
 - (h) Lawn, garden, or household equipment associated with the normal repair, upkeep or maintenance of property, provided that the prohibition of Section 6.204(2)(j) continues to apply.
 - (i) Sounds originating from the loading or unloading of any freight, material or property into or from a railroad car, or the opening, closing or destruction of bales, boxes, crates, or containers in connection therewith during the hours of 8:00 am to 7:00 pm on any day of the week, unless said railroad car is being loaded or unloaded directly into a building immediately adjacent to said railroad car, in which case loading and unloading will be permitted at all hours on any day of the week.
 - (j) Sounds originating from the normal cleaning, sweeping, and vacuuming of commercial and industrial facility parking lots during the hours of 10:00pm and 7:00 am.
 - (k) Ordinary maintenance and golf club operations occurring at the Charbonneau Golf Course.
 - (1) Operations of the Oregon Department of Transportation in constructing or maintaining any state highway.
 - (m) Sounds originating from the ordinary loading or unloading of merchandise, materials, equipment or other things at a place of business or industry.
- (4) *Exceptions.*
- (a) Upon written request from the owner or controller of a noise source, the City Manager or designee may authorize an exception permit as specifically listed in these rules for:
 1. Unusual and/or infrequent events;
 2. Industrial or commercial facilities previously established in areas of new development of residential areas;
 3. Those industrial or commercial noise sources whose permitted noise levels are exceeded by any noise source external to the industrial or commercial noise source in question.
 - (b) In establishing exceptions, the City Manager or designee shall consider the protection of health, safety, and welfare of Wilsonville citizens as well as the feasibility and cost of noise abatement; the past, present, and future patterns of land use; the relative timing of land use changes; and other legal constraints. For those exceptions which it authorizes the City Manager or designee shall specify the times during which the noise rules can be exceeded and the quantity and quality of the noise generated, and when appropriate shall specify the increments of progress of the noise source toward meeting the noise rules.
 - (c) A denial of such an exception permit may be appealed to the City Council at the next regularly scheduled meeting of the City Council following the applicant's denial.

- (5) *Defense.* It is a defense to a Notice of Violation or Notice of Civil Penalty issued pursuant to Chapter 1prosecution of the person cited in violation of section 6.204(1) or (2) if:
- (a) The noise emissions cited for violating 6.204(1) or (2) can be shown not to have exceeded the noise limits specified in the Oregon Administrative Rules, Chapter 340, Division 35, Department of Environmental Quality Noise Control Regulations for Industrial and Commercial Noise Source Standards as set forth in Regulations 340-035-0015 and 340-035-0035 including applicable Regulations and Tables referenced therein ("DEQ Regulation"). For the purposes of this chapter, the term "Quiet Area" in the DEQ Regulation is "Residential Area" as defined in this Chapter.
 - (b) The City Manager or designee has issued a permit as set forth excepting the noise at issue from the specified violation.

(Ord. No. 631, 8-6-2007; Ord. No. 714, 4-1-2013)

6.206. Garbage Removal.

The person in charge of each business establishment or dwelling unit within the city shall be responsible for removing refuse, garbage, trash and combustible material from the premises before it becomes a hazard, nuisance, or causes an unsanitary or offensive condition.

(Ord. No. 257, 5-7-1984)

6.208. Creating a Hazard.

- (1) No person shall create a hazard by:
- (a) Maintaining or leaving in a place accessible to children a container with a compartment of more than one and one-half cubic feet capacity and a door or lid which blocks or fastens automatically when closed and which cannot be easily opened from the inside; or
 - (b) Being the person responsible for property upon which there is a well, cistern, cesspool, excavation, or other hole of a depth of four feet or more and a top width of 12inches or more, and failing or refusing to cover or fence it with suitable protective construction;
 - (c) Maintaining filth, rubbish, waste material, and any other substance which may endanger or injure neighboring property, passersby, or the health, safety or welfare of the public. All such persons shall keep the sidewalk and half of the street or streets abutting their property free from earth, rock and other debris and from projecting and/or overhanging bushes, brush, and dead and decaying trees and limbs that might obstruct or render unsafe the passage of persons or vehicles except as addressed under Section 6.218.

(Ord. No. 257, 5-7-1984)

6.210. Attractive Nuisances.

- (1) No owner or person in charge of property may permit:
- (a) Unguarded machinery, equipment or other devices on the property which are attractive, dangerous and accessible to children.
 - (b) Lumber, logs or pilings placed or stored on the property in a manner that is attractive, dangerous and accessible to children.

- (c) An open pit, quarry, cistern or other excavation without erecting appropriate safeguards or barriers to prevent the places from being used by children.
 - (2) This section shall not apply to authorized construction projects, if, during the course of construction, reasonable safeguards are maintained to prevent injury or death to playing children and Section 6.218 is complied with.
- (Ord. No. 257, 5-7-1984)

6.212. Snow and Ice Removal.

- (1) No owner or person in charge of property, improved or unimproved, abutting a public sidewalk, shall permit:
 - (a) Snow to remain on the sidewalk for a period longer than the first two hours of daylight after the snow has fallen.
 - (b) Ice to cover or remain on a sidewalk, after the first two hours of daylight after the ice has formed. The person shall remove ice accumulating on the sidewalk or cover the ice with sand, ashes, or other suitable material to assure safe travel.

(Ord. No. 257, 5-7-1984)

6.214. Nuisances Open Storage of Junk.

- (1) A person violates this section if as the owner, tenant, person in possession, or person in charge of or having the care of any real property, he deposits, stores, maintains or keeps on any real property within the City, outside a site obscuring enclosure, building or garbage receptacle, any of the following:
 - (a) Inoperable, unusable, partially dismantled automobiles, cars, trucks, trailers and other vehicular equipment or parts thereof in a state of disrepair for more than ten days as to any one automobile, car, truck, trailer or piece of vehicular equipment.
 - (b) Used or dismantled household appliances, furniture or parts thereof, or discards, garbage, debris, rubbish, junk, trash or refuse for more than five days.
 - (c) This section shall not apply to junk kept in a duly licensed junk yard or automobile wrecking business, or to a business offering new or used vehicles for sale or offering vehicle repair service, or to those materials reasonably necessary during a reasonable time period on construction sites except as limited by Section 6.218.

(Ord. No. 257, 5-7-1984)

6.215. Graffiti Nuisance Property.

- (1) Any property, building or structure within the city which becomes a graffiti nuisance property is in violation of this Chapter and is subject to ~~nuisance abatement~~corrective action procedures under WC ~~6230-6-250~~Chapter 1.
- (2) Any persons responsible for property who permit property under their control to become a graffiti nuisance shall be in violation of this Chapter and subject to its remedies. As used herein "permit" means to knowingly suffer, allow or acquiesce by any failure, refusal or neglect.

- (3) Where graffiti is applied by an unemancipated minor, the parent, guardian or other person having the legal custody of the minor shall be liable for actual damages to person or persons in connection with the removal of graffiti or the costs and assessment for city abatement of the nuisance.
- (4) Persons subject to subsections (1) and (2) above may, at any time, show good cause why the city should not pursue remedies there under such as serious illness or disability, extremely inclement weather that temporarily prevents removal of graffiti, or other extraordinary circumstances.

(Ord. No. 645, 4-7-2008)

6.216. Rubbish.

No person shall throw, dump or deposit upon public or private property an injurious or offensive substance or any kind of rubbish, trash, debris, refuse or any substance that would mar the appearance, create a stench, detract from the cleanliness or safety of the property, or would be likely to injure an animal, vehicle or person traveling on a public way.

(Ord. No. 257, 5-7-1984)

6.218. Nuisances Maintenance of Construction Sites.

- (1) No lumber, debris, building materials, or any equipment other than work trucks or cars will be stored on the City street at any time during construction. Any drop boxes placed on the street for collection of debris should have reflectors on all sides so as not to constitute a safety hazard. Open ditches, trenches or other traffic hazards shall be marked with reflectors and barriers. Streets shall be cleaned by the end of the work week.

(Ord. No. 257, 5-7-1984)

6.220. Nuisances Noxious Vegetation.

- (1) The owner, person in possession or agent of the owner of any lot, tract, or parcel, improved or unimproved, shall cut and remove, and keep cut and removed therefrom and from the half of the street or streets abutting the property, all weeds and other noxious vegetation, and all dead bushes, dead trees, stumps and anything likely to cause fire.
- (2) Nothing herein contained shall be considered to apply to bushes, trees, shrubbery and/or other vegetation growth for food, fuel or ornament or for the production of food, fuel or ornament, providing that the health and safety of the public be not thereby endangered by the maintenance of such growth or vegetation.

6.221. Maintenance of Side Yards in Residential Areas.

- (1) In addition to nuisances applicable generally to vegetation, junk, and rubbish in residential areas in Sections 6.208, 6.210, 6.216 and 6.220, side yards in residential areas shall be kept clear of overgrown vegetation, excessive rubbish or junk, and any other material that would substantially obstruct the pedestrian passage through the side yard to a rear yard or alley, where such passage is required or otherwise enabled by lack of fencing or provision of gates.

(Ord. No. 892, § 3(Exh. C), 12-2-2024)

6.222. Radio and Television Interference.

- (1) No person shall operate or use an electrical, mechanical or other device, apparatus, instrument or machine that causes reasonable preventable interference with radio or television receptions; provided that the radio or television receiver interfered with is of good engineering design.
- (2) This Section does not apply to electrical and radio devices licensed, approved and operated under the rules and regulations of the Federal Communications Commission.

(Ord. No. 257, 5-7-1984)

6.224. Notice and Advertisements.

- (1) No person shall attach or cause to be attached a placard, bill, advertisement or poster upon real or personal property, whether public or private, without first securing permission from the owner or person in control of the property. This Section shall not be construed as an amendment to or a repeal of any City regulation of the use and location of the signs.
- (2) This section does not prohibit the distribution of non-commercial material.

(Ord. No. 257, 5-7-1984)

6.226. Disruptive Activity.

If a business's owner, customers, employees or person in charge of property engages in a pattern of disruptive activity either on the business premises or within 400 feet of the business premises, then the business shall be deemed a public nuisance.

(Ord. No. 370, 6-4-1990)

6.228. General Nuisance.

- (1) In addition to those nuisances specifically enumerated and defined in Sections 6.200—6.226, every other thing, substance or act which is determined to be injurious or detrimental to the public health, safety or welfare, is declared to be a nuisance and may be abated by the non-exclusive remedies as provided in Section 6.230 to 6.244, 6.250 and 6.260WC Chapter 1.
- (2) The acts, conditions, or objects specifically enumerated and defined in Sections 6.200 to 6.228(1) are declared to be public nuisances and may be abated by the non-exclusive remedies provided in Sections 6.230 to 6.244, 6.250, and 6.260WC Chapter 1.
- (3) Nothing contained in Sections 6.200 to 6.228 shall be construed as permitting any activity otherwise prescribed or regulated by this Code or Ordinance or Resolution of the City.

(Ord. No. 370, 6-4-1990)

6.229. Enforcement.

The following individuals shall enforce this Ordinance: The City Manager or designee or Authorized Officer has primary responsibility for the enforcement of the nuisance regulations contained this Chapter. Nothing in this Ordinance shall prevent the City Manager or designee, or Authorized Officer from obtaining voluntary compliance by way of warning, notice or education. Any violation of any provisions of this section shall be

enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Each day of any violation constitutes a separate offense.

(Ord. No. 631, 8-6-2007)

~~6.230. Abatement Notice.~~

- ~~(1) Upon a determination by the Building Official that a nuisance defined by Sections 6.202 to 6.224 exists, or upon a determination by the council pursuant to Section 6.228(2) that a nuisance exists, the Building Official or Council shall cause a notice to be posted on the premises where the nuisance exists, directing the person responsible to abate the nuisance. Said notice shall be substantially in the following form:~~

~~NOTICE TO REMOVE NUISANCE~~

~~"To the owner, person responsible, and person in charge of the following described real property: _____, in the City of Wilsonville, Oregon: You are hereby notified to remove and abate the nuisance existing on the above described property within ten days from the date of this notice, which nuisance consists of: _____ or to show to the Wilsonville City Council that no nuisance exists under Sections 6.202 to 6.226 of the Wilsonville Code. In case of failure to remove said nuisance within said time, you will be subject to fine or imprisonment and the City of Wilsonville will cause the same to be abated and charge the cost thereof against the property herein described.~~

~~**DATED:** _____~~

~~_____
Building Official (Or Applicable City Employee)~~

- ~~(2) The Building Official shall also, at approximately the time of posting such notice, notify the City Recorder thereof, and the Recorder shall thereupon cause to be mailed a copy of the notice so posted, postage prepaid, to the person responsible, directed to the last known post office address of such person responsible, or if the post office address is unknown, then a copy of the notice shall be published one time in a newspaper published in the County where the real property described in the notice is located.~~
- ~~(3) The Building Official may delegate any City employee to post or mail or publish said notice. The person posting said notice and the person mailing or publishing the same shall forthwith file in the City Recorder's Office a certificate stating the date and place of such mailing, publishing and posting.~~
- ~~(4) If the person responsible is not the owner, an additional notice shall be sent to the owner, stating that the cost of abatement not paid by the person responsible may be assessed to and become a lien on the property.~~
- ~~(5) An error in the name or address of the owner or person responsible or the use of a name other than that of the true owner or person responsible shall not render void such notice, but in such case, the posted notice shall be deemed sufficient. A variance in the form of the notice set out in subparagraph (1) above shall not render the posted notice void, and said notice shall be deemed sufficient so long as the substance of said notice is as set forth in subparagraph (1) above.~~

(Ord. No. 257, 5-7-1984)

~~6.240. Abatement by Person Responsible.~~

- ~~(1) Within ten days after the latter of the posting and mailing or publishing of the notice as provided in Section 6.230, the person responsible shall remove the nuisance or show that no nuisance exists.~~

- (2) ~~An owner or a person responsible, protesting that no nuisance exists, shall file in duplicate a written statement which shall specify the basis for protesting, and one copy thereof shall be filed with the Building Official and the other with the City Recorder.~~
- (3) ~~The City Recorder shall refer the statement to the Council as a part of the Council's regular agenda at the next regular meeting, or as soon thereafter as possible. Notice of the time and place of the hearing shall be given to the person filing the statement not less than five days prior to the time set for hearing. At the time set for consideration of the abatement, the person protesting may appear and be heard by the Council, and the Council shall determine whether or not a nuisance in fact exists. The determination shall be entered in the official minutes of the Council. Council determination shall be required only in those cases where a written statement has been filed.~~
- (4) ~~If the Council determines that a nuisance does in fact exist, the person responsible shall, within ten days after Council determination, abate the nuisance.~~

(Ord. No. 257, 5-7-1984)

6.242. Abatement by City.

- (1) ~~If, within the time allowed, the nuisance has not been abated by the owner or person responsible for abating a nuisance, or cause has not been shown, pursuant to Section 6.240 why such nuisance should not be removed and abated, the Building Official may cause the nuisance to be abated.~~
- (2) ~~The officer charged with abatement of the nuisance shall have the right at reasonable times to enter into or upon property to investigate or cause the removal of a nuisance.~~
- (3) ~~The Building Official shall keep an accurate record of the expenses incurred by the City in abating the nuisance, including any costs and materials, and an additional charge of 20 percent for administrative overhead. The Building Official shall, after complete of removal and abatement, file a statement of the costs thereof with the City Recorder.~~

(Ord. No. 257, 5-7-1984)

6.244. Abatement Assessment of Costs.

- (1) ~~Upon receipt of such statement, the City Recorder, by registered or certified mail, postage prepaid, shall send to the owner and the person responsible a notice stating:~~
- ~~(a) The total cost of abatement, including the administrative overhead and other costs and materials.~~
 - ~~(b) That the total cost as indicated will be assessed to and become a lien against the property unless paid within 30 days from the date of the notice.~~
 - ~~(c) That if the owner or person responsible objects to the cost of the abatement as indicated, a notice of objection may be filed with the City Recorder not more than ten days from the date of the notice.~~
- (2) ~~Upon the expiration of ten days after the date of the notice, the Council in the regular course of business shall hear and determine the objections to the costs to be assessed. Any objections filed pursuant to paragraph (1)(c) shall be heard and determined at such time.~~
- (3) ~~If the costs of the abatement are not paid within 30 days from the date of the notice, an assessment of the costs as stated or as determined by the Council shall be made by ordinance and shall be entered in the docket of city liens. When the entry is made, the assessment shall constitute a lien upon the property from which the nuisance was removed or abated.~~

~~(4) The lien shall be enforced and collected in the same manner as liens for street improvements, and shall bear interest at the rate of one percent per month. The interest shall begin to run from the date of the entry of the lien in the lien docket.~~

~~(5) An error in the name of the owner or person responsible shall not void the assessment, nor shall a failure to receive the notice of the proposed assessment render the assessment void, but it shall remain a valid lien against the property.~~

~~(Ord. No. 257, 5-7-1984)~~

~~6.250. Abatement Summary.~~

~~(1) The procedures provided by Section 6.230 to 6.244 are not exclusive, and in addition to procedures provided by this and other ordinances, the City's Building Official, Fire Chief or any police officers of this City may proceed summarily to abate a health or other nuisance which unmistakably exists and from which there is imminent danger to human life or property, after determining that the summary abatement is the only adequate method of eliminating the danger.~~

~~(2) When summary abatement is authorized, notice to the owner or person responsible prior to abatement is not required. Following summary abatement, the Building Official shall post upon the property liable for the abatement of the nuisance a notice describing the action taken to abate the nuisance.~~

~~(3) "Summary abatement" as used in this chapter means abatement of the nuisance by the City, or a contractor employed by the City, by removal, repair, or other acts necessary to abate the nuisance and without notice to the owner, agent, or occupant of the property, except for the notice required by this section.~~

~~(4) When a pre-abatement hearing is not possible, an owner or person responsible may file a request for a post-abatement hearing, pursuant to Section 6.240.~~

~~(Ord. No. 257, 5-7-1984)~~

~~6.252. Citation.~~

~~(1) Issuance of Citation and Penalties.~~

~~(a) A person who violates sections 6.200—6.228 of this Chapter is guilty of a violation punishable upon conviction by a fine not exceeding \$1,000.00.~~

~~(b) City Manager or designee may adopt a schedule of fines for violation of sections 6.200—6.228 of this Chapter.~~

~~(c) Each day a violation continues shall constitute a separate violation.~~

~~(d) The issuance of a citation or the imposition of a penalty does not relieve the person from the duty to abate a nuisance.~~

~~(2) Response to Citations.~~

~~(a) Upon receiving a citation for a violation of this Ordinance, the person(s) shall:~~

~~1. Within 20 days, deliver to the City of Wilsonville City Hall, the form provided with the citation, admitting the violation(s), forfeiting and paying the amount of the fine(s) indicated on the citation. Forfeiture may be made by mail but must be actually received by the City of Wilsonville City Hall within 20 days from the date of the citation; or~~

2. ~~Within 20 days, deliver to the City of Wilsonville City Hall the form provided with the citation, denying all or part of the violation(s), and posting bail by paying a refundable deposit equivalent to the amount of fine(s) indicated on the citation. The response may be made by mail, but must be actually received by City of Wilsonville City Hall within 20 days from the date of the citation;~~
 3. ~~Upon receipt of a denial, the City shall inform the Municipal Court, who shall set a hearing within 30 days of the City receipt of the denial and bail, and shall notify the person(s) and any other person who reasonably appears to have an interest in the property; notification of the hearing date, time and place shall be mailed within 15 days of the City's receipt of the denial and bail, or if request for a hearing is waived, respond to the person whether the citation is valid or invalid.~~
- ~~(3) Failure to Comply with Citation.~~
- ~~(a) Failure to perform any part of 6.252(2), including failure to respond within 20 days, shall be presumed an admission of the violation(s) cited, and the fine(s) shall be doubled.~~
 - ~~(b) Failure to perform any part of 6.252(2), including failure to respond within 20 days, may result in the municipal court clerk sending to the person or owner of the property, where the noise violation occurred, a letter informing the owner of the violation and commanding the owner to appear in court at a fixed time and a specified place to show cause why the penalty was not paid or to pay the penalty plus increased amount by a fixed time and at a specific place, and warning him or her that in the event that the letter is disregarded for a period of ten days, a warrant for the arrest of the owner may be issued.~~
- ~~(4) Hearing.~~
- ~~(a) The hearing shall afford a reasonable opportunity for the person(s) requesting it to present evidence that the citation was invalid or unjustified.~~
 - ~~(b) The decision of the Municipal Judge is final.~~
- ~~(Ord. No. 631, 8-6-2007)~~

~~6.260. Violation Civil.~~

- ~~(1) The abatement procedures provided in other sections of this Code or any other ordinance of the City are not exclusive remedies of the City in order to abate a nuisance. The City Council may authorize the City Attorney or District Attorney to institute and prosecute on behalf of the City and in its name an appropriate suit in a state court of this state to enjoin and abate the creation, maintenance or continuance of any nuisance as defined by Sections 6.202 to 6.228, resolution of the City Council; and for the recovery of the City's costs of suit and the City's reasonable attorneys fee as may be allowed by the trial court and an appellate court on appeal.~~
- ~~(2) Any person injured by a business operating in violation of Section 6.226 may institute civil proceedings in circuit court to enjoin or abate the nuisance and to recover damages, if any, caused by the pattern of disruptive activities. Such person need not have suffered a unique injury in order to seek injunctive or monetary relief. If a final decree or judgment is entered in favor of such person, that person shall be entitled to recover all attorney fees and costs reasonably incurred.~~
- ~~(3) On proof by a preponderance of the evidence that a business is operating in violation of Section 6.226 or is highly likely to do so and after entry of specific findings that the business as operated or is highly likely to operate in violation of Section 6.226, the judgments, including but not limited to:~~

~~(a) — Enjoining and abating the nuisance. The order of abatement may direct the effectual closing of the business, business premises, building or place against its use for any purpose, and so keeping it closed for a period of one year, unless sooner released.~~

~~(b) — Awarding plaintiffs suing pursuant to subsection (2), all damages resulting from the operation of a business in violation of Section 6.226, together with costs and attorney fees reasonably incurred.~~

~~(Ord. No. 370, 6-4-1990)~~

6.391. Enforcement.

- (1) *Violations.* ~~Any person who closes~~Closure of a mobile home park without a permit, ~~who fails failure~~ to comply with the requirements of this chapter or the conditions of the permit, or ~~who willfully makes making~~ an untrue or misleading statement of material fact or ~~willfully omits omitting~~ to provide required information in the process of application or whose actions, through the raising of rent or otherwise, ~~objectively manifests a intentintention~~ or effort to avoid the requirements to this Chapter, shall be enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. guilty of a violation. Notwithstanding any other provision of this Code, the penalty for any such violation shall be \$1,000.00. Each day of non-compliance shall constitute a separate violation.
- (2) *Private Right of Action.* Except with respect to relief granted by the City Council under the provisions of 6.380 or 6.340(1)(C) any tenant of a mobile home park, or any owner of a mobile home in a park subject to closure shall have a right of action in a court of competent jurisdiction for such equitable and legal remedies as the court may grant, and shall be entitled to recover reasonable attorney fees, expenses, costs and other disbursements reasonably incurred.
- (3) *Cumulative Remedies.* The foregoing is in addition to any other remedies that may exist at law or in equity.

