

From: [G Lucini](#)
To: [Aquilla Hurd-Ravich](#); [Karen Fox](#)
Subject: FW: Copy of My Citizen Comments to Tualatin Planning Commission Meeting 1-19-2017
Date: Tuesday, February 07, 2017 1:41:44 PM
Attachments: [RE Copy of My Citizen Comments to Tualatin Planning Commission Meeting ... \(4.92 KB\).msg](#)
[2017 1-19 Tual Plan Com Minutes Draft.pdf](#)
[2017 1-19 Citizen Comments to Tualatin Planning Com.docx](#)

Aquilla and Karen,

The informational packet provided to the Tualatin City Council, to prepare prior to their discussion on Basalt Creek Concept Planning during the Work Session on 2-13-17, includes Plan “Attachment E: DRAFT Planning Commission Minutes 01.19.17”.

Within the draft of these minutes of the Tualatin Planning Commission 1-19-17 meeting, it states my comments to the Planning Commission is attached as part of the minutes. However I do not see a copy of my comments attached – nor are my comments summarized in lieu of attaching a copy of the comments from which I read.

To provide for accuracy and ease of transcription, I forwarded by email, in a very timely manner, a copy of my Citizen Comments to the Planning Commission (on Basalt Creek Concept Planning)---- to the City of Tualatin. That email was acknowledged and included within.

As the minutes of the 1-19-17 Planning Commission (as Attachment E) are included within the informational packet- thereby being considered relevant to the City Council for preparation prior to their discussions during the 2-13-17 Council Work Session on Basalt Creek Concept Planning --- I request the Planning Commission 1-19-17 minutes be fully reflective of the discussion held during the meeting- including an accurate reflection of all issues presented from all of the citizens who spoke. This request is in accordance with the rules and laws pertaining to Public Records and Public Meetings.

I request the City of Tualatin correct this apparent oversight by including/attaching a summary or a copy of the comments I read at the 1-19-17 Tualatin Planning Commission- as part of the minutes of that meeting, and update “Attachment E: DRAFT Planning Commission Minutes 01.19.17” to fully and accurately reflect the discussion held and information provided during that meeting.

Once Attachment E is updated, I request “Attachment E” be as identified as “Revised”--- and posted as such:

- As a revised correspondence to be sent to the Council ----in a timely manner, prior to the 2-13-17 Work Session-
- And updated on the City’s website informational packet link for the meeting.

Please contact me should you have questions, or if there are difficulties in fulfilling my request.

I have also attached Attachment E, and separate copy of the Citizen Comments from which I read at the Tualatin Planning Commission Meeting on 1-19-17 for your use.

I appreciate your assistance,
Grace

503 629 9890

From: [Herb Koss](#)
To: [Lou Ogden](#); [Sherilyn Lombos](#); [Alice Cannon](#); [Aquila Hurd-Ravich](#); kperlfox@ci.tualatin.or.us; [Frank Bubenik](#) (fbubenik@ci.tualatin.or.us); [jeff DeHaan](#); [Joelle Davis](#) (jdavis@ci.tualatin.or.us); [lou ogden](#) (logden@ci.tualatin.or.us); [nancy grimes](#) (ngrimes@ci.tualatin.or.us); [paul morrison](#); [robert kellogg](#)
Cc: [Peter Watts](#); [Herb Koss](#); [Don Hanson](#); tweller@cesnw.com
Subject: FW: Basalt Creek Zoning for land Between Victoria Gardens south to Basalt Creek Parkway
Date: Sunday, February 12, 2017 1:57:25 PM
Attachments: [CESNW ltr..pdf](#)
[FW Basalt Creek Renus \(13.0 KB\).msg](#)

Dear Mayor Ogden, Tualatin City Councilors, and City Staff

Washington County retained the services of McKenzie in order to determine if the land described above was feasible for employment zoning. I received a copy of the report and immediately saw an error that I am confident would have changed the end conclusion. The exhibit that Washington County sent to McKenzie showed a road connection know as Kinsman Rd connecting the Basalt Creek Parkway. This is incorrect as verified by the attached memo from Renus Kelkens, which confirms no access to Basalt Creek Parkway or the 18 to 20 foot road cut making the connection shown impossible.

The frustration of the study was further disappointing when Todd Johnson with McKenzie informed me that the County did not want to pay for McKenzie to make a site visit. I am confident that a site visit would have greatly modified the conclusion made on the McKenzie Report.

Mr. Tony Weller – CESNW was retained in order to have an engineering firm review the access and topographic issues. I have included it in this email as an attachment since it really summarizes the issues relating zoning and grades.

I would also like to add and enter into the record that I know the John Fregonese – Fregonese and Associates has had conversations with both Mayor Ogden, the staff, and me stating that in his

opinion the land described above should be zoned supportive housing with a density that does not increase trip counts.

I will be attending both the upcoming workshop and council meeting on Feb 13th, 2017 and will be happy to answer any questions that you may have.

Herb Koss

Attachments:

1. Email from County verifying the lack of a road connection to Basalt Creek Parkway
2. Letter from Tony Weller – CES dated 2/10/17



February 10, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Dear Mr. Koss:

In response to your request I have reviewed the Basalt Creek Concept Plan materials with regards to the suitability of employment/light industrial development on the 63 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway. These materials included:

1. Tualatin Staff Reports
2. Mackenzie Study
3. Email from Washington County Basalt Creek Parkway project manager Renus Kelfkens regarding access to Basalt Creek Parkway.
4. DKS preliminary profile of the extension Basalt.
5. OTAK Basalt Creek Concept Plan.

We understand that the City, Metro and Washington County's desire is to zone this area for employment land. Development potential of land for employment uses, as stated in the MacKenzie report, is generally assumed to have less than 5% slopes. This is to allow for larger building footprints, parking, loading areas and truck access.

The two areas that meet that criteria for this property is the northerly 1/3 adjacent Victoria Gardens and the top of the plateau area in the lower middle of the site. The northerly area would be well served with access from Grahams Ferry Road at Tonquin Loop and potentially a secondary access from Tonquin Road at Grahams Ferry Road. These to access points would appear to have good separation and sight distance on Grahams Ferry. The northerly area is very developable as employment land, however the City has set aside approximately 10 acres (almost half) as residential to buffer the Victoria Gardens lots.

The southerly plateau area's best access would come from the southerly property line and Grahams Ferry. However, this is the location of Basalt Creek Parkway which the County will not allow access. We also understand that the County has deleted the proposed Kinsman Road crossing of Basalt Creek Parkway shown on the Tualatin Concept and MacKenzie plans thereby eliminating the only at grade potential access coming from the southerly portion of the site. Therefore any access to the plateau area must come from the north (Tonquin Road or Tonquin

Mr. Herb Koss

BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Page 2 of 2

Road Loop). The plateau area is almost completely surrounded by steeply sloped land. The slopes range from over 10% to over 20%. The over 40 vertical rise needed to get from Tonquin Road to the top of the plateau area will take 800 feet at 5% not accounting for access to the lower property on either side or the potential impacts to wetlands.

There is slightly over 25 feet vertical rise from Tonquin Loop to the top of the plateau. This does not account for the low area just north of the plateau that drops down another 15 feet that this road would have to cross. While the grading is more manageable the result would be truck traffic routed through a residential area.

Neither access point can provide a secondary access to the plateau area. This is a negative for both traffic flow patterns and emergency access. In addition as these roads are raised to provide access to the plateau area, the access to land on either side of the road becomes more difficult.

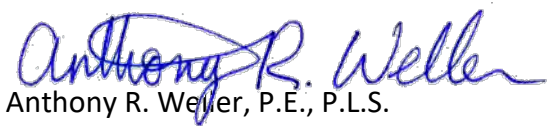
This area is also well known for the hard rock that is very near the surface. We were the design engineers for Victoria Gardens where we had about 2-feet of fill brought into the site to reduce the rock excavation costs. Unfortunately, filling the area does not provide better access.

Employment land requires flatter slopes to serve larger building footprints and then adjacent parking/loading areas. Providing for truck access and typical development footprint will severely limit the development efficiency for this portion of the property. Residential uses are more flexible with access grades and smaller footprints however the site will still be difficult to development without access to the south.

In summary, the northerly one third of the property is well suited to employment land. However, contrary to the MacKenzie report, Tualatin's current plan reserves the northerly 10 acres or so (almost half) of the northerly area for residential to buffer the Victoria Gardens lots. The southerly plateau area is not well suited for employment land. This is due to access constraints, surrounding steep slopes, lack of secondary access and grading costs.

It has also been our experience that if property is forced into a development pattern it is not well suited for, it will end up being one of the last parcels developed and the quality of that development is usually below expectations. If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,



Anthony R. Weller, P.E., P.L.S.

President



February 10, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Dear Mr. Koss:

In response to your request I have reviewed the Basalt Creek Concept Plan materials with regards to the suitability of employment/light industrial development on the 63 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway. These materials included:

1. Tualatin Staff Reports
2. Mackenzie Study
3. Email from Washington County Basalt Creek Parkway project manager Renus Kelfkens regarding access to Basalt Creek Parkway.
4. DKS preliminary profile of the extension Basalt.
5. OTAK Basalt Creek Concept Plan.

We understand that the City, Metro and Washington County's desire is to zone this area for employment land. Development potential of land for employment uses, as stated in the MacKenzie report, is generally assumed to have less than 5% slopes. This is to allow for larger building footprints, parking, loading areas and truck access.

The two areas that meet that criteria for this property is the northerly 1/3 adjacent Victoria Gardens and the top of the plateau area in the lower middle of the site. The northerly area would be well served with access from Grahams Ferry Road at Tonquin Loop and potentially a secondary access from Tonquin Road at Grahams Ferry Road. These to access points would appear to have good separation and sight distance on Grahams Ferry. The northerly area is very developable as employment land, however the City has set aside approximately 10 acres (almost half) as residential to buffer the Victoria Gardens lots.

The southerly plateau area's best access would come from the southerly property line and Grahams Ferry. However, this is the location of Basalt Creek Parkway which the County will not allow access. We also understand that the County has deleted the proposed Kinsman Road crossing of Basalt Creek Parkway shown on the Tualatin Concept and MacKenzie plans thereby eliminating the only at grade potential access coming from the southerly portion of the site. Therefore any access to the plateau area must come from the north (Tonquin Road or Tonquin

Mr. Herb Koss

BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Page 2 of 2

Road Loop). The plateau area is almost completely surrounded by steeply sloped land. The slopes range from over 10% to over 20%. The over 40 vertical rise needed to get from Tonquin Road to the top of the plateau area will take 800 feet at 5% not accounting for access to the lower property on either side or the potential impacts to wetlands.

There is slightly over 25 feet vertical rise from Tonquin Loop to the top of the plateau. This does not account for the low area just north of the plateau that drops down another 15 feet that this road would have to cross. While the grading is more manageable the result would be truck traffic routed through a residential area.

Neither access point can provide a secondary access to the plateau area. This is a negative for both traffic flow patterns and emergency access. In addition as these roads are raised to provide access to the plateau area, the access to land on either side of the road becomes more difficult.

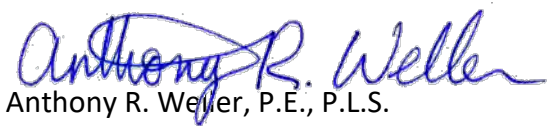
This area is also well known for the hard rock that is very near the surface. We were the design engineers for Victoria Gardens where we had about 2-feet of fill brought into the site to reduce the rock excavation costs. Unfortunately, filling the area does not provide better access.

Employment land requires flatter slopes to serve larger building footprints and then adjacent parking/loading areas. Providing for truck access and typical development footprint will severely limit the development efficiency for this portion of the property. Residential uses are more flexible with access grades and smaller footprints however the site will still be difficult to development without access to the south.

In summary, the northerly one third of the property is well suited to employment land. However, contrary to the MacKenzie report, Tualatin's current plan reserves the northerly 10 acres or so (almost half) of the northerly area for residential to buffer the Victoria Gardens lots. The southerly plateau area is not well suited for employment land. This is due to access constraints, surrounding steep slopes, lack of secondary access and grading costs.

It has also been our experience that if property is forced into a development pattern it is not well suited for, it will end up being one of the last parcels developed and the quality of that development is usually below expectations. If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,



Anthony R. Weller, P.E., P.L.S.

President

Peter Watts

From: Peter Watts
Sent: Sunday, February 12, 2017 12:42 PM
To: 'council@ci.tualatin.or.us'; 'council@tualatin.gov'
Cc: 'slombos@ci.tualatin.or.us'
Subject: Testimony for Monday's Work Session
Attachments: POW-20170211-183942.pdf; POW-20170211-184052.pdf

Dear Mayor Ogden, Members of the Tualatin City Council, and City Staff,

I, along with others, own land North of the planned Basalt Creek Parkway, and East of Grahams Ferry Drive. I am writing this letter solely on my own behalf, specifically to provide background information, address the report provided to Washington County by McKenzie, and also provide information from local experts who have walked the site, so that you can make the best possible determination regarding the most appropriate designation of the land.

Executive Summary

Don Hanson of OTAK, and Tony Weller of CES NW, have both provided letters stating significant reservations with the feasibility of developing this site as employment land, and provided detailed analysis of topographic and access limitations associated with the site, for your review. The letter from Tony Weller succinctly describes the issues with the McKenzie Report and the site in two pages.

Ken Leahy of Ken Leahy Construction, and Brian Clopton of Brian Clopton Excavating, both who have significant experience providing site preparation in the region, have walked the property, and believe that site preparation for the large building footprints required by employment designations, will be cost prohibitive due to the site slope and basalt rock soil.

Eric Sporre of PacTrust believes that there is an inability to develop industrial or flex buildings based on the site topography and soil conditions. Mike Diamond of the Real Estate Investment Group opined that the site was unlikely to develop as industrial or flex space because of the inability to provide large drive access for truck loading and turning radius. He also determined that office park use was not feasible, because the steep topography would have a negative impact on the proximity of parking and could pose an issue with American's Disabilities Act requirements. In short, all of the experts, were in agreement that there were significant issues with ever developing the property as employment land.

Although, McKenzie provided a report to Washington County, that the land could be feasibly developed as employment land, that report was based on a series of assumptions regarding site access, road construction, and zoning on the northern portion of the property, that will not occur under the current plan. Washington County staff has confirmed that the access off Basalt Creek Parkway, and the north south Kinsman road, will not be built. Both, Don Hanson and Tony Weller, have provided letters based on the most recent Washington County data, that contradict the conclusions reached in the McKenzie report.

Despite that the Basalt Creek planning area was brought into the UGB for the primary purpose of providing employment land, Metro has confirmed that there is no prohibition in the findings for non-employment designations. John Fregonese has confirmed that even if the subject property was zoned residential, the employment capacity for the planning area, will still far exceed Metro's estimates by 1,000, or more.

Background Information And Why We Are Here Today

Although, I have significant experience representing both jurisdictions and developers in land use matters, I have never previously experienced the process from the perspective of a land owner, so this has been an eye opening experience. At the time that I decided to invest as a part owner in one of the subject properties, I did due diligence by looking at satellite images, reviewing the plans prepared by the cities and John Fregonese, and driving to the site. I didn't, however, walk the site, because of extremely bad weather.

I believed based on my review of the planning materials that the site would develop as employment land, and am very familiar with the regional needs analysis. In short, I did what everyone else did which was look at it from a bird's eye view, instead of on the ground.

At the time of my ownership, the most pressing issue was the boundary between the two cities. There seemed to be a logical boundary between Tualatin and Wilsonville, at Basalt Creek Parkway. I met with staff from Wilsonville to discuss the boundary, as well as Wilsonville's vision for mirror image zoning, which I believed, at the time, was feasible, and would work.

It was only when winter turned to summer, that I actually walked the property. What was not obvious from satellite imagery, or from the road, was immediately apparent, when I was on the ground. There are significant slope issues with the property and the adjacent properties, and there was very little topsoil, and a lot of rock. I am familiar with the impact of topography and soil conditions through my past representation of the former city of Damascus, and this property did not seem well suited for the large footprints necessary for an employment designation.

After discussions with Herb Koss, we contacted adjacent property owners, and received their permission to have experts look at the parcels of property as a whole, to help determine feasibility. At that time, concerned whether there was a prohibition on non-employment land zoning, I had preliminary discussions with Metro staff regarding whether there had been a requirement that the land be zoned employment, when it was brought into the UGB.

Metro's land use attorney, Roger Alfred, and I, both reviewed the findings and determined that although there was a strong desire for employment land, an orderly transition from residential to employment was contemplated at all times during the process. There is nothing in the findings that prevents a residential designation. This is particularly true if the factors on the ground do not support an employment designation. With that information and the consent of adjacent land owners we moved forward with the process of bringing in experts for site suitability analysis.

Preliminary Analysis From Experts And Washington County's Letter Opinion From McKenzie

Herb Koss arranged for Don Hanson from OTAK to analyze the site for slope issues and potential zoning, and he has previously submitted materials regarding his findings. (*See attachment 1*) Brian Clopton, of Brian Clopton Excavating submitted a letter on November 18, 2016 regarding the soil conditions and topography. (*See attachment 2*) Eric Sporre of PacTrust submitted a letter on November 14, 2016 regarding the inability to develop industrial or flex buildings based on the topography. (*See attachment 3*)

Mike Diamond of the Real Estate Investment Group submitted a letter on November 21, 2016 opining that the site was unlikely to develop as industrial or flex space because of the inability to provide large drive access for truck loading and turning radius. (*See attachment 4*) He also determined that office park use was not feasible because the steep topography would have a negative impact on the proximity of parking and could pose an issue with American's Disabilities Act requirements. In short, all of the experts, were in agreement that there were significant issues with ever developing the property as employment land.

