



**CITY COUNCIL
STAFF REPORT**

<p>Meeting Date: February 21, 2019</p>	<p>Subject: Comprehensive Plan & TSP Amendments and Washington County UPAA update related to Basalt Creek Concept Plan</p> <p>Staff Members: Miranda Bateschell and Kimberly Rybold, AICP</p> <p>Department: Community Development Department</p>
<p>Action Required</p>	<p>Advisory Board/Commission Recommendation</p>
<p><input type="checkbox"/> Motion</p> <p><input type="checkbox"/> Public Hearing Date: 2/13/2019</p> <p><input type="checkbox"/> Ordinance 1st Reading Date:</p> <p><input type="checkbox"/> Ordinance 2nd Reading Date:</p> <p><input type="checkbox"/> Resolution</p> <p><input checked="" type="checkbox"/> Information or Direction</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Council Direction</p> <p><input type="checkbox"/> Consent Agenda</p>	<p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments: N/A</p>
<p>Staff Recommendation: N/A</p>	
<p>Recommended Language for Motion: N/A</p>	
<p>Project / Issue Relates To:</p>	
<p><input checked="" type="checkbox"/> Council Goals/Priorities: Basalt Creek Concept Plan</p>	<p><input type="checkbox"/> Adopted Master Plan(s)</p>
<p><input type="checkbox"/> Not Applicable</p>	

ISSUE BEFORE COUNCIL:

Staff is providing an update on upcoming actions to adopt amendments to the City’s Comprehensive Plan & Transportation System Plan (TSP) and update the Washington County-Wilsonville Urban Planning Area Agreement (UPAA).

EXECUTIVE SUMMARY:

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 (BCPA)." In 2011, the two cities, Metro, and Washington County entered into an Inter-Governmental Agreement (IGA) that outlines the coordinated planning responsibilities regarding the BCPA. The project team worked with property owners, citizens, service providers, regional partners, and both Cities' Planning Commissions and City Councils, to complete transportation, infrastructure and land use planning.

The Cities of Tualatin and Wilsonville adopted the Basalt Creek Concept Plan in August 2018, which presents a unified framework for future development in the BCPA. The proposed Comprehensive Plan and Transportation Systems Plan (TSP) amendments will reflect the City's adoption of the Basalt Creek Concept Plan. Per the 2018 Inter-Governmental Agreement with Metro outlining the land use decision-making process between Wilsonville and Tualatin, the Comprehensive Plan amendments associated with the Basalt Creek Concept Plan must be adopted by May 3, 2019.

The proposed Comprehensive Plan and TSP amendments will reflect Wilsonville's planning authority in Basalt Creek, and will set the stage for future master planning and implementation efforts in this area. The addition of projects from the Basalt Creek Concept Plan and Transportation Refinement Plan to the City's TSP will also ensure consistency between the City and County's TSPs.

The proposed Comprehensive Plan Amendments (Attachment A) include:

- Amendments to the Comprehensive Plan Map to apply the Industrial land use designation to Basalt Creek and the Coffee Creek Industrial Area, consistent with anticipated Washington County and City of Wilsonville Urban Planning Area Agreement (UPAA) revisions.
- Amendments to the Area of Special Concern Map to include Wilsonville's portion of the Basalt Creek Planning Area, including the West Railroad Area.
- Amendments to the language of the Area of Special Concern section to provide guidance on future development and implementation planning efforts for Wilsonville's portion of the Basalt Creek Planning Area and West Railroad Area.
- Amendments to the language of the Industrial Development Policies section to include important principles from the Concept Plan for development of the BCPA.

The proposed TSP Amendments (Attachment B) include the:

- Current alignment of 124th Avenue extension and the Basalt Creek Parkway extension from 124th Avenue to Boones Ferry Road.
- Grahams Ferry Road widening to three lanes from Day Road to Basalt Creek Pkwy.
- Boones Ferry widening to 5-lanes from Day Road to Basalt Creek Parkway.
- Day Road overcrossing (Boones Ferry Road to Elligsen Road) to the additional planned project list (unfunded).
- Boones Ferry Road/95th Avenue Intersection access management project.
- Second southbound right turn lane on the ramp at Boones Ferry Road/I-5 Southbound.