6.550. Violation of the Film Permit or Film Permit Process.

If any Person violates any provisions of WC 6.500-6.545 or a Film and Media Permit issued pursuant hereto, the City may provide the Person with a verbal or written notice of such violation. If the Person fails to correct the violation within the time period specified by the City, the City may revoke the Film and Media Permit (if one was obtained), and all filming activities must immediately cease and desist. If the violation is egregious and represents an immediate threat to health or safety, in the City Manager's sole discretion, the Permit may be immediately revoked and all filming activities must immediately cease and desist. Any filming that requires a Film and Media Permit that is done without a Film and Media Permit is a violation of the City of Wilsonville Code Any violation of any provisions of this section shall be enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Each day of any violation constitutes a separate offense and is subject to citation into the City's municipal court, subject to the penalty of a fine of not less than \$100.00 and not more than \$10,000.00 per day and for each succeeding day of a continuing violation. In assessing the fine, the Municipal Court shall consider the gravity of the violation, the sophistication of the person for whom the film and media permit should have been issued in obtaining film and media permits, and the net worth of such a person. The City shall also be entitled to request immediate injunctive relief and/or specific performance of the Film and Media Permit requirements.

6.610. Violation.

The City may ~~prosecute~~ enforce a violation of this Section pursuant to Chapter 1 of the Wilsonville Municipal Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City, ~~or it may pursue any other remedies available to it,~~ including but not limited to an action seeking declaratory relief and/or injunctive relief.

6.615. Remedies.

The establishment, maintenance, or operation of a marijuana facility by a person, business, or any other entity within the City in violation of the requirements of this Section will be subject to any and all enforcement remedies available to the City under law and/or the Wilsonville Municipal Code. ~~Any violation first offense will be enforced as a violation of Wilsonville Municipal Code pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City.-013, with a fine not to exceed \$500. Thereafter, any further violation may be enforced as a misdemeanor pursuant to Chapter 1.014 of the Wilsonville Municipal Code and/or the filing of an appropriate action and pursuit of an appropriate remedy in a court of competent jurisdiction.~~

History

Sections 6.000 - 6.020 Amended by Ord. No. 646, 4-21-2008

Sections 6.100 - 6.175 Repealed/Replaced by Ord. No. 701, 1-19-2012

Section 6.200 Amended by Ord. No. 631, 8-6-2007

Section 6.200 Amended by Ord. No. 645, 4-7-2008

Section 6.204 Amended by Ord. No. 631, 8-6-2007

Section 6.204(3)(f) Repealed/Replaced by Ord. No. 714, 4-1-2013

Section 6.215 Added by Ord. No. 645, 4-7-2008

Section 6.229 Added by Ord. No. 631, 8-6-2007

Section 6.252 Added by Ord. No. 631, 8-6-2007

Sections 6.300 - 6.400 Added by Ord. No. 600, 10-17-2005

Sections 6.300 - 6.400 Repealed by Ord. No. 634, 6-27-2007

Sections 6.301 - 6.401 Added by Ord. No. 634, 6-27-2007

Section 6.400 Added by Ord. No. 716, 4-15-2013

Section 6.500 Added by Ord. No. 723, 10-7-2013

Section 6.600 Added by Ord. No. 778, 1-4-2016

7.080. Penalty.

- (1) Any ~~person who violates~~violation of any of the provisions of WC 7.010, 7.020, 7.030, and 7.040 or any determination issued upon an appeal to the License Review Officer or any revocation by the Finance Director shall be ~~punished for a violation enforced~~ pursuant to WC Chapter 1, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City 1.012, ~~and upon second conviction shall be punished for a Class C Misdemeanor pursuant to WC 1.011.~~
- (2) The provisions of WC 7.050(1) are not intended to be exclusive, and the City by and through the City Attorney may seek any and all other forms of relief, including, but not limited to, injunctive or declaratory relief.

(Ord. No. 495, 1-6-1998)

7.280. Violations.

Any violation of, or noncompliance with, the requirement(s) in Section 7.200 through 7.270, including, but not limited to, operator or other person who shall failure or refusale to register as required herein, or who ~~shall fail~~ure or refusale to furnish any return, supplemental return or other data required herein or by the tax administrator, or, ~~with intent to defeat or evade the determination of any amount due hereunder, shall mak~~inge, rendering, signinging or verifying any false or fraudulent report, ~~commits an offense which constitutes a violation of Section 7.210 to 7.276, will be enforced~~punishable upon conviction as a violation pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. ~~Section I.012.~~

(Ord. No. 253, 2-21-1984)

7.370. Penalty.

- (1) The ~~conviction of any person for enforcement of~~ violation of any provision of Sections 7.300 to 7.360 shall not operate to relieve such person from paying any license fee required to be paid, or any penalty thereon; nor shall the payment of any such fee be a bar to or prevent any ~~enforcement of prosecution in the Municipal Court of any complaint for~~ the violation of any of the provisions of this Code.
- (2) Any ~~violation person violating any~~ of the provisions of Section 7.300 to 7.360 shall, ~~upon a first conviction thereof, be enforced punished for a violation pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Section I.012, and upon a subsequent conviction thereof, be punished for a Class C Misdemeanor, pursuant to Section I.011.~~
- (3) Any business operating without a business license, will be subject to the enforcement procedures specified in Chapter 1 of the Wilsonville Code. The City may pursue an action ~~by the City~~ in Circuit Court to immediately seek in-junctive relief to enjoin operation of said business. This remedy is nonexclusive and is in addition to all other remedies available at law and in equity for such violation.

(Ord. No. 253, 2-21-1984; Ord. No. 734, 2-3-2014)

7.446. False Information, Failure to File, Penalty.

No person, firm, corporation or association required by this ordinance to file any return or report shall fail to file such return or report. No person, firm, corporation or association shall knowingly furnish any false information to the City as all or part of any information furnished under any provision of this ordinance. The furnishing of such false information shall constitute a violation of this section even if the person furnishing the false information could not have profited or saved money by the deception. If any individual officer, employee or owner of any firm, corporation or association knowingly furnishes such false information, such individual shall also be subject to the penalty set out in this section. The penalty set out in this section shall be in addition to any interest, late charge or other civil penalty provided by ordinance. Any ~~person, firm, corporation or association committing any~~ violation described in this section shall, ~~upon conviction, be fined not less than \$100.00, nor more than \$2,500.00, for each offense, and shall be subject to one year in jail~~ be enforced pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. A separate ~~offense-violation~~ shall be deemed committed with the filing of each false document.

(Ord. No. 340, 12-19-1988)

7.550. Violations~~s~~ Infractions.

- (1) All violations of Sections 7.510 and 7.520 are ~~punishable-enforced~~ as set forth in Chapter 1 of the Wilsonville Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. ~~City Code Section 1.013~~. It is a violation of Sections 7.510 and 7.520 for any Seller or other Person to:
- (a) Fail or refuse to comply as required herein;
 - (b) Fail or refuse to furnish any return required to be made;
 - (c) Fail or refuse to permit inspection of records;
 - (d) Fail or refuse to furnish a supplemental return or other data required by the Director;
 - (e) Render a false or fraudulent return or claim; or
 - (f) Fail, refuse, or neglect to remit the Tax to the City by the due date.
- (2) The remedies provided by Sections 7.525, 7.545, and 7.550(1) are not exclusive and do not prevent the City from exercising any other remedy available under the law.
- (3) The remedies provided by this Section do not prohibit or restrict the City or other appropriate prosecutor from pursuing criminal charges under state law or City ordinance.

8.111. Penalties.

A ~~Person convicted of a~~ violation of any provisions of Sections 8.100 to 8.110 shall be ~~punished~~ enforced upon a first conviction thereof for a violation pursuant to Chapter 1 of this Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Section 1.6012, and upon a subsequent conviction thereof for a Class C Misdemeanor pursuant to Section 1.011. Each day such a violation is committed or permitted to continue shall constitute a separate offense and shall be punished as such hereunder.

10.760 Enforcement.

- (1) Violation of any regulations stated in WC 10.720, 10.730, or 10.740 constitutes a violation of the Wilsonville Code and is subject to enforcement procedures ~~fine(s) as~~ contemplated in WC Chapter 1, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Every day in which such violations occur constitutes a separate violation.
- (2) A person authorized to issue a citation for unlawful camping may not issue the citation if the citation would be issued within 200 feet of a notice required under WC 10.750 and within two hours before or after the notice was posted.
- (3) The City may adopt administrative rules via resolution to support and guide the implementation of and compliance with WC 10.700 through 10.780.

(Ord. No. 879, § 3(Exh. A), 5-15-2023, eff. 7-1-2023)

10.860 Enforcement of Parking Rules.

Parking Rules ~~may~~will be enforced in the manner prescribed in Chapter 1 of the Wilsonville Code, in addition to, and not in lieu of, other federal, state, and local laws and regulations available to the City. Each day of any violation constitutes a separate offense.

(Ord. No. 881, § 2(Exh. A), 10-2-2023)

5.030. Violation, Penalties, and Fines.

- (1) Violation of this Chapter and the Oregon laws which are adopted by reference shall be punished upon conviction as provided in Oregon Law, or as provided below, ~~or, if not so provided, as designated in Section 1.012.~~
- (2) As otherwise allowed by law, the City Manager or ~~her~~ designee may set a schedule of fines to be assessed for violations of Chapter 5.
- (3) In setting and revising the schedule, the City Manager, or designee, shall take into consideration a) the extent and nature of the violation; b) the benefits, financial or otherwise, accruing or likely to accrue as a result of the violations; c) whether the violations were repeated and continuous, or isolated and temporary; d) the magnitude or seriousness of the violation; e) the City's cost of investigating the violation and correcting or attempting to correct the violation; and f) other relevant factors.
 - (a) Violation of any section of Chapter 5, except as provided below, shall be punishable by a fine of no less than \$25.00.
 - (b) Violation of ORS 811.615 (Failure to display disabled parking permit) or 811.625 or 811.630 (Unlawful use of disabled parking permit), shall be punishable by a fine ~~of \$125.00~~ established under Oregon law.
 - (c) Parking fines not paid within 20 days of issuance shall double. Amended by Ordinance No. 629 adopted June 4, 2007.

~~10.250. Animals—Penalties.~~

~~Violation of any provision of Chapter 10.200, except Sections 10.240(1) and (2) which are punishable under Section 10.430, is punishable by a fine not to exceed \$1,000.00 or imprisonment not to exceed one year, or by both fine and imprisonment, provided, however, if there is a violation of any provision of Oregon statutory law adopted by reference with a mandatory lesser penalty attaching, punishment may be limited to the lesser penalty described in the State law, but only to the extent required by state law.~~

~~(Ord. No. 777, 11-16-2015)~~

10.400. Diving From Public Pilings.

- (1) No person shall dive or jump from, or climb or sit on, public pilings at the boat dock or at the swimming dock in Wilsonville Memorial Park or Boone's Ferry Park.

~~(2) — Violation of this section is punishable as a violation pursuant to Section 1.012.~~

(Ord. No. 287, 1-21-1986)

10.430. Penalties.

~~Except as set forth in 10.250 and 10.400, v~~Violations of any provision of ~~Chapter 10~~WC 10.000-10.530 shall be enforced pursuant to the provisions in ORS 153.005 to 153.800. Any person sentenced to pay a fine for a violation, shall upon conviction thereof, be punished by a fine, fixed by the Court, not exceeding \$500.00. However, no greater penalty shall be imposed than the penalty prescribed by the Oregon statute for the same act or omission. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this Code is committed, continued, or permitted by such person and may be punished accordingly.~~punished as follows:~~

- ~~(1) First Offence, a fine not to exceed \$250.00.~~
- ~~(2) Second Offence within one year, shall be subject to punishment of a Class C misdemeanor (not to exceed \$500.00 fine, not to exceed 30 days imprisonment).~~
- ~~(3) Any person who violates the provisions of WC 10.420 shall be punishable as a Class A misdemeanor (not to exceed \$2,500 fine, not to exceed one year imprisonment).~~
- ~~(4) Upon conviction of WC 10.410 or WC 10.420, the Court may in addition to any other penalty order that the skateboard that was used be impounded until such times as may appear just and reasonable or may be ordered forfeiture of the skateboard. Provided, however, it shall be a defense to forfeiture if it is proven to the Court by the preponderance of the evidence that the defendant is not the owner of the skateboard and the owner did not know or could not have reasonably known that the skateboard would be ridden in violation of the provisions of this ordinance.~~
- ~~(5) Any person who is convicted of violating the provisions of WC 10.305 shall be punished as a violation pursuant to Section 1.012.~~

(Ord. No. 777, 11-16-2015)

TRANSIT RIDER RULES

10.600 Purpose.

The Code and implementing procedures are adopted for the safety, convenience, and comfort of the City of Wilsonville South Metro Area Regional Transit ("SMART") passengers and for the protection, preservation, use and enjoyment of City property.

10.605 Scope.

This section sets out the rules governing conduct within and around the City of Wilsonville's SMART Transit System.

10.610 Severability.

If any section, paragraph, subdivision, clause, sentence, or provision of this title shall be adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such judgement shall not affect, impair, invalidate, or nullify the validity of the remaining portions of the title.

10.615 Definitions.

(1) City. The City of Wilsonville, Oregon or the City Council of Wilsonville, Oregon or a designated representative of the City of Wilsonville, Oregon.

~~(1)~~(2) Customer Service Representative. A City employee assigned to work at SMART Welcome Center

~~(2)~~(3) Electronic Smoking Device. An electronic or battery--operated device that delivers vapors for inhalation. Electronic Smoking Device includes every variation and type of such devices whether they are manufactured, distributed, marketed or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah or any other product name or descriptor.

~~(3)~~(4) Emergency. A fire, actual or threatened serious physical injury to a person, or any apparent urgent medical need occurring on or in a SMART Transit Center, SMART Welcome Center, SMART Transit Shelter, or aboard a SMART Transit Vehicle.

~~(4)~~(5) Exclusion. A sanction administered to an individual for violation of this Section. An Exclusion prohibits that individual from entering or remaining on or in the SMART Transit System in whole or in part, for a specified duration.

~~(5)~~(6) Operator. A City employee responsible for operating any SMART Transit Vehicle.

~~(6)~~(7) Passenger. A person who is aboard a SMART Transit Vehicle or waiting for the next available SMART Transit Vehicle to such person's destination, or person who enters a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter with the intent to utilize transportation on the next available SMART Transit Vehicle for such person's destination.

~~(7)~~(8) Peace Officer. A law enforcement official who is employed by the Clackamas County Sheriff's Office, a marshal, a City of Wilsonville police officer, a law enforcement official of the Oregon State Police, and any other person as may be designated by law.

~~(8)~~(9) Qualified Exclusion. An exclusion which excludes a person from use of the SMART Transit System except for use for travel to and from medical and legal appointments, obtaining food, clothing and necessary household items, or for accessing any critical services.

(10) Service Animal. An animal recognized under the Americans with Disabilities Act (ADA) as a service animal, including a dog guide, hearing ear dog, or other service animal assisting an individual with a physical disability in one or more daily life activities including, but not limited to, guiding individuals with impaired vision, alerting individuals with impaired hearing to intruders or sounds, pulling a wheelchair, or fetching dropped items. An animal which provides solely emotional support, well-being, comfort, or companionship is not a service animal.

~~(9)~~(11) SMART Transit Center.: A City-owned or leased facility to operate SMART transit services and services provided by other public transit agencies for the purpose of connectivity and transport of public passengers, movement of people, and provision of structures for the purpose of seating and/or while passengers wait for a SMART Transit Vehicle.

~~(10)~~(12) SMART Transit Shelter. All real property, structures, and personal property owned, possessed, or occupied by the City, leased or licensed by the City, or devoted on an exclusive or nonexclusive basis to the use of the SMART Transit System and includes a structure provided along a transit route for the purpose of providing seating and/or while passengers wait for a transit vehicle.

~~(11)~~(13) SMART Transit System. The property, equipment and improvements of whatever nature owned, leased, or controlled by the City to provide public transportation for passengers through SMART or to provide for movement of people, and includes any SMART Transit Vehicle, SMART Transit Center, SMART Welcome Center, -and any SMART Transit Shelter.

(14) SMART Transit Vehicle. A City-owned bus, van, automobile or other

vehicle used by SMART to transport passengers.

~~(12)~~(15) SMART Welcome Center: A City-owned or -leased- facility operated for the purpose of providing public transit connections and access to transportation- and City-related information.

~~(13)~~(16) Transit Dependent. A person who relies on public transit services instead of ~~the~~ private automobile to meet one's travel needs.

~~(14)~~(17) Transit Director. The SMART Transit Director for the City or other City-designated authority charged with the administration and enforcement of these Standards.

10.620 Regulations.

(1) Smoking Prohibited. No person shall smoke tobacco or any other substance, including Electronic Smoking Device, in, or within 20 feet of a SMART Transit Center, SMART Welcome Center, SMART Transit Vehicle or SMART Transit Shelter. To the extent this smoke free zone extends into any City street or public way, any and all occupants of any vehicle driving through this smoke free zone are exempted from the provisions of this section.

(2) Vacating Elderly and Disabled Priority Seating. The aisle-facing benches at the front of buses are for the use of disabled and senior citizen Passengers. Non-qualifying Passengers must vacate seating upon request of the Operator.

(3) Food and Beverages: Any food or beverage brought aboard a SMART Transit Vehicle must be in a sealed container, grocery bag, or other container used to transport the food or beverage to the person's destination. No person shall consume food or alcohol ~~on any at any SMART Transit Center, SMART Welcome Center, SMART Transit Shelter, or on any~~ SMART Transit Vehicle. Passengers on SMART Transit Vehicles may consume non-alcoholic beverages only from containers with snap-on or screw-on lids.

(4) Attire. All persons (except infants who are held) who enter a SMART Transit Center, SMART Welcome Center, SMART Transit Shelter, or SMART Transit Vehicle ~~or SMART Transit Shelter~~ must wear shoes, pants/shorts and shirt, a dress, or comparable clothing. In addition, all Passengers must cover any exposed skin that may transmit communicable disease.

(5) Excessive Odor. No person shall board or remain on a SMART Transit Vehicle or enter or remain in a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter if the person, the person's clothing, or anything in the person's

possession, emits a grossly repulsive odor that is unavoidable by other Passengers on the SMART Transit Vehicle, SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter and which causes a nuisance or extreme discomfort to Passengers or Operator.

(6) Excessive Noise. No person shall make excessive or unnecessary noise, within the SMART Transit Vehicle with the intent to cause inconvenience, annoyance or alarm to the public, Operator, or a Peace Officer, or with a reckless disregard to the risk thereof.

(7) Audio Devices. Any audio devices, radio, or musical instruments on a SMART Transit Vehicle or in a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter operated by a person other than the Operator must only be audible through earphones to the person carrying the device.

(8) Littering and Spitting. No person shall discard or deposit any rubbish, trash, debris, or garbage near, in, or on a SMART Transit Center, SMART Welcome Center, SMART Transit Shelter, or aboard a SMART Transit Vehicle, except in a proper waste disposal container. No person shall spit, defecate, or urinate near, in, or on a SMART Transit Center, SMART Welcome Center, SMART Transit Shelter, or aboard any SMART Transit Vehicle.

(9) Animals. No person shall bring or carry aboard a SMART Transit Vehicle or take into a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter any animal not housed in an enclosed carrying container, except:

(a) Service Animals. A person accompanied by a Service Animal or a person training a Service Animal, so long as the animal is under the control of its handler, housebroken and restrained by leash, harness or other device made for the purpose of controlling the movement of an animal. A Service Animal may be carried on its handler's person but may not occupy a separate seat.

(b) Police Dogs. A trained police dog accompanied by a Peace Officer.

~~(b)(c)~~ All dogs at a SMART Transit Center, ~~or~~ SMART Welcome Center, or SMART Transit Shelter must be leashed at all times.

(10) Flammable or Corrosive Substance. No person shall bring aboard a SMART Transit Vehicle or take into a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter ~~shelter~~ any flammable, combustible, explosive or corrosive (as those terms are defined in ORS 453.005) substance or device, except matches and cigarette lighters or factory-sealed household products. No person shall light any match or cigarette lighter or ignite any flame or ember within or around a SMART Transit Vehicle, ~~or~~ SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter.

(11) Display of Lights. No person shall light a flashlight, scope light, laser light, or other object that projects a flashing light or emits beam of light while inside a SMART Transit Vehicle, except in an Emergency.

(12) Canvassing or Solicitation. No person shall sell or distribute anything, solicit for any purpose, or canvass to collect money in or ~~at~~on any any SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter, or aboard any SMART Transit Vehicle, unless authorized in writing by the Transit Director or designee pursuant to objective, content neutral standards and administrative procedures which shall be adopted by the Transit Director establishing the reasonable conditions on time, place and manner of activities based upon the magnitude of the interference of the activity upon the safe and efficient operation of the transit system.

(13) Posting Notices. Except as otherwise allowed by City regulations, no person shall place, permit, or cause to be placed any notice or sign upon any SMART Transit Vehicle, ~~or~~ SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter without the City Manager's consent.

(14) Aimless Riding. No person shall remain on ~~the~~a SMART Transit Vehicle for longer than two (2) hours, unless the passenger's destination requires it. Passengers who do not seem to have a specific destination will be asked by the Operator to state their destination. Once stated, the Passenger will be transported to that destination. If the Passenger does not disembark, the Operator will ask that the Passenger do so, unless the Passenger has a legitimate reason. Some legitimate reasons include:

- (a) Passenger got on the wrong bus;
- (b) Passenger missed the stop;
- (c) Passenger forgot something and had to return; or
- (d) Passenger got on near the end of a route and is waiting to ride in the direction the Passenger wishes to travel.

(15) Damaging or Defacing City Property. No person shall draw graffiti or any other writing on any part of the SMART Transit System; or in any manner damage, destroy, interfere with, or obstruct in any manner, the property, services or facilities of the City.

(16) Harassment. No person shall intentionally or recklessly harass or annoy another person by:

- (a) Subjecting such other person to offensive physical contact;

(b) Publicly insulting such other person by abusive words or gestures in a manner intended and likely to provoke a violent response;

(c) Otherwise violate ORS 166.065.

(17) Threatening or Offensive Language. No person shall intentionally or recklessly disturb, harass, or intimidate another person by means of threatening or offensive language or obscenities in a SMART Transit Vehicle in such a manner as to interfere with a passenger's use and enjoyment of the SMART Transit System.

(18) Weapons. No person, except a Peace Officer or person with a valid concealed weapon permit as stated in ORS 166.370 and 166.240, shall bring into or carry aboard a SMART Transit Vehicle, or bring into a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter, any firearm, knife (except a folding knife with a blade less than 3 ½ inches in length), any explosive device or material, or any other weapon.

10.630 Prohibited Baggage/Packages.

(1) Oversized Objects. No person shall bring or carry aboard a SMART Transit Vehicle any package(s) or object(s) of a size that will block any aisle or stairway upon the SMART Transit Vehicle. Luggage or other packages are allowed on SMART Transit Vehicles if they do not block the aisle or stairway of the SMART Transit Vehicle. No person shall leave behind, or unattended, such package(s) or object(s) within, or around, any SMART Transit Vehicle, SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter.

(2) Carriages and Strollers.

(a) Except while boarding or exiting a SMART Transit Vehicle, carriages or strollers must remain folded and infant child must be held while aboard a SMART Transit Vehicle.

(b) No person shall bring or carry a commercial shopping cart aboard any type of SMART Transit Vehicle.

(c) No person shall abandon a commercial shopping cart at a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter.

