

**PLANNING COMMISSION
RESOLUTION NO. LP19-0001**

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THE WILSONVILLE CITY COUNCIL ADOPT COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS AND TRANSPORTATION SYSTEM PLAN AMENDMENTS RELATED TO THE BASALT CREEK CONCEPT PLAN AND ADOPT A COMPREHENSIVE PLAN MAP AMENDMENT RELATED TO THE COFFEE CREEK MASTER PLAN.

WHEREAS, the Planning Commission of the City of Wilsonville (“City”) has the authority to review and make recommendations to the City Council regarding legislative changes to, or adoption of new elements and sub-elements of, the Comprehensive Plan pursuant to Sections 2.322 and 4.032 of the Wilsonville Code (“WC”); and

WHEREAS, the Planning Director submitted a Staff Report and Findings, in accordance with the public hearing and notice procedures that are set forth in WC 4.008, 4.012, and 4.198; and

~~WHEREAS, in December 2002, the Metro Council added the area generally referred to as the “Coffee Creek Industrial Area” to the Metro Urban Growth Boundary (UGB) via Metro Ordinance No. 02-969B with a specific 2040 Growth Concept designation of Regionally Significant Industrial Area; and~~

WHEREAS, in 2004, the Metro Council added two areas located generally between the cities of Wilsonville and Tualatin to the [Metro Urban Growth Boundary \(“UGB”\)](#) in Metro Ordinance No. 04-1040B to meet an identified industrial land need; and

WHEREAS, the above-described two 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 December 2002, the Metro Council added the area generally referred to as the “Coffee Creek Industrial Area” to the Metro Urban Growth Boundary (UGB) via Metro Ordinance No. 02-969B with a specific 2040 Growth Concept designation of Regionally Significant Industrial Area; and~~

~~WHEREAS, on October 15, 2007, the City Council adopted Ordinance No. 637, which adopted the Coffee Creek Master Plan as a sub-element of the City’s Comprehensive Plan and established a framework for developing the 216-acre Coffee Creek Industrial Area; and~~

~~WHEREAS, on December 3, 2007 the City Council approved Resolution No. 2085, executing an Urban Planning Area Agreement and entering into a Memorandum of~~

~~Understanding with Washington County that, in part, conditioned that Comprehensive Plan Map amendments in Coffee Creek not occur until the time of annexation of individual properties to the City to preserve the I-5/Hwy. 99W connector alternatives selected for the I-5/Hwy. 99W Connector Project; 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; 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 make a decision on the designation of the land use for an area within the Basalt Creek Planning Area that consists of approximately 52 net acres of land, commonly referred to as the “Central Subarea;” and

WHEREAS, in the 2017 IGA, the City agreed to pass a Resolution adopting the Concept Plan, reflecting the Metro decision, within 120 days after the date Metro’s decision becomes final and effective, and to adopt an Ordinance amending the City’s Comprehensive Plan within one year after the 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 one year to adopt comprehensive plan amendments; and

WHEREAS, on August 6, 2018, the City of Wilsonville approved Resolution No. 2697 acknowledging the Basalt Creek Concept Plan; and

~~WHEREAS, in December 2002, the Metro Council added the area generally referred to as the “Coffee Creek Industrial Area” to the Metro Urban Growth Boundary (UGB) via Metro~~

Ordinance No. 02-969B with a specific 2040 Growth Concept designation of Regionally Significant Industrial Area; and

WHEREAS, on October 15, 2007, the City Council adopted Ordinance No. 637, which adopted the Coffee Creek Master Plan as a sub-element of the City's Comprehensive Plan and established a framework for developing the 216-acre Coffee Creek Industrial Area; and

WHEREAS, on December 3, 2007 the City Council approved Resolution No. 2085, executing an Urban Planning Area Agreement and entering into a Memorandum of Understanding with Washington County that, in part, conditioned that Comprehensive Plan Map amendments in Coffee Creek not occur until the time of annexation of individual properties to the City to preserve the I-5/Hwy. 99W connector alternatives selected for the I-5/Hwy. 99W Connector Project; and

WHEREAS, in April 2019, the City and Washington County ~~will amend~~anticipate amending and ~~execute~~executing the Urban Planning Area Agreement, which proposes to removing~~remove~~ the condition requiring annexation of property in Coffee Creek prior to application of a City Comprehensive Plan Map designation and thus allowing the City to include the Coffee Creek Industrial Area in its Comprehensive Plan Map; and

WHEREAS, the Planning Commission, after public hearing notices were provided to 170 property owners, a list of interested agencies, emailed to approximately 340 people, and posted in three locations throughout the City and on the City's website, held a public hearing on February 13, 2019 to review the proposed Comprehensive Plan Text and Map Amendments and Transportation System Plan Amendments, and to gather additional testimony and evidence regarding the proposed Amendments; and

WHEREAS, the Planning Commission 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 their proceeding; and

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

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and Attachments, as presented at the February 13, 2019 public hearing, including the findings and recommendations contained therein. The Planning Commission acknowledges the previously adopted Coffee Creek Master Plan, including the findings and recommendations contained therein, and does hereby recommend that the Wilsonville City Council adopt the proposed amendments to the Wilsonville Comprehensive Plan and Transportation System Plan related to the adoption of the Basalt Creek Concept Plan and the Coffee Creek Comprehensive Plan Map amendment; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 13th day of February, 2019, and filed with the Planning Administrative Assistant on _____, 2019.

Wilsonville Planning Commission

Attest:

Tami Bergeron, Administrative Assistant III

Chair Jerry Greenfield: _____

Commissioner Eric Postma: _____

Commissioner Peter Hurley: _____

Commissioner Ron Heberlein: _____

Commissioner Kamran Mesbah: _____

Commissioner Phyllis Milan: _____

Commissioner Simon Springall: _____