Don Hanson shared Mike Diamond's concerns regarding compliance with ADA standards. He noted that the site that Washington County used as a comp, South Center, which was designed by OTAK had half the slope of the subject site, and could not be built under current ADA standards. (See page 1 of attachment 1)

At the same time, Mayor Ogden, and staff, asked John Fregonese for his opinion. He expressed reservations regarding the employment designation, and believed that it would be better suited as residential land. This, and other data, prompted Washington County to hire McKenzie to provide a letter opinion.

Upon receiving a copy of the McKenzie Letter, I had significant concerns that their report regarding feasibility was predicated on four inaccurate assumptions. Specifically:

1. The McKenzie letter contemplated access off of Basalt Creek Parkway, and did not take into account the 18-20 foot curb cut off of Basalt Creek Parkway (Washington County Project Manager, Renus Kelfkens, confirmed via email on 2/1/17 that the only access onto Basalt Creek Rd., will be from Grahams Ferry Rd., and Boones Ferry Rd., and that there will likely be an 18-20 foot curb cut); *(See Attachment 5)*
2. The McKenzie letter contemplated Kingsman Rd., as a North South connector, allowing truck access to the southern portion of the site (Washington County Planner Erin Wardell confirmed via a phone call to Herb Koss on 2/9/17 that this road had been deleted over a year ago);
3. The McKenzie letter contemplated an Employment designation in the northern quadrant of the property, despite the fact that it has been designated by the city as residential transition;
4. The McKenzie letter did not rely on site specific geotechnical conditions or topography, relying on regional mapping instead (Todd Johnson confirmed that they had not used site specific data via email on 2/10/17) *(See Attachment 6)*

I have had discussions with Gabriela Frask, who prepared the McKenzie report, and learned that she was not provided with the site transportation access information, nor was she aware that the northern portion of the property, which is relatively flat, was planned as residential transition. She was also unaware that Kingsman Rd., was deleted from the area planning approximately a year ago. Additionally, Washington County did not authorize a site visit, within her scope of work, which I believe negatively impacted her ability consider other factors impacting feasibility. Regardless of the skill of an individual planner or agency, their work can only be as accurate as the information that they rely upon, and in this case I believe that Gabriela and McKenzie did not receive sufficiently detailed information to assess the property as accurately as possible.

Expert Opinions and Assessment of the McKenzie Letter

We asked Tony Weller of CES NW, to consider the Tualatin staff reports, McKenzie Study, email from Washington Co., regarding access, the DKS preliminary profile of the extension of Basalt Creek Parkway, and the OTAK Basalt Creek Concept Plan. In a comprehensive letter dated February 10, 2017, he opined that while the northerly third of the site is very developable as employment land, almost half of that property is reserved for residential use. And, that the deletion of the planned Kingsman Road, eliminates the only at grade potential access coming from the southerly portion of the site. The plateau portion of the property is surrounded by steep slopes of over 10% and over 20%. He further opined that neither access point can provide a secondary access to the plateau area which is a negative for both traffic flows and emergency access. *(See Attachment 7)*

Ken Leahy of Ken Leahy Construction Inc., was asked to provide a more comprehensive look at site preparation costs. He provided his opinion, in a letter dated February 10, 2017 that the cost of site preparation will exceed \$5.00 per foot. *(See Attachment 8)*

Don Hanson, of OTAK has provided a letter, and marked-up the McKenzie map based on the actual location of Basalt Creek Parkway, the lack of access off of Basalt Creek, the elimination of Kingsman road, and the residential designation at the top of the property. The result of those additional facts, eliminates a significant portion of the property that McKenzie deemed developable. *(See Attachment 9)*

Additionally, I have included a map that combines the McKenzie Plan with the residential zone and topographic map. *(See Attachment 10)*

Their letters are attached for your review.

A Summary of Relevant Data

With so many different letters from various experts, and communications from owners, neighbors, and other jurisdictions, over the last six months, it can be hard to keep track of the relevant information. So, I would offer the following:

1. Metro's own benchmark for employment land contemplates a slope of less than 10%, with less than 5% preferred. This site has slope in excess of 20% throughout;
2. PacTrust has provided a written opinion that the topography and basalt soil of the site mean it can't be feasibly developed for employment purposes;
3. OTAK has indicated in writing that the comparable property that Washington County used in their analysis, had half as much slope as this site, and could not be built under current American's with Disabilities Act rules/regulations;
4. Site preparation specialists in the area confirm the high cost of site preparation, due to soil conditions. The amount of blasting that can occur on this site is compromised by the high capacity power lines that bisect the site;
5. There is no access off of Basalt Creek road, and the deletion of Kinsman Road directly, and negatively impacts truck circulation on the southern portion of the site;
6. The northern portion of the site, adjacent to the existing neighborhood is currently planned to be zoned residential, contrary to what McKenzie's renderings show, and that designation has a major impact on the large footprint, employment, buildings that can/cannot be constructed. OTAK believes that only 11% of the site can be feasibly constructed as employment;
7. A residential designation and orderly transition to employment/industrial was always contemplated adjacent to the existing residential neighborhood, and is allowed under the findings that brought the Basalt Creek area into the UGB.
8. The county believes that an 18-20 foot curb cut, will be necessary on Basalt Creek Parkway. That curb cut means that the mirror image view that Wilsonville contemplated cannot occur. The view will either be of a graded slope or a 20 foot retaining wall.

Conclusion

Although, the primary purpose of the Basalt Creek UGB expansion was to bring in employment land, the on ground conditions on this property don't support that designation. During the thirteen year period since this land was brought into the UGB, there has been a trend of locating workforce housing close to employment lands to lessen commute time to work, and there are other lands in the Basalt Creek Planning Area that are zoned residential.

John Fregonese was asked if this property was needed for employment capacity. His response was that if the subject property was zoned residential, the employment capacity for the planning area, will still far exceed Metro's estimates by 1,000, or more. In short, this land does not need to be zoned employment in order for the planning area as a whole to exceed Metro's employment capacity estimates.

Thank you for your time and consideration.

Peter

Peter O. Watts |
Jordan Ramis PC | Attorneys at Law
Direct: 503-598-5547 Main: 503-598-7070



HanmiGlobal Partner

808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

1

BASALT CREEK/TUALATIN CONCEPT PLAN

Amendment Request to the Concept Plan

Tualatin, Oregon

August 23, 2016, Revised November 21, 2016

Introduction

- Otak Inc. (Otak) represents The Sherwood Grahams Ferry Investors LLC, headed by Herb Koss, who hold 10 acres in the 41 acre northeast quadrant of the overall district. The property is located near the northeast corner of Grahams Ferry Road and extends over to the Basalt Creek Canyon along the proposed new east-west arterial road. This summary of concerns and the amended concept plan lay out our intended direction moving forward.

Project Concerns

- Otak's concern is that the northeast quadrant area is not well suited to industrial zoning or employment transition proposed by the concept plan.
 - **Topography.** Much of the site contains slopes in excess of 10 percent (10%) and 25 percent (25%). The site would be extremely difficult to flatten out to accommodate industrial or employment transition site development requirements. Attached is a topographic map of the South Center project provided to City of Tualatin (City) staff. Otak designed this flex-space project. The topography is half as severe as portions of the 41 acres site. The site would be extremely difficult to develop given today's American with Disabilities Act (ADA) * requirements.
 - **Access.** Vehicular access will be limited to Grahams Ferry Road and extending Tonquin Loop into the site. No access will be permitted on the proposed new east-west arterial road.
 - **Basalt Creek Canyon.** The industrial land abuts the Basalt Creek Canyon with no transition.
 - This is not a big change but rather a refinement to the concept plan. It is a defined site area that makes up about 3 to 5 percent (3-5%) of the total Basalt Creek Study Area. Also there are currently 329 acres of undeveloped industrial land within a one mile radius of the study area.

Land Use Context

- The following shows a comparison of Metro's initial goal for the district, the City's current plan, and the proposed amended plan.

Metro	2500 Jobs	1200 Households
City Plan	4500 Jobs	600 Households
Amended Plan	4070 Jobs	1194 Households

The amended plan proposes a more balanced approach that is well within the intended mix proposed by Metro when the land came into the Urban Growth Boundary (UGB).

A group of mayors in our region have gone to Metro and asked Metro for flexibility related to UGB expansions. They have asked Metro to look at lands and appropriate zoning designations on a sub-regional basis. They have asked that Metro consider factors such as slope, and proximity to infrastructure, to help avoid situation like Damascus. We are asking you to do the same. We recognize that the region anticipated that the Basalt Creek area would primarily be zoned employment uses.

It is certainly anticipated that the vast majority of the land will be used for that purpose. But, within the Basalt Creek Planning Area, there are sub-areas that cannot reasonably be developed as employment land because of topographic and other issues. The 41 acres that we have asked the City to zone for residential purposes is one of those sub-areas. There is land to the west and south of this land that is zoned employment, that land is flatter than the subject 41 acres, and it is closer to transportation infrastructure than the subject 41 acres. Neither PacTrust Pacific Realty Associates, LP nor Brian Clopton Excavating believed that an employment designation was possible given the slope and soil quality. Instead of designating the property with a designation that will result in it never developing, we ask that you give it a designation that will make development feasible. If you do not do so, it will sit vacant; counting as developable employment land, just as Damascus has sat vacant, counting as available housing stock. Its designation will prevent further necessary expansions.

There is a housing crisis in our region and the latest modeling has demonstrated the importance of having residential land and employment land in close proximity. This is an opportunity to provide housing, on land which cannot be feasibly developed as employment land.

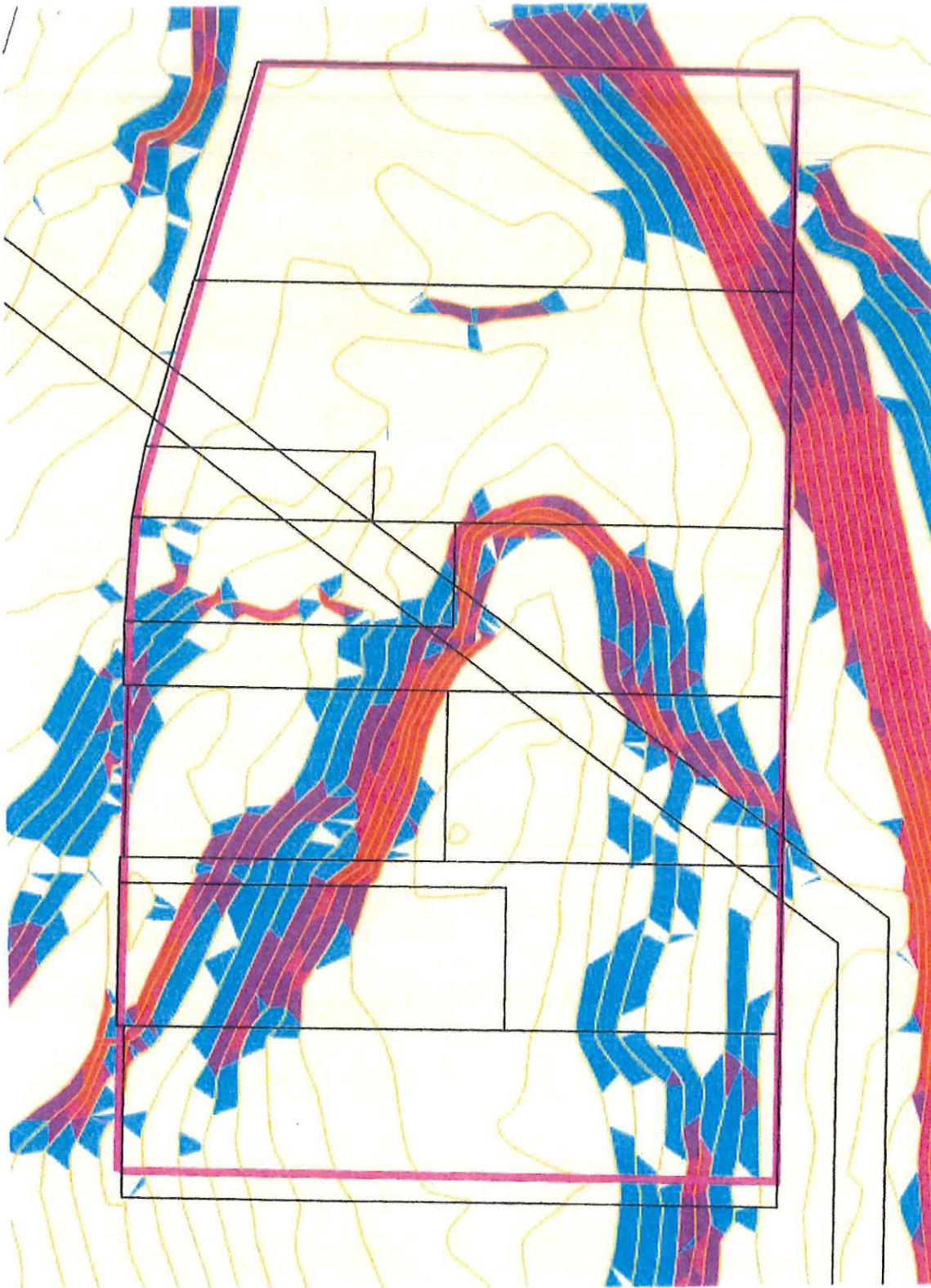
Amended Plan Options

- The attached concept plan option summarizes the requested amendment for proposed land uses that fit the site and its unique conditions.
- The plan anticipates building Tonquin Loop as an actual loop with two access points on Grahams Ferry Road. This road extension will provide complete access to the properties and also access to property owners east of the site.
- Three densities of residential are shown as transition to the neighborhood to the north and canyon to the east and also along the new east-west arterial, which is down 25 vertical feet from the site area. A center core area of potential retail, high density residential, and open space could serve as a walkable destination in the neighborhood. Also secondary access can be provided to the developable lands to the east above the canyon.
- Property uses can be molded to fit actual site conditions and provide a mix of housing (including workforce housing) close to jobs anticipated to the south and west.
- The programmed development will “be trip cap neutral” compared to the current city concept plan.

Benefits

- A walkable neighborhood with appropriate transitions and destinations
- Land uses that are adaptable to actual site conditions. The mix of uses will act as a **catalyst to create activity in the district**. The high-density residential (HDR) land provides the best opportunity for workforce housing next to employment lands. Residents won't need a car to commute.
- A plan that meets Metro's initial objectives when the land was brought into the UGB.
- A more complete quality neighborhood for the City of Tualatin.