10.640 Safety.

(1) No person shall:

- (a) Extend any portion of his or her body through any door or window of a SMART Transit Vehicle while it is in motion.
- (b) Lie down on or across the seats of a SMART Transit Vehicle or at a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter.
- (c) Place any object or substance on the seats of a SMART Transit Vehicle, ~~or~~ SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter that inhibits the proper use of such seats, or block or obstruct the use of the seats.
- (d) In any manner hang onto, or attach himself or herself to any exterior part of a SMART Transit Vehicle while the vehicle is resting or in motion.
- (e) Impede or block the free movement of others within a SMART Transit Center, SMART Welcome Center, SMART Transit Shelter, ~~or~~ SMART Transit Vehicle.
- (f) Interfere, in any manner, with the safe operation or movement of any SMART Transit Vehicle.
- (g) Activate the "Emergency Exit" or alarm device of a SMART Transit Vehicle, except in an Emergency.
- (h) Throw, toss, or kick any ball, or other object on or in a SMART Transit Center, SMART Welcome Center, SMART Transit Shelter, ~~or~~ aboard any SMART Transit Vehicle.
- (i) Leave an unattended child under the age of seven (7), unless accompanied by a person twelve years (12) or older. A child between the ages of five and seven years old may ride the SMART Transit Vehicle without an adult present or waiting at the departure or arrival site, if the place of departure or arrival is a school and a waiver of responsibility form has been submitted by the child's parent or legal guardian.
- (j) Talk to the Operator while the SMART Transit Vehicle is in operation, except for information facilitating the Passenger's trip.

10.650 Specific Prohibited Use of ~~a~~ SMART Transit ~~Shelter~~Facilities.

- (1) No person shall continuously occupy a SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter for a time exceeding two hours.
- (2) SMART Transit Center, SMART Welcome Center, and SMART Transit

Shelters are primarily for Passengers boarding, disembarking, or waiting for a SMART Transit Vehicle are expected to be used for that intended purpose.

(3) No person shall climb upon any City stop sign, or stand upon any bench within ~~at the~~ SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter.

10.660 Criminal Conduct.

It shall be a violation of this Ordinance for any person to engage in conduct in violation of any of the Oregon state or federal criminal laws occurring within, on, or near any SMART Transit Vehicle ~~or~~, SMART Transit Center, SMART Welcome Center, or SMART Transit Shelter.

10.670 Exclusions.

(1) In addition to the laws of the State of Oregon, the City may exclude an individual from all or any part of the SMART Transit System, or any other City transit facility, for a violation of any provisions of WC 10.600 through 10.680 or a violation of any State of Oregon or federal criminal law while within, on, or near the SMART Transit System, or any other City transit facility. The Exclusion period shall be determined on a case-by-case basis, but may be based upon:

(a) First Offense – Exclusion period not to exceed six (6) months, unless the offense poses an immediate and serious threat to the safety of the Passengers and City employees, then an Exclusion period up to permanent exclusion is permitted.

(i) An individual poses an immediate and serious threat to the safety of the Passengers when the individual has committed a sexual assault, committed an assault that resulted in serious injury or death, or used a weapon to injure another person while the offender is on the SMART Transit System.

(b) Subsequent Offenses - may be excluded for any period of time up to and including permanent Exclusion, except as provided under subsection (2) below.

(2) An individual with a disability shall not be issued a complete Exclusion from the SMART Transit System, unless the person engaged in violent, seriously disruptive or criminal conduct, or in conduct posing a serious threat to the safety of others or to the operation of the SMART Transit System. Absent such finding, the Transit Director shall order a Qualified Exclusion to permit the individual with a disability to use the SMART Transit System for trips of necessity, including travel to and from medical and legal appointments, school or training classes, places of employment, obtaining

food, clothing and necessary household items or for accessing any critical services.

(3) An individual that is Transit Dependent shall not be issued a complete Exclusion from the SMART Transit System, unless the person engaged in violent, seriously disruptive or criminal conduct, or in conduct posing a serious threat to the safety of others or to the operation of the SMART Transit System. Absent such finding, the Transit Director shall order a Qualified Exclusion to permit the Transit Dependent individual ~~with a disability~~ to use the SMART Transit System for trips of necessity, including travel to and from medical and legal appointments, school or training classes, places of employment, obtaining food, clothing and necessary household items, or for accessing any critical services. Any person asserting the right to a Qualified Exclusion on the basis of transit dependence shall have the burden of establishing transit dependence by a preponderance of the evidence.

(4) A Passenger excluded under this section of the ~~is~~ Code may not enter or remain upon any vehicle, facility, or shelter that is part of the SMART Transit System during the period of Exclusion. An excluded passenger who enters or remains upon any vehicle, facility, or shelter that is part of the SMART Transit System is a trespasser and may be arrested and prosecuted for the crime of Criminal Trespass in the Second Degree (ORS 164.245). In addition, failure to abide by an Exclusion notice shall constitute a further violation for which the period of Exclusion may be extended by the Transit Director.

(5) Exclusion Notice.

(a) A written notice signed by the issuing party shall be given to the Passenger excluded from all or part of the SMART ~~'s~~ Transit System. The written notice shall specify the reason for the Exclusion, duration of Exclusion, and the consequences for failure to comply with the written notice.

(b) Oral Exclusions shall be effective only for the route in progress at the time of the Exclusion, when made by the Operator. The Operator may direct a Passenger to leave a SMART Transit Vehicle, or direct a prospective Passenger not to board a SMART Transit Vehicle, if the Passenger is in violation of this Section.

(i) Oral Exclusions must be followed by a written explanation of how the Passenger was behaving and how the Passenger's actions unreasonably interfered with the operation of the SMART Transit System. Written notice by the Operator must be made no later than the end of that working day and be filed with the Transit Director as well as mailed to the Passenger, if the address is known.

(6) Exclusion Appeal.

(a) Process. No later than ten (10) days after an Exclusion notice has been issued, an excluded person may appeal in writing to the Transit Director for de novo review of the Exclusion and may petition the Transit Director to rescind, alter the places of Exclusion, or reduce the duration of the Exclusion. An appeal shall contain a copy of the Exclusion notice; a request for a hearing or request for written review without a hearing; and a statement setting forth the reason why the Exclusion is/was invalid or otherwise improper.

(i) The Transit Director shall render a decision not later than ten (10) business days after receipt of appeal, unless the appellant has requested a hearing.

(b) Public Hearing. When a public hearing is requested by the appellant, the public hearing shall be conducted by the Transit Director not later than ten (10) business ~~(10)~~ days after receipt of the appeal, unless the appellant waives the right to have the hearing within the ten (10) business days. -The Transit Director shall render a decision within fifteen (15) business ~~(15)~~ days after the hearing.

(c) Public Hearing Process. The public hearing shall include presentation by City staff member designated by the Transit Director to provide documentation and testimony supporting the Exclusion, followed by the appellant's presentation of documents and testimony opposing the Exclusion. The Transit Director may question witnesses and review all documentation. A tape recording shall be made of the hearing which shall be made available to the appellant upon the appellant paying the cost of producing the tape recording. If the appeal raises a dispute of fact, the burden of persuasion shall be on the excluded person.

(d) The determination of the Transit Director shall be final.

10.680 Enforcement.

(1) Seating Change. Any Peace Officer, Operator, Transit Director and persons designated by the Transit Director has authority to require a seating change, pursuant to 10.620(2) or refuse entrance to an individual who violates any provision of the City Codes.

(2) SMART Transit Removal. The Transit Director and/or designee has the authority to remove any individual off of any vehicle, or out of any facility or shelter, that is part of the SMART Transit System who violates any provision of the City Codes. This authority extends to individuals loitering or aimlessly riding on the SMART Transit System or in any other SMART transit facility or shelter.

(3) Officer Citations. Any Peace Officer of the State of Oregon or City code enforcement officer is authorized to enforce regulations regarding transit rider regulations found in the Oregon statutes and/or in these transit rider regulations (WC 10.600 through WC 10.680).

~~(4)~~ — Citation. Any citations made will direct the violator to appear in the Municipal Court for the City of Wilsonville. The City Municipal Court will determine the appropriate fine amount, ~~which will not exceed two hundred fifty dollars (\$250).~~

(4)



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: September 21, 2026		Subject: Resolution No. 3269 A Resolution of the City of Wilsonville Accepting a Transfer of Land from the Urban Renewal Agency of the City of Wilsonville Staff Member: Zach Weigel, City Engineer Amanda Guile-Hinman, City Attorney Department: Community Development, Legal	
Action Required		Advisory Board/Commission Recommendation	
☒ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☒ Resolution ☐ Information or Direction ☐ Information Only ☐ Council Direction ☒ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable Comments: N/A	
Staff Recommendation: Adopt the consent agenda.			
Recommended Language for Motion: I move to adopt the consent agenda.			
Project / Issue Relates To:			
☐ Council Goals/Priorities:	☐ Adopted Master Plan(s):	☒ Not Applicable	

ISSUE BEFORE COUNCIL:

Whether to approve the transfer of ownership of real property located at 7825 SW Wilsonville Road, Wilsonville, Clackamas County, Oregon from the Urban Renewal Agency of the City of Wilsonville to the City of Wilsonville.

EXECUTIVE SUMMARY:

As part of the Year 2000 Plan, the Urban Renewal Agency of the City of Wilsonville ("URA") purchased a greenfield site in October 2007. In partnership with Creekside Woods Limited Partnership, the URA entered into a 99-year Master Ground Lease with Creekside Woods Limited Partnership to finance and construct an affordable senior housing project. Since then, the URA has retained ownership of the real property upon which the affordable senior housing project is located.

As the Year 2000 Plan has ceased collecting increment, the URA and the City seek to transfer ownership of the real property from the URA to the City.

EXPECTED RESULTS:

The City will continue to own the real property located at 7825 SW Wilsonville Road, Wilsonville, Clackamas County, Oregon, and will take over the URA's rights and obligations under the Master Ground Lease with Creekside Woods Limited Partnership.

TIMELINE:

The parties anticipate completing the property transfer this fiscal year.

CURRENT YEAR BUDGET IMPACTS:

N/A

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Continued ownership of the real property will provide the City with certain authority and control to ensure that the property continues supporting an affordable senior housing project.

ALTERNATIVES:

The URA could retain ownership.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

Resolution No. 3269

Exhibit A - Quit Claim Deed

RESOLUTION NO. 3269**A RESOLUTION OF THE CITY OF WILSONVILLE ACCEPTING A TRANSFER OF LAND FROM THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE.**

WHEREAS, in or about 1990, the City of Wilsonville (“City”) and the Urban Renewal Agency of the City of Wilsonville (“Agency”) established the Year 2000 Plan to form an urban renewal district to help fund significant infrastructure, parks and recreation amenities, facilities, and school partnership projects; and

WHEREAS, in October 2007, the Agency, through implementation of the Year 2000 Plan, purchased a greenfield site east and north of 30000 Town Center Loop East (the current location of the City’s Police Department); and

WHEREAS, following the closure of the Thunderbird Mobile Home Park, the Agency partnered with the nonprofit, NW Housing Alternatives, Inc., to develop affordable senior housing on the portion of the property owned by the Agency; and

WHEREAS, a successor entity to NW Housing Alternatives, Inc. – Creekside Woods Limited Partnership – entered into a 99-year Master Ground Lease with the Agency to finance and construct the affordable senior housing project; and

WHEREAS, since construction, Creekside Woods Apartments, located at 7825 SW Wilsonville Road, Wilsonville, Clackamas County, Oregon (the “Property”), has provided affordable multifamily senior housing in Wilsonville; and

WHEREAS, effective June 30, 2023 the Year 2000 urban renewal district ceased collecting all increment collections; and

WHEREAS, the City and the Agency seek to transfer ownership of the Property from the Agency to the City and to assign to the City all rights and obligations of the Agency under the Master Ground Lease.

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

Section 1. Findings. The above-stated recitals and the staff report accompanying this Resolution are incorporated as the City Council’s findings as if fully set forth herein.

Section 2. The City Council hereby authorizes the City Manager to execute a Quit Claim Deed to acquire the Property, which Quit Claim Deed is substantially similar to **Exhibit A** attached hereto, to accept assignment of the Master Ground Lease from the Agency, and to take all necessary steps to close the transaction with the Agency.

Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 21st day of September, 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. Quit Claim Deed

After recording, return to:

City of Wilsonville
Attn: Legal Department
29799 SW Town Center Loop East
Wilsonville OR 97070

*Until a change is requested, all
tax statements shall be sent to:*

City of Wilsonville
Attn: Legal Department
29799 SW Town Center Loop East
Wilsonville OR 97070

QUIT CLAIM DEED

KNOW ALL BY THESE PRESENTS that **The Urban Renewal Agency of the City of Wilsonville**, an Oregon public body corporate and politic (hereinafter referred to as “Grantor”), for good and valuable consideration, as stated below, receipt and sufficiency of which are hereby acknowledged, does hereby release and quit claim unto the **City of Wilsonville**, a duly chartered municipal corporation of the State of Oregon (hereinafter referred to as “Grantee”), effective the _____ day of _____, 2026, whatever right, title, and interest Grantor may have in that certain real property (“Property”), if any, described as follows:

See **Exhibit A**, Legal Description, attached hereto and incorporated
by reference as if fully set forth herein.

In construing this Quit Claim Deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this quit claim shall apply equally to corporations and to individuals.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Zero Dollars but consists of or includes other property or value given or promised, which is agreed by Grantor to be the whole and adequate consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305

TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this Quit Claim Deed effective as of the date first written above.

GRANTOR:

THE URBAN RENEWAL AGENCY
OF THE CITY OF WILSONVILLE

By: _____
Jeanna Troha
As Its: Executive Director

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on _____, 2026, by Jeanna Troha, in her authorized capacity as Executive Director of the Urban Renewal Agency of the City of Wilsonville.

Notary Public – State of Oregon

ACCEPTED by:

CITY OF WILSONVILLE

By: _____

Jeanna Troha

As Its: City Manager

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on _____, 2026, by Jeanna Troha, in her authorized capacity as City Manager of the City of Wilsonville.

Notary Public – State of Oregon

APPROVED AS TO FORM:

Amanda Guile-Hinman, City Attorney

APPROVED AS TO LEGAL DESCRIPTION:

Zachary Weigel, PE, City Engineer

EXHIBIT A
LEGAL DESCRIPTION OF CREEKSIDE WOODS

Parcel 2, PARTITION PLAT NO. 2009-072, in the City of Wilsonville, County of Clackamas and State of Oregon.



CITY COUNCIL MINUTES

September 10, 2026, at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, August 3, 2026. The Mayor called the meeting to order at 7:00 p.m., followed by the roll call and the Pledge of Allegiance.

PRESENT:

Mayor O'Neil
 Councilor President Berry
 Councilor Cunningham
 Councilor Shevlin
 Councilor Scull

STAFF PRESENT:

Amanda Guile-Hinman, City Attorney
 Andrea Villagrana, Human Resource Manager
 Bill Evans, Communications & Marketing Manager
 Dwight Brashear, Transit Director
 Everett Wild, Government Affairs Manager
 Jeanna Troha, City Manager
 Kimberly Veliz, City Recorder
 Shasta Sasser, Library Director

3. Motion to approve the following order of the agenda.

Motion: Moved to approve the following order of the agenda.

Motion made by Councilor Berry, Seconded by Councilor Shevlin.

Voting Yea:

Mayor O’Neil, Councilor Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

Vote: Motion carried 5-0.

MAYOR'S BUSINESS

4. Upcoming Meetings (*Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>*)

The Mayor delivered extended remarks honoring Labor Day and the approaching 25th anniversary of the September 11th Attacks, reflecting on national unity, shared grief, and the enduring importance of community in difficult times. The Mayor called for a moment of silence in honor of those lost on September 11th and in the years since. The Mayor’s written statement and report have been added to the record.

In closing, the Mayor announced the next City Council meeting was scheduled for Monday, September 21, 2026.

COMMUNICATIONS

5. Library Strategic Plan Report

Shasta Sasser, Library Director presented a summary of the recently completed Library Strategic Plan, noting that of 29 total strategies across 6 goals, the majority were either fully completed or saw substantial progress. The Library Director acknowledged that a few aspirational goals were not fully realized, noting that every strong strategic plan should include some stretch goals.

The Library Director highlighted the following complete strategies:

- Strategy: Expand programs, resources, & activities for teens and ‘tweens
- Strategy: Expand Spanish & other language materials
- Strategy: Expand Scope of Adult programming
- Strategy: Establish the library as a place to access technology not available at home
- Strategy: Create a plan to incorporate technology for meeting rooms
- Strategy: Deepen and extend partnerships with local schools
- Strategy: Evaluate and explore changing/adding hours when programs are offered
- Strategy: Improve signage and wayfinding tools for patrons inside the library
- Strategy: Work with the Library Foundation and Friends to grow support

Councilors’ comments and questions followed staff’s presentation.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

There was none.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

6. Council President Berry

Council President Berry reported attending the Frog Pond Park opening, noting favorable weather, a strong turnout from surrounding neighbors, and community enthusiasm for the new children's playground.

7. Councilor Cunningham

Councilor Cunningham reported spending the period since the last City Council meeting in San Diego with his family and had no City-related liaison items to report. Councilor Cunningham also acknowledged that it was his wife's birthday.

8. Councilor Shevlin

Councilor Shevlin provided a detailed report on several events she attended since the last City Council meeting which included:

- Party in the Park on August 20, 2026.
- Summer City Staff Employee Picnic on August 26, 2026.
- Frog Pond Neighborhood Park Opening Celebration on August 27, 2026.
- Wilsonville-Metro Community Enhancement Committee Meeting on September 3, 2026.

9. Councilor Scull

Councilor Scull reported attending the volunteer event, the City staff barbecue, the Frog Pond Park opening, and the emergency preparedness event. Councilor Scull highlighted the emergency preparedness event as particularly well-represented, with participants from the City, Red Cross, county representatives, and sessions on animal first aid and radio communication. In addition, Councilor Scull submitted written report for the record.

CONSENT AGENDA

The City Attorney read the title of the Consent Agenda items into the record.

10. **Resolution No. 3281**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute The Seventh Amendment Of Design-Build-Operate Agreement For Wastewater Treatment Plant Improvements.

11. **Resolution No. 3284**

A Resolution Of The City Of Wilsonville Authorizing South Metro Area Regional Transit (SMART) To Purchase Two CNG (Compressed Natural Gas) Buses From Northwest Bus Sales, Inc.

12. Minutes of August 17, 2026, City Council Meeting.

Motion: Moved to adopt the Consent Agenda.

Motion made by Councilor Berry, Seconded by Councilor Scull.

Voting Yea:

Mayor O'Neil, Councilor Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

Vote: Motion carried 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

The City Attorney read the title of Ordinance No. 906 into the record on first reading.

13. **Ordinance No. 906** - 1st Reading (Legislative Land Use Hearing)

An Ordinance of the City of Wilsonville Amending WC 4.132(.06) Concerning Building Heights in the Town Center Zone.

The Mayor provided the public hearing format and opened the public hearing at 7:33 p.m.

The City Attorney provided the staff report and PowerPoint, which has been made a part of the record.

The Mayor invited public testimony, seeing none the Mayor closed the public hearing on Ordinance No. 906 at 7:47 p.m.

The Mayor then requested a motion on Ordinance No. 906.

Motion: Moved to adopt Ordinance No. 906 on First Reading.

Motion made by Councilor Berry, Seconded by Councilor Shevlin.

Voting Yea:

Mayor O'Neil, Councilor Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

Vote: Motion carried 5-0.

CITY MANAGER'S BUSINESS

The City Manager presented two items.

- General Fund Assessment Update
 - The City Manager provided an update on an ongoing general fund assessment, first referenced during the spring Budget Committee meetings. The purpose of the assessment was to conduct a thorough review of historical revenue and expenditure trends and underlying assumptions, to proactively identify fiscal risks and inform future decision-making before financial constraints require urgent action. The general fund supports a wide range of City services including public safety, parks and recreation, the library, municipal operations, finance, facilities, and human resources.
 - The City Manager indicated that staff would return to the Council in several increments over the coming months, presenting information on revenues and expenditures in separate sessions to allow adequate time for City Council review and dialogue. The findings are intended to inform the City Council goal-setting process in early spring 2027.
- Norte Mexican Restaurant Grand Opening
 - The City Manager announced that Norte, a Mexican restaurant located on the ground floor of the Vuela building in the Town Center area, would be holding a pop-up grand opening event the following evening, September 11, 2026. The City Manager reminded residents planning to attend to park in the Park and Ride lot rather than the adjacent bus turnaround area, which must remain available for SMART transit vehicles.

LEGAL BUSINESS

There was none.

ADJOURN

The Mayor adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Shawn O'Neil, Mayor



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: September 21, 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: N/A	
Staff Recommendation: Adopt Ordinance No. 906 on second reading.			
Recommended Language for Motion: I move to adopt Ordinance No. 906 on second 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.

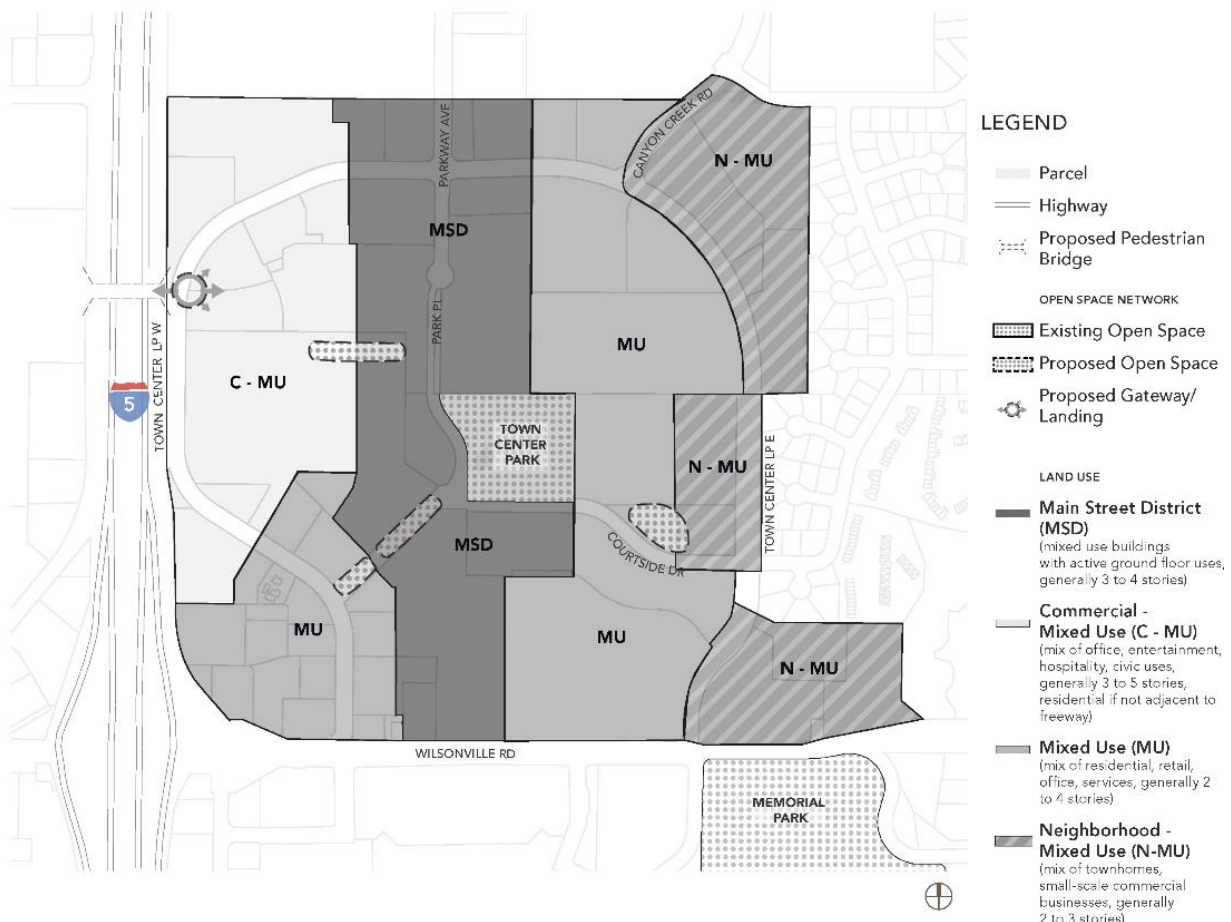
In Fall 2025, in response to City Council Goal No. 4: Communications and Engagement, the City created a *Let's Talk, Wilsonville!* questionnaire for the community and conducted three (3) focus groups to better understand community members' excitement and concerns regarding the Wilsonville Town Center, 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 held a public hearing and first reading of the ordinance on September 10, 2026 and is scheduled to 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](#)

ORDINANCE NO. 906

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING WC 4.132(.06) CONCERNING BUILDING HEIGHTS IN THE TOWN CENTER ZONE.

