

RESOLUTION NO. 2697

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING A CONCEPT PLAN FOR THE BASALT CREEK PLANNING AREA.

WHEREAS, in 2004 the Metro Council added two areas located generally between the cities of Wilsonville and Tualatin to the Urban Growth Boundary (UGB) to meet a regional industrial lands need through Metro Ordinance No. 04-1040B; and

WHEREAS, the above-described areas are known as the Basalt Creek and West Railroad Planning Areas which are generally referred to as the “Basalt Creek Planning Area;” and

WHEREAS, in 2011, the City of Wilsonville approved Resolution No. 2293 authorizing an Intergovernmental Agreement (“2011 IGA”) with Metro, Washington County, and the City of Tualatin (the “Parties”) to engage in concept planning for the Basalt Creek Planning Area; and

WHEREAS, the above Parties agreed to memorialize and endorse the recommendations and results of the 2013 Basalt Creek Transportation Refinement Plan, and, in 2013, the City of Wilsonville approved Resolution No. 2435 acknowledging the Basalt Creek Transportation Refinement Plan; and

WHEREAS, from October 2013 through October 2016, the Wilsonville and Tualatin City Councils held five joint Council work sessions considering several boundary and land use alternatives for the Basalt Creek Planning Area; and

WHEREAS, over that same time period, two public workshops were held, and the Wilsonville and Tualatin Planning Commissions and City Councils convened several work sessions to discuss and take public testimony; and

WHEREAS, the City of Wilsonville approved Resolution No. 2657 authorizing an Intergovernmental Agreement (“2017 IGA”) with Metro, Washington County, and the City of Tualatin to ask Metro to resolve the issue of the land use designation for an area within the Basalt Creek Planning Area that consists of approximately 52 acres of developable land, commonly referred to as the “Central Subarea;” and

WHEREAS, in the 2017 IGA, the City agreed to pass a resolution adopting a concept plan, reflecting the Metro decision, within 120 days after the date Metro's decision becomes final and effective, and thereafter to adopt an ordinance amending the City's Comprehensive Plan within one year after the date of Metro decision; and

WHEREAS, Metro made its decision on April 19, 2018 in accordance with the 2017 IGA and adopted Resolution 18-4885 on May 3, 2018 acknowledging that decision and beginning the 120-day time period requiring the City to adopt the Basalt Creek Concept Plan; and

WHEREAS, following the timely mailing and publication of required notice, the Planning Commission conducted a public hearing on July 11, 2018, wherein the Planning Commission received public testimony, staff reports and input, and exhibits, and thereafter deliberated and voted to approve Resolution No. LP18-0005 recommending to the City Council the approval of the proposed Basalt Creek Concept Plan for the City of Wilsonville; and

WHEREAS, following the Planning Commission public hearing, the Planning Director forwarded the recommended Basalt Creek Concept Plan onto the City Council, along with a staff report and attachments, in accordance with public hearing and notice procedures that are set forth in Sections 4.008 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the City Council, after public hearing notices were provided to 198 property owners, a list of interested agencies, emailed to approximately 400 people, and posted in three locations throughout the City and on the City website, held a public hearing on August 6, 2018 to review the proposed Basalt Creek Concept Plan, and to gather additional testimony and evidence regarding the proposed Basalt Creek Concept Plan; and

WHEREAS, the City Council has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of its proceeding; and

WHEREAS, the City Council has duly considered the subject, including the Planning Commission recommendations and all the exhibits and testimony introduced and offered by all interested parties.

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

1. DETERMINATION.

Based on the findings stated in paragraph 2 below, the City Council hereby adopts the Basalt Creek Concept Plan, attached hereto and marked as **Attachment A**, and the Basalt Creek Concept Plan Conclusionary Findings, attached hereto as **Attachment B**. The Basalt Creek Concept Plan (Attachment A) and the Basalt Creek Concept Plan Conclusionary Findings (Attachment B) are incorporated by reference as if fully set forth herein. The City Recorder is hereby directed to prepare the final Basalt Creek Concept Plan format and to address codification and semantic errata.

2. FINDINGS.

The above-recited Determination and the Basalt Creek Concept Plan Record, attached hereto as **Attachment C**, are adopted and incorporated by reference herein. The City Council further finds and concludes that the adoption of the proposed Basalt Creek Concept Plan is necessary in order to comply with the IGA and in order to protect and promote the public health, safety, and welfare of the municipality by careful planning that will help to ensure there will continue to be adequate industrial and employment land and opportunities within the City limits and to meet regional industrial and employment land needs.

3. EFFECTIVE DATE OF RESOLUTION.

This Resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6th day of August 2018, and filed with the Wilsonville City Recorder this date.


TIM KNAPP, MAYOR

ATTEST:


Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Excused
Councilor Lehan	Yes
Councilor Akervall	Yes

Attachments:

Attachment A – Basalt Creek Concept Plan and Technical Appendices

Attachment B – Basalt Creek Concept Plan Conclusionary Findings

Attachment C – Basalt Creek Concept Plan Record for City Council Resolution No. 2697