

NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL: WILSONVILLE INDUSTRIAL LAND READINESS (CITYWIDE EOA & EDS) CASE FILE LP26-0001

PLANNING COMMISSION

On **Wednesday, February 11, 2026, beginning at 6 pm**, the Planning Commission will hold a public hearing regarding the **Wilsonville Industrial Land Readiness (Citywide EOA & EDS)**, and will consider whether to recommend to City Council adoption of the Plan.

You will not receive another notice unless you: submit a request in writing or by phone, or submit testimony or sign-in at the hearing.

CITY COUNCIL

On **Monday, March 2, 2026, beginning at 7 pm**, the City Council will hold a public hearing regarding the **Wilsonville Industrial Land Readiness (Citywide EOA & EDS)**, after which it may make the final decision.

The hearings will take place at **Wilsonville City Hall**, 29799 SW Town Center Loop East. A complete copy of the project record, including staff report, findings, and recommendations, will be available online and at City Hall for viewing seven (7) days prior to each public hearing.

SUMMARY OF PROPOSAL

The City of Wilsonville last completed an **Economic Opportunities Analysis (EOA)** in 2012. Since then, the City and the broader region have experienced significant economic changes driven by changes in the businesses located and growing in Wilsonville, evolving real estate market conditions, the COVID-19 pandemic, and shifts in national and state policies and priorities. One of Wilsonville's most important opportunities for future economic growth is the continued industrial development of the Coffee Creek area and Basalt Creek area (which includes West Railroad) which together form a key part of the Portland region's southern industrial land inventory.

This updated EOA aligns with Statewide Planning Goal 9 and the Goal 9 Administrative Rule (OAR 660-009). It provides an updated forecast of employment growth from 2026 to 2046, evaluates the City's available commercial and industrial land supply, and assesses whether it is sufficient to meet expected demand. The report also identifies the City's competitive advantages and target industries. Together, these findings form the technical foundation for the **Economic Development Strategy (EDS)**, which offers recommendations to help Wilsonville maintain its position as a strong regional employment center.

This **Economic Development Strategy (EDS)** provides a 10-year roadmap for maintaining and expanding Wilsonville's economic base. It builds on the findings of the Wilsonville Industrial Land Readiness (WILR) project. This work focused on industrial site readiness in Basalt Creek and included the 2025 Economic Opportunities Analysis (EOA), which assessed land capacity, employment trends, and industry strengths. The Strategy also reflects input from local businesses, property owners, developers, and regional economic development partners. It aligns with other key initiatives, such as the Town Center Plan and Tourism Development Strategy, to create a coordinated framework for advancing the City's economic goals.

HOW TO COMMENT: Oral or written testimony may be presented at the public hearings. Written comment on the proposal is also welcome prior to the public hearings. To have your written comments or testimony distributed to the Planning Commission before the meeting, it must be received no later than 2 pm on February 3, 2026. Otherwise, written comments must be received no later than 2 pm the day of the hearing to be considered. Any written testimony received after the deadline will be rejected. **Direct written comments to Mandi Simmons, Administrative Assistant, 29799 SW Town Center Loop East, Wilsonville, Oregon, 97070 or msimmons@wilsonvilleoregon.gov**

Note: Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will endeavor to provide qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Mandi Simmons, Administrative Assistant at (503) 682-4960.