WHEREAS, the City adopted the Town Center Plan (the “Plan”) on May 6, 2019 via Ordinance No. 835 setting a vision to revitalize the Wilsonville Town Center; and

WHEREAS, Ordinance No. 835 also included adoption of Development Code amendments to the Town Center Zone to implement the policies and vision of the Plan; and

WHEREAS, in 2025, the City Council adopted its 2025-27 Council Goals, which included Goal 4: Communications and Engagement; and

WHEREAS, Goal 4 included a strategy to undertake an education and outreach campaign on the Plan, urban renewal, and other infrastructure funding sources to support development of the Town Center (Strategy 4.1); and

WHEREAS, in Fall 2025, the City created a *Let’s Talk, Wilsonville!* questionnaire for the community and conducted three 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, on March 2, 2026, the 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, and also directed staff to establish a Town Center Building Height Waiver Task Force to consider and make recommendations to the Planning Commission and City Council concerning updates to WC 4.132(.06) D; and

WHEREAS, WC 4.132(.06) D. currently provides a process for an applicant to seek a waiver as to building heights in the Mixed Use and Commercial Mixed Use subdistricts in Town Center; and

WHEREAS, WC 4.132(.06) D., as written, provides an opportunity to either decrease or increase building heights in these two subdistricts beyond the express minimum and maximum building heights set forth in WC 4.132(.06) C.; and

WHEREAS, the Task Force held three public meetings throughout April and May 2026 and made recommendations to the Planning Commission and City Council; and

WHEREAS, the Planning Commission held work sessions on May 13, 2026 and June 10, 2026 to further consider updates to WC 4.132(.06); and

WHEREAS, the City Council held work sessions on May 18, 2026 and June 15, 2026 to also consider updates to WC 4.1032(.06); and

WHEREAS, the Planning Commission and City Council each indicated a desire to eliminate the ability to seek a waiver to increase building heights in WC 4.132(.06) D. and the City Council further indicated a desire to eliminate note 4 in Table 2 in WC 4.132(.06) C. allowing for a “bonus floor” for developments that provide a certain percentage of affordable housing; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the proposed Development Code amendments; and

WHEREAS, required notice of a public hearing has been provided to affected property owners and nearby properties as well as published in the Wilsonville Spokesman, posted on the City’s website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in Sections 4.012, and 4.197 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on August 12, 2026 to review the proposed Development Code amendments; and

WHEREAS, the Planning Commission afforded all interested parties an opportunity to be heard on this subject, duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties, and adopted Planning Commission Resolution No. LP26-0003, recommending adoption of the proposed amendments to WC 4.132(.06) to City Council; and

WHEREAS , the City Council held a public hearing on September 10, 2026 to review the proposed Development Code amendments and recommendations from Planning Commission,

and, during the public hearing, duly considered the Planning Commission's recommendation and other available information, including the staff recommendation and all the exhibits and testimony introduced and offered by all interested parties.

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

Section 1. Findings. The City Council adopts the above-recitals, the staff report accompanying this Ordinance, and the Exhibits to the Ordinance, particularly Exhibits B, C, and D, as its findings.

Section 2. Wilsonville Code Section 4.132(.06) is hereby amended as shown in Exhibit A.

Section 3. The City Recorder and other City staff designated by the City Recorder is hereby authorized to make numbering edits, capitalization edits, formatting edits, and other grammatical edits, not changing the meaning of the text, prudent in their judgement to incorporate the amendments into the City Code and ensure they correlate with existing code text, definitions, and numbering.

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 this 10th day of September, 2026, and scheduled the second reading on September 21, 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 21st day of September, 2026, by the following votes:

Yes: _____ No: _____

Kimberly Veliz, MMC, City Recorder

DATED and signed by the Mayor this _____ day of ____, 2026

Shawn O’Neil, Mayor

SUMMARY OF VOTES:

Mayor O’Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin

EXHIBITS:

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](#)



TOWN CENTER BUILDING HEIGHT WAIVER PROJECT – DEVELOPMENT CODE UPDATES

- Town Center Zone Development Code Amendments
- Text proposed for deletion is ~~struckthrough~~
- Text proposed for addition is **bolded and underlined**
- Figures proposed for deletion have a red “X” over them
- Existing text not proposed for amendments is in plain text
- Staff notes to reviewers for navigation or clarification is (italicized text is in parenthesis)
- Any other italics is existing or proposed formatting and is not an indicator of amendments

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.

Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

[1] This table does not apply to existing development. All new buildings in the district must meet these development standards.

[2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.

[3] Second stories or higher in buildings must be useable. No false front buildings are permitted.

~~[4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may 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.~~

[5] This standard does not apply to residential only buildings.

[6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) **Review Authority** may approve **the following** waivers ~~to the within the MU and C-MU sub-districts:~~

1. An increase in the size of the ground floor of a building floorplate, **which may only be combined with a waiver to decrease the number of stories as contemplated in subsection D.2. below.** ~~and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of~~

2. A decrease in the number of stories of a building.

Any waiver sought under this subsection D. must meet the requirements in Section 4.1198 (.03) if and one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Notwithstanding Section 4.119, waivers to the size of the ground floor of a building floorplate and/or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with subsection D.

Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.

4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....



FINDINGS REPORT

TOWN CENTER BUILDING HEIGHT WAIVER PROJECT – DEVELOPMENT CODE UPDATES

I. INTRODUCTION

This Findings Report (“Report”) provides findings supporting 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”). 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. Each Ordinance included findings, to which this Proposal will refer to, as the intent of this proposed legislative action is to support continued implementation of the Town Center Plan.

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 1, Citizen Involvement

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The Plan was found to be in compliance with Goal 1. The Proposal refines previously adopted Development Code provisions that implement the Plan. The project team, at the direction of

the Wilsonville City Council via Resolution No. 3244, established the Town Center Building Height Waiver Task Force to review and make recommendations to the Wilsonville Planning Commission and City Council regarding proposed refinements to the Development Code. The Task Force held 3 public meetings, the Planning Commission held 2 work sessions and the City Council held 2 work sessions. Public hearings are being held, following required legal notices, offering opportunity for additional public comment.

B. Goal 2, Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The Plan was found to comply with Goal 2. The Proposal further supports Goal 2 by refining the Development Code consistent with the policy framework from the Plan and clarifying regulations for application to future land use actions in the Wilsonville Town Center.

As part of the adoption of the Plan, the City established a record that includes technical memoranda, studies, and analyses supporting each policy of the Plan that is the policy framework for the proposed refinements to the Development Code. During the planning process, the following affected governmental units participated or had the opportunity to participate via notices and project information provided to them:

- Metro
- ODOT
- TVF&R
- Clackamas County
- West Linn-Wilsonville School District
- SMART Transit

The proposed Code amendments are a continuation of the planning effort and are fully reflective of the factual basis and agency outreach in the Plan. Based on the foregoing, the City Council finds that the proposal satisfies Goal 2 with respect to having an adequate factual base and being coordinated with all affected governmental units.

C. Goal 5, Natural Resources, Scenic and Historical Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

No significant natural resources were found to exist in the Plan area, and the Plan was found to comply with Goal 5. Furthermore, Wilsonville's Goal 5 policies in the Comprehensive Plan are implemented by the existing Development Code, specifically Section 4.139.00, the Significant

Resource Overlay Zone (SROZ). The proposed Code amendments do not change Goal 5 implementing Development Code sections.

D. Goal 6, Air, Water, and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

The Plan was found to be in compliance with Goal 6. Nothing in the proposed Development Code amendments would alter the ability of development in the Plan area to be built in compliance with the Plan and thus Goal 6.

E. Goal 7, Areas Subject to Natural Hazards

To protect people and property from natural hazards.

The proposal satisfies Goal 7 because the City has considered the risks of natural hazards during the planning process. There are no identified floodplains within the planning area. The City coordinated with Tualatin Valley Fire & Rescue to ensure land uses and transportation facilities provide for adequate emergency response. The proposed Development Code amendments do not alter any stormwater regulations implemented in response to the Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 7.

F. Goal 8, Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The proposed Development Code amendments do not alter the open space elements in the Plan or current Development Code regulations governing land uses in the Wilsonville Town Center, which was found to comply with this goal, thus the proposal also satisfies Goal 8.

G. Goal 9, Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The proposed Development Code amendments do not alter the outright permitted uses or building sizes in the Wilsonville Town Center Zone, which were adopted to implement the policies of the Plan. The Plan, and implementing Development Code, were found to comply with this goal, thus the proposal also satisfies Goal 9.

H. 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. These uses are components identified in the Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 10.

I. Goal 11, Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The proposed Development Code amendments are consistent with the public utilities and services elements of the Plan; the Plan was found to comply with this goal, thus the proposal also satisfies Goal 11.

J. Goal 12, Transportation

To provide and encourage a safe, convenient and economic transportation system.

The proposed Development Code amendments are consistent with the transportation element of the Plan; the Plan was found to comply with this goal, thus the proposal also satisfies Goal 12.

K. Goal 13, Energy Conservation

To conserve energy.

The proposed Development Code amendments are consistent with the Plan elements found to be supportive of Goal 13, thus the Proposal also satisfies Goal 13.

L. Goal 14, Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The proposed Development Code amendments are consistent with the Plan provisions supportive of Goal 14; the Plan was found to comply with this goal, thus the Proposal also satisfies Goal 14.

III. COMPLIANCE WITH METRO TITLE 6: CENTERS, CORRIDORS, STATION COMMUNITIES AND MAIN STREETS

Findings of compliance with Metro Code 3.07.610-650, Centers, Corridors, Station Communities, and Main Streets are listed below.

The proposed Development Code amendments related to the Plan refine implementation of the Plan and are consistent with the policies identified in the Plan. The Wilsonville Town Center boundaries were previously established and recognized by Metro's Urban Growth Management Functional Plan Title 6 Map of Centers, Corridors, Station Communities and Main Streets, Adopted Boundaries. As noted in the findings herein, nothing in the proposed Development Code amendments alter the purpose of the Plan, the Wilsonville Town Center boundary, or the outright permitted uses already allowed in the Town Center Zone.

A. 3.07.620 Actions and Investments in Centers, Corridors, Station Communities and Main Streets

(a) In order to be eligible for a regional investment in a Center, Corridor, Station Community or Main Street, or a portion thereof, a city or county shall take the following actions:

(1) Establish a boundary for the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to subsection (b);

(2) Perform an assessment of the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to subsection (c); and

(3) Adopt a plan of actions and investments to enhance the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to sub(d).

As noted, the Town Center boundaries have already been established and recognized by Metro's UGMFP Title 6 Map. The proposed Development Code amendments are consistent with the Plan provisions supportive of subsection (a); the Plan was found to comply with this regulation, thus the Proposal also satisfies subsection (a).

(b) The boundary of a Center, Corridor, Station Community or Main Street, or portion thereof, shall:

(1) Be consistent with the general location shown in the RFP except, for a proposed new Station Community, be consistent with Metro's land use final order for a light rail transit project;

(2) For a Corridor with existing high-capacity transit service, include at least those segments of the Corridor that pass through a Regional Center or Town Center;

(3) For a Corridor designated for future high-capacity transit in the RTP, include the area identified during the system expansion planning process in the RTP; and

(4) Be adopted and may be revised by the city council or county board following notice of the proposed boundary action to the Oregon Department of Transportation and to Metro in the manner set forth in subsection (a) of section 3.07.820 of this chapter.

The boundaries of the Wilsonville Town Center were adopted by the Wilsonville City Council in Ordinance No. 55. They are consistent with, and shown on, the 2040 Growth Concept Map of Metro's Regional Framework Plan. The Plan was found to comply with subsection (b) and the proposed Development Code amendments do not alter the boundary of the Wilsonville Town Center, and thus also comply with subsection (b).

(c) An assessment of a Center, Corridor, Station Community or Main Street, or portion thereof, shall analyze the following:

(1) Physical and market conditions in the area;

(2) Physical and regulatory barriers to mixed-use, pedestrian-friendly and transit-supportive development in the area;

(3) The city or county development code that applies to the area to determine how the code might be revised to encourage mixed-use, pedestrian-friendly and transit-supportive development;

(4) Existing and potential incentives to encourage mixed-use pedestrian friendly and transit-supportive development in the area; and

(5) For Corridors and Station Communities in areas shown as Industrial Area or Regionally Significant Industrial Area under Title 4 of this chapter, barriers to a mix and intensity of uses sufficient to support public transportation at the level prescribed in the RTP.

The Plan included an Existing Conditions Report of and Development Feasibility Analysis for the Wilsonville Town Center and was found to comply with subsection (c). The proposed Development Code amendments do not change the allowed uses or outright permitted design standards for development in the Wilsonville Town Center and so also complies with subsection (c).

(d) A plan of actions and investments to enhance the Center, Corridor, Station Community or Main Street shall consider the assessment completed under subsection (c) and include at least the following elements:

(1) Actions to eliminate, overcome or reduce regulatory and other barriers to mixed-use, pedestrian-friendly and transit-supportive development;

(2) Revisions to its comprehensive plan and land use regulations, if necessary, to allow:

(A) In Regional Centers, Town Centers, Station Communities and Main Streets, the mix and intensity of uses specified in section 3.07.640; and

(B) In Corridors and those Station Communities in areas shown as Industrial Area or Regionally Significant Industrial Area in Title 4 of this chapter, a mix and intensity of uses sufficient to support public transportation at the level prescribed in the RTP;

(3) Public investments and incentives to support mixed-use pedestrian friendly and transit-supportive development; and

(4) A plan to achieve the non-SOV mode share targets, adopted by the city or county pursuant to subsections 3.08.230(a) and (b) of the RTP, that includes:

(A) The transportation system designs for streets, transit, bicycles and pedestrians consistent with Title 1 of the RTP;

(B) A transportation system or demand management plan consistent with section 3.08.160 of the RTP; and

(C) A parking management program for the Center, Corridor, Station Community or Main Street, or portion thereof, consistent with section 3.08.410 of the RTP.

The Plan included an implementation plan, which included regulatory actions and amendments to reduce and overcome regulatory barriers within the Wilsonville Comprehensive Plan and Development Code. The implementation plan was found to comply with subsection (d). Nothing in the proposed Development Code amendments alters or changes such implementation strategies, and thus also complies with subsection (d). The proposed Development Code amendments offer additional certainty to development and the Wilsonville community regarding the size of buildings that can be constructed in the Wilsonville Town Center.

(e) A city or county that has completed all or some of the requirements of subsections (b), (c), and (d) may seek recognition of that compliance from Metro by written request to the COO.

As identified in the responses above, the City has completed all requirements of subsections (b), (c) and (d). The City is not seeking recognition of that compliance by Metro.

(f) Compliance with the requirements of this section is not a prerequisite to:

(1) Investments in Centers, Corridors, Station Communities or Main Streets that are not regional investments; or

(2) Investments in areas other than Centers, Corridors, Station Communities and Main Streets.

As identified in the findings for the Plan, the Plan guides and directs investments in the Wilsonville Town Center. The proposed Development Code amendments are consistent with the Plan's implementation strategies and so also complies with subsection (f).

B. 3.07.630 Eligibility Actions for Lower Mobility Standards and Trip Generation Rates

(a) A city or county is eligible to use the higher volume-to-capacity standards in Table 7 of the 1999 Oregon Highway Plan when considering an amendment to its comprehensive plan or land use regulations in a Center, Corridor, Station Community or Main Street, or portion thereof, if it has taken the following actions:

(1) Established a boundary pursuant to subsection (b) of section 3.07.620; and

(2) Adopted land use regulations to allow the mix and intensity of uses specified in section 3.07.640.

(b) A city or county is eligible for an automatic reduction of 30 percent below the vehicular trip generation rates reported by the Institute of Traffic Engineers when analyzing the traffic impacts, pursuant to OAR 660-012-0060, of a plan amendment in a Center, Corridor, Main Street or Station Community, or portion thereof, if it has taken the following actions:

(1) Established a boundary pursuant to subsection (b) of section 3.07.620;

(2) Revised its comprehensive plan and land use regulations, if necessary, to allow the mix and intensity of uses specified in section 3.07.640 and to prohibit new auto-dependent uses that rely principally on auto trips, such as gas stations, car washes and auto sales lots; and

(3) Adopted a plan to achieve the non-SOV mode share targets adopted by the city or county pursuant to subsections 3.08.230 (a) and (b) of the RTFP, that includes:

(A) Transportation system designs for streets, transit, bicycles and pedestrians consistent with Title 1 of the RTFP;

(B) A transportation system or demand management plan consistent with section 3.08.160 of the RTFP; and

(c) A parking management program for the Center, Corridor, Station Community or Main Street, or portion thereof, consistent with section 3.08.410 of the RTFP.

The Plan found that subsections (a) and (b) were not applicable. The Plan includes implementation strategies for parking. The Proposal is consistent with and does not alter such strategies and so complies with subsection (c).

C. 3.07.640 Activity Levels for Centers, Corridors, Station Communities and Main Streets

(a) A Centers, Corridors, Station Communities and Main Streets need a critical number of residents and workers to be vibrant and successful. The following average number of residents and workers per acre is recommended for each:

- (1) Central City - 250 persons*
- (2) Regional Centers - 60 persons*
- (3) Station Communities - 45 persons*
- (4) Corridors - 45 persons*
- (5) Town Centers - 40 persons*
- (6) Main Streets - 39 persons*

The Plan was found to comply with subsection (a) by projecting, at full project buildout in the 40-year planning horizon to meet the town center average. The proposed Development Code amendments are consistent with the Plan as they do not alter the allowed land uses or outright permitted design standards for development in the Town Center Zone.

(b) Centers, Corridors, Station Communities and Main Streets need a mix of uses to be vibrant and walkable. The following mix of uses is recommended for each:

- (1) The amenities identified in the most current version of the State of the Centers: Investing in Our Communities, such as grocery stores and restaurants;*
- (2) Institutional uses, including schools, colleges, universities, hospitals, medical offices and facilities;*
- (3) Civic uses, including government offices open to and serving the general public, libraries, city halls and public spaces.*

(c) Centers, Corridors, Station Communities and Main Streets need a mix of housing types to be vibrant and successful. The following mix of housing types is recommended for each:

- (1) The types of housing listed in the “needed housing” statute, ORS 197.303(1);*

(2) The types of housing identified in the city's or county's housing need analysis done pursuant to ORS 197.296 or statewide planning Goal 10 (Housing); and

(3) Accessory dwellings pursuant to section 3.07.120 of this chapter.

The Plan, and implementing Development Code, offers a variety of land uses and promotes multimodal infrastructure throughout, and thus were found to comply with subsections (b) and (c). The Proposal is consistent with and does not alter the allowed land uses or multimodal requirements in the Plan and Town Center Zone regulations.

D. 3.07.650 Centers, Corridors, Station Communities and Main Streets Map

(a) The Centers, Corridors, Station Communities and Main Streets Map is incorporated in this title and is Metro's official depiction of their boundaries. The map shows the boundaries established pursuant to this title.

(b) A city or county may revise the boundary of a Center, Corridor, Station Community or Main Street so long as the boundary is consistent with the general location on the 2040 Growth Concept Map in the RFP. The city or county shall provide notice of its proposed revision as prescribed in subsection (b) of section 3.07.620.

(c) The COO shall revise the Centers, Corridors, Station Communities and Main Streets Map by order to conform the map to establishment or revision of a boundary under this title.

As to subsection (a), the Wilsonville Town Center boundaries are identified in the current Centers, Corridors, Station Communities and Main Streets Map. Subsections (b) and (c) are not applicable.

IV. COMPLIANCE WITH WILSONVILLE COMPREHENSIVE PLAN

As identified in the Findings Reports accompanying the Plan, the Plan complies with applicable Wilsonville Comprehensive Plan requirements. This Report is consistent with the Plan regarding compliance with the Wilsonville Comprehensive Plan and does not alter the Plan or Town Center Zone regulations that would render the Plan or Development Code inconsistent with the Comprehensive Plan, and thus also complies with applicable Wilsonville Comprehensive Plan policies.

This Report makes additional findings as to Citizen Involvement and Land Use and Development policies in the Wilsonville Comprehensive Plan.

A. Citizen Involvement

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.

Please see the findings for Statewide Planning Goal 1, Citizen Involvement in Section II(A) above.

B. Land Use and Development

Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.

Please see the findings for Statewide Planning Goal 10, Housing in Section II(H) above. The Proposal does not alter allowed land uses, including mixed use, multifamily, and middle housing, in the Town Center Zone.

C. Other Standards Related to Comprehensive Plan Compliance

1. Granting the Amendment Is in the Public Interest

The Proposal addresses community members concerns that building heights in the Wilsonville Town Center lack certainty and may be significantly taller than the maximum of 3-to-5 stories in

the various subdistricts. The Proposal also aligns with the original intent of the building height waiver provision to allow flexibility for single-user anchor tenants to promote additional development in the Wilsonville Town Center.

2. The Public Interest Is Best Served by Granting the Amendment at this Time

The Wilsonville City Council adopted Council Goal 4: Communication and Engagement as part of its 2025-27 Council Goals, and a component of that goal was to better understand the excitement, confusion, and concerns community had regarding the Plan. As a result of that public engagement and communication, this Proposal was brought forward for consideration. More certainty as to expected development size in the Wilsonville Town Center is anticipated to address some of community members' concerns regarding building heights in the Town Center and reignite excitement for revitalization of the Town Center.

3. The Following Factors Have Been Adequately Addressed in the Proposed Amendment

- the suitability of the various areas for particular land uses and improvements;
- the land uses and improvements in the area;
- trends in land improvement;
- density of development;
- property values;
- the needs of economic enterprises in the future development of the area;
- transportation access;
- natural resources; and
- the public need for healthful, safe and aesthetic surroundings and conditions.

The above factors have generally been addressed by the Plan and implementing Development Code provisions, and the Proposal is consistent with these previously adopted policies and regulations. Additionally, the Proposal seeks to create some additional certainty regarding density of development by limiting building heights to the maximums currently outright permitted in the Town Center Zone.

4. Proposed Changes or Amendments Do Not Result in Conflicts with Applicable Metro Requirements

Please see findings provided in Section III above.

V. COMPLIANCE WITH WILSONVILLE DEVELOPMENT CODE PROCEDURAL REQUIREMENTS

Section 4.197 of the Wilsonville zoning code establishes the criteria for amendment of the zoning text. Those criteria are:

- 1. That the application was submitted in compliance with the procedures set forth in Section 4.008; and*
- 2. The amendment substantially complies with all applicable goals, policies and objectives set forth in the Comprehensive Plan; and*
- 3. The amendment does not materially conflict with, nor endanger, other provisions of the text of the Code; and*
- 4. If applicable, the amendment is in compliance with Statewide Land Use Planning Goals and related administrative rules; and*
- 5. If applicable, the amendment is necessary to ensure that the City's Land Use and Development Ordinance complies with mandated requirements of State or Federal laws and/or statutes.*

All procedures required by the Development Code have been filed. The compliance with the Comprehensive Plan is documented in this Report. A comprehensive review of the Wilsonville text has been conducted and there are no conflicts. The proposal's compliance with the Statewide Planning Goals is also documented in this Report. Other than Oregon's land use statutes, no other State or Federal laws or statues have been identified as applicable.



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.