Attachments: Basalt Creek Site Topo
Basalt Creek Slope Analysis
South Center Site Topo (Comparison)
Basalt Creek Land Use Concept
Letter from PacTrust Pacific Realty Associates, L.P.
Letter from Brian Clopton Excavating
Letter from Micheal Diamond, Real Estate Investment Group
Basalt Creek nearby Job Lands Map



11-16-2016



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	■
3	15.00%	20.00%	■
4	20.00%	25.00%	■
5	25.00%	357.23%	■

BASALT CREEK SLOPES ANALYSIS

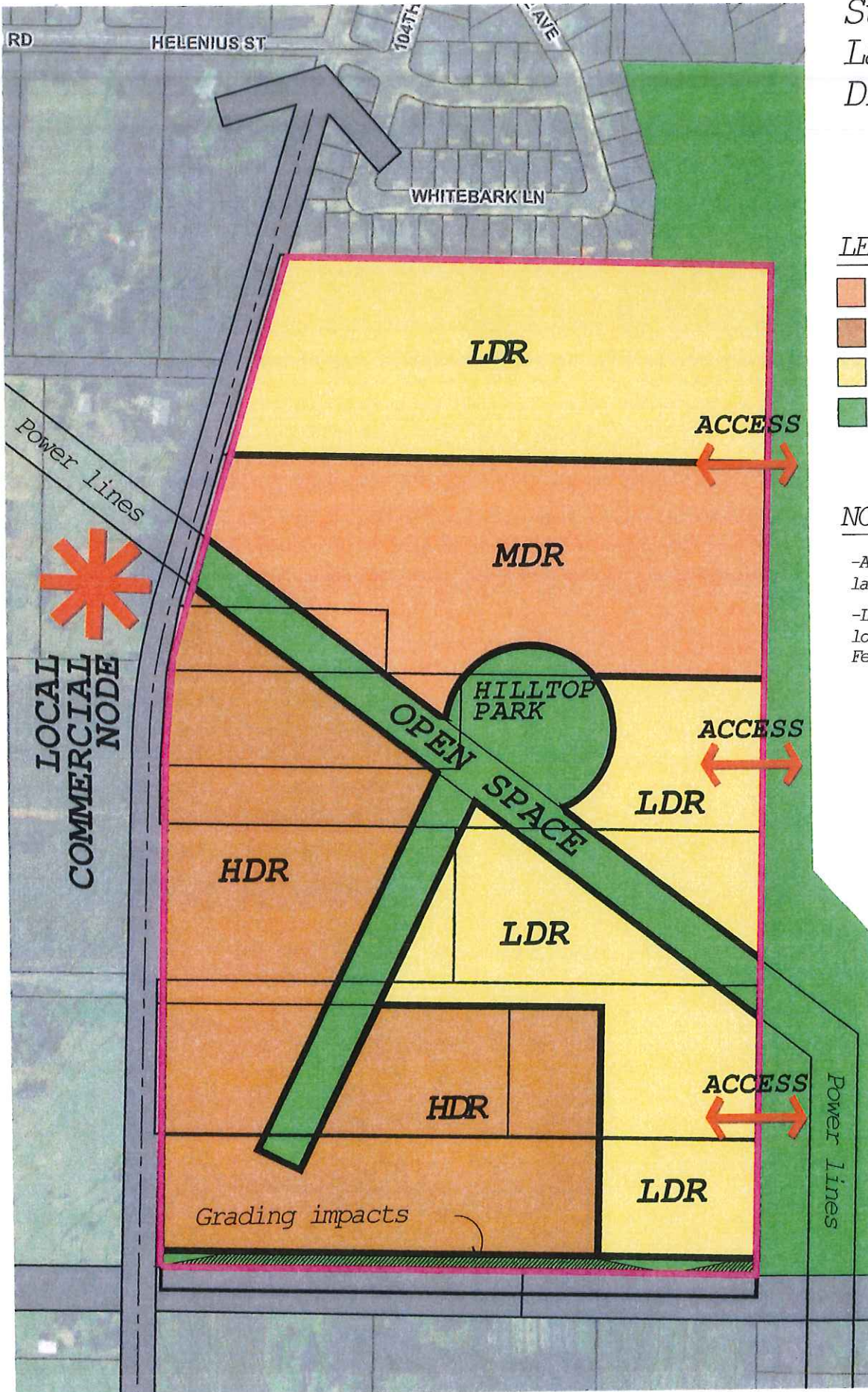


11-16-2016



SOUTH CENTER SITE TOPO

Subdistrict Land Use Diagram



LEGEND

- Mid Density Residential
- High Density Residential
- Low Density Residential
- Open space

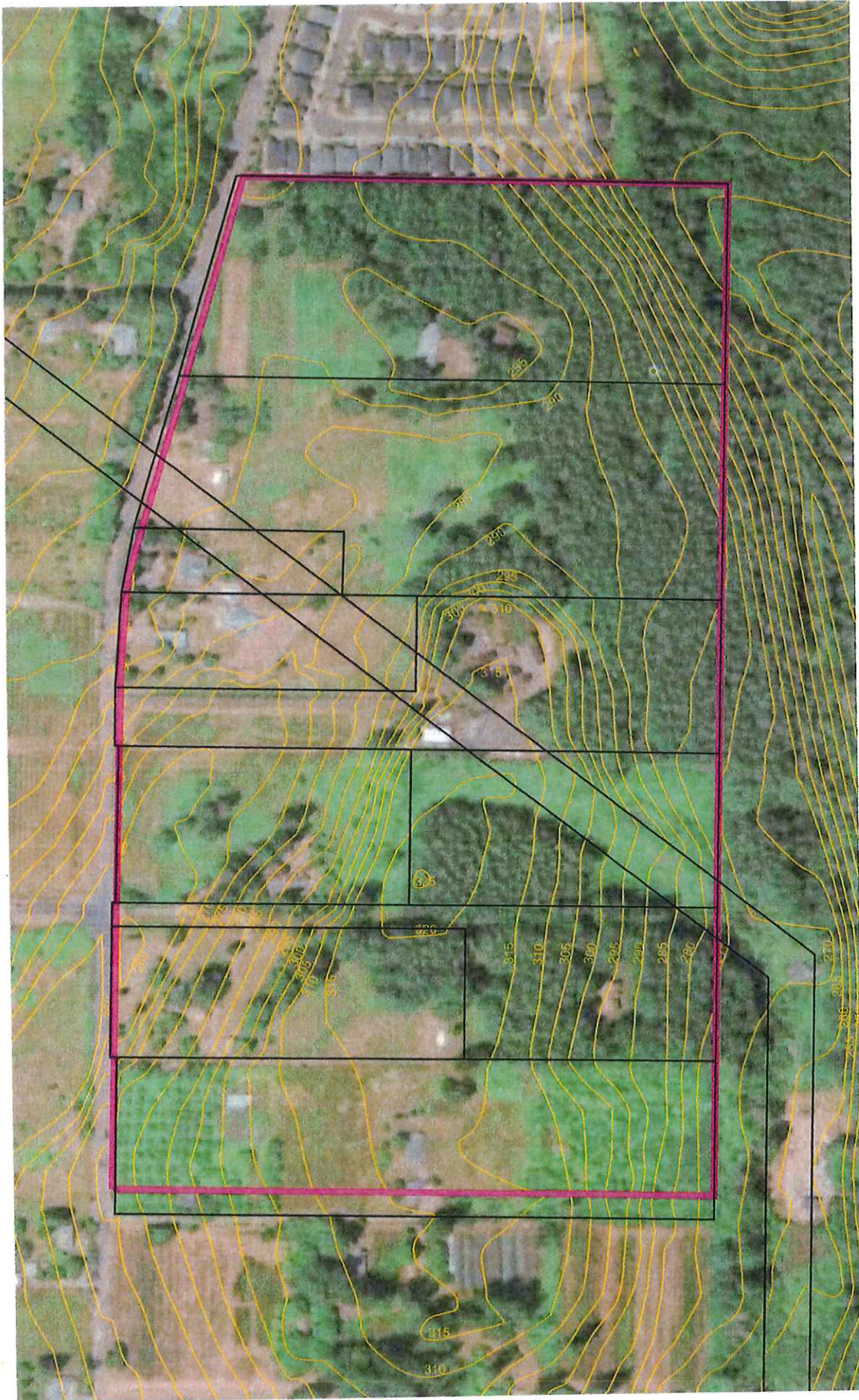
NOTES

- Access provided for landowners to East
- Local commercial node located across Graham's Ferry Road

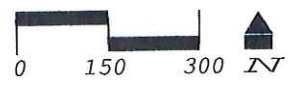


11-21-2016





11-16-2016



BASALT CREEK SITE TOPO



PO Box 509
Wilsonville, OR 97070
P: 503-682-0420
F: 503-570-3235
www.cloptonexcavating.com

2

November 18, 2016

Dear Mr. Koss

You have asked me to visit the 41 acre site located in the Basalt Creek Planning area. Your question was the feasibility of grading this site for employment land vs. a residential zone.

For your information my company has just purchased another four acres next to our Clay Street property. With this acquisition we now have 16 acres of land on Clay Street. I am very familiar with this area and as you know my company has mass graded many sites in the Portland Metro Area. I have been asked many times to inspect potential projects in order to determine problems that may be associated with a developer's site plans --- slopes, access and feasibility.

Thank you for providing me with topography of the site. It was very helpful and to be honest the slopes on the site were more severe then I first thought. The other big issue is the amount of rock that would be encountered with any grading necessary to accommodate any development on this site. This site is far better suited for Residential use since grading for this does not require the same topographic grading in comparison to employment uses. The Basalt Creek area does feature other land that is suited for employment; however the 41 acres you have asked me to visit is not in that category. I was also surprised by the 18 to 20 foot cut in order to accommodate the extension of Basalt Creek Parkway.

If you require any additional information please let me know.

Sincerely

Brian Clopton

President/Owner

PACTRUST
Pacific Realty Associates, L.P.

15350 S.W. Sequoia Pkwy., Suite 300
Portland, Oregon 97224
503/624-6300 • Facsimile: 503/624-7755

3

November 14, 2016

VIA EMAIL

Herb Koss
2643 South Shore Boulevard
Lake Oswego, OR 97034

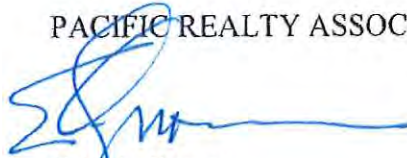
Dear Herb,

At the request of Peter Bechen, I toured your site north of the future Basalt Creek Parkway last week. PacTrust is developing an industrial park several miles north at 115th Avenue and Tualatin-Sherwood Road in Tualatin known as Koch Corporate Center. We are interested in locating a site to develop in the Coffee Creek area for light industrial uses. Unfortunately, the topography of your site makes development of industrial or flex buildings uneconomic. We believe housing would be a more appropriate use for the site. The smaller floor plates for housing enable it to work with slope conditions present on your property. Industrial/employment land requires sites to be much more flat due to dramatically larger floor plates, parking requirements, loading areas for trucks and ingress/egress concerns for trucks. There are several sites in the area that are more appropriate for industrial/employment development.

Let me know if you would like to discuss this further.

Yours very truly,

PACIFIC REALTY ASSOCIATES, L.P.



Eric A. Sporre
Vice President



4

November 21, 2016

Herb Koss
2643 South Shore Blvd.
Lake Oswego, Or 97034

VIA: EMAIL

RE: 41-acre Basalt Creek southern boarder 23960 SW Grahams Ferry Rd.

Dear Herb,

I visited the site and spent a considerable amount of time driving the area. It is an exciting development area especially when the Basalt Creek Parkway is completed.

The topography of the site is such that developing an industrial project would be very difficult and if done would be at best marginal and very inefficient. Industrial, flex buildings require large foot prints, large drive areas for loading and turning radius. There are better sites in the area for this type of use.

I also looked at the site for office park use and concluded that due to the steep topography of the site it could have a negative impact on the proximity of the parking that may pose an issue with ADA requirements. I also believe that the extraordinary site cost and small office footprints would not be cost effective and competitive in the office market. Furthermore, the location does not readily lend itself to that use.

This site lends itself to smaller foot print buildings such as housing and multifamily that can be planned around the steep grades and terraced into the topography. It is my opinion that the highest and best use for this site are single family homes buffered along the frontage with multifamily housing.

Our office has forty years of experience in commercial real estate and have procured sites for commercial developers such as Gramor, Holland Development LLC and West Hills.

Let me know if you have any questions.

A handwritten signature in black ink, appearing to read "Michael N Diamond", written in a cursive style.

Michael N Diamond
Principal Broker

Peter Watts

From: Herb Koss <herb@kossred.com>
Sent: Saturday, February 11, 2017 5:56 PM
To: Peter Watts
Subject: FW: Basalt Creek Renus



Thanks Herb Koss

Begin forwarded message:

From: Renus Kelfkens <Renus_Kelfkens@co.washington.or.us>
Date: February 1, 2017 at 12:02:54 PM PST
To: Herb Koss <herb@kossred.com>
Subject: RE: Basalt Creek

Hi Herb,

Yes, Basalt Creek Parkway is a limited access road. The only access will be from Grahams Ferry Rd, and Boones Ferry Rd. Currently we have not done any topographic survey, or design but it is reasonable to expect an 18-FT to 20-FT cut. This will be investigated during the design phase of the project.

Sorry for the delayed response. Please let me know if there are any other questions or comments.

Thanks,

Renus Kelfkens | Project Manager
503-846-7808 renus_kelfkens@co.washington.or.us

From: Herb Koss [<mailto:herb@kossred.com>]
Sent: Friday, January 27, 2017 12:40 PM
To: Renus Kelfkens
Subject: Basalt Creek

Dear Renus

I wanted to pass along the employment site evaluation prepared by Mackenzie. After our conversation earlier this week it seems clear to me that some of the assumptions that Mackenzie made, are not consistent with the transportation plan for the area. Although, the site evaluation shows access off of Basalt Creek Parkway, my understanding is that the county will not allow access. Additionally, the evaluation has Basalt Parkway in the wrong area, does not reflect the 18-20 foot curb cut, onto the property, nor does it show the residential that is planned on the northern portion of the site to transition from the existing neighborhood. I spoke to Mackenzie this week, and they indicated that they had not contacted the county regarding the transportation access, or the residential at the northern portion of the site.

Would you be willing to confirm that there is no planned access off of Basalt Creek Parkway, and that the curb cut is expected to be 18-20 feet? I think that that information will be enough for Mackenzie to retract their site evaluation. Please correct me, if anything that I have indicated isn't

accurate. My goal is to make sure that everyone is working off of the same assumptions, so that we can properly assess the site suitability. Thanks for all of your help, and taking the time to talk.

Herb

Peter Watts

From: Herb Koss <herb@kossred.com>
Sent: Saturday, February 11, 2017 5:49 PM
To: Peter Watts
Subject: FW: Proposal - Basalt Creek McKenzie
Attachments: PRO-Koss Real Estate-Scope and Fee-170209.pdf



From: Todd Johnson [mailto:TJohnson@mcknze.com]
Sent: Friday, February 10, 2017 12:04 PM
To: Herb Koss
Cc: Dennis Woods; Gabriela Frask
Subject: FW: Proposal - Basalt Creek McKenzie

Hi Herb-

I've been in meetings all morning. Sorry for the delay in getting this to you.

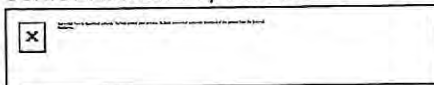
Attached is a scope and budget letter to further develop the work we did previously for Washington County. As we discussed, the letter report we prepared for Washington County relied on data available at the time we prepared the letter, and also relied on regional mapping, not site specific mapping for resource lands, geotechnical conditions, and topography. This scope includes developing site specific data to allow cost feasibility analysis to our previous study. By improving the accuracy of the data we have through onsite study and mapping, we will be able to determine if the site is economically viable for employment use, or also look at residential uses as alternates for economic viability.

It's my understanding that you have new information for the road connections and locations that we did not use in our previous report. That type of data would be collected as part of our work and would be incorporated into the scope we propose in the attached scope and budget letter.

Let me know if you have any questions about the attached scope, or if you would like us to change the proposal in any way. If the scope we outlined in the attached letter is satisfactory, I'd suggest we have a meeting with you and the project team to refine the tasks we identify prior to us commencing work.

Thanks for the opportunity to present this scope of work. I'll call you to discuss it.

Todd Johnson
Senior Associate / Director of Planning



Architecture · Interiors · Engineering · Planning

P 503.224.9560 W mcknze.com C [vcard](#)

RiverEast Center, 1515 SE Water Ave., Suite 100, Portland OR 97214

This email is confidential, may be legally privileged, and is intended solely for the addressee. If you are not the intended recipient, access is prohibited. As email can be altered, its integrity is not guaranteed.



February 10, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Dear Mr. Koss:

In response to your request I have reviewed the Basalt Creek Concept Plan materials with regards to the suitability of employment/light industrial development on the 63 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway. These materials included:

1. Tualatin Staff Reports
2. Mackenzie Study
3. Email from Washington County Basalt Creek Parkway project manager Renus Kelfkens regarding access to Basalt Creek Parkway.
4. DKS preliminary profile of the extension Basalt.
5. OTAK Basalt Creek Concept Plan.

We understand that the City, Metro and Washington County's desire is to zone this area for employment land. Development potential of land for employment uses, as stated in the MacKenzie report, is generally assumed to have less than 5% slopes. This is to allow for larger building footprints, parking, loading areas and truck access.

The two areas that meet that criteria for this property is the northerly 1/3 adjacent Victoria Gardens and the top of the plateau area in the lower middle of the site. The northerly area would be well served with access from Grahams Ferry Road at Tonquin Loop and potentially a secondary access from Tonquin Road at Grahams Ferry Road. These to access points would appear to have good separation and sight distance on Grahams Ferry. The northerly area is very developable as employment land, however the City has set aside approximately 10 acres (almost half) as residential to buffer the Victoria Gardens lots.

The southerly plateau area's best access would come from the southerly property line and Grahams Ferry. However, this is the location of Basalt Creek Parkway which the County will not allow access. We also understand that the County has deleted the proposed Kinsman Road crossing of Basalt Creek Parkway shown on the Tualatin Concept and MacKenzie plans thereby eliminating the only at grade potential access coming from the southerly portion of the site. Therefore any access to the plateau area must come from the north (Tonquin Road or Tonquin

Mr. Herb Koss

BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Page 2 of 2

Road Loop). The plateau area is almost completely surrounded by steeply sloped land. The slopes range from over 10% to over 20%. The over 40 vertical rise needed to get from Tonquin Road to the top of the plateau area will take 800 feet at 5% not accounting for access to the lower property on either side or the potential impacts to wetlands.

There is slightly over 25 feet vertical rise from Tonquin Loop to the top of the plateau. This does not account for the low area just north of the plateau that drops down another 15 feet that this road would have to cross. While the grading is more manageable the result would be truck traffic routed through a residential area.

Neither access point can provide a secondary access to the plateau area. This is a negative for both traffic flow patterns and emergency access. In addition as these roads are raised to provide access to the plateau area, the access to land on either side of the road becomes more difficult.


This area is also well known for the hard rock that is very near the surface. We were the design engineers for Victoria Gardens where we had about 2-feet of fill brought into the site to reduce the rock excavation costs. Unfortunately, filling the area does not provide better access.

Employment land requires flatter slopes to serve larger building footprints and then adjacent parking/loading areas. Providing for truck access and typical development footprint will severely limit the development efficiency for this portion of the property. Residential uses are more flexible with access grades and smaller footprints however the site will still be difficult to development without access to the south.

In summary, the northerly one third of the property is well suited to employment land. However, contrary to the MacKenzie report, Tualatin's current plan reserves the northerly 10 acres or so (almost half) of the northerly area for residential to buffer the Victoria Gardens lots. The southerly plateau area is not well suited for employment land. This is due to access constraints, surrounding steep slopes, lack of secondary access and grading costs.

