



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: August 6, 2018		Subject: Resolution No. 2697 Adopting the Basalt Creek Concept Plan	
		Staff Member: Miranda Bateschell, Planning Manager	
		Department: Community Development Department	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: August 6, 2018 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments: At their July 11, 2018 meeting, the Planning Commission recommended City Council adopt the Basalt Creek Concept Plan.	
Staff Recommendation: Staff recommends that Council adopt Resolution No. 2697.			
Recommended Language for Motion: I move to approve Resolution No. 2697.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Basalt Creek Concept Plan		<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

The Council will conduct a public hearing to consider adoption of a concept plan for the Basalt Creek Planning Area.

EXECUTIVE SUMMARY:

Since 2011, the Cities of Wilsonville and Tualatin, Washington County, and Metro have been working together to implement an Intergovernmental Agreement (IGA) to concept plan the Basalt Creek Planning Area. In 2013, the Basalt Creek Transportation Refinement Plan (TRP) was finalized and adopted. In 2014, planning began on the Basalt Creek Concept Plan. After five joint Council work sessions and two Public Open Houses, a preferred Basalt Creek Land Use Concept Plan was completed in September 2016.

The draft Plan before the Council reflects many years of planning efforts. In 2004, Metro added the Basalt Creek Planning Area to the region's Urban Growth Boundary (UGB) in order to accommodate growth in industrial employment. The area consists of approximately 847 acres, located west of I-5 between the cities of Tualatin and Wilsonville, known as the Basalt Creek and West Railroad Areas and generally referred to as the "Basalt Creek Planning Area." In 2011, the two cities, Metro, and Washington County entered into an Inter-Governmental Agreement (IGA) that outlines the requirements and responsibilities of the parties regarding their coordinated efforts related to the Basalt Creek Planning Area.

The project team has led a lengthy process, working with property owners, citizens, service providers, regional partners, and both Cities' Planning Commissions and City Councils, to complete transportation and land use planning for the Basalt Creek Planning Area. The Basalt Creek Concept Plan captures this process, key considerations and guiding principles, and a unified framework for future development in the Basalt Creek Planning Area (Attachment A). The Planning Commission held a public hearing on the Basalt Creek Concept Plan on July 11, 2018 making a formal recommendation to the City Council to adopt the Basalt Creek Concept Plan.

On February 13, 2017, the Tualatin City Council, at a work session, provided Tualatin city staff with direction to modify the Basalt Creek Land Use Concept Plan to show the Basalt Creek "Central Subarea" as residential. On March 20, 2017, Wilsonville City Council expressed serious concerns over placing residential uses in the middle of the employment area and therefore directed staff to commission a development feasibility analysis for the Central Subarea to determine what types of employment uses, if any, would be achievable. At the Wilsonville City Council work session on May 1, City staff and KPFF Consulting Engineers presented the completed Basalt Creek Concept Plan Feasibility Study with three different schemes for employment development. The study results reaffirmed the Council's confidence that employment could be achieved in the Central Subarea and Council remained committed to standing firm for a planning designation that would provide diverse employment opportunities for the region.

On June 24, Wilsonville City staff and KPFF Consulting Engineers presented at the Tualatin City Council work session the completed Basalt Creek Concept Plan Feasibility Study. In addition, Mayor Knapp provided public comment summarizing Wilsonville City Council's concerns and position regarding employment in the Basalt Creek Concept planning area.

On September 14, representatives from Wilsonville, Tualatin, and Washington County met to discuss options for finalizing the Basalt Creek Concept Plan. Because the parties could still not agree upon the appropriate land use designation for the Central Subarea, they agreed to enter into an Intergovernmental Agreement requesting Metro to arbitrate their dispute by thoroughly

reviewing the record pertaining to the Central Subarea in order to help the cities reach a final determination on the appropriate land use designation for the Central Subarea in order to finally complete the Concept Plan. Metro agreed to accept the role as the final arbitrator of the decision. As a condition of the Inter-governmental Agreement, the cities agreed to adopt by resolution the Basalt Creek Concept Plan within 120 days, and comprehensive plan amendments within one year, of Metro's decision.