ORDINANCE NO. 906

Exhibit D

Planning Commission Record,

including signed

Planning Commission Resolution LP26-0003

LINK:

[https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/130207/f. ord 906 ex d pc record c c ph 9-10-26.pdf](https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/130207/f.ord.906.ex.d.pc.record.c.c.ph.9-10-26.pdf)

Administration

August 2026 Report

The Administration Department supports the City Manager, City Council, and three committees. The department also includes communications, government affairs and records among many special projects. This report is intended to provide the City Council with monthly highlights that they may not receive otherwise.

- **City Recorder** received **41** public records request in August, of which only two (2) were from Wilsonville Residents.
- **Code Compliance:** Received eight (8) complains from the “Ask the City” customer relationship management (CRM). Common complaints were regarding abandoned vehicle, tall grass, and signage.
- **Committees:**
 - Wilsonville’s Diversity Equity and Inclusion (DEI) Committee did not meet in August. The DEI Las Posadas and Juneteenth subcommittees met to discuss their upcoming 2026-27 events.
 - Wilsonville-Metro Community Enhancement Committee and the Tourism Promotion Committee did not meet in August.
- **Communications:** Dates are confirmed and begun promotional activities for fall Shred Day (Oct. 3), Bulky Waste Day (Oct. 17), and Leaf Drop Day (Nov. 21)
 - Most views on Facebook in August – Movie in the Park: Hopper – 31.7K Views (Image above)
 - WilsonvilleOregon.gov captured 125.4K views. The top webpages visited was the Library, Home Page, and Traffic Cameras.
 - Let’sTalkWilsonville.com captured 1,009 views. The top traffic channel was Direct, indicating that most visitors accessed the website by navigating to it directly.
- **Public Affairs:**
 - Submitted a petition to withdraw areas surrounding Wilsonville from the TriMet district. The goal is to align current and future city limits with the SMART service area.
 - Willamette Falls and Landings Heritage Area Coalition has been working to reintroduce federal legislation to establish a National Heritage Area. The coalition has been engaging federally-recognized tribes who have an interest or history at/near Willamette Falls.
- **Volunteers:** City Volunteers were invited to attend a volunteer appreciation event at the Party in the Park event on August 20, 2026, at 5:30pm.



Image from most viewed Facebook post in August 2026.

Monthly Report

Building Division

In Wilsonville, the Building Division ensures that all construction projects meet safety and code standards. While many residents are aware that large-scale residential projects like new home constructions or major renovations require permits, there are several smaller projects that also necessitate permits, often surprising homeowners.

For instance, installing or changing any part of a heating or cooling system that must be vented into a chimney requires a permit. This includes unvented decorative appliances, woodstoves, fireplace inserts, and pellet stoves. Additionally, any alterations or repairs to gas piping between the meter and an appliance, whether indoors or outdoors, also need a permit. Even installing bath fans, dryer exhausts, kitchen range exhausts, and water heaters that require venting falls under this category.



Another common project that requires a permit is the construction of accessory structures or sheds. Before adding a detached accessory structure to your property, it's essential to consult with the Planning Division to ensure the project meets the city's Development Code. Once approved, you must provide the Building Division with the dimensions, height, and proposed location of the structure to determine if a building permit is necessary. It's also important to note that even seemingly minor projects like building a deck or patio cover might need a permit. For example, enclosed or unenclosed patio covers that exceed 200 square feet or are more than 30 inches above adjacent grade require a permit. Similarly, any deck or porch that comes closer than three feet to property lines must be reviewed and approved by the Building Division.

By obtaining the necessary permits, homeowners can ensure their projects are safe, codecompliant, and legally sound. The Wilsonville Building Division is committed to helping residents navigate the permitting process, providing guidance and support every step of the way. For more information or to start your permit application, visit the city's online permitting portal or contact the Building Division directly.

City of Wilsonville Building Division FAQs.

<https://www.ci.wilsonville.or.us/building/page/faqs-building>

Economic Development Division

This month's report will highlight some incremental, but important economic development wins the City has enjoyed over recent months. While we continue to experience some very visible commercial vacancies, there are also important, but less visible business development and real estate development wins happening quietly.

In alphabetical order:

DCI International announced plans to relocate its Oregon operations from Newberg to a newly acquired 24-acre campus in Wilsonville. Beginning in early 2028, the company will consolidate its manufacturing, warehousing, administrative offices, cabinetry production, parts operations, and DCI Edge showroom into a single campus designed to support continued growth and operational efficiency.



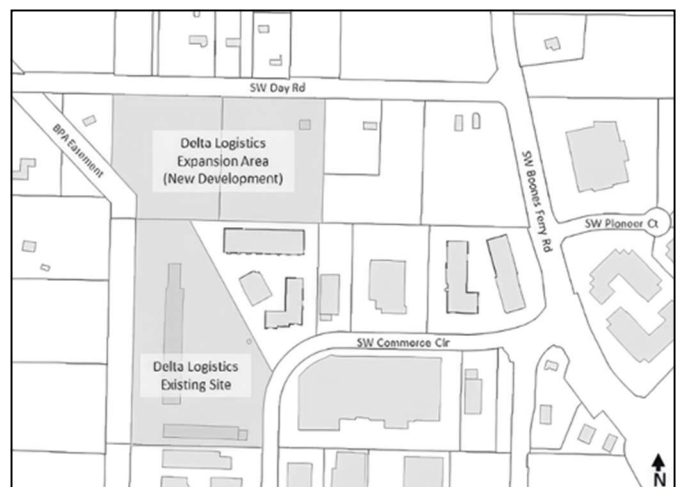
DCI International is a leading manufacturer of dental equipment and an industry leader with customers worldwide. The relocation represents a major investment in Wilsonville and reinforces the community's reputation as a premiere location for advanced manufacturing. The project is expected to retain hundreds of high-quality jobs in the region while positioning the company for future expansion. Economic Development staff will coordinate with DCI as it advances toward occupancy. The announcement represents another significant business recruitment success for Wilsonville and further strengthens the city's advanced manufacturing cluster.

Delta Logistics completed and occupied a 58,000 sf addition to their existing location at 9835 SW Commerce Circle. The new buildings, on a +/- 8 acre site, include warehouse/manufacturing development, with the potential future internal addition of two (2) storage mezzanines for total future potential floor area of 62,107 sf, and associated improvements. A portion of the space will be occupied by Delta, while the remainder is available for lease.

Delta Logistics Inc. is a Wilsonville, Oregon-headquartered transportation and logistics company with more than 20 years of industry experience. The company provides freight transportation, intermodal shipping, warehousing, and distribution services to customers throughout the United States. Its transportation services include full truckload, less-than-truckload (LTL), expedited delivery, refrigerated shipping, and trailer-drop services.



Delta also provides intermodal transportation combining truck and rail service, as well as warehousing and third-party logistics (3PL) solutions that support inventory management, fulfillment, and distribution. The company emphasizes technology, shipment tracking, 24-hour dispatch, and customer service as key parts of its operations. From its Pacific Northwest roots, Delta has grown into a multi-state logistics provider serving more than 2,500 customers and supporting businesses with a range of transportation and supply-chain needs.



Economic Development Division

Gerber Gear is moving its headquarters, including manufacturing, executive leadership, sales, marketing, and customer support to Wilsonville. They are currently in the move-in process at 9275 SW Peyton Lane, as they transition and wind down operations in Tigard with an anticipated Grand Opening in November. The Peyton Lane property has been home to Payless Drug, Hollywood Video, and also a call center employing over 1,000. Gerber has repurposed this building into a multi-use, office and manufacturing, scalable solution.

Gerber Gear is a manufacturer of knives, multi-tools, and outdoor equipment. Founded in 1939 in Portland, the company designs dependable products for outdoor enthusiasts, tradespeople, hunters, anglers, and U.S. military customers.

Lamborghini Portland will soon open their location on Parkway Avenue, north of Elligsen Road. The new Lamborghini Portland dealership will be housed in an all-new modern, multi-level facility designed to provide an exceptional customer experience that reflects the prestige of Automobili Lamborghini.

Located along I-5, the dealership will stand as a prominent landmark in Wilsonville visible to the thousands of vehicles passing by every day.

PCB Assembly Express has acquired the property at 27676 SW Parkway Avenue, former home of Gillespie Graphics, a long-time Wilsonville legacy business. A few years ago, Gillespie was acquired by another, larger graphics and vinyl wrap company. That company integrated Gillespie's capabilities and subsequently decided to jettison the Wilsonville location and sell the underlying real estate. The story could be framed as a loss, but instead it presented an opportunity.

PCB Express, formerly located in Tualatin, will now own their real estate (versus leasing) and have space to grow in place in Wilsonville. They bring with them 30 manufacturing and support -related jobs. PCB is a contract manufacturer of Printed Circuit Boards with aspirations to serve the fertile semiconductor supply chain that economically anchors the Portland region.

Planet Fitness has applied for permits to renovate and occupy the space at Argyle Square most recently occupied by Office Depot.

Planet Fitness is known for creating the non-intimidating, low-cost model that has revolutionized the gym industry. Planet Fitness became known as the "Judgement Free Zone®" – a welcoming and friendly community where people could feel comfortable regardless of their fitness level. Today, Planet Fitness has become one of the largest and fastest-growing franchisors and operators of fitness centers in the United States by number of members and locations.

Of course, **Twist Bioscience**, has called Wilsonville its core manufacturing home since 2022. But, the South San Francisco based life science company continues to invest in Wilsonville. They now employ some 300 at their Parkway Avenue location, with an average wage in the six-figures. This summer (2026) they received their third tax rebate under the WIN program, the program that helped influence Twist's decision to choose Wilsonville as the home of their "Factory of the Future." Twist may apply for four more years of annual rebates, after which Twist's \$100M investment will be reflected fully in public agency revenues when the incentive period expires.



Economic Development Division

The **Villebois Village Center** mixed-use project is under construction. This project, developed by Capstone Partners, will (pun intended) be the capstone of the Villebois community, which began construction just over 20 years ago.

Villebois residents have long awaited the completion of the neighborhood's center-piece—the piazza—with surrounding commercial, mixed-use development, emulating a European piazza.

The project will bring 143 units of housing, as well as 2,460 square feet of ground floor commercial space. An additional 7,500 square feet of ground floor space is being constructed as “live/work,” which can, as the name suggests, be used as dual-function commercial and residential space, set up to be easily separated depending on occupant desire and market demand, subject to all applicable city land-use and building regulations.



Honorable mention also goes to **Precision**

Countertops building their own modern manufacturing facility and showroom on Garden Acres road in Coffee Creek, the **redevelopment of the Shari's site** in Town Center, as well as the **Mountain Mike's Pizza** moving into the former Noodles and Co. space on Citizens Drive. Very soon, staff will also be able to disclose another exciting announcement which is currently subject to Non-disclosure Agreement. The confidential project will bring both employment and millions in investment to the City. Staff has also learned that a major national retailer has expressed interest in the vacant **Rite-Aid** space next to Safeway.

While vacancy at the former Fry's, Albertson's, and Cinema properties are real, in each case, there are extenuating circumstances that have prolonged the vacancy period. The vacancy persists, but not for lack of market demand. The Fry's property, and others in Town Center can be used and/or redeveloped in a multitude of ways under the Town Center Zone. The Fry's property is not zoned exclusively for an electronics retail store. Rather, the City determined that the existing approved use is for an electronics retail store. A new use that is not an electronics retail store can absolutely be allowed, but it would require a change of use process or other land-use process.

In short, there are a few tough real estate nuts to crack, but there are good things happening, and investment is continuing in the City.

Economic Development is expected to be at the forefront of the November gubernatorial race, and there is a broad consensus forming statewide that the status quo approach to economic development in Oregon is no longer serving the State. We are looking forward to participating in critical conversations that may shape a new approach. Just today, staff attended a regional meeting that will help inform a new “Comprehensive Economic Development Strategy” for the Greater Portland Economic Development District. Comprehensive Tax Reform and Industrial Land Readiness were leaders among the issues participants identified as top priorities.

In every challenge there is opportunity.

Onward.

Engineering Division, Capital Projects

Annual Street Maintenance Projects (4014)

The Wilsonville Annual Street Maintenance Program funds the planning, design, and construction of street surface rehabilitation projects necessary to maintain a safe and reliable street network.

This summer, the City completed crack sealing and localized pavement spot repairs in the Fox Chase, Morey's Landing, Hazelwood, and Old Town neighborhoods, as well as on Boeckman Road and Boones Ferry Road. Crack sealing is a maintenance technique used to extend the life of roads by filling in cracks to reduce the infiltration of water. Localized pavement spot repairs consist of construction crews removing and replacing small sections of damaged asphalt. These repairs focus only on the areas that are cracked, crumbling, or uneven. The City is currently evaluating slurry sealing to follow and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2027.

The City also completed rehabilitation of the following road segments

1. Parkway Center Avenue to Town Center Loop East, Parkway Center Court to Town Center Park
2. Grahams Ferry Road from Cahalin Road to Day Road

The City's engineering design consultant, Century West Engineering, is working on preparing plans and specifications for rehabilitation of the following road segments during the respective fiscal years:

FY 2026-27

1. Boones Ferry Road from Boeckman Road to Ridder Road
2. Nike Drive from 95th Avenue to Boones Ferry Road
3. Ridder Road from 95th Avenue to Boones Ferry Road

FY 2027-28

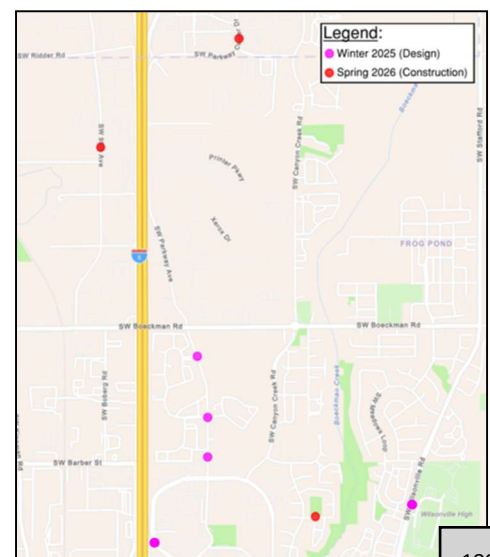
1. Parkway Center Drive from Ellingsen Road to Burns Way
2. Sun Place from Best Western to Parkway Avenue

Century West delivered the 90% design for fiscal year (FY) 2026-2027 road rehabilitation to the City in June 2026, and the City is reviewing and preparing comments.

Annual Pedestrian Enhancements (4717)

This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in construction targeted for this summer. These locations include: a mid-block crossing and bus shelter relocation north of Freeman Drive 95th Avenue, a mid-block crossing on Wimbledon Circle South between Courtside Drive and Volley Street, and a mid-block crossing on Parkway Center Drive north of Burns Way. The project has been awarded to Turney Excavating, and construction is in progress as of June.

Design of additional crossing improvements are underway for three locations along Parkway Avenue, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive. This package of upgrades also includes accessibility improvements at the north-bound SMART bus stop on Wilsonville Road and Wildcat Way, and for a bike ramp to connect the southbound bicycle lane on Town Center Loop West to a nearby shared use path. Plans have progressed to final design and bid package preparation for construction in summer 2027.



Engineering Division, Capital Projects

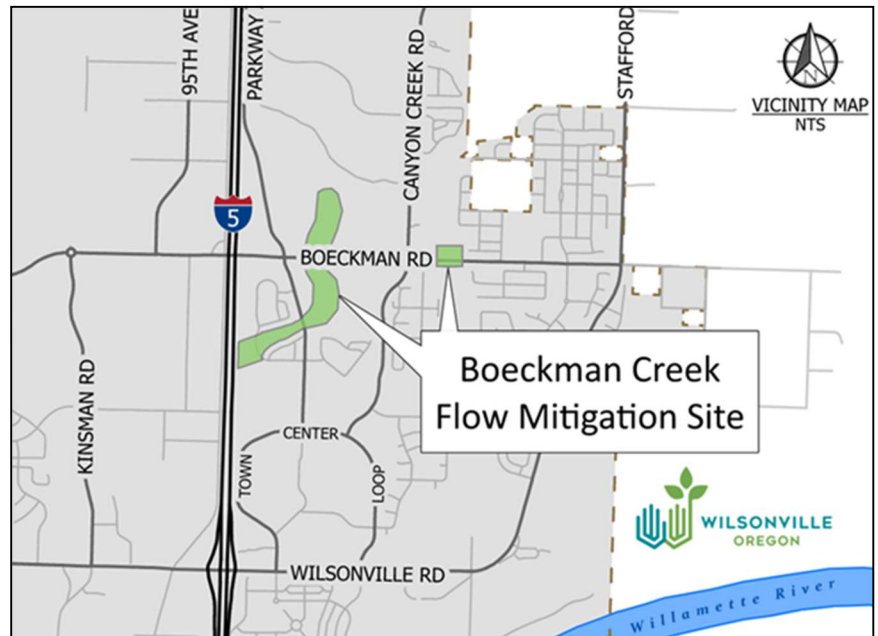
Boeckman Creek Flow Mitigation (7068)

This project will look at stormwater flows coming off the Siemens site towards Boeckman Creek.

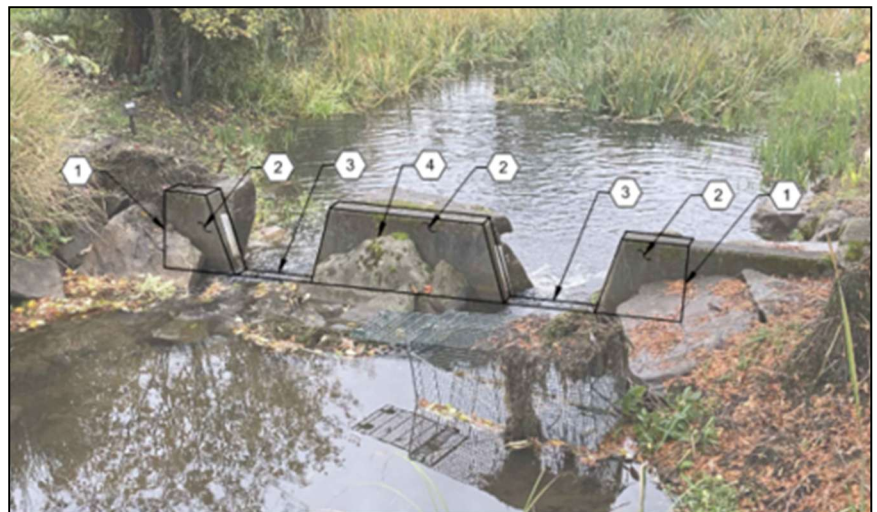
Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the early 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge.

Interlaken Inc. has been awarded the construction contract, and construction is in progress as of early June. Project work will occur at several different locations including:

- The dam removal and dig out under the new Boeckman Bridge
- Replacement of overflow grating and weir modifications internal to the Siemens Campus
- Replacement of an undersized culvert on Boeckman Road at the entrance to the Siemens Campus
- Modifications to City piping under Parkway Avenue and Ash Meadows



Map of the general project area



A flow weir structure shown above will need modified as a part of the project.

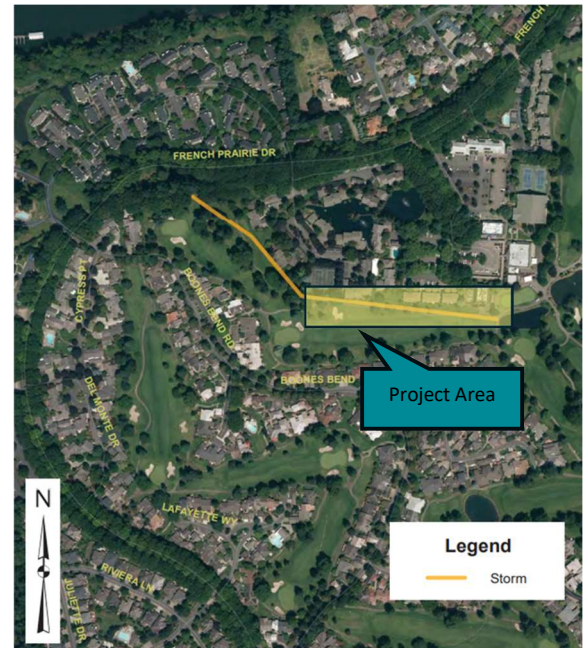
Brown Road Improvements Project (4216)

The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from Wilsonville Road to Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. The consultant delivered the 100% design to the City in February 2026 and the Invitation to Bid (ITB) for Construction was released in March 2026. The contract was awarded to Knife River, and a final Community Meeting was held on May 13 at Tranquil Park to provide an opportunity for neighbors to meet the project team, learn more about construction activities, and ask questions. The contractor has mobilized to the site and is coordinating with homeowners and utility providers to support efficient scheduling and communication. Construction is expected to be completed by the end of 2026. Temporary lane closures and traffic delays are expected throughout the project, with updates about traffic control communicated by the project team.

Engineering Division, Capital Projects

Charbonneau Storm Improvements Phase II A (7072)

This project provides design and construction for replacement of a portion of the stormwater pipeline as part of the Charbonneau Consolidated Improvement Plan, Project #37 Charbonneau Storm Improvements Phase II. Replacement of the 815-foot long section of 12-inch storm pipe has become a priority project as a result of recent inspection by the Public Works Department that identified significant deterioration and vulnerability to collapse. The pipeline is adjacent to residential and commercial buildings that could be susceptible to damage should a portion of the pipeline collapse or become plugged. Final bid package preparation is underway for advertisement this fall.



Miley Road – Storm Sewer Improvements (7071)

This project will remove and replace the existing storm sewer and pipe outfall within Miley Road, which is in very poor condition and is a concern for erosion and pipe collapse during a large rain event. Construction is anticipated to be split into two phases: the first phase being the replacement of the sewer outfall and upstream pipe/inlets to the east up to the intersection of Airport Road, and the second phase being removal and replacement of the remainder of the upstream pipe and structures that run parallel to Miley Road up to Armitage Road. WSP USA is the engineering design consultant selected for the project.

The 30% engineering design is complete and in City review and comment before proceeding to the 90% design phase. Construction of Phase 1 is anticipated for spring 2027 after environmental permitting is complete. Construction of phase 2 is anticipated to begin in spring 2028.



Engineering Division, Capital Projects

Stafford Road Improvements Project (4219, 2111, and 1158)

The Stafford Road Improvements Project includes improving a section of Stafford Road between Boeckman Road and Kahle Road to meet current City standards for a major arterial roadway and as detailed in the Frog Pond East and South Master Plan. The roadway improvements consist of urban upgrades to enhance multi-modal connectivity by adding bike lanes, sidewalks, transit stops, and turn lanes that accommodate access to existing and planned adjacent neighborhoods. The project will include two roundabouts with the intersections of SW Brisband Street and SW Kahle Road, as well as an enhanced pedestrian crosswalk with a flashing beacon at Frog Pond Lane. In addition to roadway improvements, this project includes an extension of a 12-inch sanitary sewer pipeline and 12-inch drinking water pipeline, as well as undergrounding of overhead utilities and relocation of Portland General Electric high voltage transmission lines on Stafford Road between Boeckman Road and Kahle Road. Surveying, geotechnical explorations, wetland delineation, archeological survey, transportation studies, and a tree inventory began in August 2025 at the project site. DOWL delivered the 30% design to the City in May 2026, and the City has returned comments. The City has negotiated and signed a contract amendment with DOWL to support continuation of design services through completion of the design phase. The City anticipates the 60% design will be delivered to the City in fall 2026.