It has also been our experience that if property is forced into a development pattern it is not well suited for, it will end up being one of the last parcels developed and the quality of that development is usually below expectations. If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,


Anthony R. Weller, P.E., P.L.S.
President



Construction, Inc.

P.O. Box 489 • 915 S 12th Ave • Cornelius, Oregon 97113 • (503) 357-2193 • FAX (503) 357-3649



2/10/17

Subject: The Land South of Victoria Gardens to Basalt Creek Parkway

Dear Mayor Ogden and Tualatin City Councilors:

I am the owner of Ken Leahy Construction Inc., our firm specializes in all aspects of site preparation projects including full site development that require erosion control, clearing, grubbing, stripping, earthwork, cement soil stabilization, storm water detention facilities, bio swales, underground utilities (storm sewer, sanitary sewer, water distribution and franchise utilities), sanitary sewer lift stations and force mains. Our firm is celebrating its 50th year in the business and has been involved in many developments in the Portland Metro area.

At the request of Herb Koss and I toured the site on 2/10/17, to give him an idea of the feasibility of full site development for employment use. I also was given topography site maps detailing the slopes and grades on the property.

I personally have developed sites that contain large volumes of rock. Based on my personal experience I estimate that the cost of land preparation for the land described above would surpass the \$5.00 per foot range.

I looked at site access, and am basing my opinion about access on the understanding that no access will be allowed onto Basalt Creek Parkway. If there is no access from Basalt Creek Parkway, traffic will have to come from the intersection of Tonquin Road and Grahams Ferry Road. There is approximately 50 feet of elevation rise, from that access point, which creates major issues for truck traffic.

Limited access, topography, and the large quantity of basalt rock are all major issues. A single one of them might not prevent the site from being developed as employment land, but the combination of all three cannot be overcome. Mass grading of Basalt Rock is not financially feasible.

Sincerely

Ken Leahy



HanmiGlobal Partner

808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com



The following summarizes Don Hanson's testimony for the City Council meeting on Monday, February 13, 2017.

Comments on MacKenzie Study

- **Items/information not made available to MacKenzie**
 - Residential transition land at north end.
 - Correct location for the future Basalt Creek Parkway road.
 - No road connection/access onto the future Basalt Creek Parkway road.
 - No access is shown to properties to the southeast.

- **Plan Comments**
 - The comments on slope suitability are well stated for employment uses. Less than 5% slopes are best, 5-10% present challenges, and greater than 10% slopes are not feasible.
 - Sites A, B and C are somewhat feasible but would need a second access for emergency vehicles.
 - Sites D, E and F are not feasible for employment.
 - Sites G and H are in the proposed residential zone.
 - Sites L and K are workable.
 - There are about 18-20 acres of feasible land for employment development, but without good access a successful employment development is not feasible.
 - No consideration for costs of grading the site.
 - What about ADA?



OPTION ONE
 DEC. 21, 2016
 318,500 SF "EMPLOYMENT BUILDINGS"

Portland, Oregon
 503.241.5522
 www.hackenzie.com

LEGEND
 SITE BOUNDARY
 INDICATED 1:5%
 ELEVATION CONTOUR 10'
 SPRAWL AREAS

SITE AREA	BUILDING AREA	PARKING SPACES	PARKING RATIO	NET DEVELOPABLE AREA AND % (net = all within 10' of way)
PROPOSED BUILDING 1	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 2	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 3	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 4	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 5	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 6	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 7	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 8	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 9	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 10	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 11	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 12	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 13	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 14	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 15	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 16	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 17	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 18	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 19	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 20	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 21	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 22	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 23	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 24	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 25	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 26	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 27	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 28	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 29	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 30	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 31	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 32	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 33	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 34	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 35	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 36	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 37	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 38	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 39	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 40	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 41	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 42	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 43	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 44	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 45	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 46	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 47	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 48	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 49	11,000 SF	110	1:100	11,000 SF
PROPOSED BUILDING 50	11,000 SF	110	1:100	11,000 SF

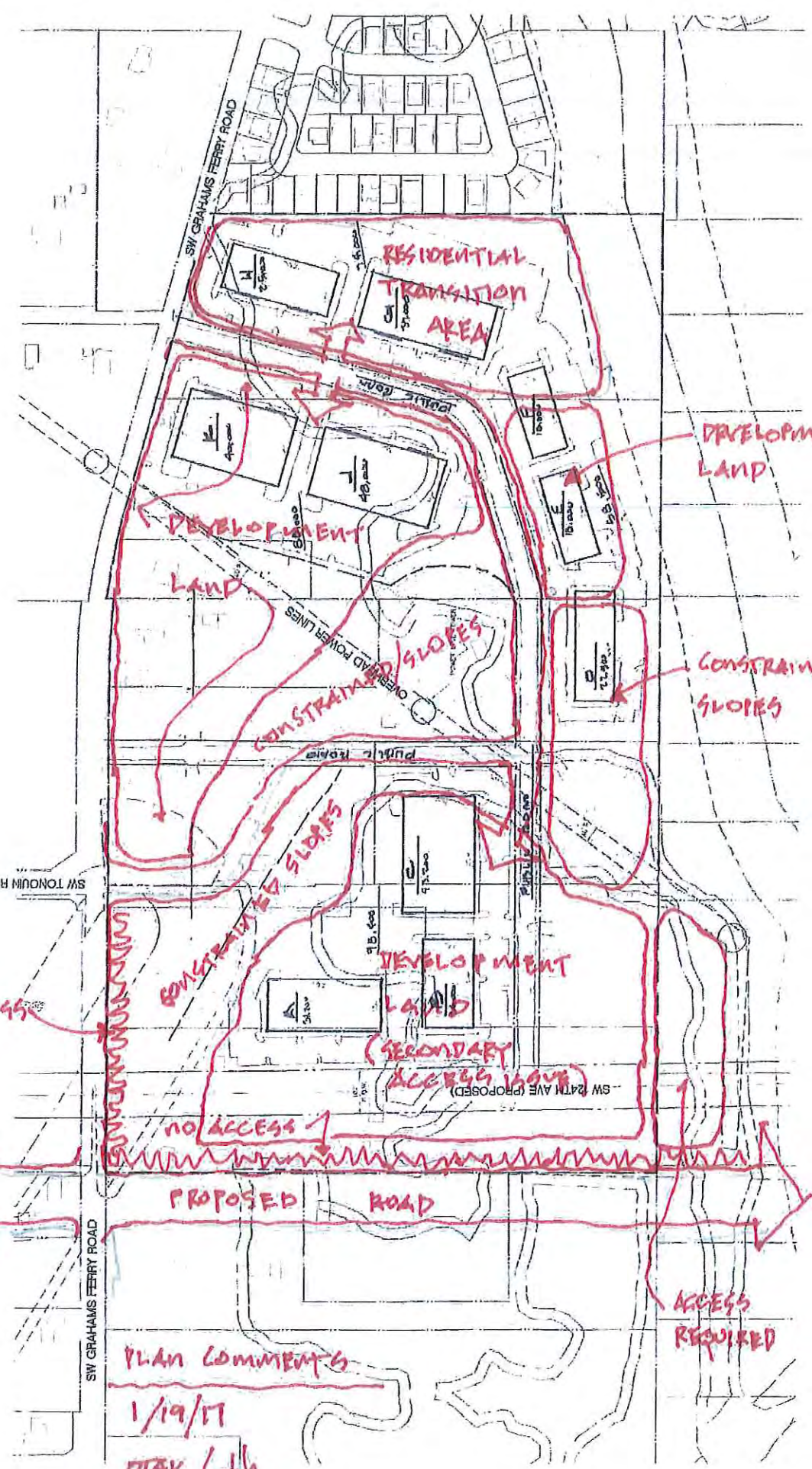
SITE DATA

BUILDING	AREA	NET DEVELOPABLE AREA AND %
PROPOSED BUILDING 1	11,000 SF	11,000 SF
PROPOSED BUILDING 2	11,000 SF	11,000 SF
PROPOSED BUILDING 3	11,000 SF	11,000 SF
PROPOSED BUILDING 4	11,000 SF	11,000 SF
PROPOSED BUILDING 5	11,000 SF	11,000 SF
PROPOSED BUILDING 6	11,000 SF	11,000 SF
PROPOSED BUILDING 7	11,000 SF	11,000 SF
PROPOSED BUILDING 8	11,000 SF	11,000 SF
PROPOSED BUILDING 9	11,000 SF	11,000 SF
PROPOSED BUILDING 10	11,000 SF	11,000 SF
PROPOSED BUILDING 11	11,000 SF	11,000 SF
PROPOSED BUILDING 12	11,000 SF	11,000 SF
PROPOSED BUILDING 13	11,000 SF	11,000 SF
PROPOSED BUILDING 14	11,000 SF	11,000 SF
PROPOSED BUILDING 15	11,000 SF	11,000 SF
PROPOSED BUILDING 16	11,000 SF	11,000 SF
PROPOSED BUILDING 17	11,000 SF	11,000 SF
PROPOSED BUILDING 18	11,000 SF	11,000 SF
PROPOSED BUILDING 19	11,000 SF	11,000 SF
PROPOSED BUILDING 20	11,000 SF	11,000 SF
PROPOSED BUILDING 21	11,000 SF	11,000 SF
PROPOSED BUILDING 22	11,000 SF	11,000 SF
PROPOSED BUILDING 23	11,000 SF	11,000 SF
PROPOSED BUILDING 24	11,000 SF	11,000 SF
PROPOSED BUILDING 25	11,000 SF	11,000 SF
PROPOSED BUILDING 26	11,000 SF	11,000 SF
PROPOSED BUILDING 27	11,000 SF	11,000 SF
PROPOSED BUILDING 28	11,000 SF	11,000 SF
PROPOSED BUILDING 29	11,000 SF	11,000 SF
PROPOSED BUILDING 30	11,000 SF	11,000 SF
PROPOSED BUILDING 31	11,000 SF	11,000 SF
PROPOSED BUILDING 32	11,000 SF	11,000 SF
PROPOSED BUILDING 33	11,000 SF	11,000 SF
PROPOSED BUILDING 34	11,000 SF	11,000 SF
PROPOSED BUILDING 35	11,000 SF	11,000 SF
PROPOSED BUILDING 36	11,000 SF	11,000 SF
PROPOSED BUILDING 37	11,000 SF	11,000 SF
PROPOSED BUILDING 38	11,000 SF	11,000 SF
PROPOSED BUILDING 39	11,000 SF	11,000 SF
PROPOSED BUILDING 40	11,000 SF	11,000 SF
PROPOSED BUILDING 41	11,000 SF	11,000 SF
PROPOSED BUILDING 42	11,000 SF	11,000 SF
PROPOSED BUILDING 43	11,000 SF	11,000 SF
PROPOSED BUILDING 44	11,000 SF	11,000 SF
PROPOSED BUILDING 45	11,000 SF	11,000 SF
PROPOSED BUILDING 46	11,000 SF	11,000 SF
PROPOSED BUILDING 47	11,000 SF	11,000 SF
PROPOSED BUILDING 48	11,000 SF	11,000 SF
PROPOSED BUILDING 49	11,000 SF	11,000 SF
PROPOSED BUILDING 50	11,000 SF	11,000 SF

SITE XX
 BASALT CREEK SITE
 SW 124TH AVE
 WASHINGTON COUNTY, OREGON



NOTE: DIMENSIONS SHOWN AT 1/4" = 10' INTERVALS
 1/2" = 20' - 20' 0" 0"



PLAN COMMENTS
 1/19/17
 ORAK/dh

318,500 SF

10

Topographic Map: Central Subarea on Tualatin side of Basalt

TUALATIN

N
W

RF 1:3,000

LEGEND

Potential Employ

- Proposed F
- Proposed I

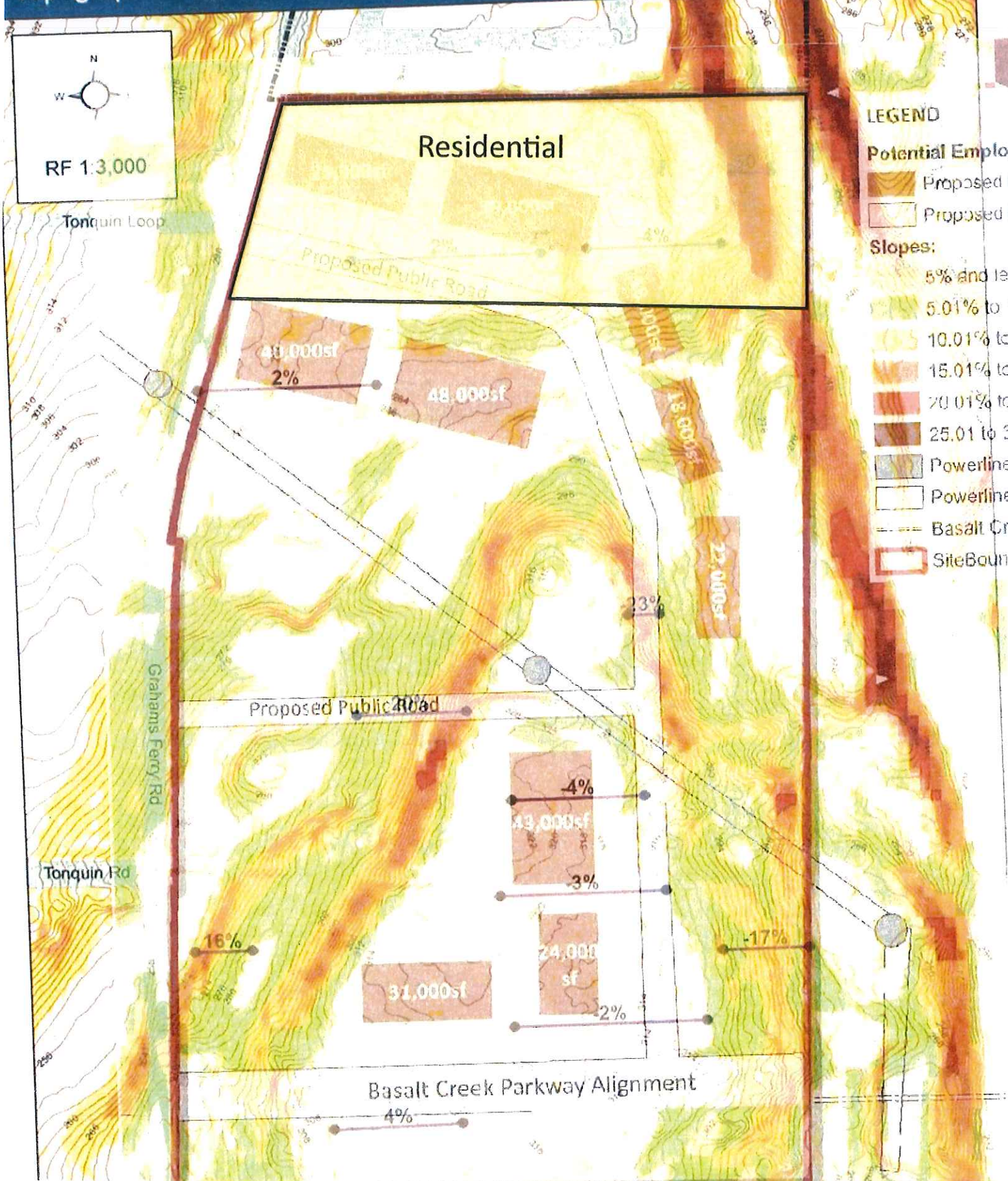
Slopes:

- 5% and less
- 5.01% to 10%
- 10.01% to 15%
- 15.01% to 20%
- 20.01% to 25%
- 25.01% to 30%

Powerline

Basalt Cr

Site Bound



RE: Project number 2150111.01
63 acre parcel with extreme topography

Mayor Ogden, City Council and Staff

I have read the Mackenzie report regarding the above site, looked at on Google earth and examined the topo map. As a Commercial Real Estate Broker of 35 years the bulk of it spent in Southwest Portland, I can unequivocally say this is a poor site for industrial development and would be better suited as a residential development site.

My experience with sites like this is extensive. I represented the Robbins Sharp property on 115th in Tualatin and the ORR property at the Southwest Corner of 124th and Tualatin Sherwood Rd in Sherwood. Both properties had extensive site development costs due to topography, but probably not as dramatic as the subject parcel.

Industrial development requires sites to be nearly flat to achieve the large contiguous floor plates suitable for single story utilization for warehouses, manufacturing assembly etc. Residential sites can utilize the subject property much more efficiently, cheaper and develop a higher tax base in a much shorter time frame than the site would if left as an industrial development.

Those sites languished on the market for years while other sites sold. Their eventual sales prices were far below other similarly zoned parcels in the same area to overcome their substantial development costs. For years their cost to cure the slope issues exceeded the market value of Industrial property thereby rendering them economically infeasible for development.

These sites will be the last sites to develop in the new Basalt Creek region if left zoned as industrial and even then it will require an abnormal purchaser/developer as the sites will take years to ready for development due to the extensive and time consuming development process. Developing land like this takes invasive and disruptive methods to ready the site for large industrial floor plates. These methods will include years of heavy equipment, likely "cut and shoot" (blasting), methods of overcoming underground rock and will still result in inefficient use of the site.