- Basalt Creek Canyon and I-5 Easement trail projects on the bicycle/pedestrian map.
- Garden Acres Road (from Grahams Ferry Road to Ridder Road) designation as a Minor Arterial.
- Selected Brown Road Extension Alignment to 5th Street.
- Updated figures to show new City of Wilsonville jurisdiction.

City staff held a work session with the Planning Commission on December 12, 2018 to seek feedback on the proposed amendments. On February 13, 2019 a public hearing is scheduled before the Planning Commission for consideration of a recommendation to the City Council on the Comprehensive Plan & TSP Amendments.

Staff from the City and Washington County coordinated to draft an update to the UPAA to include the Basalt Creek Planning Area (Attachment C). This update will reflect the future boundary between Wilsonville and Tualatin as determined through the Concept Plan, and will give Wilsonville planning authority over the portion of the BCPA south of the Basalt Creek Parkway and SW Greenhill Lane. A resolution will be before the City Council on March 4 on the UPAA, and Washington County is scheduled for hearings on March 20 and April 16 to adopt the new UPAA.

EXPECTED RESULTS:

Adoption of the Basalt Creek Comprehensive Plan and TSP Amendments and an updated UPAA with Washington County will set the stage for the next great business district in Wilsonville.

TIMELINE:

The Planning Commission is scheduled to hold the first public hearing on the Basalt Creek Comprehensive Plan and TSP Amendments on February 13, 2019. A City Council public hearing date has been set for April 1, 2019. Adoption of a revised UPAA with Washington County by the City Council is expected on March 4, 2019. Washington County will adopt the revised UPAA on April 16.

CURRENT YEAR BUDGET IMPACTS:

The fiscal year budget allocated \$30,000 for CIP #3000 for staff time to adopt the Comprehensive Plan Amendments. An additional \$15,000 will be requested in March as a supplemental budget adjustment. A portion of the professional services funds from the Planning Division budget will cover consultant time to prepare the TSP Amendments.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 2/11/2019

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 2/12/2019

As City Council and staff know well, reaching agreement with Tualatin on the final Basalt Creek Concept Plan was a challenging and lengthy process. It is important to note that the appeal of the Metro decision regarding the central subarea was withdrawn. However, an appeal to LUBA of the Tualatin Comprehensive Plan amendments is likely and whether it is successful will depend, in large part, on how well arguments are, or are not, presented to LUBA in support of what was

adopted in the Basalt Creek Concept Plan. It is important to bear in mind that the only portion of the land Wilsonville will have jurisdiction and control over will be the land within the Wilsonville planning area boundary. The proposed Wilsonville Comprehensive Plan and TSP Amendments and UPAAAs with Washington County are consistent with the Basalt Creek Concept Plan. However, if an appeal is filed and successful, it may be that what is anticipated by the proposed Comprehensive Plan and TSP Amendments in Tualatin may not be consistent with the ultimate land use designations.

COMMUNITY INVOLVEMENT PROCESS:

The concept planning process included participation from affected residents, businesses, and property owners. The City’s website is updated to reflect the most recent work and staff sent notice of the amendments to the interested parties list and property owners via email and U.S. postal mail.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The Basalt Creek area is important for the long-term growth of Tualatin, Wilsonville, and the Metro region. 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 City Council may provide recommendations and modifications. Given the nature of this project, and due to the fact that the City and County need to adopt the same UPAA, modifications would need to be coordinated with County staff.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

- A. Draft Comprehensive Plan Amendments (dated: February 6, 2019)
- B. Draft TSP Amendments and Memo (dated: February 5, 2019)
- C. Draft Washington County – City UPAA (dated: February 13, 2019)