Water System Master Plan (1154)

The purpose of the Plan is to evaluate necessary capital improvements to accommodate anticipated population growth, meet regulatory requirements, provide seismic resilience, and ensure system reliability. Various elements of the Plan include estimating population growth over the next 20 years, anticipating changes to state and federal regulations, identifying and correcting water storage and transmission capacity limitations, reducing vulnerability to seismic events, and developing emergency response strategies to protect and preserve proper functionality of the City's water supply, storage, and distribution systems. Upon completion, the Plan will be utilized to determine the needed adjustments to water utility rates and system development charges to implement the recommended capital improvements. When the draft Capital Improvement Plan (CIP) is developed, open house meetings will be held to present the recommended CIP and solicit public feedback. These meetings are tentatively scheduled to occur around October 2026.

WWTP Aeration Basin Expansion (2113)

This project constructs a fourth aeration basin and a seventh blower to expand secondary treatment capacity at the Wastewater Treatment Plant (WWTP). The project includes earthwork, landscaping, and site drainage improvements. A design consultant has been selected, with a contract award by City Council in May. Design is tentatively scheduled to be completed in early 2028, with construction starting in spring 2028.

WWTP Backup UV System Replacement (2109)

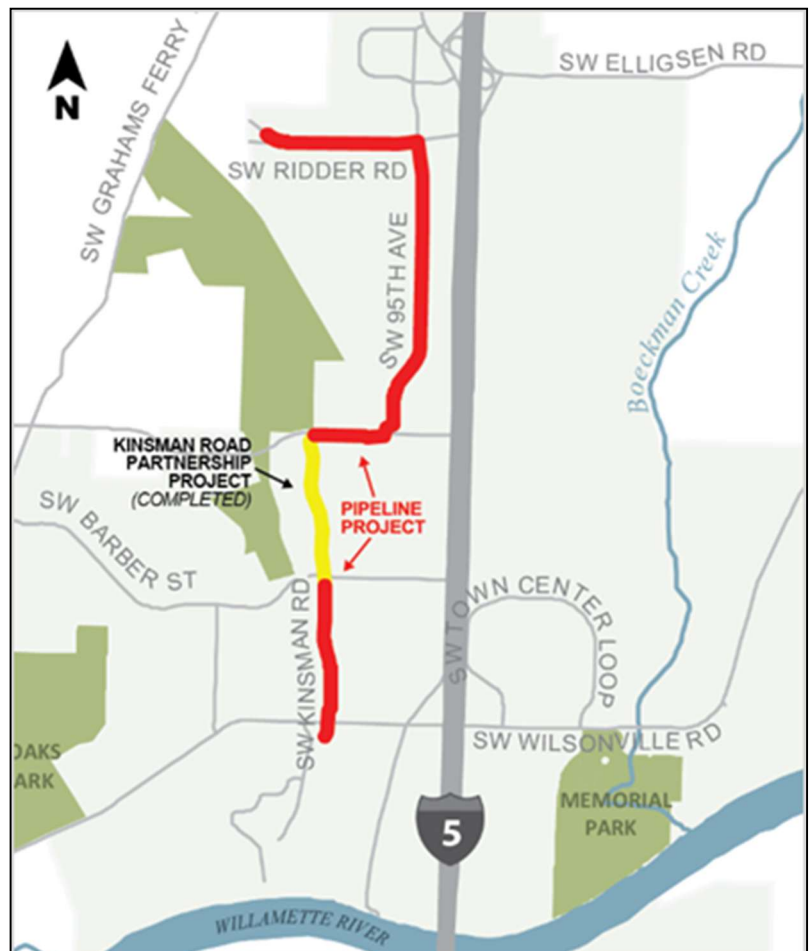
This project will replace the outdated backup UV disinfection system at the Wastewater Treatment Plant (WWTP). The new system will enhance disinfection reliability, ensure compliance with regulatory standards, and provide critical redundancy during peak flows or primary system maintenance. Design is underway, with completion expected in August 2026. Construction is anticipated to occur from September 2026 to September 2027.

Engineering Division, Capital Projects

WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program (WWSP). Here are the updates on major elements within Wilsonville:

- **Phase 1, Wilsonville Road (PLM_1.1)** Arrowhead Creek Lane to Wilsonville Road—**Complete**
- **Phase 2, Garden Acres Road to 124th (PLM_1.2)** Ridder Road to Day Road—**Complete**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM_1.3)** The WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville began in fall 2022, with completion planned for 2026. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on Kinsman Road from Wilsonville Road to Barber Street has been completed and restoration at the intersection of Wilsonville Road and Kinsman Road is ongoing. Pipe install on 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the road is ongoing. Permanent concrete road panel restoration of 95th Avenue began in April 2025 and was completed in November 2025. Pipe install on Ridder Road west of 95th Avenue began in June 2025, has been completed, and restoration of the road is ongoing. Temporary traffic control on Kinsman Road, 95th Avenue, and Ridder Road during final restoration efforts will be required to accommodate remaining construction activities. Additional upgrades to the intersections at Boeckman Road and 95th Avenue and Ridder Road and 95th Avenue are expected to be completed by late 2026.



Engineering Division, Private Development

Residential Construction Activities

Frog Pond West

July marks just nine years since the City adopted the Frog Pond West Master Plan, a 20-year planning document. Frog Pond Primary School has been constructed and is ready to open its doors this fall. Frog Pond Neighborhood Park is ready for families to enjoy, even as we await meadow plantings this fall. A majority of the Boeckman Creek regional trail has been constructed through the neighborhood. Of the 181 acres of land in this community, 171 acres have been through the land use process. Home construction in the Frog Pond Estates, Frog Pond Oaks, Frog Pond Terrace, Frog Pond Overlook, Frog Pond Ridgecrest, and Frog Pond Vista subdivisions is underway. Infrastructure construction is nearly complete at Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road. Once street lights have been energized, the plat will be recorded and home construction will commence.



Frog Pond Neighborhood Park



Frog Pond Petras

Canyon Creek South Phase III

Home construction is anticipated to begin in the fall.

Planning Division, Current

Administrative Land Use Decisions Issued

- 1 Class 2 Administrative Review
- 5 Type A Tree Permits
- 3 Type B Tree Permits
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

In August, Planning staff collaborated with developers and contractors to ensure construction activities align with approvals from the Development Review Board and City Council. Active projects include:

- Residential subdivisions in Frog Pond West and on Canyon Creek Road S
- A new primary school in Frog Pond
- A new neighborhood park in Frog Pond
- A new car dealership on Parkway Avenue
- Villebois Village Center Mixed-use Development
- Electric Vehicle (EV) charging station on Barber Street

Development Review Board (DRB)

DRB Panel A met on August 10 and approved an application for two new storage buildings totaling 2,000-square-feet, a 200-square-foot canopy covering the material transfer area, a 50' tall CO2 tank, and other site improvements for Twist Bioscience located at 26600 SW Parkway Avenue.

DRB Panel B did not meet in August.

DRB Projects Under Review

In August, Planning staff advanced the following projects in preparation for Development Review Board hearings:

- Twist Bioscience storage buildings at ParkWorks
- Stafford Ridge, the first proposed development in Frog Pond East



Twist Bioscience – Proposed Storage Buildings

Planning Division, Long Range

Housing Statutory Compliance Project

This two-part project will update Wilsonville's Development Code to incorporate new statutory requirements related to residential development from the 2025 Oregon Legislative session. Part 2 of the project focuses on compliance with HB 2138 (2025), including modifications to the City's middle housing definitions, middle housing land division process, and the creation of clear and objective standards for tree removal related to housing development. The project also incorporates statutory requirements that have been adopted in recent years but have not yet been addressed in the City's Development Code. In August, the project team gathered input on community priorities for approaches to tree removal standards for residential development at Party in the Park and via a short survey on Let's Talk, Wilsonville! This feedback will inform preparation of draft Development Code amendments related to tree removal for housing development, anticipated for adoption by the City in late 2026 to early 2027.

Planning Commission

On August 12, the Planning Commission held a public hearing after which they unanimously recommended that the City Council adopt Development Code amendments regarding building heights in the Town Center Zone. The Planning Commission also held three work sessions. At the first work session regarding Transportation Performance Measures, the project team addressed questions and Commissioners provided feedback. At the second work session, the commission provided final feedback on Draft Basalt Creek Master Plan and Technical Appendices. At the third work session, the Planning commission provided feedback regarding the Chapter 4 Code Amendments related to code enforcement.

Basalt Creek Master Plan

The Basalt Creek Master Plan (BCMP) builds upon the vision and framework established by the 2018 Basalt Creek Concept Plan (BCCP), which identified preferred land uses, transportation and infrastructure systems, and implementation strategies to guide future urbanization of the Basalt Creek Planning Area (BCPA). Since adoption of the BCCP, the City of Wilsonville has completed key implementation actions, including amendments to the Urban Planning Area Agreement, City of Wilsonville Comprehensive Plan, and Transportation System Plan to support coordinated future development in the area. In August, Staff continued advancing the Basalt Creek Master Plan and associated Comprehensive Plan and Development Code amendments through the adoption process. On August 12, 2026, the Planning Commission held its third and final work session, reviewing the final Master Plan, proposed amendments, supporting technical analyses, and changes made in response to previous feedback. The Commission expressed general support for the proposal and requested that a definition of Data Center be added to the Development Code amendments. On August 17, 2026, the City Council held a work session to review the Master Plan, implementation package, and major policy considerations. The Council supported moving the package forward without additional changes. Following these meetings, staff began preparing the final materials for the Planning Commission public hearing scheduled for September 9, 2026.

Finance

August 2026 Report

Fiscal Year End June 30, 2026 (FYE 26)

Below is a first look at the *preliminary* (pre-audited) snapshot across the City's 10 operating funds. Amounts are subject to change before finalized but this provides an initial look at the preliminary year-end balances for early context. Year-end financial statements (and balances) are expected to be finalized in October and will then be subject to an independent external audit.

Category	Operating Funds (in millions)									
	General Fund	CD Fund	Building Inspection	Transit	Water Operating	Sewer Operating	Stormwater Operating	Street Lighting	Road Operating	Road Maintenance
Beginning Fund Balance 07.01.25	\$18.6	\$2.5	\$4.3	\$19.8	\$13.6	\$10.9	\$6.9	\$1.1	\$1.2	\$5.3
Revenue	\$28.7	\$5.1	\$1.3	\$10.1	\$11.5	\$9.5	\$4.5	\$0.6	\$2.8	\$3.0
Expense	(\$30.0)	(\$5.0)	(\$1.5)	(10.5)	(\$9.1)	(\$9.4)	(\$4.3)	(\$1.1)	(\$2.4)	(\$2.8)
Ending Fund Balance 06.30.26	\$17.3	\$2.6	\$4.1	\$19.4	\$16.0	\$11.0	\$7.1	\$0.6	\$1.6	\$5.5

General Fund

The General Fund's \$17.3 million FYE 2026 fund balance (noted above) provides an important financial cushion, but it should not obscure the growing challenges facing the General Fund or the concerning trajectory ahead. While revenues continue to grow, expense growth—particularly in Police, Materials & Services, and Personnel Services—is outpacing available revenues, creating a structural imbalance and increasing pressure on the City's ability to fund ongoing services and capital infrastructure needs, including aging Parks and Facilities.

Fiscal sustainability requires recurring revenues to keep pace with recurring expenses while preserving adequate reserves and capacity for future investments. On the revenue side, this means growing the City's \$5.2 billion tax base through economic development and investment while exploring additional revenue sources. On the expense side, it means improving efficiency, prioritizing services, managing service levels, and addressing long-term cost drivers.

As noted in the Fiscal Year (FY) 2026–27 Budget Message, the City faces key policy decisions regarding the future of its General Fund. A series of three (3) City Council Work Sessions, beginning November 16, 2026, will provide Council with a comprehensive overview of the City's General Fund financial outlook and initiate a strategic examination of potential approaches to strengthen long-term fiscal sustainability. Discussions will include cost efficiencies, service-level adjustments, and additional revenue options, such as a local option levy, utility fees, or a combination of approaches.

Ultimately, the central policy question is: How can the City continue providing the services that matter most to the community while also investing in the maintenance and replacement of General Fund infrastructure in a financially sustainable way?

Finance

General Fund Service Reimbursement

An important aspect of effectively managing the General Fund is ensuring that costs are appropriately allocated to the funds that benefit from shared services. City Administration, City Council, Human Resources (HR), Accounting, Information Systems (IS), Public Works Administration, Facilities, and Legal are collected/budgeted in the General Fund because these functions are centrally managed; however, their services support multiple departments and funds across the City. Therefore, a portion of the associated costs is allocated to the benefiting funds through an interfund transfer, resulting in a **Transfer In** to the General Fund and a corresponding **Transfer Out** of the other Operating Funds. This process ensures that the financial responsibility for shared services is appropriately assigned to the funds that receive and benefit from them, rather than being borne entirely by the General Fund.

The allocation is completed as part of the annual budget process through a step-down process, which systematically distributes the costs of centralized support services to the funds that benefit from them. The **Step-Down** is performed in a defined sequence—Administration, Legal, HR, IS, Finance, Public Works Administration, and Facilities—to ensure costs are allocated consistently and appropriately. As each department is stepped down, its eligible costs are allocated using an appropriate methodology or cost driver, such as staffing levels, usage, departmental activity, or other measures of the services provided. The sequential approach recognizes that some centralized departments also support other internal service functions, allowing those costs to be incorporated into subsequent allocations. This results in a more equitable distribution of shared-service costs and provides a clearer representation of the true cost of operating each fund.

Service	Department Allocation Driver
Administration	Adjusted for non-allocatable expenses, then allocated out to departments based on their pro rata share of the City's operating budget.
↳ Legal	Adjusted for non-allocatable expenses, then allocated out to departments based on their pro rata share of the City's operating budget.
↳ Human Resources	Allocated based on fulltime equivalent (FTE) counts, including a proportionate share of Administrative and Legal costs through the step-down process.
↳ Information Systems	Allocated to departments using a weighted average of FTE counts, technology-equipped FTEs, and software licenses per department.
↳ Finance	Allocated based on a weighted average of FTE counts, Utility Billing/Front Desk FTEs, and operating budgets, reflecting Finance's role in utility billing, front desk reception, accounting, treasury, and budget.
↳ Geographic Information System (GIS)	Fixed proportion Community Development (CD) Fund (35%), Water (15%), Sewer (15%), Stormwater (15%), Transit (5%), Parks (5%), Build Ins (5%), and Roads (5%)
↳ Public Works Admin	Fixed proportion to Water (25%), Sewer (25%), Stormwater (10%), Roads (15%), and Facilities (25%)
↳ Facilities	Based on materials & services (MS) budget associated with each building



Finance

Key Dates & Next Steps:

10/05/26	●	Fiscal Year (FY) 2026-27 Budget Supplemental resolution before City Council. Mostly for re-appropriation of funds for ongoing multi year capital projects tied to Council approved contracts.
11/16/26	●	General Fund Sustainability / City Council Work Session
12/07/26	●	General Fund Sustainability / City Council Work Session
01/18/27	●	General Fund Sustainability / City Council Work Session
02/11/27	●	FY 2026-27 Mid Year Budget Review. Reconvenes the Budget Committee to review estimated year-end actuals compared with the adopted budget, with a focus on the City's 10 core operating funds.
05/05/27	●	FY 2027-28 Budget Committee Meeting #1
05/13/27	●	FY 2027-28 Budget Committee Meeting #2
05/18/27	●	FY 2027-28 Budget Committee Meeting #3 (<i>only if needed</i>)
06/07/27	●	FY 2027-28 City Council Budget Adoption



Finance

Fiscal Year 2026-27 Budget Supplemental

A budget supplemental is scheduled to go before City Council for consideration on Monday, October 5, 2026. Budget supplementals are an important part of the City's financial management process and provide a formal mechanism to adjust budget authority after the original budget is adopted.

The upcoming budget supplemental is primarily for the re-appropriation (rollover) of unspent funds from one fiscal year to the next for ongoing, multi-year capital projects tied to previously approved City Council contracts, due to timing differences of when work is anticipated to be performed. When budgeted funds are not spent within the fiscal year as originally anticipated, they do not automatically carry forward into the next fiscal year. A budget supplemental provides the formal mechanism, as required under Oregon budget law, to accomplish this while maintaining appropriate financial controls and Council oversight.

Internal Controls

Protecting the City's financial resources is a key responsibility of the Finance Department. We maintain multiple layers of controls across our financial systems and banking relationships to safeguard the City's assets - ensuring appropriate access, approval thresholds, and segregation of duties.

These internal controls include multi-factor authentication, role-based access, defined permission levels, dual controls, and established approval thresholds within the City's Enterprise Resource Planning (ERP) financial system. These controls apply across key financial functions, including Accounts Payable, Payroll, Utility Billing, Municipal Court, Cashiering, and Accounting, as well as the City's banking relationships. The City regularly reviews and evaluates these controls and system configurations to ensure they remain consistent with industry best practices, evolving risks, regulatory requirements, and the City's operational needs. Our banking controls provide an additional layer of protection, including:

- **Permissions:** Which define who has access to the City's financial accounts and who can initiate or approve outgoing automated clearing house (ACH) and wire transactions. No individual can both initiate and approve the same transaction.
- **Positive Pay:** All paper checks issued through Accounts Payable and Payroll are transmitted to the bank through an authorized file. Only checks included in that file are eligible for payment, helping prevent fraudulent or unauthorized checks from being paid. Further, we utilize blank check stock, which is stored in a locked cabinet.
- **ACH Block:** Restricts unauthorized ACH withdrawals from the City's accounts and established predetermined parameters for permitted transactions.

Together, these controls create **multiple, complementary layers of protection** for the City's financial resources. Further, we continue to monitor and review our processes, system configurations, and controls to ensure they remain effective and keep pace with evolving risks and industry best practices.

Attached Financials

Finance continues to monitor all departments for on-going budget compliance.



	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
110 - General Fund				
Taxes	\$ 18,137,000	\$ 192,385	\$ 17,944,615	1%
Intergovernmental	2,952,642	55,065	2,897,577	2%
Licenses and permits	151,660	98,996	52,664	65%
Charges for services	442,602	49,229	393,373	11%
Fines and forfeitures	175,000	34,696	140,304	20%
Investment revenue	529,700	3,504	526,196	1%
Other revenues	664,900	24,655	640,245	4%
Transfers in	13,423,651	7,389,009	6,034,642	55%
TOTAL REVENUES	\$ 36,477,155	\$ 7,847,539	\$ 28,629,616	22%
Personnel services	\$ 14,745,820	\$ 1,625,892	\$ 13,119,928	11%
Materials and services	16,298,390	1,665,646	14,632,744	10%
Capital outlay	75,000	-	75,000	0%
Transfers out	3,055,906	-	3,055,906	0%
TOTAL EXPENDITURES	\$ 34,175,116	\$ 3,291,539	\$ 30,883,577	10%
610 - Fleet Fund				
Charges for services	\$ 2,023,800	\$ 337,300	\$ 1,686,500	17%
Investment revenue	39,300	-	39,300	0%
TOTAL REVENUES	\$ 2,063,100	\$ 385,133	\$ 1,677,968	19%
Personnel services	\$ 1,156,910	\$ 122,255	\$ 1,034,655	11%
Materials and services	892,330	186,912	705,418	21%
Capital outlay	234,000	-	234,000	0%
TOTAL EXPENDITURES	\$ 2,283,240	\$ 309,168	\$ 1,974,072	14%
230 - Building Inspection Fund				
Licenses and permits	\$ 1,253,800	\$ 182,699	\$ 1,071,101	15%
Investment revenue	158,600	-	158,600	0%
TOTAL REVENUES	\$ 1,412,400	\$ 182,699	\$ 1,229,701	13%
Personnel services	\$ 1,186,970	\$ 105,599	\$ 1,081,371	9%
Materials and services	247,809	19,056	228,754	8%
Transfers out	476,484	79,414	397,070	17%
TOTAL EXPENDITURES	\$ 1,911,263	\$ 204,069	\$ 1,707,194	11%
231 - Community Development Fund				
Licenses and permits	\$ 433,629	\$ 74,125	\$ 359,504	17%
Charges for services	523,002	58,974	464,028	11%
Intergovernmental	125,000	-	125,000	0%
Investment revenue	93,800	372	93,428	0%
Transfers in	4,290,266	217,224	4,073,043	5%
TOTAL REVENUES	\$ 5,465,697	\$ 364,624	\$ 5,101,073	7%
Personnel services	\$ 4,207,600	\$ 342,436	\$ 3,865,164	8%
Materials and services	973,849	78,340	895,509	8%
Transfers out	770,988	126,998	643,990	16%
TOTAL EXPENDITURES	\$ 5,952,437	\$ 547,773	\$ 5,404,664	9%
240 - Road Operating Fund				
Intergovernmental	\$ 2,056,000	\$ 183,728	\$ 1,872,272	9%
Investment revenue	30,400	-	30,400	0%
Transfers in	511,940	7,000	504,940	1%
TOTAL REVENUES	\$ 2,598,340	\$ 190,728	\$ 2,407,612	7%
Personnel services	\$ 602,380	\$ 58,380	\$ 544,000	10%
Materials and services	825,240	62,759	762,481	8%
Debt service	358,000	38,543	319,457	11%
Transfers out	1,088,798	61,520	1,027,278	6%
TOTAL EXPENDITURES	\$ 2,874,418	\$ 221,203	\$ 2,653,215	8%

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
241 - Road Maintenance Fund				
Charges for services	\$ 2,775,000	\$ 238,041	\$ 2,536,959	9%
Investment revenue	206,300	-	206,300	0%
TOTAL REVENUES	\$ 2,981,300	\$ 238,041	\$ 2,743,259	8%
Transfers out	\$ 3,167,373	\$ -	\$ 3,167,373	0%
TOTAL EXPENDITURES	\$ 3,167,373	\$ -	\$ 3,167,373	0%
260 - Transit Fund				
Taxes	\$ 6,300,000	\$ 1,363,795	\$ 4,936,205	22%
Intergovernmental	3,807,000	964,324	2,842,676	25%
Investment revenue	752,300	-	752,300	0%
Other revenues	5,000	872	4,128	17%
TOTAL REVENUES	\$ 10,864,300	\$ 2,331,809	\$ 8,532,491	21%
Personnel services	\$ 6,307,340	\$ 647,626	\$ 5,659,714	10%
Materials and services	2,703,574	320,681	2,382,893	12%
Capital outlay	1,148,000	4,940	1,143,060	0%
Transfers out	1,333,208	195,118	1,138,090	15%
TOTAL EXPENDITURES	\$ 11,492,122	\$ 1,168,365	\$ 10,323,757	10%
510 - Water Operating Fund				
Charges for services	\$ 10,305,000	\$ 1,451,988	\$ 8,853,012	14%
Investment revenue	537,400	-	537,400	0%
Other revenues	45,000	1,477	43,523	3%
Transfers in	8,922,917	8,921,918	999	100%
TOTAL REVENUES	\$ 19,810,317	\$ 10,375,383	\$ 9,434,934	52%
Personnel services	\$ 781,010	\$ 74,772	\$ 706,238	10%
Materials and services	7,609,563	131,571	7,477,992	2%
Capital outlay	848,644	5,000	843,644	1%
Debt service	374,000	40,090	333,910	11%
Transfers out	2,252,548	185,736	2,066,812	8%
TOTAL EXPENDITURES	\$ 11,865,765	\$ 437,169	\$ 11,428,596	4%
520 - Sewer Operating Fund				
Charges for services	\$ 9,325,000	\$ 773,782	\$ 8,551,218	8%
Investment revenue	362,800	-	362,800	0%
Other revenues	30,000	5,092	24,908	17%
Loan proceeds	10,750,000	-	10,750,000	0%
Transfers in	600,000	-	600,000	0%
TOTAL REVENUES	\$ 21,067,800	\$ 778,874	\$ 20,288,926	4%
Personnel services	\$ 513,160	\$ 23,466	\$ 489,694	5%
Materials and services	4,762,066	297,761	4,464,305	6%
Capital outlay	480,000	-	480,000	0%
Debt service	2,960,000	27,289	2,932,711	1%
Transfers out	13,526,268	155,366	13,370,902	1%
TOTAL EXPENDITURES	\$ 22,241,494	\$ 503,883	\$ 21,737,611	2%
550 - Street Lighting Fund				
Charges for services	\$ 552,000	\$ 47,015	\$ 504,985	9%
Investment revenue	19,400	-	19,400	0%
TOTAL REVENUES	\$ 571,400	\$ 47,015	\$ 524,385	8%
Materials and services	\$ 347,000	\$ 16,388	\$ 330,612	5%
Transfers out	194,178	10,488	183,690	5%
TOTAL EXPENDITURES	\$ 541,178	\$ 26,876	\$ 514,302	5%
570 - Stormwater Operating Fund				
Charges for services	\$ 6,064,600	\$ 447,637	\$ 5,616,963	7%
Investment revenue	217,000	-	217,000	0%
TOTAL REVENUES	\$ 6,281,600	\$ 447,637	\$ 5,833,963	7%
Personnel services	\$ 461,050	\$ 49,919	\$ 411,131	11%
Materials and services	944,002	51,495	892,507	5%
Debt service	325,000	34,745	290,255	11%
Transfers out	8,989,384	149,214	8,840,170	2%
TOTAL EXPENDITURES	\$ 10,719,436	\$ 285,373	\$ 10,434,063	3%