To highlight this please consider Figure 3 "Conceptual employment use Concept Plan" this plan shows multiple small buildings that are prohibitively expensive to construct and results in approx.. 300,000 SF of development on a 63 acre site or approx.. 11% site coverage. Most industrial sites result in coverage 3.5 to 4 times

that ratio. Further, the small buildings and their shape, (long rectangular), will be expensive and will attract low employment ratio uses. To create job density in industrial regions large buildings with deeper bays are required. The job density on a site with this low of site coverage, this amount of buildings will defeat many of the objectives of Goal 5.

Further rendering the site ineffective is the natural resource areas on the site which are much more compatible with residential uses than they are with industrial. Another question I have is whether or not there will be direct access to Basalt Creek Parkway as it shows in the study. I have always heard this street was meant to be an expressway with limited direct accessibility.

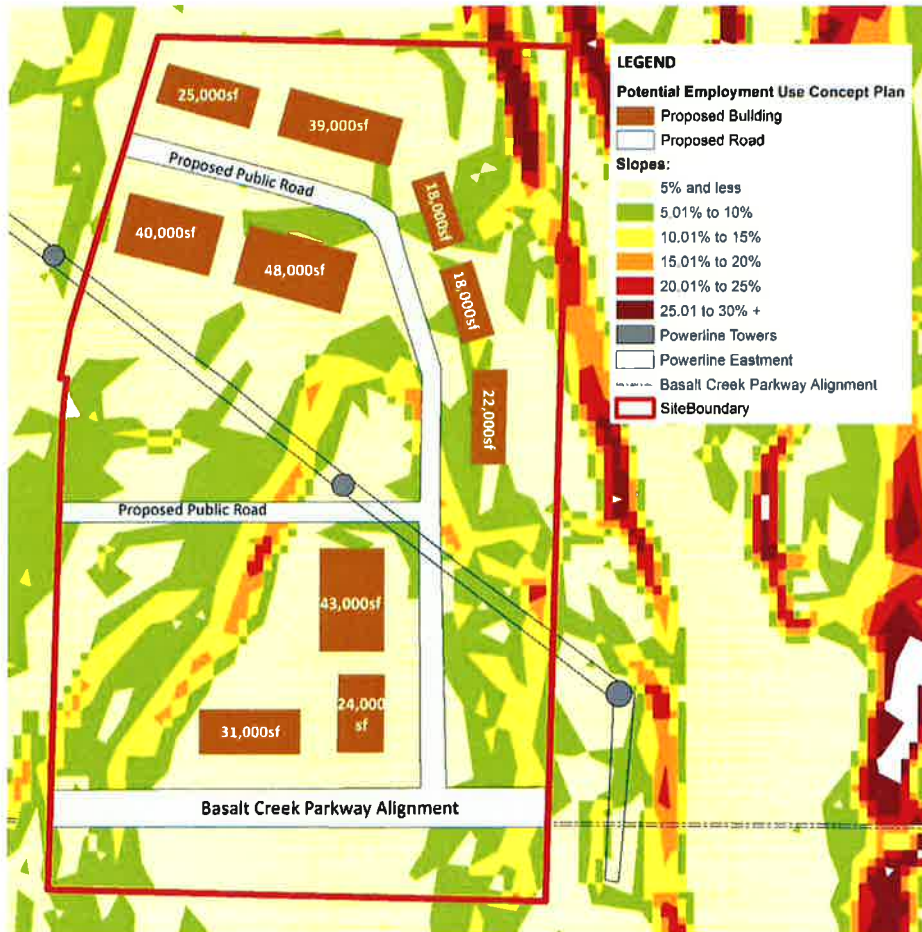
In short It appears to me this study was conscripted with the intent to answer a question "if the site could be developed as an Industrial site" and not whether its highest and best and most practical use is as an industrial site. My 35 years experience in this type of development leads me to the inescapable conclusion it is not. I have attached my biography describing my qualifications to render this type of opinion.

For the record I have no economic interest in any adjacent properties, I do not even have any listings for sale near this property. In fact, given my particular expertise most people would think that I would be all for zoning this property for industrial use. However, it is clearly not an efficient use of this site and it would be best left to residential use.

Stu Peterson SIOR
Partner
Macadam Forbes Commercial Real Estate

industrial/employment uses in 10 buildings, ranging in size from 18,000 sf to 43,000 sf. The conceptual plan below results in approximately 40% developable area, which includes the public roads, buildings, and associated parking areas, and is based on a building coverage factor that would result in the potential for approximately 315,000 sf of building area. This conceptual plan is shown in Figure 3 below and Exhibit B.

Figure 3: Conceptual employment use concept plan



OTHER CONSIDERATIONS

When comparing the land use concept of Basalt Creek, as shown on the Basalt Creek Concept Plan website¹ as of April 2016, the plan identifies the majority of the subject site as Employment with some Light Industrial/ Tech Flex and the northern taxlot as Multi-Family Residential. The property directly to the east is identified as the Basalt Creek Canyon, to the south is identified as a Light Industrial District, to the west is identified as Light Industrial/Tech Flex District, and

¹ http://www.basaltcreek.com/wp-content/uploads/2016/04/Basalt-Posters_042816_small.pdf



From: [Herb Koss](#)
To: [LouOgden](#); [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Frank Bubenik](#); [Jeff Dehaan](#); [Joelle Davis](#); [Lou Ogden](#); [Nancy Grimes](#); [Paul Morrison](#); [Robert Kellogg](#); [Sherilyn Lombos](#)
Cc: [Peter Watts](#); [Ed Trompke \(Ed.Trompke@jordanramis.com\)](#)
Subject: FW: Basalt Creek Land --- Victoria Gardens to the north to Basalt Creek Parkway to the south.
Date: Monday, February 13, 2017 10:08:14 AM
Attachments: [Koss letter.docx](#)
[JRUTILITY01_Dino_0179_001_EXH 3.pdf](#)

Mayor Ogden brought to my attention that I had not included Figure 3, which Mr. Peterson referred to in his letter.

I have included the Map with this email.

I apologize for missing including the Exhibit.

Herb Koss

From: Herb Koss
Sent: Sunday, February 12, 2017 2:49 PM
To: 'Lou Ogden'; 'Sherilyn Lombos'; Alice Cannon; 'Aquilla Hurd-Ravich'; Frank Bubenik (fbubenik@ci.tualatin.or.us); jeff DeHaan; Joelle Davis (jdavis@ci.tualatin.or.us); lou ogden (logden@ci.tualatin.or.us); nancy grimes (ngrimes@ci.tualatin.or.us); paul morrison; robert kellogg
Cc: Peter Watts; 'Don Hanson'; JOHN FREGONESE (john@frego.com); tweller@cesnw.com; Sherman Leitgeb
Subject: Basalt Creek Land --- Victoria Gardens to the north to Basalt Creek Parkway to the south.

Mayor Ogden, Tualatin City Councilors, and Tualatin Staff

I have attached a letter from a very seasoned Commerical Real Estate broker concerning the zoning for the land described above.

Mr. Peterson will be attending the work session if you have any questions.

Thank You

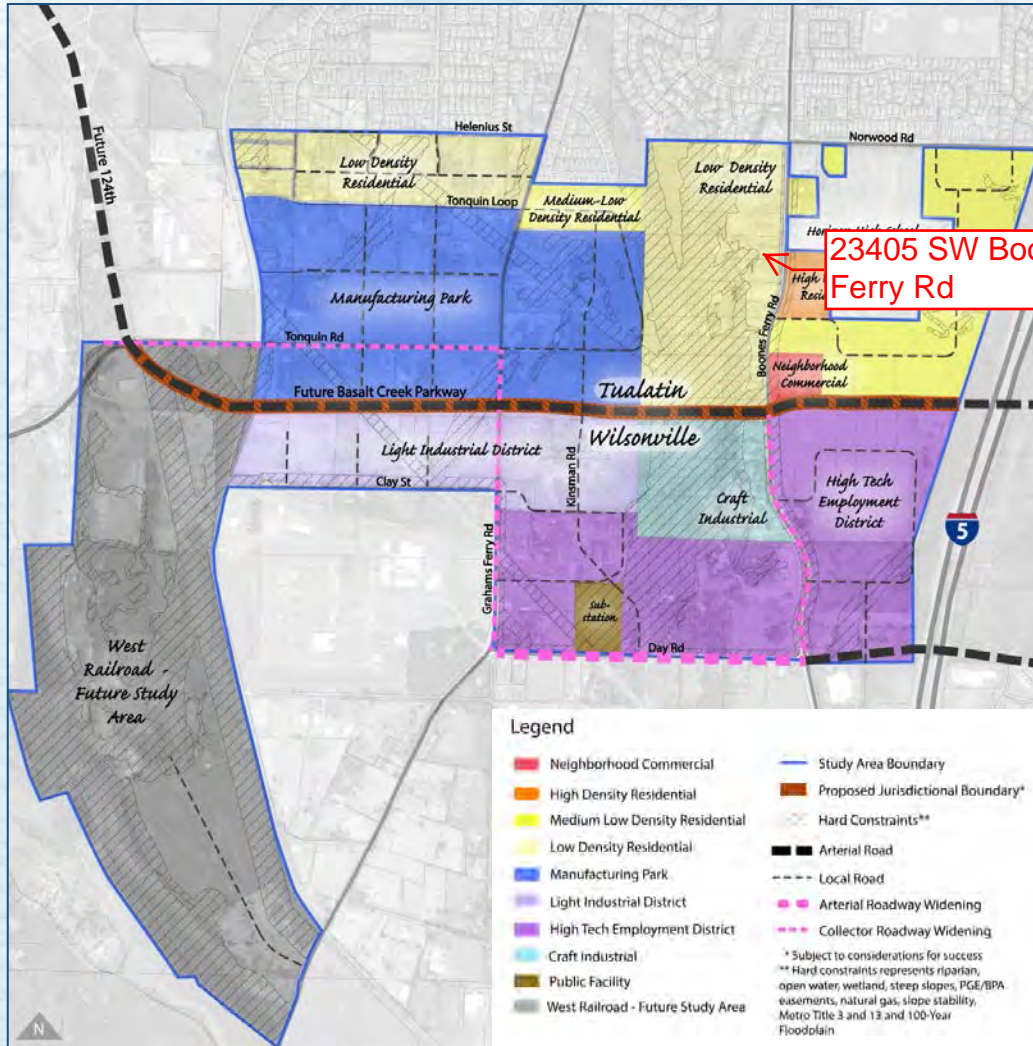
Herb Koss

From: Stu Peterson [<mailto:stu@macadamforbes.com>]
Sent: Sunday, February 12, 2017 2:18 PM
To: Herb Koss
Subject: Re: Email with Exhibits

Stu Peterson SIOR

Macadam Forbes
1800 SW First Suite 650
Portland OR 97201
503 972 7288 direct
503 227 2500 switchboard
503 730 2875 cell

Option 6 – October 2016



Aligned with Planning Districts and reflective of direction from August 2015 through June 2016:

23405 SW Boones Ferry Rd
 Manuf. Park (Light Ind./Tech Flex)

- Manufacturing
- Warehousing
- Allows limited office and retail

Residential

- Low-medium residential density just south of Victoria Gardens
- Slightly decreased multifamily

Neighborhood Commercial

- Concentrated in one easily accessible location

Council direction:

- Explore Tualatin central subarea further including OTAK Proposal C

Basalt Creek Land Use Concept Map presented at Council work session October 10, 2016



From: [G Lucini](#)
To: ["Alice Cannon"](#); [Aquila Hurd-Ravich](#); [Karen Fox](#)
Subject: Basalt Creek Parkway Extension Project (Washington County Project #100272) NEPA Classification
Date: Monday, March 27, 2017 2:58:54 PM
Attachments: [2017 3-10 Citizen Comments.pdf](#)

Alice, Aquilla and Karen,

I have attached a copy of my Citizen Comments sent on 3-10-17, to ODOT and FHWA, requesting a NEPA Environmental Impact (EI) classification be determined for the Basalt Creek Parkway Extension Project (Washington County Project #100272).

As there are requirements and responsibilities identified for the City of Tualatin regarding the protection of the Natural Resources within the Basalt Creek Area, I hope the City of Tualatin will also advocate for an Environmental Impact Assessment (EI) NEPA Classification to be required for the Basalt Creek Parkway Extension Project.

An assessment during the initial assessment and design phase of this project will assist in the identification of negative effects caused by the location, design, construction and continued use, of this regional freight expressway directly through known Significant Natural Resources.

The information gained from this full assessment would assist the City in the development of a framework for future protection of this area, without having to duplicate assessment data when the City assumes jurisdiction.

Please feel free to contact me, should you have questions.

Regards,
Grace Lucini

From: [Herb Koss](#)
To: [mayor@ci.wilsonville.or.us](#); [scottstarr97070@gmail.com](#); [stevens@ci.wilsonville.or.us](#); [lehan@ci.wilsonville.or.us](#); [akervall@ci.wilsonville.or.us](#); [LouOgden](#); [kraushaar@ci.wilsonville.or.us](#); [Alice Cannon](#); [Aquila Hurd-Ravich](#); [Frank Bubenik](#); [Jeff Dehaan](#); [Joelle Davis](#); [Lou Ogden](#); [Nancy Grimes](#); [Paul Morrison](#); [Robert Kellogg](#); [Sherilyn Lombos](#)
Cc: [Don Hanson](#); [Gordon Root \(gordonroot@aol.com\) \(gordonroot@aol.com\)](#); [Peter Watts](#); [Ed Trompke \(Ed.Trompke@jordanramis.com\)](#); [Grace Lucini](#); [Hannah Childs](#); [Heather Hutchinson](#); [Herb Koss](#); [Howard Houston](#); [John and Grace Lucini](#); [Lark Leitgeb](#); [Lois Fox](#); [Marvin Mast \(marvinmast@gmail.com\)](#); [Matthew Johansen](#); [Mehdi A-Sanaei \(mehdiasanaei@yahoo.com\)](#); [Peter Shames](#); [r.alvstad@comcast.net](#); [Sherman Leitgeb](#); [srcs6914@aol.com](#); [Steve Summers \(Nickstevensfs00@gmail.com\)](#)
Subject: FW: Basalt Creek - Traffic analysis
Date: Saturday, April 15, 2017 10:26:39 AM
Attachments: [17713A Memo BasaltCreekPlanningArea_04.14.17.pdf](#)

Dear Mayor Knapp and Wilsonville City Councilors and Staff

The owners of the 41 + acres that desire a residential zone for the land that is North of Basalt Creek Parkway and East of Graham Ferry retained the services of Otak to provide a trip count study comparing an employment zone to a residential zone. The results of this study are attached. It is our understanding that traffic issues are a concern of the Wilsonville Council. The attached study shows that a reduction of up to 37.5% can be accomplished.

The Tualatin City Council voted 7 – 0 In favor of a residential zone for this land. They made their decision based upon facts that greatly affected the 41 acres. You have been provided the documents and testimony that was also provided to the Tualatin City Council and Staff via separate email. This information was forwarded to each council member and staff via separate emails.

In looking at our request and the approval by the City Council of Tualatin it was stated that the trip count would result in a neutral number, therefore no additional trip counts would result from a change to a residential zone. Since there seems to be so much concern over trip counts I retained the services of Otak. Data from Fregonese and Asso. was used in the preparation of the attached study. The results of the study shows that there is a reduction of trips counts both under Scenario A or B. Metro would prefer the higher density under Scenario A, but if the city of Wilsonville prefers Scenario B our land owners will accept a lower density for our site. The Scenario B will result in a 37.5% reduction in trip counts vs the land being zoned for employment.

So much time effort and money has been spent on the Basalt Creek Study. Our request for support of a residential zone for our land has been approved by the City of Tualatin. The Basalt Creek Parkway has been constructed to the South end of the land described in this Otak document. The road will result in an 18 to 20 cut on our southern border resulting in no access to Basalt Creek Parkway. The land is constrained with Basalt Rock ridges and there is a Basalt layer under much of the 41 acres making it financially not feasible to grade for employment uses. This is the reason that the city of Tualatin supported a residential zone for our land – limited access, grades, and needed buffers to the present neighborhood to the north.

We believe it is time to move on and allow for an orderly development of the Basalt Creek area. The total targeted jobs numbers for the Basalt Creek Study area exceed the Metro targeted number, therefore a residential Zone for the 41 acres has no negative effect on the targeted employment Goal. The 41 acres should be developed for the badly needed supportive housing.

If you have any questions pertaining to the Otak study I can be contacted at herb@kossred.com or 503 730 2431.

Thank you.

Herb Koss
Land Owner

cc: Metro, Wilsonville Staff, Mayor Ogden, Tualatin City Council, Tualatin Planning Staff
Don Hanson – Otak

Memorandum



808 SW 3rd Avenue
Suite 300
Portland, OR 97204
Phone (503) 287-6825
Fax (503) 415-2304

To: Herb Koss
From: Don Hanson
Copies: Glen Bolen, AICP
Kate Rogers
Date: April 14, 2017
Subject: Basalt Creek Planning Area Projected Traffic
Project No.: 17713A

This memorandum presents analysis in support of the residential land use designation for a portion of the Basalt Creek Planning Area: a roughly 41¹ acre site at northeast corner of Grahams Ferry Road and the proposed Basalt Creek Parkway.

One of the tenets of the Basalt Creek Planning Area has been to limit traffic generation that results from new development to a level commensurate with the existing and planned infrastructure's capacity. For the site in question, the City of Tualatin provided direction to designate roughly 33 acres of land for residential use, differing from the Concept Plan's recommendation of tech/flex employment. This memo quantifies the changes to traffic generation that could result from this change. The data support our supposition that designating the properties for residential uses would not result in more traffic than if the land is designated for employment.