On May 3, 2018, the Metro Council adopted Resolution 18-4885 resolving the dispute by holding that the Central Subarea should remain designated for employment uses, as shown on the Basalt Creek Concept Plan map, thereby triggering the start of the 120-day adoption period. As such, the two cities together have prepared the attached Concept Plan, using the draft Basalt Creek Land Use Concept Map completed in September 2016. Two landowners in the Central Subarea have submitted a notice of intent to appeal Metro's determination and the IGA process to the Land Use Board of Appeals. In accordance with the requirements of the IGA, Wilsonville, Tualatin and Washington County all filed a notice to intervene in the case, in support of the Metro determination.

The purpose of the Basalt Creek Concept Plan is to establish the overall vision for the area and guide future land use and transportation decisions. It sets the framework for future development and outlines an implementation strategy for future provision of urban services (transportation, water, sanitary sewer, and storm water systems), public services (such as transit, parks, and open space), and protection of natural and cultural resources. To accomplish this, the plan:

- Establishes a vision for urbanization of the Basalt Creek area that will meet local and regional goals,
- Coordinates future land use, transportation and infrastructure investments between Tualatin, Wilsonville, and Washington County,
- Establishes a new jurisdictional boundary between Tualatin and Wilsonville (to determine which parts of the planning area may be annexed into and served by each city, contingent upon development),
- Identifies preferred land uses across the area,
- Recommends high-level designs for transportation and infrastructure systems to support future development consistent with local, regional and state goals, and
- Sets specific action items and implementation measures.

EXPECTED RESULTS:

Adoption of the Basalt Creek Concept Plan will set the stage for the next great business district for the Region and for Wilsonville.

TIMELINE:

Tualatin City Council approved the Basalt Creek Concept Plan at its July 23 meeting and is expected to formally adopt it at the August 13, 2018 meeting. Once the Concept Plan is adopted by Tualatin and Wilsonville, staff will initiate the Urban Planning Area Agreement (UPAA) amendment process with Washington County. Staff anticipate finalizing the UPAA process and Comprehensive Plan Amendments by spring 2019.

CURRENT YEAR BUDGET IMPACTS:

The City of Tualatin received approximately \$350K from Metro’s Construction Excise Tax (CET) grant program to perform concept planning. The current scope of work and budget with the consultant and as outlined with Metro under the CET grant program does not include additional funds for analysis of additional land use alternatives. The City of Wilsonville has, and will continue to, invest staff time into the process.

FINANCIAL REVIEW / COMMENT:

Reviewed by: S.Cole Date: 7/25/2018

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 7/25/2018

COMMUNITY INVOLVEMENT PROCESS:

The project includes participation from affected residents, businesses, and property owners. Two open houses were held to engage and inform the public about the project. Additionally, the website is updated to reflect the most recent work and staff sends out monthly updates to an interested parties list and property owners via email and U.S. postal mail. Please refer to Attachment C for a complete list of all public outreach conducted for the Plan.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The Basalt Creek Planning Area is important for the long-term growth of Tualatin, Wilsonville, Washington County, and the Metro region. Conducting a thorough and thoughtful planning process for the area will lead to the best outcomes livability and economic vitality for future generations. The Basalt Creek area presents an opportunity to integrate jobs and housing, develop efficient transportation and utility systems, create an attractive residential and business community, incorporate natural resource areas, and provide recreational opportunities as community amenities and assets.

ALTERNATIVES:

The Plan has been through many revisions. The City Council may provide recommendations and modifications to the Concept Plan. However, given the nature of this project, and due to the fact that both Cities must to adopt the same concept plan before the end of August (and this one already having been approved by Tualatin City Council), modifications at this late date could and would need to be coordinated with City of Tualatin staff, Washington County, and Metro.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 2697
Attachment A Basalt Creek Concept Plan and Technical Appendices (Final)
Attachment B Basalt Creek Concept Plan Conclusionary Findings (Final 7.23.2018)
Attachment C Basalt Creek Concept Plan Record