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
336 - Frog Pond Development				
Licenses and permits	\$ 2,500,000	\$ 324,810	\$ 2,175,190	13%
Investment revenue	72,700	-	72,700	0%
TOTAL REVENUES	\$ 2,572,700	\$ 324,810	\$ 2,247,890	13%
Materials and services	\$ 16,610	\$ -	\$ 16,610	0%
Transfers out	3,856,574	-	3,856,574	0%
TOTAL EXPENDITURES	\$ 3,873,184	\$ -	\$ 3,873,184	0%
348 - Washington County TDT				
Washington County TDT	\$ -	\$ -	\$ -	-
Investment revenue	119,800	-	119,800	0%
TOTAL REVENUES	\$ 119,800	\$ -	\$ 119,800	0%
346 - Roads SDC				
System Development Charges	\$ 4,000,000	\$ 285,747	\$ 3,714,253	7%
Investment revenue	465,300	-	465,300	0%
TOTAL REVENUES	\$ 4,465,300	\$ 285,747	\$ 4,179,553	6%
Materials and services	\$ 42,800	\$ -	\$ 42,800	0%
Transfers out	10,427,939	-	10,427,939	0%
TOTAL EXPENDITURES	\$ 10,470,739	\$ -	\$ 10,470,739	0%
396 - Parks SDC				
System Development Charges	\$ 1,000,000	\$ 248,560	\$ 751,440	25%
Investment revenue	179,600	-	179,600	0%
TOTAL REVENUES	\$ 1,179,600	\$ 248,560	\$ 931,040	21%
Materials and services	\$ 9,960	\$ -	\$ 9,960	0%
Transfers out	372,069	-	372,069	0%
TOTAL EXPENDITURES	\$ 382,029	\$ -	\$ 382,029	0%
516 - Water SDC				
System Development Charges	\$ 1,000,000	\$ 295,594	\$ 704,406	30%
Investment revenue	71,600	-	71,600	0%
TOTAL REVENUES	\$ 1,071,600	\$ 295,594	\$ 776,006	28%
Materials and services	\$ 12,380	\$ -	\$ 12,380	0%
Debt service	460,000	72,835	387,165	16%
Transfers out	444,842	-	444,842	0%
TOTAL EXPENDITURES	\$ 917,222	\$ 72,835	\$ 844,387	8%
526 - Sewer SDC				
System Development Charges	\$ 1,100,000	\$ 212,653	\$ 887,347	19%
Investment revenue	110,400	-	110,400	0%
TOTAL REVENUES	\$ 1,210,400	\$ 212,653	\$ 997,747	18%
Materials and services	\$ 10,520	\$ -	\$ 10,520	0%
Transfers out	2,657,511	-	2,657,511	0%
TOTAL EXPENDITURES	\$ 2,668,031	\$ -	\$ 2,668,031	0%
576 - Stormwater SDC				
System Development Charges	\$ 1,500,000	\$ 62,404	\$ 1,437,596	4%
Investment revenue	142,000	-	142,000	0%
TOTAL REVENUES	\$ 1,642,000	\$ 62,404	\$ 1,579,596	4%
Materials and services	\$ 4,800	\$ -	\$ 4,800	0%
Transfers out	2,425,500	-	2,425,500	0%
TOTAL EXPENDITURES	\$ 2,430,300	\$ -	\$ 2,430,300	0%

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
815 - Westside Capital Projects				
Investment revenue	\$ 130,900	\$ -	\$ 130,900	0%
TOTAL REVENUES	\$ 130,900	\$ -	\$ 130,900	0%
Materials and services	\$ 190,000	\$ 37,103	\$ 152,897	20%
Capital outlay	3,060,000	1,017,185	2,042,815	33%
TOTAL EXPENDITURES	\$ 3,250,000	\$ 1,054,288	\$ 2,195,712	32%
825 - Coffee Creek Capital Projects				
Investment revenue	\$ 25,200	\$ -	\$ 25,200	0%
Transfers in	500,000	-	500,000	0%
TOTAL REVENUES	\$ 525,200	\$ -	\$ 525,200	0%
Materials and services	\$ 236,004	\$ 23,093	\$ 212,911	10%
Capital outlay	630,000	10,550	619,450	2%
TOTAL EXPENDITURES	\$ 866,004	\$ 33,643	\$ 832,361	4%
827 - Coffee Creek Debt Service				
Taxes	\$ 836,200	\$ 2,200	\$ 834,000	0%
Investment revenue	25,000	69	24,931	0%
TOTAL REVENUES	\$ 861,200	\$ 2,269	\$ 858,931	0%
Debt service	\$ 780,000	\$ -	\$ 780,000	0%
TOTAL EXPENDITURES	\$ 780,000	\$ -	\$ 780,000	0%
830 - Wilsonville Investment Now Program				
Taxes	\$ 1,175,000	\$ 2,501	\$ 1,172,499	0%
TOTAL REVENUES	\$ 1,175,000	\$ 2,501	\$ 1,172,499	0%
Materials and services	\$ 1,175,000	\$ -	\$ 1,175,000	0%
TOTAL EXPENDITURES	\$ 1,175,000	\$ -	\$ 1,175,000	0%

Library

August 2026 Report



From the Director

August brought the final days of summer reading, and we had such a fun season filled with reading, learning, and connecting with our community. We enjoyed bringing our Dolly Parton cardboard cutout along for outreach at Coffee Creek Correctional Facility's "Through a Child's Eyes" event on August 6 and at Party in the Park on August 20. Dolly holds a special place in our heart for her "Imagination Library" (DPIL) which provides Wilsonville resident children up to five years old a free book each month in the mail for them to keep forever. Families can register on the [Imagination Library](#) website or at the library.

Library staff, volunteers, and patrons were all saddened to hear of Dolly's passing on August 25. Dolly was a true champion of early literacy through DPIL. We will strive to keep her memory and legacy alive by continuing her good work with DPIL.

We'll miss summer, but we're excited for all that fall has in store at the library! Our regular youth programs are returning, with plenty of opportunities to read, create, learn, and spend time together.

*-Shasta Sasser
Library Director*

Children's Services

Back-to-School Resource Event at the Family Empowerment Center

Youth Services librarians Jo and Crystal attended the annual event on Aug. 19 to share information about library services and Dolly Parton's Imagination Library.

OBOB and ORCA books now available

Oregon Battle of the Books (OBOB) and Oregon Reader's Choice Award (ORCA) books hit the shelves in our children's, young teen, and teen collections. These books are intended for youth in grades 3-12. Oregon Battle of the Books teams start in September and then compete through the spring. Voting for Oregon Reader's Choice Awards occurs in March and April.



OBOB and ORCA books on display and available for checkout next to the Children's Room entrance.

UPCOMING:

- Youth programs return Sept. 1.



Teen Services

Teen Advisory Board-only events

After two months of weekly teen events, the Teen Advisory Board (T.A.B.) held two events in August just for the board.

On Aug. 5, the T.A.B. did a debrief of summer events, and then enjoyed board games, cartoons, and snacks.

At the second event on Aug. 19, T.A.B. got the library “after dark” (after the library closed to the public). They discussed the upcoming school year and played several rounds of Five Nights at Freddy’s hide and seek.

As City volunteers with their work planning and running teen events at the library, members of T.A.B. were invited to the Party in the Park on Aug. 20 for some well-deserved volunteer recognition.



The Teen Advisory Board (T.A.B.) planned and held weekly teen events in June and July, including a “PJs and Movie Day” on July 24.

UPCOMING:

- Teen programs return Sept. 2.



Adult Services

Tabletop Game Night

Every month we hold a board game night for ages 18 and up, with a different featured game. On Aug. 6, participants got to experience the classic game “Clue”.

Birdwatching for Beginners

Rebecca Lexa, certified Oregon Master Naturalist, taught this class on Aug. 24. Participants learned the skills and tools they need to be able to identify birds.

Book Club at the Community Center

In August, the Book Club held a “BYOB” (Bring Your Own Book) party on Aug. 26. Members brought their own books and shared what they liked about them.



The “Profiles” online program on Aug. 5 looked at the history of the Erie Canal and its impact on American culture.

UPCOMING:

- **“Life Happens: Understanding Mental Health, Substance Use, and Healing”** on Thursday, Sept. 10, at 6pm.
- **Intercambio** (casual conversations with native speakers of Spanish and English) on Tuesday, Sept. 15, at 5pm.



Around the Library

Hilly Alexander recognized for outstanding service

Library volunteer Hilly Alexander was recognized for her 15,000 hours of service to the library. Hilly has been involved with the Library Board, the Wilsonville Public Library Foundation, and regularly volunteers at the library with shelving and outreach work. Hilly is a joy to work with, and we are delighted to have her volunteer for us!



Hilly Alexander (right) greets guests with Librarian Ann at the Summer Reading Program Kick-off event on Saturday, June 13. Hilly represented Dolly Parton's Imagination Library for the Wilsonville Public Library Foundation.

Crosswalk renovation

The library parking lot underwent construction in late August to replace the elevated crosswalks in front of the main library entrance with standard speed bumps and a crosswalk.



Calendar

AUGUST

Saturday
1
Short Story Contest
August 1-31

Sunday
2

Monday
3
Computer Basics
11am-12pm
Sit and Stitch
1:30-3pm

Tuesday
4
ODHS
10am-12pm
1-3pm
Intermediate ESL
10-11:30am

Wednesday
5
Profiles
Two Hundred Years of the Erie Canal
11-12:30pm
Zoom

Thursday
6
Tabletop Night
Clue
6-7:30pm

Friday
7
WIC Pop-Up Clinic
10am-12pm
1-4pm

Saturday
8
R

Sunday
9

Monday
10
Gmail
11am-12pm
Sit and Stitch
1:30-3pm

Tuesday
11
ODHS
10am-12pm
1-3pm
Intermediate ESL
10-11:30am

Wednesday
12
Blood Drive
1-6pm

Thursday
13

Friday
14

Saturday
15
E

Sunday
16

Monday
17
Microsoft Word
11am-12pm
Genealogy Club
1-2:30pm
Sit and Stitch
1:30-3pm

Tuesday
18
ODHS
10am-12pm
1-3pm
Intermediate ESL
10-11:30am

Wednesday
19

Thursday
20

Friday
21
WIC Pop-Up Clinic
10am-12pm
1-4pm
Don't Forget
August 31
Turn in all summer reading materials by the end of the month to win prizes.

Saturday
22
A

Sunday
23

Monday
24
Online Job Seeking
11am-12pm
Sit and Stitch
1:30-3pm
Birdwatching for Beginners
6-7:30pm

Tuesday
25

Wednesday
26
Library Closed
Staff Training
Community Center Book Club
BYOB Bring Your Own Book Party
1-2pm

Thursday
27

Friday
28

Saturday
29
D

Sunday
30

Monday
31
Blood Drive
1-6pm
Sit and Stitch
1:30-3pm

Wilsonville Public Library
Wilsonville, OR 97150
(503) 682-2744
wilsonvillelibrary.org
reference@wilsonvillelibrary.org
Monday - Thursday 10-8
Friday - Saturday 10-6
Sunday 1-6

WILSONVILLE PUBLIC LIBRARY





Parks and Recreation Report | August 2026

Director's Report

With shorter days and kids back in school, Parks and Recreation is already looking ahead and preparing for a full lineup of fall and winter activities. So long Summer, now on to Fall!

It is exciting to take a moment to reflect on everything our team accomplished this summer and the many experiences they created for our community. So much happened this summer, from concerts and new park openings to everyday summer fun in our parks. If you haven't had a chance to visit Frog Pond Neighborhood Park, please do! You may notice some open dirt areas in the park. This fall, those areas will be planted with a native meadow designed to support our pollinators. It may not look like much right now, but just wait until next summer. It will be buzzing with life!

Registration continues for upcoming classes and workshops, so be sure to check out what's being offered. And mark your calendars for Harvest Fest on October 24 from 10 a.m. to 1 p.m. It will be here before you know it!

Thank you for supporting our Parks and Recreation team and programs. We are grateful for the opportunity to create places, programs, and experiences that bring our community together.

Community Center, Recreation & Arts Updates

Party in the Park

The annual Party in the Park took place in August. The event included collaboration with the Farmers Market, live music by the Brandon Jones Band and great outreach by City Departments and partner agencies who had booths and engaging activities for the community to enjoy. The event also had face painters, balloon animal maker, train rides, inflatable games and more!



Skate Jam

Skate Jam, hosted by the Wilsonville Skatepark Association, showcased area skateboarders through a variety of competitions. The event also included two jam sessions for beginner and intermediate skaters. A highlight of the event was when a young skateboarder was attempting to drop in from one of the taller ramps. As she was attempting to gain the courage to go for it, one of the older advanced skaters ran up the ramp to give her some extra encouragement. When she finally dropped in and successfully rode through the park, the MC of the event highlighted her efforts and those in attendance all gave her a big round of applause! This event showcases a strong partnership between Wilsonville Parks and Recreation and local nonprofit organization, Wilsonville Skatepark Association.



Summer Camp Wrap Up

Each summer we see a large increase in participation for our youth camps as kids are out of school and on summer break! This summer was no different with a wide variety of camps offered. Camps ranged from YMCA Camps, Jordan Kent Sports Camps, Coyle Camps which focus on nature, Play-Well Teknologies which focus on Lego-inspired engineering and STEM, KidoKinetics which focus on sports, Chess Wizards, Soccer Shots, Timbers Soccer and STARS camp which is a free camp intended for families who receive SNAP benefits or other forms of government assistance.

Camps Offered	53
# of Campers	750+



Korean Consulate Visit

The City, in partnership with the Korean War Memorial Foundation of Oregon, hosted visitors from the Korean consulate office in Seattle, WA. Consul General Sung Gil Chan met with Mayor O'Neil to tour the Oregon Korean War Memorial and Interpretive Center located in Town Center Park.





WILSONVILLE WRAPPED
A Utility Box Public Art Program

Calling All Artists — Apply by Oct. 21!




Utility Box located in Keizer, Oregon.
Photo & Artwork by Mackenzie Melody.
Courtesy of The City of Keizer.

New Public Art Program Launches - Wilsonville Wrapped

Applications are now being accepted for new public art project Wilsonville Wrapped, which will transform the City's Utility Boxes into works of art with vinyl wraps that feature artwork.

Movies in the Park

At Town Center Park, we screened Zootopia 2 on August 7 and Hoppers on the August 14, with an attendance of over 500 people between the two movies. With Que Sabroso and Mocha Mango as food options and Wilsonville Orthodontics supplying complimentary popcorn, we had a crowd of happy movie goers. Attendees were arriving hours before the movies started to snag the best spot, and as the sun continued to go down, the field became full of Wilsonville residents.



Music in the Park

Sabroso, a Latin funk band, closed our Music in the Park series on the August 13. Showcasing their skills on the bongos, bass, drums, saxophone, and trumpet, they got concert goers up and dancing throughout the show. We had a great attendance of over 200 people, not including all those listening to the music at the farmer's market. From 6pm to 8pm, Town Center Park was filled with music and laughter.



Frog Pond Neighborhood Park Opening-Play in the Park Event

We were excited to welcome the community to visit the newly opened Frog Pond Neighborhood Park this month. Activities included had coloring sheets, a name the frog activity, origami frog craft station, and a cake decorated with frogs!



Board Highlights

Arts, Culture, and Heritage Commission (ACHC)

The ACHC met in August and approved design for a temporary mural celebrating Hispanic Heritage Month and Latino Culture, reviewed the Call For Art application for the Utility Box Public Art Program, continued their discussion on Public Art Maintenance, and provided feedback on the summer event Many Cultures, One Community.

Kitakata Sister City Advisory Board

The Kitakata Sister City Advisory Board did not meet in August.

Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board did not meet in August and has their next scheduled meeting is on September 10 where they will conduct a parks tour.

Upcoming Events

September 16 3pm—5pm **Memorial Park Playground Opening**

October 24 10am—1pm **Harvest Festival**

***Fall Class Registration is now open**

Parks Team

The Parks Maintenance team had a productive month. Throughout August, they have focused on wrapping up the Water Feature season, working through on-going irrigation repairs, and have helped support the tail end of the reservation season. The team also supported many community events such as Rotary Concerts, Farmer's Market, Music in the Park, Party in the Park and more!

One of the highlights of the month was the opening of Frog Pond Neighborhood Park. This new park provides an additional recreational and gathering space for the community and represents an important investment in the City's parks system.

The Memorial Park ballfield safety improvement project started with improvements to the dugouts and safety netting being installed, along with a new shelter between ballfields #1-#3.

We are pleased to welcome our Lead Maintenance Specialist, Luke McKinnon, and Parks Maintenance Specialist, Dallana Contreras, to the team this past month. Their addition has already provided valuable support.





City of Wilsonville Police

AUGUST 2026

Meet Clackamas County's New Sheriff

James Rhodes was sworn in by Judge Michael C. Wetzel of the Clackamas County Circuit Court on Monday, August 3, as Clackamas County's 34th Sheriff. You may recognize the name!

Sheriff Rhodes retired from Clackamas County in 2021 after more than two decades of service, during which he held a wide range of roles in law enforcement. His career included serving as a cadet, a reserve and later police officer with the Oregon City Police Department; detective, sergeant, lieutenant, Chief of Police in Wilsonville, Chief Deputy, Undersheriff, and Captain overseeing Patrol, Civil, and Investigations. He also served in numerous special assignments, including Search and Rescue, Child Abuse, and Public Information Officer, along with contract work for the U.S. Forest Service and Bureau of Land Management, among many others.



Since retiring, he has continued to serve our community through the Clackamas County Vector Control District, the Enhanced Law Enforcement District Advisory Board, and the Clackamas County Budget Committee.

Sheriff Rhodes is pictured with his wife and daughter at his swearing-in-ceremony



Wilsonville Police Join Party in the Park

Although National Night Out was canceled in July due to poor air quality from multiple wildfires, Wilsonville Police were pleased to reconnect with the community at the City's annual Party in the Park on Thursday, August 18.

We brought along the department's updated School Resource vehicle and one of its SWAT vehicles, giving residents an opportunity to get a closer look at some of the equipment used to help keep the community safe.





WILSONVILLE
POLICE
AUGUST

Reported Crimes 2026 – Year to Date | 762

Property Crimes

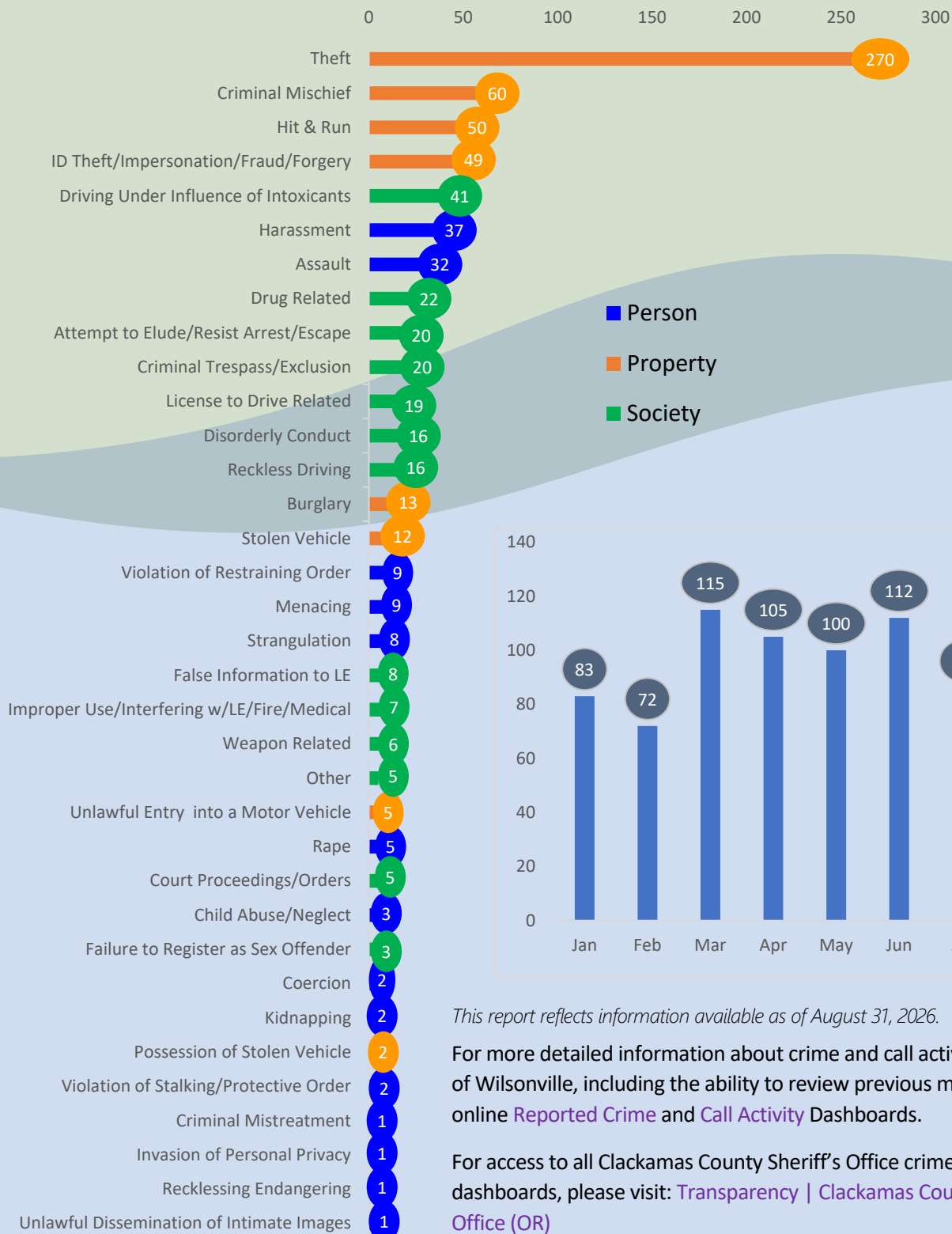
460

Society Crimes

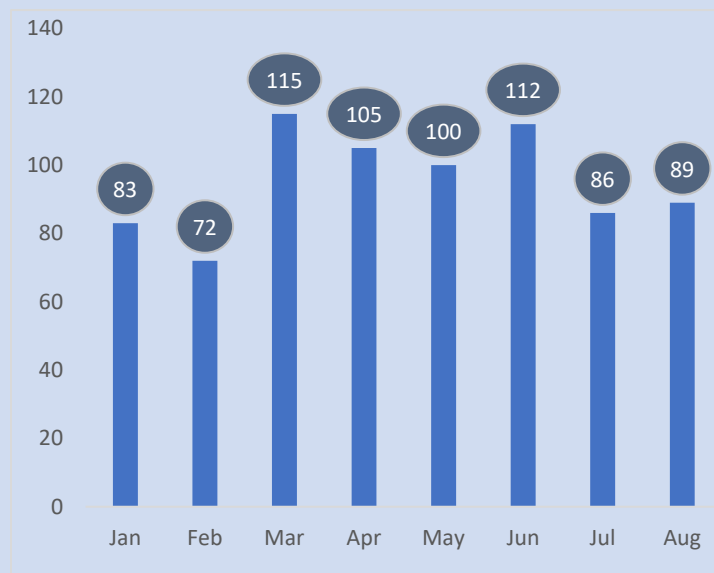
188

Person Crimes

114



■ Person
■ Property
■ Society



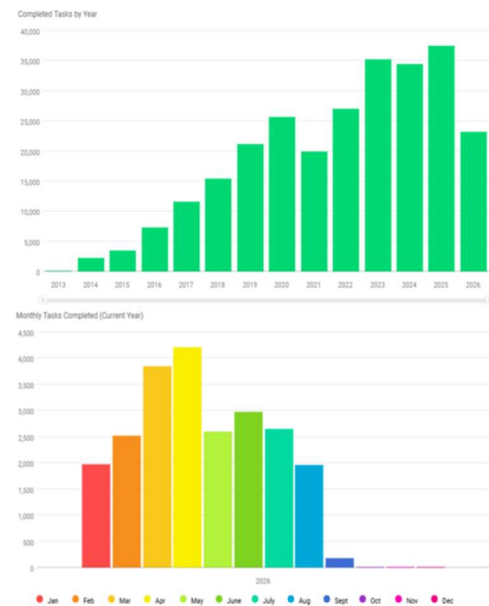
This report reflects information available as of August 31, 2026.