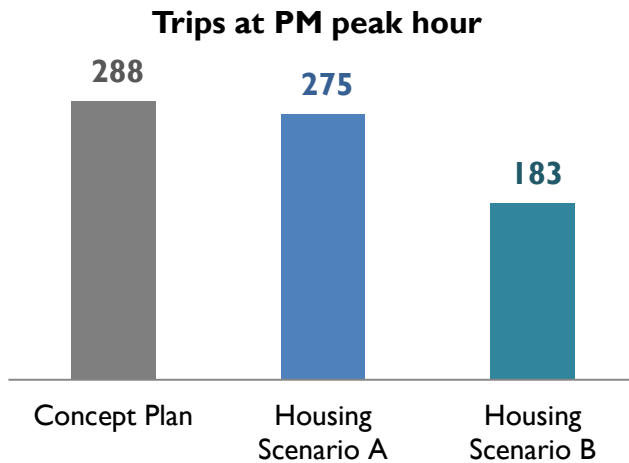
In addition to the 33 acres initially slated for tech/flex employment, the northern 7 acres of the site was considered for residential use. We created a trip generation comparison for this combined 41 acre area based on several land use scenarios for the site, utilizing the same per-unit trip factors and housing densities as those utilized by the Concept Plan team in their traffic and Envision Tomorrow models. Using these data, we were able to compare expected PM peak hour traffic counts for the existing Concept Plan and for two alternative scenarios with only residential land uses. The results are summarized in the table and chart below.

The existing concept plan calls for 33.2 acres of light industrial / low-density tech flex land and 7.4 acres of residential land with a mix of small- and medium-lot single-family housing. Under this scenario, 288 trips are generated at PM peak.

Alternative Housing Scenario A includes a mix of higher-and lower-density housing types (2-story garden apartments, townhomes, small-lot single-family, and medium-lot single-family), with an

average net density of 15 units per net residential acre². Under this scenario, 275 trips are generated at PM peak. At 18 fewer trips, this represents a small reduction in PM peak trips. Housing Scenario B includes a lower-density mix of housing types (townhomes, small- and medium-lot single-family) that result in an average net density of 10 units per net acre. Scenario B results in only 183 trips during PM peak.

	Concept Plan	Housing Scenario A	Housing Scenario B
Developable Acres	41	41	41
Households	46	436	290
Jobs	678	-	-
Average Net Density (units/acre)	9	15	10
Trips at PM peak hour	288	275	183



¹ We have used 41 acres in our analysis – this is the City of Tualatin’s base acreage for the site in the study presented. If more acres are used, the trip counts are reduced even further.

² Assumes 25% reduction of land to accommodate roads, utilities, and other public facilities.

From: [Herb Koss](#)
To: [Don Hanson](#); [C Lehan](#); [Council Akervall](#); [Mayor Knapp](#); [Scott Starr](#); [stevens council member](#); [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Frank Bubenik \(fbubenik@ci.tualatin.or.us\)](#); [jeff DeHaan](#); [Joelle Davis \(jdavis@ci.tualatin.or.us\)](#); [lou ogden \(logden@ci.tualatin.or.us\)](#); [Louogden](#); [nancy grimes \(ngrimes@ci.tualatin.or.us\)](#); [paul morrison](#); [robert kellogg](#); [Sherilyn Lombos](#)
Cc: [Gordon Root \(gordonroot@aol.com\) \(gordonroot@aol.com\)](#); [Peter Watts](#); [Ed Trompke \(Ed.Trompke@jordanramis.com\)](#)
Subject: FW: Basalt traffic/trip counts.
Date: Monday, April 17, 2017 1:44:35 PM

Mayor Knapp and Wilsonville city Council members

Trip counts: Please read the mail dated 4/17 1:05 PM from Otak below my comments.

I was advised earlier today that Otak's report on trip counts was not done by a certified Traffic Engineer. In speaking to Don Hanson of Otak he advised me that the traffic trip counts were based upon DKS data. The reason for a range is the fact that different housing mixes result in different trip counts. Our suggestion is that the land in question can reduce trip counts 37.5%.

Mr. Hanson will be at the work session this evening and will be available to answer any of the Council's questions.

Herb Koss
Land Owner

From: Don Hanson [mailto:don.hanson@otak.com]
Sent: Monday, April 17, 2017 1:05 PM
To: Herb Koss
Cc: Kate Rogers; Glen Bolen
Subject: Basalt traffic/trip counts.

Hello Herb

As I understand questions have arisen over the trip counts used for the April 14th, 2017 memo that I sent you on Basalt Creek Planning Area Projected Traffic.

We derived our numbers from the Basalt Creek Area plan prepared by Tualatin and their consultant team headed up by Fregonese associates. In particular we referenced an "Envision Tomorrow" spread sheet that defined proposed land use mix for the entire study area. It also included traffic generation numbers by land use type. It is also important to note that DKS traffic engineers are part of the consultant team. DKS serves as the on call traffic engineer for the city of Wilsonville, so they certainly have detailed knowledge of the study area and entire region.

Let me know if further questions arise that we can help with.

Don



Don Hanson | Principal
808 SW Third Ave., Suite 300 | Portland, OR 97204
v. 503.415.2317 | f. 503.415.2304
www.otak.com



at Otak, we consider the environment before printing emails.

The information transmitted in this e-mail message and attachments, if any, may contain confidential material, and is intended only for the use of the individual or entity named above. Distribution to, or review by, unauthorized persons is prohibited. In the event of the unauthorized use of any material in this transmission, neither Otak nor the sender shall have any liability and the recipient shall defend, indemnify and hold harmless the sender, Otak and its principals, agents, employees and subconsultants from all related claims and damages. The recipient understands and agrees that any use or distribution of the material in this transmission is conditioned upon the acceptance of the terms stated in this disclaimer. If you have received this transmission in error, immediately notify the sender and permanently delete this transmission including attachments, if any.

From: Herb Koss <herb@kossred.com>
Sent: Tuesday, April 18, 2017 9:19 AM
To: tom.hughes@oregonmetro.gov; Jim Bernard (jbernard@co.clackamas.or.us); Lou Ogden; LouOgden; kstudebaker@ci.oswego.or.us; raxelrod@westlinnoregon.gov; bernardjim@ymail.com; Fischer, Sonya; Ken Humberston (khumberston@co.clackamas.or.us); Martha Schrader; Paul Savas; Bob Stacey; Carlotta.Collette@oregonmetro.gov; Craig Dirksen; Kathryn.Harrington@oregonmetro.gov; METRO; Sam Chase; Shirley.Craddick@oregonmetro.gov
Cc: CouncilDistribution@ci.oswego.or.us; citycouncil@westlinnoregon.gov; jeff.condit@millernash.com; Peter Watts; Ed Trompke (Ed.Trompke@jordanramis.com); Fritzie, Martha; mikem@co.clackamas.or.us; dkrupp@co.clackamas.or.us; Jay Minor (jayminor2@gmail.com); Dave Adams Dave; Walt Gamble; Alice Cannon; Aquilla Hurd-Ravich; Frank Bubenik; Jeff Dehaan; Joelle Davis; Nancy Grimes; Paul Morrison; Robert Kellogg; Sherilyn Lombos
Subject: FW: Dave Adams: Metro's secret density for Stafford?

President Hughes, Metro Councilors, Chair Bernard and Clackamas County Commissioners, Mayor Ogden, Mayor Studebaker, Mayor Axelrod

Subject: FW: Dave Adams: Metro's secret density for Stafford?

I am writing this to respond to Dave Adams email. I'm out of state, not returning for a month. All of my papers are in Oregon. It's been over ten years. My recollection is that Brian Newman and David Bragdon were both in conversations about a reduced density for Stafford. I am quite sure that Dave Adams was involved with the discussions about lower density, but after 10 years my memory is not good enough to recall the time and place.

I called Brian Newman today. He remembered discussing a lower density, he couldn't remember if the number was eight. I called David Bragdon today. He too remembered the discussions about a lower density for Stafford and he too did not remember if the number was 8, but said that was a logical number. Remerging the exact dates and where the discussions were held is way beyond my memory bank. It is my honest recollection that the number 8 was discussed and over the 10 years that is the number I have always thought was the right number. One thing for sure is we were not talking about RRF5 zone for all of Stafford.

Brian has been gone from Metro for almost 10 years, David has been gone for close to 7. I appreciate that both of them are willing to pick up the phone. Ten years later, Dave Adams is still calling us the Stafford Land Speculators Association. Staff retires, Metro Councilors retire. I remember eight, and I remember the discussions as outlined above. It is possible that Dave Adams remembers something different, but I know five acre zoning was never discussed for all of Stafford as being the target. I guess I am confused is he saying it should be 10 to 12 to the acre?

I do not understand why Mr. Adams does not get behind the concept of a density transfer agreement that would allow a much lower density next to the present city limits of Lake Oswego, Tualatin and West Linn. If a density transfer agreement is not in place before each city completes their plan the result would be that each city would have to meet the Metro Target of 8 10 12 or ?. Bringing up who said what and when about 8 units to the acre and who was at a meeting is a waste of time.

Upon my return I was search my files, but will not spend a lot of time doing so when as explained about there are other priorities.

Herb Koss
Chair of the SLOA

Peter O. Watts | Attorney
Jordan Ramis PC | Attorneys at Law
Direct: 503-598-5547 Main: 503-598-7070

From: Roger Alfred [<mailto:Roger.Alfred@oregonmetro.gov>]
Sent: Monday, April 17, 2017 11:30 AM
To: Peter Watts
Subject: FW: Dave Adams: Metro's secret density for Stafford?

FYI re alleged agreement on density.

From: Adams Family [<mailto:aadamsfam4@gmail.com>]
Sent: Friday, April 14, 2017 11:53 AM
To: Tom.Hughes@oregonmetro.gov; RAxelrod@westlinnoregon.gov; kestude@comcast.net; metro council@oregonmetro.gov; logden@tualatin.gov; jeff.condit@millernash.com
Cc: Bernard, Jim <JBernard@co.clackamas.or.us>; BCCMail <BCCMail@co.clackamas.or.us>; CouncilDistribution@ci.oswego.or.us; citycouncil@westlinnoregon.gov; council@ci.tualatin.or.us
Subject: Metro's secret density for Stafford?

President Hughes,

Has Metro engaged in housing density negotiations with The Stafford Land Speculators Association and established a target density of 8 units per acre for the Stafford Triangle?

Mr. Herb Koss, chair of SLSA, makes this claim in written testimony submitted to Clackamas County and on the record of the Stafford Reserves Remand hearing ZDO-265?

I have provided a screen shot of the exact paragraph and a link to the county exhibit file where you can read his comment. His letter is exhibit 36, these remarks are on page 2.

Mr. Koss claims that I was present and participated in these negotiations. I have to admit that at my age I do not have the best of memories, but I have absolutely no memory of any such

meeting. Hopefully you, or someone on Metro staff that has a better memory than I, can confirm or deny Mr. Koss's claim. If indeed such meetings did take place, Metro will no doubt have record of those in attendance and a copy of any density agreement reached in these negotiations.

If Mr. Koss's claim is true, this housing density agreement needs to be brought to the attention of every stakeholder in the Stafford Reserves Remand debate and entered in the ZDO-265 record immediately before the record on this matter closes next week. It seems to me that if the claim is not true Metro needs to enter a comment to that effect on the ZDO-265 record as well.

Having observed Metro's operations for many years I find his claim highly unlikely. However, I can not dismiss his claim that he and Metro have secretly negotiated a housing density of 8 units per acre for the Stafford triangle as false as I have no knowledge or memory of these negotiations.

I am sure you are aware I have become a favorite target of Mr. Koss's frequent nasty-grams. For the record, I have never once mentioned crime, gangs or that people will be forced out of the homes at any time during 25 years of debate on Stafford Hamlet's future. In these days of "Alternative Facts" it's hard to know how one should respond to false allegations. Mr Koss makes these allegations in his testimony. These allegations, I can assure, you flat out lies.

Looking forward to your response, hopefully we can clarify this issue asap.

Respectfully
Dave Adams
Stafford Hamlet vice chair.

<http://www.clackamas.us/planning/documents/meetings/landuse/lu20170412pac ketb.pdf>

their homes, is provably false
a missed opportunity. I believe
with Metro to get eight units
in agreement. Given his role
the acre are inexcusable.

From: [G Lucini](#)
To: ["Bateschell, Miranda"](#); ["Kraushaar, Nancy"](#); ["Aquilla Hurd-Ravich "](#); ["Karen Fox"](#)
Subject: RE: Questions on Notice regarding Public Meetings -Basalt Creek
Date: Wednesday, April 26, 2017 2:49:26 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Miranda,

It appears presentation on Basalt Creek Concept Planning has been placed on next Monday's (May 1st) Wilsonville City Council Work Session agenda.

- 30 Minutes of information/discussion has been allocated for the topic. I don't see an information packet included within the posting on the City's website.*
- Will there be any supporting documents provided to the public via the City's posting?*

Has Actual Notice provided to Interested Persons regarding this Public Meeting on May 1st.

- I've included a screenshot of calendar from the BasaltCreek.com website taken today (Wednesday May 26th)- and there is no public meeting listed for Monday May 1st.*
- This scheduled meeting was not included on the hard copy mailed April 2017 Notice of Upcoming Public Meetings Basalt Creek Concept Plan (received 4-14-17)*
- Nor have I received any notice via the group email regarding the May 1, 2017 meeting. The last group email I received regarding a Public Meeting on Basalt Creek Concept Planning was sent on 4-13-17 providing Notice for the 4-17-17 Public Meeting.*

As there has been significant public interest in this project- as demonstrated by citizen attendance at the last City of Wilsonville Council Work Session when this topic is discussed, as well as recent Citizen Comments made during the Council Meeting- is there a solution which can be found to provide the public appropriate advanced notice of planned Public Meetings on Basalt Creek Concept Planning--- on an ongoing basis--- especially to those who have provided their contact information via the BasaltCreek.com website, or who have provided written request to receive Notice on this topic.

*Thanks,
Grace Lucini*

AGENDA

WILSONVILLE CITY COUNCIL MEETING

MAY 1, 2017

7:30 P.M.

CITY HALL

**29799 SW TOWN CENTER LOOP
WILSONVILLE, OREGON**

Mayor Tim Knapp

Council President Scott Starr
Councilor Susie Stevens

Councilor Kristin Akervall
Councilor Charlotte Lehan

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

Executive Session is held in the Willamette River Room, City Hall, 2nd Floor

- 5:00 P.M. EXECUTIVE SESSION** [60 min.]
- A. Pursuant to ORS 192.660 (2)(e) Real Property Transactions
ORS 192.660(2)(f) Exempt Public Records
ORS 192.660(2)(h) Litigation
- 6:05 P.M. REVIEW OF AGENDA** [5 min.]
- 6:10 P.M. COUNCILORS' CONCERNS** [5 min.]
- 6:15 P.M. PRE-COUNCIL WORK SESSION**
- A. Judge Weinhouse – Red-light Camera and Adult Diversion Program (Cole) [15 min.] Page 1
 - B. Basalt Creek Concept Plan (Bateschell) [30 min.] Oral Report
 - C. Transit Funding (Brashear/Cole) [20 min.] Page 21
 - D. French Prairie Bridge Evaluation Criteria (Weigel) [20 min.] Oral Report

7:25 P.M. ADJOURN

Basalt Creek Concept Plan

News & Updates | Documents & Resources | Contact Us

Get Involved

We value and encourage your input. **Public Involvement opportunities will be posted on the calendar of events below.** You can also **sign up to receive updates and meeting notices** about the Concept Plan on the right-hand side of the page.

Contact Us

Visit the Basalt Creek [Contact Us](#) page and submit your questions, comments, or suggestions.

Calendar of Events

For event documents and materials, please go to [Documents & Resources](#).

May 2017 | Today | Month | Week

MON	TUE	WED	THU	FRI	SAT	SUN
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Concept Plan Updates

- [April 28, 2016 Public Open House](#)
- [Joint Councils Settle on Proposed Jurisdictional Boundary](#)
- [Upcoming Planning Committee Briefings](#)
- [Joint Council Meeting Dec. 10th](#)
- [Postponed – Tualatin City Council Work Session](#)

Sign up to receive email updates about the Basalt Creek Concept Plan!

Email address:

[Sign Up](#)

Upcoming Events

View the monthly calendar of events [here](#).

- No upcoming events

Watch a Video About Basalt Creek

From: Bateschell, Miranda [mailto:bateschell@ci.wilsonville.or.us]

Sent: Thursday, April 13, 2017 1:03 PM

To: G Lucini <grluci@gmail.com>; Kraushaar, Nancy <kraushaar@ci.wilsonville.or.us>; Aquilla Hurd-Ravich <ahurd-ravich@ci.tualatin.or.us>; Karen Fox <kperlfox@ci.tualatin.or.us>

Subject: RE: Questions on Notice regarding Public Meetings -Basalt Creek

Grace,

Thanks for reaching out. It slipped my mind as I originally thought I would be going back for the May 1st work session. We added it last Friday as a quick agenda item to provide the Council with an update on the next steps. You should see an e-mail shortly going out to the Interested Parties list and being posted on our website informing every one of the upcoming meeting.

The other meeting is not among elected officials and primarily for coordination between the four

agencies. It will not be a public meeting.

Thank you again.

Regards,
Miranda

Miranda Bateschell

Long Range Planning Manager
City of Wilsonville
503.570.1581

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: G Lucini [<mailto:grluci@gmail.com>]
Sent: Thursday, April 13, 2017 9:19 AM
To: Kraushaar, Nancy; Bateschell, Miranda; Aquilla Hurd-Ravich ; Karen Fox
Subject: Questions on Notice regarding Public Meetings -Basalt Creek

Hi Nancy, Miranda, Aquilla, and Karen,

Will Actual Notice be sent notifying Interested Persons about the Basalt Creek Concept Planning public meeting to be held by the City of Wilsonville, during their City Council Work Session next Monday evening, 4-17-17? Discussion appears to be on the agenda as Pre Council Work Session Item E "Basalt Creek Concept Plan".

It appears another meeting has been arranged by the City of Wilsonville, "In addition, a meeting is scheduled between the city managers and staff, director of land use and transportation at the county, and chief operating officer of Metro". Is this a Public Meeting, and will Notice be provided to Interested Persons?

Look forward to hearing from you.

Regards,
Grace Lucini

From: [Herb Koss](#)
To: [LouOgden](#)
Cc: [Sherilyn Lombos](#); [Alice Cannon](#); [Peter Watts](#); [Don Hanson](#)
Subject: FW: Basalt Creek 5/01/17 Recap Novel.
Date: Tuesday, May 02, 2017 1:34:03 PM

Lou

I was not at the Wilsonville Council Meeting last night. Peter Watts and Don Hanson attended to represent our interests.

Lou I was so upset after reading the summary of the meeting I had to take another blood pressure Pill – my second of the day. The city hired KPFF giving them one mission. Can the site be developed into an employment site---- Yes it could by spending more money on the site then it would sell for. In fact it would have a negative value.

Lou I would like to talk to you about our options including annexing this land to Tualatin. We know where the utilities are ---- water and sewer is available.

Maybe Tualatin should consider taking the land down to Day Road. The bypass is built to Grahams Ferry ---- Washington County is not going to move the road. My respect for the Wilsonville staff and council is at an all-time low --- but do they care?

Please let me know when we could talk.

Thanks
Herb

From: Sherman Leitgeb [mailto:sherman@equityoregon.com]
Sent: Tuesday, May 2, 2017 8:47 AM
To: cgreen@pamplinmedia.com
Cc: Herb Koss; don.hanson@otak.com; Peter.Watts@jordanramis.com; gordonroot@aol.com
Subject: Basalt Creek 5/01/17 Recap Novel.

Claire,

We missed you at the Wilsonville City Council Meeting last night. Quite interesting. Miranda from Wilsonville made a presentation on the findings of their "new" Basalt Creek Central Sub Area study. The study/presentation was done by Matt Dolan with KPFF Consulting Engineers in Portland (503-542-3860/matt.dolan@kpff.com). Matt seemed like a good man and very capable. Gordon Root and I were outside before they would let the public into the work session and had a chance to ask Matt a few questions. Gordon asked him "did Miranda or anyone ask you for your opinion on the properties highest and best use?". To that Matt said "absolutely not". I then asked Matt "did Miranda ask you for any kind of a cost analysis or did you do any kind of a cost analysis of what it would take to level the property and do what is in this report?" Matt said "no, absolutely not". He kind of chuckled at the time. He knows it will be incredibly expensive and not economically feasible to develop. Matt told us "I was just specifically asked if it was at all possible to develop this land into

employment." We all know that anything is "possible" but this is not the least bit "practical" which is why development of this land is completely economically impractical.

When they finally let us into the work session, Miranda started her presentation by admitting that Matt had not been asked about highest and best use, nor had he been asked about cost analysis.

Matt had only been asked if it was at all possible to develop into employment. Now, unless you don't want to hear the answer from the "expert", why on earth wouldn't Miranda or anyone in Wilsonville ask the specific questions? "What's the lands highest and best use?" And "Is it economically feasible to develop into employment land?" Miranda was quite specific that they purposely did not ask Matt those two questions although Gordon Root and I did ask him right outside the Council Room. Obviously Miranda and Wilsonville do not want to know the answers.

Matt did note in his report on Page 7 that there are major site constraints with many slopes in the 15-25% grade (most employment land is less than 5%). Also on page 7 of his report he noted that "the rock in the area is basalt per GRI's findings and it is decomposed rock that is soft to very soft. However, the boring equipment did experience drill chatter while excavating the 2 deep boring holes within the feasibility limits, suggesting the rock does provide resistance to excavation and may require heavier construction equipment to remove or blasting. Rock excavation can be a costly undertaking." Matt's words, not mine. You should get a copy of this report. I believe it's supposed to be up on Wilsonville website today. I could make you a copy if you would like although it's on like 14x17 sized paper.

Then in talking between the Council Members, Mayor Knapp was steering the Council with language like "doesn't this report give you the information you need to make a decision on a resolution?" This entire deal is very clear, this is Wilsonville's way of doing a jurisdictional land grab of land that is supposed to be in Tualatin. Even the 2004 Metro Ordinance says specifically that all land north of the parkway will be Tualatin and Residential and all land south will be Wilsonville and employment.

The Wilsonville Council talked about moving the dividing line from the current Basalt Creek Parkway and moving it way north since "Tualatin obviously doesn't know how to do employment land and we do so maybe that land should be Wilsonville." They really aren't thinking about this at all. Years ago there were upwards of 7 different "options" on where to put the Basalt Parkway. Several of the options were north of its current location and several were south. The entire reason Washington County and ODOT sited the bypass exactly where it is is because they did site specific cost analysis of each route. Where it has been sited was by far the cheapest place to build it. And here Wilsonville won't listen to experts and won't do a cost analysis of this property to see if it really is feasible to do employment land. They won't do the cost feasibility analysis because they know it's not economically feasible but they don't want to admit it and they certainly don't want an "experts" report saying such.

At one point the Wilsonville Council started talking about how they should take over all the land and show Tualatin how to do it. That's hysterical but I'm not sure they realize how hysterical. You see, in Oregon a property owner must ask a city to be brought into it. A city cannot simply say now this land is Wilsonville. It's State Law. Wilsonville couldn't bring our land in and do anything with it unless we all formally ask for annexation. I can tell you right now that myself and most if not all of the other property owners dislike Wilsonville and will not ask to be part of it. We still all remember

16-18 years ago when the then Wilsonville Mayor Charlotte Lehan made back room deals with the Crooked Governor John Kitzhauber and they put a Prison in our back yards. We do not want to be part of Wilsonville and will never ask. I personally know property owners just south of the Basalt Parkway that are sick to their stomachs about being in Wilsonville and they wish they were not. And the Wilsonville Council thinks everyone will just flock to them and we are all jumping at the chance to be in Wilsonville? What have they been smoking? Nothing could be further from the truth. Only problem is that most of the Wilsonville Council including Mayor Knapp is ignorant on this point. The only one around from back then is Councilor Lehan and she's not going to bring up the topic.

Then came the 3 minute public input period. Don Hansen with OTAK made his points and Peter Watts made a good presentation as well. It was quite obviously that the Council wasn't listening. Then I got my 3 minutes. I stated my name and said my address was on the card just like everyone else. Mayor Knapp stopped me and said "what city do you live in?" and I said Sherwood just like on the card but depending on what happens with this entire process, I don't know which city I will be in." I found Mayor Knapp to be his usual arrogant, condescending self. Just like always and I'm not surprised. He's done that to me before. It's like he wants to point out that since I'm in Sherwood, what I say doesn't matter. I would urge you to get the taped version of the meeting so you can see for yourself what was said.

Obviously there was a lot more said but in consideration of your time, I will end it here. If I can answer any question, please don't hesitate to contact me. I would urge you to get a hold of the recordings of last night's meetings and listen for yourself. I've left out more than I've written here. Sorry for the novel.

Have a great day!

SHERMAN LEITGEB

Principal Broker/ Owner

Sherman@EquityOregon.com

503-704-9280

Equity Oregon Real Estate
16325 SW Boones Ferry RD.
Lake Oswego, OR 97035

www.JoinEquityOregon.com

On Apr 21, 2017, at 8:34 AM, <cgreen@pamplinmedia.com> <cgreen@pamplinmedia.com> wrote:

Good morning Sherman,

Looks like it's going to be a great day for walking the land and getting some photos.

Do you have the address at which I should park with my photographer? He has a session right before our meeting so I'm hoping to give him the address before he leaves the office this morning.

Thanks so much,

Claire Green

Reporter

Wilsonville Spokesman

T: 503-636-1281 ext. 113

C: 971-998-7509

cgreen@pamplinmedia.com

5/1/17

The Stafford Land Owners Association (SLOA) represents the owners of the majority of acreage within the Stafford Basin. SLOA has been an active participant in the planning process in Stafford for years, and has retained expert consultants to assist in creating a vision for the area that will preserve the character of Stafford while allowing a reasonable amount of growth.

We support the adoption of an Intergovernmental Agreement (IGA) for the basin and welcome the efforts of all the parties to resolve the status of Stafford and include it within the Urban Reserve area.

SLOA has reviewed the proposed IGA and have underlined the sentences that we are commenting on and our comments are in bold italic.

We appreciate the opportunity to provide comments to the Cities, Clackamas County and Metro.

INTERGOVERNMENTAL AGREEMENT STAFFORD URBAN RESERVE AREAS

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made this ____ day of April 2017, by Clackamas County ("County"), Metro, the City of Lake Oswego, the City of Tualatin, and the City of West Linn (individually a "City", collectively the "Cities") (together the "Parties"). This is an addendum to the Intergovernmental Agreement between Metro and Clackamas County to Adopt Urban and Rural Reserves entered into pursuant to ORS 195.141 and ORS 190.010 to 190.110 and dated March 3, 2010 ("Reserves IGA").

RECITALS

1. The Metro Council and the Clackamas County Commission are working together to finalize the designation of urban and rural reserves by adopting findings in support of the decisions made by the Metro, Clackamas County, Multnomah County, and Washington County in 2010;
2. Under state law, Metro and the three counties in the region are tasked with identifying those areas adjacent to the existing urban growth boundary (UGB) that are best suited for providing land to accommodate urban growth in the region over the next 40 to 50 years;
3. The Cities have long opposed the designation of Metro study areas 4A, 4B, 4C and 4D ("Stafford") as urban reserve because of concerns with regard to efficient use of existing and currently planned future public infrastructure investments and whether urban level public services can be efficiently and cost-effectively provide by appropriate and financially capable service providers;

4. The Parties recognize that resolving the dispute over the designation of Stafford will enable the parties to focus collaboratively on planning for and providing urban services and prioritizing the needed regional improvements to the transportation system, such the widening of I-205 from Oregon City to Stafford Road;
5. The Parties enter into this IGA in order to alleviate the concerns of the Cities and better support the designation of Stafford under the Factors by ensuring an orderly process for the urbanization of Stafford where the Cities will have control over the planning, process and timing for the urbanization of Stafford, that the Parties will coordinate with one another, and that Stafford will not be urbanized before appropriate urban services will be available; and

SLOA Comments: No IGA or agreement can “alleviate” all concerns. The more appropriate word should be “address” the concerns. Second, Metro and Clackamas County should not turn over all control of the planning process and in particular the urbanization of Stafford. This allows each city a veto over all regional and county concerns with development in Stafford, and the impacts of non-action by the Cities on other areas of the region will be unfair to other cities, and the region as a whole. This language could result in prime farmland being brought into the UGB because of the lack of action by the Cities.

The Basalt Creek Study Area is a prime example of what can happen when two or more cities are given shared responsibility for planning an area. Basalt Creek was brought into the UGB in 2004 and there is still not an agreement between Wilsonville and Tualatin, even after over \$800,000 has been spent on planning.

6. The Parties also desire to recognize that the Stafford Hamlet and surrounding area is a unique enclave in Clackamas County that has a long standing agricultural heritage, significant environmental assets, and valued open space that should be preserved through the concept planning process;

SLOA Comments: The tree canopies, riparian and wildlife corridors should be protected. The language in this IGA may result in a legal challenge to development in open areas where development should occur due to the vague standard of “valued”.

NOW, THEREFORE, it is mutually agreed that the Parties voluntarily enter into this Intergovernmental Agreement addressing issues and concerns raised by the Cities regarding the designation of Stafford as an urban reserve. Specifically, the Parties agree as follows:

1. **City Governance.** The Parties agree that Stafford will be governed by one or more the Cities upon expansion of the urban growth boundary and annexation. The governing City will have the authority to decide what land uses should be planned for, and when and how municipal services will be provided. Notwithstanding anything to the contrary in the Reserves IGA, Exhibit B, Section 4, or Metro Code Sections 3.07.1105 to 3.07.1130 ("Title 11"), Metro and the County will oppose any future effort to incorporate a new city or create service districts to provide water or sanitary sewer services in Stafford outside of a city.

SLOA Comments: This language gives the Cities a veto power over all development with no penalty if they take no action. The only way Clackamas County or Metro can encourage planning by the Cities is if there is the threat of a potential new city for Stafford. This sentence should read “ Metro and the County will oppose any future effort to incorporate a new city of create service districts as long as the Cities make reasonable progress in planning for the urbanization of Stafford.” The current language relies totally on the good will of three cities that have consistently opposed the inclusion of Stafford as an Urban Reserve in the past.

This language may well violate the Oregon constitution, Article XI section 2, which gives the residents of any area the constitutional right to organize a city and enact a charter. State laws also pre-empt and govern local governments in this regard.

2. Completion of a City Concept Plan.

- a. The Cities will have exclusive local control over any future urbanization of Stafford. Prior to adding any part of Stafford to the UGB, the City that will be responsible for annexing that part of Stafford must first have developed a concept plan for the area describing how the area will be planned and developed after inclusion in the UGB. The timing for commencement and completion of a concept plan will be up to the City.

SLOA Comments: Again, this gives the three Cities unfettered control without any penalty for not planning Stafford. The paragraph in fact, states that the timing of the planning work is totally up to the Cities. Are Metro and Clackamas County willing to accept that the Stafford area will never develop? If so, Stafford should simply be taken off the table and farmland in Washington County should be added to the UGB, as that is the result of this language.

- b. The Cities will coordinate concept planning with one another and with the County to determine which City is the appropriate urban services provider for each part of Stafford. The Parties agree to develop a preliminary concept plan to address transportation, density, community character, and infrastructure issues to help ensure that future, more detailed sub-area "concept plans" can be developed and coordinated. The parties agree to participate in good faith in future planning efforts for the Stafford Basin, in coordination with each other and other public, private, and community stakeholders.

SLOA Comments: If the Cities do not “act in good faith” what is the recourse for Clackamas County and Metro? Another lawsuit? Appeal to the LCDC?

- c. Concept plans will plan for:
 - i. The appropriate distribution of various land uses;

- ii. The protection of desired community character in the Stafford Hamlet area, other Stafford communities, and adjacent neighborhoods currently within the Cities;
- iii. Transportation improvements;
- iii. Preservation of open space and park acquisition;
- iv. Clustering of housing/density transfers to protect natural resources and community character; and
- v. Protections of environmentally sensitive areas, such as riparian areas, habitat corridors, steep slopes, wetlands, and the Tualatin River and its tributaries.

SLOA Comments: Sewer is needed now for the Mossy Brea and Shadow Woods areas of Stafford. With the prohibition on service districts included in the IGA, there may be no practicable manner to alleviate this environmental issue within a reasonable time period.

- d. Each governing City will be responsible for determining the pace and timing of future development within an area to be incorporated into the UGB. The form and character of development will be determined through the concept planning process under Title 11 and Section 2 of this Agreement, and will be consistent with community values and environmental requirements.

SLOA Comments: Consistency with environmental requirements is an obvious requirement for future development. How can any development be “consistent with community values” when almost everyone in Stafford has a different idea of what development should look like? If the currently leadership of the Stafford Hamlet is asked, the answer will be no development except for five to ten acre sites north of the Tualatin River and limited development along I 205, which, besides not being the practicable in order to fund infrastructure, is also inconsistent with the LCDC Goals which discourage development of freeway interchanges unless part of an overall developed area.

- e. The County shall not amend the Comprehensive Plan or Zoning and Development Ordinance or the Comprehensive Plan Map or zoning designations:
 - i. To allow within Urban Reserve areas, new uses that were not allowed on the date the Urban Reserve areas were designated, except those uses mandated by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after designation of Urban Reserves.
 - ii. To allow within Urban Reserve areas, the creation of new lots or parcels smaller than allowed on the date Urban Reserve areas were

designated, except as mandated by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after designation of Urban Reserves. The purpose of the designation is to preserve lands for potential future urban development, not to facilitate or expedite their development under County zoning.

- f. Notwithstanding anything to the contrary in Metro Code 3.07.1110(d), Metro agrees that the concept plan or plans developed pursuant to Section 2 of this Agreement will be used to designate 2040 design types for Stafford and to develop conditions in the Metro ordinance that adds any Stafford territory to the UGB. The Parties agree that the concept plans will govern amendments to the Cities and County comprehensive plans and land use regulations following addition of the area to the UGB.
3. **Citizen Involvement.** The Parties agree that future decision-making regarding the timing and content of concept planning and the expansion of the UGB must involve the participation of citizens from the Stafford community, as well as other stakeholders, and will take into account public testimony when developing the concept plans.
4. **Grant Funding for Transportation Planning.** Metro and the County will undertake a transportation planning project using the \$170,000 Community Planning and Development Grant from Metro to the County to study and plan for transportation and other public infrastructure in the Stafford area. Work on this planning project will begin once Metro and the County have finalized the decision on urban reserves.