For more detailed information about crime and call activity in the City of Wilsonville, including the ability to review previous months, visit our online [Reported Crime](#) and [Call Activity](#) Dashboards.

For access to all Clackamas County Sheriff's Office crime and call activity dashboards, please visit: [Transparency | Clackamas County Sheriff's Office \(OR\)](#)

You've Got To Coordinate...

As we are approaching the end of the summer construction cycle, Public Works (PW) is receiving more requests for assistance and support from numerous sources. PW averages 23,387 completed tasks per year while peaking during the spring and summer months. These requests run the gambit from assisting with a private development need, to assisting with a City capital project, to assisting a project from one of our regional partners. The nature of the request can vary from overseeing a simple water meter service tap into the City's water system for a new building, to draining, flushing and sanitizing 2600 lineal feet of water main for an environmental restoration project.



The key to managing that many tasks in any given time and with limited resources is coordination and automation. The key to managing this successfully is open communications with PW staff and our partners in Engineering and other stake holders. On average, each of the Public Works Supervisors attend no less than three unique coordination meetings a week, with that doubling during construction season. These meetings are to determine the actual service request needs, assign staff and assets and to deconflict issues. The coordination meetings allow us to determine the level of effort needed to prioritize demands.

The second approach is to maximize automation where possible. With so many needs it's easy to lose track of all the things that need to be done, especially seasonally or annual tasks. To address this, we rely on our Asset Management program and the creation of Recurring Work Orders (RWO). Currently, Public Works has 118 RWOs that vary from equipment maintenance to critical asset inspections. RWOs have set conditions that when met, make the work order active and direct staff to address the issue. These RWO also help create an institutional knowledge base that will outlast any one staff member within the organization.

Regardless of the source or nature of the request, Public Works strives to meet the need and address the issue with professionalism and customer service.



Best Regards,

Martin Montalvo, Operations Manager

Utilities

Teamwork Is The Theme

During August, the Utilities Department continued work on several projects while also completing regularly scheduled preventive maintenance and responding daily to unplanned service calls. Routine activities included exercising water valves, replacing meters, and taking water samples for laboratory testing, all in support of reliable service and maintaining the City's Utility infrastructure.

The team continues to support contractors working on the Brown Road Improvement Project. On Camelot, contractors successfully relocated a water line after Utilities staff notified affected residents, coordinated the temporary water shutdown, and isolated the line so construction could proceed safely and efficiently. Working together allows construction to move along quickly, reducing the impact on residents and ensuring the City's Public Works standards are being complied with.

The Utility team also assisted with the connection of new water main along Boeckman Road for the Boeckman Creek Flow Mitigation project. The existing 18 inch water line needed to be cut and lowered in order to accommodate a new stormwater box culvert. This required the city to drain over 2600 feet of water transmission line, reconnect it and subsequently disinfecting the line. The disinfection require staff to flush three separate fire hydrants simultaneously in order to assure the safety of the water system.



Utilities

They're No Dummy

The Utilities Team along with Roads, Stormwater, Facilities and Parks Maintenance staff attended the annual Confined Space Safety Training at the Public Works Complex. This two-day training consists of one day in the classroom followed by one day in the field for hands-on learning including simulated rescue operations. Team members used the safety mannequin 'Bob' to practice recovery procedures on a person who had lost consciousness or become unresponsive.



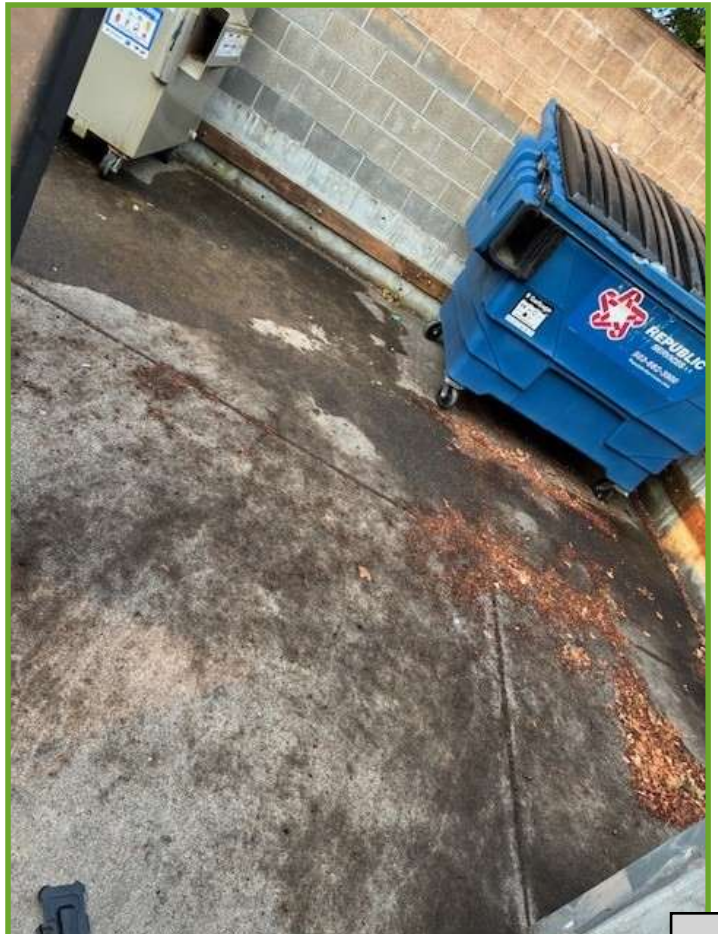
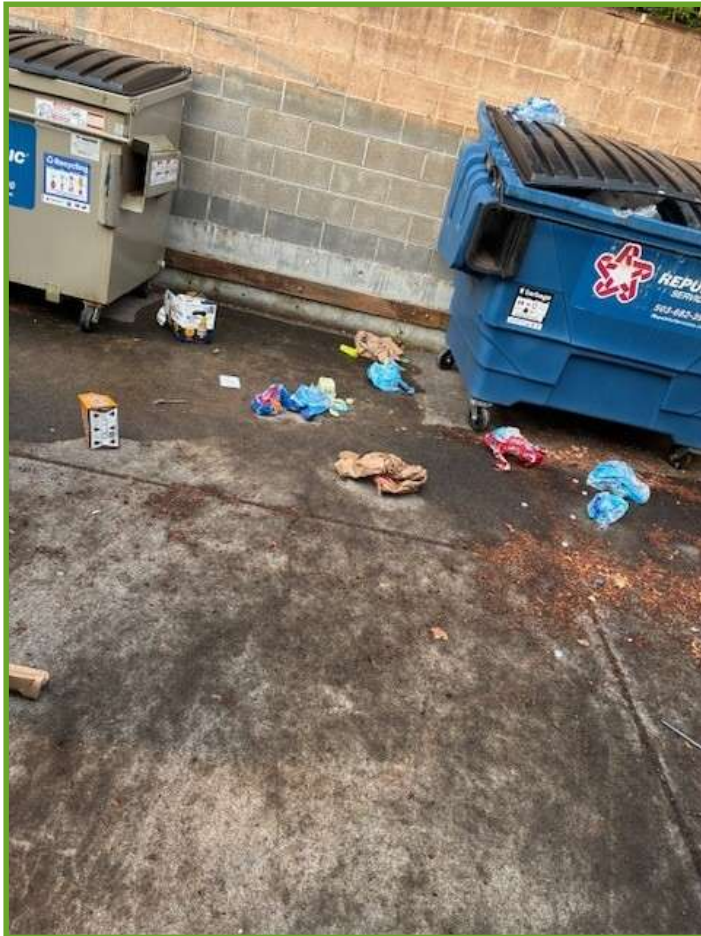
This mandatory yearly training keeps crews safe whether they are in a utility vault, manhole, trench or underground vaults for one of the City's water features.



Facilities

It's The Little Things

Seven days a week the Facilities Janitorial team work behind the scenes keeping City buildings clean and tidy, ready for visitors and staff at all times. This team pivots constantly, managing special requests on the fly while completing their regular schedule of duties. Having the Janitorial team in-house ensures that special requests are handled promptly, unlike a contracted service that could not respond so quickly. Remember to stop and thank these team members for doing the dirty work that keeps City facilities looking great!



Facilities

Life and Safety Systems, Check!

Maintenance Specialist Robert Todd initiated a survey of all City facilities equipped with fire sprinkler systems in order to clearly mark the Fire Department Connection (FDC) stand pipes. The FDC is where the fire department can connect a water tanker to the buildings sprinkler system to provide additional water to the sprinkler system when needed. As per the National Fire Protection Association (NFPA) all FDC's should be clearly marked. Robert Todd is the point person for the Facilities Life and Safety systems; he worked with the Roads department to fabricate the signs in-house, and borrowed their banding tool for the install of the signs. Thanks Robert, for always having an eye on safety!

Before:



After:



Facilities

Let's Work Together

The railings adjacent to the 'speed table' crosswalks at the Library have taken quite a beating from vehicles entering and exiting the parking lot. The latest collision broke the metal crosswalk railing at the base and created an irreparable safety concern for those using the crosswalk. The Facilities Maintenance team cut out 14 inches of asphalt to remove the speed table, removed the crosswalk and old railings and prepped the surface for a new, flat paved surface that would match the existing grade of the driveway. The photos below show the project before work got started, as the asphalt cutting began, and removal of the thick concrete walkway. On the next page we will show you how the Roads team lent a hand by placing the new pavement. A true team effort with a functional and improved finished surface.



Roads

A Helping Hand

The Roads team jumped in to assist the Facilities department with repaving a section of the Wilsonville Library parking lot. The newly designed roadway will incorporate additional safety features and better ADA access upon its completion. The Roads team is shown here lending their expertise by pouring, compacting and finishing the new driveway. A great example of how the Public Works teams are specialized in their respective fields, and ready to work as a singular team to accomplish projects together.



Roads

While The Getting Is Good

Getting ready for winter weather means trimming branches and tidying right-of-way medians before leaf drop and rainy season sets in. It will be time to rake leaves before you know it, now is a great time to stock up on paper leaf-collection bags before Fall arrives.

Don't forget, blowing leaves or yard debris onto the sidewalk or roadway is a violation of City code. We've got you covered with annual Leaf Drop Off day on Saturday, November 21. Bring your paper-bagged leaves to City Hall and drop them off for free!



Roads

Racing The Rainy Season

Dry August days make for great pavement marking opportunities! The Roads team spent much of August working in the Villebois area, updating crosswalks and bike lanes with new, highly visible pavement markings.



Another way the Roads team is keeping Wilsonville moving is by installing new signage near the Vuela property; delineating “Bus Only” lanes and pointing residents and transit commuters in the right direction for smooth traffic flow and safe use of the transit facility.



Stormwater

Timber!

Stormwater and Roads staff worked together clearing fallen trees and debris that were blocking water flow and stormwater outfall at the City-owned and maintained stormwater treatment facility on Memorial Drive. This work can only be done during the driest times and August proved the perfect window of opportunity to complete this task. The combined effort resulted in four large fallen trees being removed, and the flow line being reestablished so that the pond will function effectively through the winter.



Stormwater

All Clear

Stormwater Technicians Jay Herber and Elijah Herrmann are shown here removing several yards of material from a stormwater debris collector off of Coffee Lake Drive. This system collects stormwater from a large area in Villebois and slows down surface water flow to effectively collect particulates before they can enter the Coffee lake wetlands.



During routine maintenance inspections of Stormwater treatment facilities, a very large rock was discovered in an outfall in the Willow Creek neighborhood. The Stormwater team brought out the large backhoe to remove this rock which surely would have caused trouble once the rain and water began to flow. While the origin of the rock is mystery, this story has a happy ending and an all clear for stormwater runoff.



a

Stormwater

Touch A Tractor

Stormwater Technician Jay Herber enjoyed some summer fun while manning the Public Works booth at the Party In The Park. Jay helped inspire the next generation of Public Works employees at the event that featured the mini excavator and bulldozer; allowing attendees to get a birds eye view from some of the heavy equipment in the Public Works collection. Over 100 enterprising girls and boys donned their 'hard' hats and climbed into the drivers seat, with staff on hand to answer questions about the equipment, and answer questions regarding the work Public Works does in the community every day.



2026 August Report Transit/Fleet

Some where I read that “the only constant in life is change.” I remember learning as a child that change is inevitable and not always easy to accept. I recall being a teenager and believing that I knew more about life than my parents. The sands of time coupled with parental tough love convinced me otherwise. You might ask, what ever happened to that know-it-all adolescent? Well, he changed and so did the world around him. He learned change is coming whether he was ready for it or not, whether he welcomed it or not. He grew and developed a belief that handling change with grace and understanding was the true measure of his character. He came to accept the theories of impermanence and universal flux. To paraphrase the words of William Cullen Bryant – “Weep not that the world changes – if it kept a stable and changeless state, there would indeed be cause to weep.”

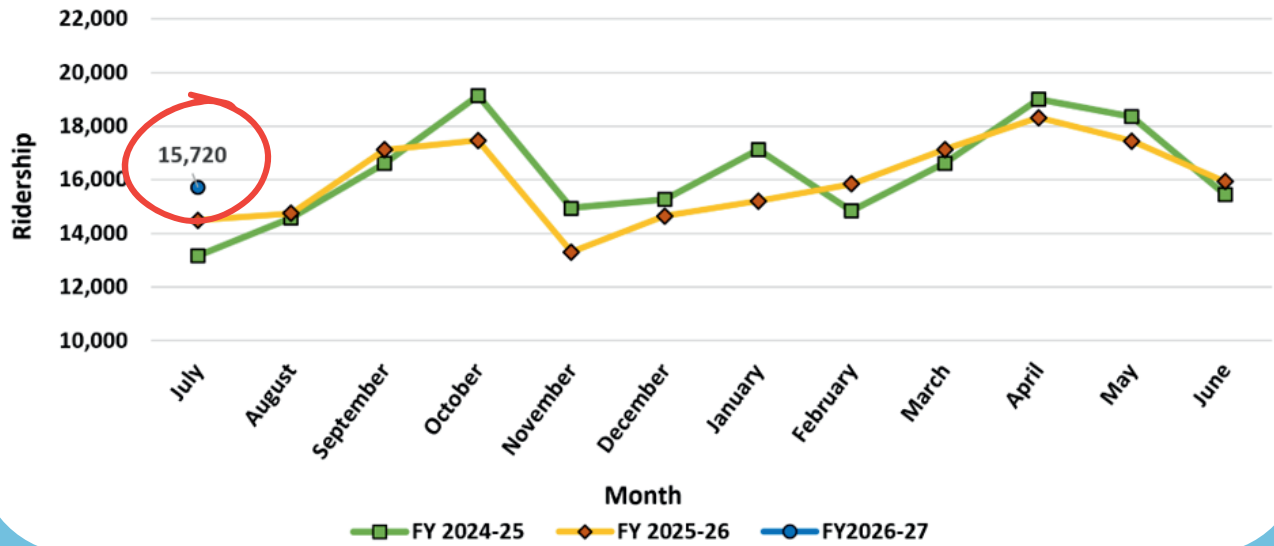
Dwight Brashear
Transit Director



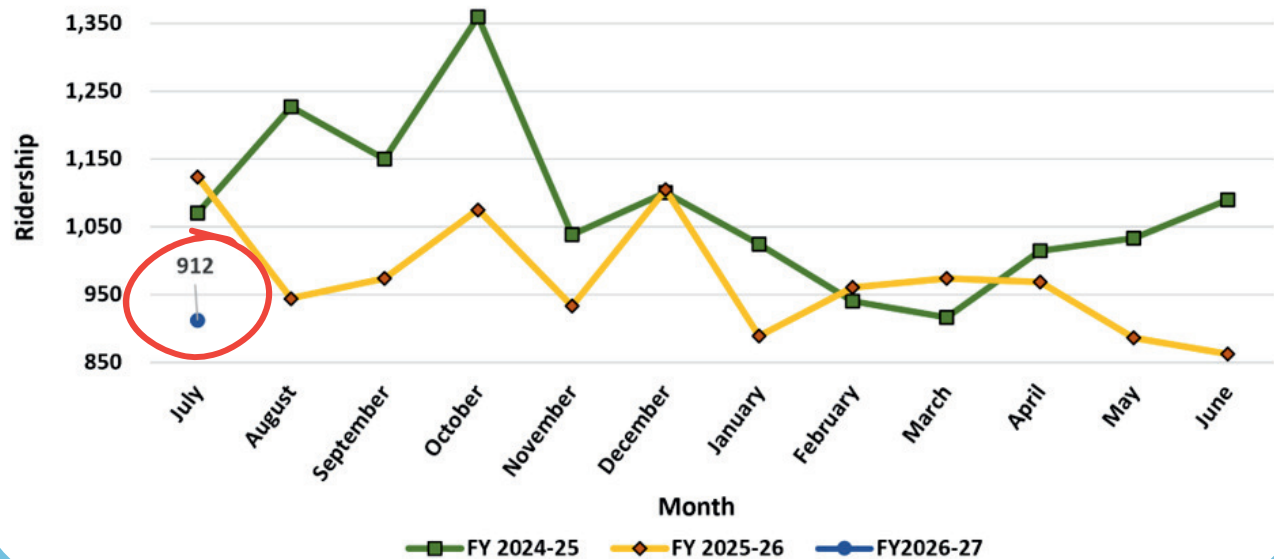
RIDERSHIP TRENDS

Anne MacCracken

Fixed Route Ridership Trends by Month



Demand Response Ridership Trends by Month



OPERATIONS

Diana Kotler

In August, SMART streamlined local service routes through Villebois, 95th Avenue, and Parkway Avenue to provide improved connections to and from the Wilsonville Transit Center. In addition, beginning August 24, 2026, and in alignment with TriMet's service changes, SMART extended service into the City of Tualatin to serve the Plambeck Gardens residential community.

Summer 2026 was a busy and successful season for SMART. We:

- **Welcomed more than 1,400 passengers on Route 10X** to Clackamas Town Center, surpassing ridership expectations since the start of service on May 4.
- **Greeted more than 1,500 customers at the Welcome Transit Center**, providing information and assistance to residents and visitors.
- **Extended operating hours** to provide additional transportation options for the Wilsonville Farmers Market, Concert Series, and Movie Nights.

As we enter the fall months, our focus will shift to expanded service levels for our in-town and out-of-town Dial-a-Ride programs, while also preparing for fall and holiday activities.



FLEET SERVICES

Scott Simonton



SMART's new fully electric van is ready to go into service. Our mechanics have been busy installing items including the two-way radio, video surveillance system, and miscellaneous safety items. Our graphics vendor has completed the exterior wrap.

The van will now be in service, primarily on Dial-a-Ride service.

COMMUTE OPTIONS

Michelle Marston

GetTHEREbyVanpool officially launched for the State of Oregon this month!

Our new Employer Guide provides program details, subsidy eligibility, and answers to common questions.

Vanpooling is a cost-effective option for employees commuting 20+ miles each way, with groups of 5-14 people sharing a rented vehicle.

You can sign up for the statewide newsletter from GetThere, called *The Shift*. Learn more about shifting commute habits and work practices one trip at a time.

Our **Summer Rides Challenge** has officially wrapped up, and we're excited to share the results!

👤 30 participants

📍 646 trips recorded

🌍 11,472 miles traveled

Raffle winners were notified by September 8, 2026.

GRANTS & PROGRAMS

Kelsey Lewis

Every three years, SMART updates its Title VI program, which outlines our policies to provide transit for all. The “Title VI” refers to Title VI of the Civil Rights Act of 1964 which prohibits discrimination on the basis of race, color, or national origin. This update is important because it allows us to continue receiving grants from the Federal Transit Administration, and it also provides a snapshot in time about how we engage our community.

One of the most interesting discoveries of this work is seeing Wilsonville by the languages spoken in the community. The following table provides the most current U.S. Census data available. Not surprisingly, the data confirms the emphasis on providing transit information in Spanish. It also shows the wealth of voices that make up Wilsonville.

Languages Spoken at Home for Population 5 Years and Over in Wilsonville

Language Spoken at Home	Total Population	% of Total Population
Total:	25,779	100%
Speak only English	22,218	86.2%
Spanish:	1,916	7.4%
Other Indo-European languages:	344	1.3%
Arabic:	338	1.3%
Other Asian and Pacific Island languages:	254	1.0%
Russian, Polish, or other Slavic languages:	207	0.8%
German or other West Germanic languages:	123	0.5%
Vietnamese:	84	0.3%
Other and unspecified languages:	67	0.3%
Chinese (incl. Mandarin, Cantonese):	61	0.2%
Korean:	61	0.2%
Tagalog (incl. Filipino):	55	0.2%
French, Haitian, or Cajun:	51	0.2%

SAFE ROUTES TO SCHOOL

Wyle O'Neill

August focused on wrapping up summer programming and transitioning into back-to-school outreach. These efforts helped maintain connections with families, support safe and active trips to school, and build partnerships to expand Safe Routes to School programming throughout the school year.

Unfortunately, SMART had to cancel the Bike Discovery Day Camp due to unsafe smoke and air quality conditions. Despite the cancellation, outreach continued at local farmers markets, Party in the Park, and the West Linn-Wilsonville School District Resource Fair. As schools reopened, SMART also began connecting directly with families at back-to-school socials and class sneak peeks, as well as visiting residents at Autumn Park Apartments to help families plan their trips to school and identify safe transportation options.

SMART also began working with Meridian Creek Middle School physical education staff to provide bike safety education later this fall using Cycle Oregon's bike safety curriculum. This partnership will bring hands-on bicycle education directly into the school and help students build the skills and knowledge needed to ride safely.

Safe Routes to School staff also partnered with the Wilsonville Public Library for a Reading and Riding community bike ride from the Wilsonville Transit Center to the library. Before the ride, participants learned how to properly load their bicycles onto a SMART bus and then put that knowledge into practice by taking the bus home after the ride. The event provided a hands-on example of how active transportation and transit can work together, giving community members more options for completing their trips without relying solely on a car.