SLOA Comments: This is a positive part of the IGA, as we strongly support the planning work to begin as soon as the urban reserves are finalized, and we appreciate Metro committing to this grant.

5. **Support for Widening I-205.** The Parties agree to continue to support the Joint Policy Advisory Committee on Transportation's decision to make widening I-205 from Oregon City to Stafford Road a top priority for regional transportation projects in order to help address the significant transportation infrastructure issues related to future urbanization of Stafford as well as other regional transportation needs.
6. **Transportation and Infrastructure Improvements.** Urbanization and urban development will be planned to coincide with transportation and infrastructure improvement necessary to serve such development.
7. **The Findings.** This IGA will be entered into the record of the Metro and Clackamas County proceedings on the remand of the 2010 Stafford urban reserve designation. The Metro and County remand findings will cite this IGA as evidence necessary to meet the designation requirement under ORS 195.145(5)(c) and OAR 660-027-0050(3) that the Stafford area can be served by urban level public facilities and

services efficiently and cost-effectively by appropriate and financially capable service providers.

8. No Appeal by the Cities. In consideration for the promises and commitments made herein, the Cities agree that the Cities will not challenge the designation of Stafford as Urban Reserve either before the State of Oregon Land Conservation and Development Commission or by appeal to the Oregon Court of Appeals.

9. Governing Law. The laws of the State of Oregon will govern this Agreement and the Parties will submit to the jurisdiction of the courts of the State of Oregon. .

SLOA Comments: Courts should not be necessary to resolve disputes among governments, if they arise. We recommend mediation and arbitration, on a timely basis.

10. Amendments. This Agreement may be amended at any time with the written consent of all Parties.

11. Severability. If any covenant or provision of this Agreement is adjudged void, such adjudication will not affect the validity, obligation, or performance of any other covenant or provision which in itself is valid if such remainder would then continue to conform with the terms and requirements of applicable law and the intent of this Agreement.

12. Term. This Agreement will terminate on the same date as the Reserves IGA, December 31, 2060, unless terminated earlier by agreement of the Parties. If during the term of this Agreement there is a change in applicable law or other circumstance that materially affects compliance with one or more provisions of this Agreement, the Parties agree to negotiate in a good faith a revision to this Agreement to address such law or circumstance in manner consistent with the intent of this Agreement.

City of West Linn

Comments/Summary:

First, SLOA strongly supports the adoption of an IGA with all the parties. However, , given the contentious history of planning in Stafford, the agreement must include language that allows Metro and Clackamas County to retain the ability to take action if the agreement is not followed.

Second, the Cities, Metro and Clackamas County should include in the IGA language support for a density transfer that will allow for clustering of development. SLOA supports the development of 1,008 acres of the 4,200 acres in Stafford. Our plan, with density transfer, can

support the cost of necessary infrastructure and still leave the majority of Stafford in open space and low density development. We ask that the IGA include language that Metro agrees to the use of density transfers in the planning for Stafford.

Herb Koss
Chair of the SLOA

IN WITNESS WHEREOF, each party has caused this Intergovernmental Agreement to be executed by its duly authorized representative on the date first mentioned above.

Metro Council

Dated: April __, 2017

Clackamas County

Dated: April __, 2017

City of Lake Oswego

Dated: April __, 2017

City of Tualatin

Dated: April __, 2017

Dated: April __, 2017

From: [Herb Koss](#)
To: [LouOgden](#); [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Frank Bubenik](#); [Jeff Dehaan](#); [Joelle Davis](#); [Lou Ogden](#); [Nancy Grimes](#); [Paul Morrison](#); [Robert Kellogg](#); [Sherilyn Lombos](#)
Subject: Stafford IGA
Date: Tuesday, May 02, 2017 2:40:51 PM
Attachments: [SLOA Stafford Comments Final.docx](#)

Dear Mayor Ogden, Tualatin City Council and Staff

The Stafford Land Owners Association (SLOA) has reviewed the proposed IGA for the Stafford area.

The SLOA is not against an IGA, but feels some changes and additions need to be made per the attached.

Some of you may have received a draft of the SLOA comments. Please accept the Attached Final IGA comments for the public record pertaining to the Stafford IGA.

Thank you.

Herb Koss

From: [Herb Koss](#)
To: [Alice Cannon](#); [Aquila Hurd-Ravich](#); [Frank Bubenik \(fbubenik@ci.tualatin.or.us\)](#); [jeff DeHaan](#); [Joelle Davis \(jdavis@ci.tualatin.or.us\)](#); [lou ogden \(logden@ci.tualatin.or.us\)](#); [Louogden](#); [nancy grimes \(ngrimes@ci.tualatin.or.us\)](#); [paul morrison](#); [robert kellogg](#); [Sherilyn Lombos kraushaar@ci.wilsonville.or.us](#); [Gordon Root \(gordonroot@aol.com\) \(gordonroot@aol.com\)](#); [roger.alfred@oregonmetro.gov](#); [C Lehan](#); [Council Akervall](#); [Mayor Knapp](#); [Scott Starr](#); [stevens council member](#); [Bob Stacey](#); [Carlotta.Collette@oregonmetro.gov](#); [Craig Dirksen](#); [Kathryn.Harrington@oregonmetro.gov](#); [METRO](#); [Sam Chase](#); [Shirley.Craddick@oregonmetro.gov](#); [Tom.Hughes@oregonmetro.gov](#)
Cc:
Subject: FW: Basalt site development costs. CESNW letter.
Date: Friday, May 19, 2017 5:09:00 PM
Attachments: [CESNW Letter.pdf](#)
[2017-05-19 Herb Koss Basalt Creek - KPFF Concept Plan.pdf](#)

Re: Wilsonville's Study for the Basalt Central Property

Dear Mayor Ogden and Tualatin City Councilors

The landowners of the above captioned property have appreciated Tualatin's fair and objective consideration, regarding our property, and ultimate directive to staff that it be zoned residential, due to site constraints.

We have asked Don Hanson to prepare trip count data, to insure that the residential density results in less trips than the employment designation.

We had not anticipated that Wilsonville would take issue with the residential designation, since they have repeatedly pointed to a shortage of residential land in the Tualatin Wilsonville sub-area, and asked for Urban Growth Boundary expansions to add residential land. However, Wilsonville has strongly objected to the designation and retained the firm of KPFF to provide a site plan based upon an employment use. The site plan prepared by KPFF did not include an estimate of site costs associated with preparing the site for an employment use. To make sure that the Tualatin City Council had the most accurate information possible, we have asked both CES and Otak, to calculate the site costs associated with KPFF's plan. Both, Tony Weller of CES and Don Hanson of Otak have analyzed the costs involved for grading and the required retaining walls. I have included their cost evaluations in the letter and email attached to this email. Their work, once again, confirms that the steep topography and basalt ridges make it unfeasible to develop the land in the way envisioned by KPFF.

Brian Clopton and Ken Leahey provided the per yard costs, which were confirmed by both Tony Weller and Don Hanson. We feel that the \$30.00 per yard estimate is on the low side, but we are trying to be as conservative

as possible, given the amount of scrutiny that this has received. The costs of the necessary retaining walls envisioned by KPFF, are also conservatively calculated at \$1,200,000.

We believe that the total site costs for the KPFF plan are \$11,700,000, which results in a negative value based on the rates that employment land are currently achieving in the market. We firmly believe that Tualatin arrived at the right result with the residential designation. Throughout this process we have been committed to transparency. We plan on sending our data and analysis to KPFF, so that they can peer review it, in advance of the meeting.

We would very much like to move forward, and are willing to take any steps necessary, including a mediated process. If necessary our professionals will be available to answer any additional questions.

Sincerely
Herb Koss

cc: Mayor Knapp and Wilsonville City Council
Wilsonville City Staff
Tualatin City Staff
Washington Planning Staff
Washington County Commission
Metro Attorney



808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

May 19, 2017

Herb Koss
2643 South Shore Blvd
Lake Oswego, OR 97034

RE: Basalt Creek Central Area - KPFF Concept Plan

Hello Herb,

I've read Tony Weller's letter regarding the extra costs required to develop the subject property with employment uses. Tony is a very experienced and capable engineer. He also has very relevant experience in the area.

I agree with Tony's letter and believe it summarizes the situation quite well. The hard costs are actually on the low side for grading the site based on my recent experience on similar sites.

The other concern both Tony and I share is access for cars, trucks and emergency vehicles. A second access point will be extremely difficult to provide.

Please feel free to call with any questions or comments.

Thanks,

A handwritten signature in black ink, appearing to read "Don Hanson". The signature is fluid and cursive, with a large initial "D" and "H".

Don Hanson
Principal
Otak, Inc.



May 18, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CENTRAL AREA – KPFF CONCEPT PLAN

Dear Mr. Koss:

In response to your request we have reviewed the Basalt Creek Concept Plans prepared by KPFF with regards to the approximately 50 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway.

The KPFF study outlines three potential development schemes that share similarities between each scheme. Each scheme includes a single access point on Grahams Ferry Road at Tonquin Loop and no secondary or emergency access provided. The study also provides concept finish floor elevations and access road grades for each scheme. The summary shows either Scheme A or B as the higher rated concepts. We chose Scheme B to evaluate as the most highly ranked scheme.

Using the proposed grading plan for Scheme B, we calculated rough grading quantities and costs. Our estimate shows estimated grading totaling about 350,000 cubic yards. We also looked at the existing grades around the proposed parking and building areas for the potential need of retaining walls. The grading plan for this scheme showed some retaining walls but we believe additional walls would be required along the parking areas adjacent to the easterly property line and the downhill sides of Building B and Building D. We estimated the need for approximately 2400 lineal feet of retaining walls for these walls and the ones shown on the plan. We also believe additional smaller walls will likely be required for this plan as it is further developed. We did not provide any allowance for the smaller walls.

Our experience in this area on the site to the north, leads us to expect a significant amount of rock that is very near the surface. The proposed grading plan also includes significant depths of cut and fill. The fill in the south east corner of the site would be about 20-feet and cuts on the site that could be over 10-feet. Rock excavation is not very efficient and therefore more costly. Also to use the excavated rock materials as fill, will require additional processing or it may need to be supplemented with imported materials to accomplish the grading as proposed.

Mr. Herb Koss

BASALT CREEK CENTRAL AREA – KPFF CONCEPT PLAN

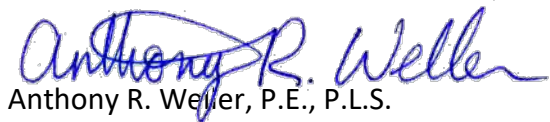
Page 2 of 2

For budgetary purposes, we would estimate \$30 per cubic yard for grading to reflect the rock excavation and potential imported fill needs for this site. This results in an estimated grading cost of \$10,500,000. At the anticipated wall heights, we have estimated \$1,200,000 for the retaining walls.

In summary, we feel the proposed grading plan is possible but it puts parking lot and access way slopes at the near maximums for industrial development. If you were to the reduce slopes to improve the usability, it would require even more excavation and the costs would be even higher.

If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,



Anthony R. Weller, P.E., P.L.S.

President

\3273_CESNW_KPFF

From: [Herb Koss](#)
To: [Sherilyn Lombos](#); [AliceCannon \(acannon@tualatin.gov\)](mailto:AliceCannon@tualatin.gov); [Aquilla Hurd-Ravich](mailto:kperlfox@ci.tualatin.or.us); kperlfox@ci.tualatin.or.us
Cc: [Lou Ogden](#); [Peter Watts](#); [Ed Trompke \(Ed.Trompke@jordanramis.com\)](mailto:Ed.Trompke@jordanramis.com)
Subject: Basalt Creek
Date: Tuesday, May 23, 2017 10:19:51 AM

Good Morning

Last night at the council work shop Lou asked me to contact staff Regarding the Wilsonville Situation. As you are aware KPFF has prepared a site plan that for lack of better terms is way too costly and not financially feasible.

I do not think that KPFF was given the task of calculating the costs to grade the site nor calculate the cost of the retaining walls and extra foundations. Grading dirt and basalt rock is very expensive.

Now that we have their plan and our professionals have calculated the costs to grade and prepare the site. Now it is up to them to prove us wrong.

Peter Watts is going to reach out to the HBA and meet with Washington County. Peter has been in contact with Metro Council.

Is there a time that we could meet? I prefer early AM if possible.

Thanks
Herb Koss

From: [Herb Koss](#)
To: [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Karen Perl Fox](#)
Cc: [LouOgden](#); [Gordon Root \(gordonroot@aol.com\)](#) ([gordonroot@aol.com](#)); [Sherilyn Lombos](#)
Subject: FW: Basalt Creek
Date: Wednesday, May 31, 2017 9:45:42 AM

Good Morning,

I sent the email below on May 23rd per Mayor Ogden's suggestion. I have not had any reply.

I realize that the entire Basalt Creek Study plan cannot be finalized until the zoning issues are agreed upon.

Wilsonville had even challenged the dividing line at one point in their last council session. This was a totally uncalled for remark.

Our land basically has no economic value if zoned employment, which is grossly unfair to the land owners.

The KPFF report gave our professionals the information that they needed to prove that our land, as well

as our neighbors land, would have no economic value if zoned employment. Land with no value does not benefit the city or county on their tax roles either.

It is difficult for us to believe why Wilsonville has not accepted the facts as were presented to the Tualatin Council and Staff. The Metro target for jobs has been exceeded without our land being zoned for employment.

This process has been very frustrating to our land owners and any assistance that the City of Tualatin can provide should be provided.

I will willing to meeting asap.

Sincerely
Herb Koss

From: Herb Koss
Sent: Tuesday, May 23, 2017 10:19 AM
To: Sherilyn Lombos (slombos@tualatin.gov); Alice Cannon (acannon@tualatin.gov); 'Aquilla Hurd-Ravich'; kperlfox@ci.tualatin.or.us
Cc: 'Lou Ogden'; Peter Watts; Ed Trompke (Ed.Trompke@jordanramis.com)

Subject: Basalt Creek

Good Morning

Last night at the council work shop Lou asked me to contact staff Regarding the Wilsonville Situation. As you are aware KPFF has prepared a site plan that for lack of better terms is way too costly and not financially feasible.

I do not think that KPFF was given the task of calculating the costs to grade the site nor calculate the cost of the retaining walls and extra foundations. Grading dirt and basalt rock is very expensive.

Now that we have their plan and our professionals have calculated the costs to grade and prepare the site. Now it is up to them to prove us wrong.

Peter Watts is going to reach out to the HBA and meet with Washington County. Peter has been in contact with Metro Council.

Is there a time that we could meet? I prefer early AM if possible.

Thanks

Herb Koss

From: [Herb Koss](#)
To: [LouOgden](#)
Cc: [Sherilyn Lombos](#); [Alice Cannon](#); [Aquila Hurd-Ravich](#); [Karen Perl Fox](#); [Gordon Root \(gordonroot@aol.com\)](#) ([gordonroot@aol.com](#)); [Peter.Watts@jordanramis.com](#); [Ed Trompke](#); [Don & Barb Hanson](#); [tweller@cesnw.com](#)
Subject: RE: Basalt Creek
Date: Thursday, June 01, 2017 7:20:47 PM

Lou

The bottom line to your analysis is the costs involved to make this site employment land. Isn't the simple approach to have Wilsonville, since they retained KPFF, ask this firm to review CES numbers? CES used their layout and came up with the costs. The costs were at the bottom of the scale not the top.

A presentation of the KPFF plan to the Tualatin Council is not the answer. Who is the right person to contact Wilsonville to make that suggestion?

Herb

From: Lou Ogden [mailto:lou@louogden.com]
Sent: Thursday, June 1, 2017 11:54 AM
To: Herb Koss
Cc: [Sherilyn Lombos](#); [Alice Cannon](#); [Aquila Hurd-Ravich](#); [Karen Perl Fox](#); [Gordon Root \(gordonroot@aol.com\)](#) ([gordonroot@aol.com](#)); [Peter.Watts@jordanramis.com](#); [Ed Trompke](#); [Don & Barb Hanson](#); [tweller@cesnw.com](#)
Subject: Re: Basalt Creek

I wanted to make the point that land use designation isn't always about highest and best use. If that were the case perhaps every acre would be retail in a hot area like Tualatin. Rather, it is about long term vision for a community and functional relationships such as jobs, housing, transportation, services, etc. That said, there is, in my mind, the issue of viable uses. A designated area may not be highest or best use but it must be an economically viable use. That is what I believe breaks down on this site; not so much highest and best use, but viable or non viable. Finally I don't equate feasible with viable. Most anything is feasible given enough \$\$ but that doesn't mean it is necessarily viable. If not viable then the land languishes indefinitely until some extraneous use perhaps becomes the ultimate waste of land like a construction materials storage site or similar

Thanks,



Lou Ogden

Resource Strategies Planning Group

Group Benefits & Life, Health, Disability, & Long Term Care Insurance for
Businesses and Individuals

21040 SW 90th Ave. Tualatin, OR 97062

Phone 503.692.0163; Fax 503.385.0320

lou@louogden.com

On May 31, 2017, at 11:23 AM, Herb Koss <herb@kossred.com> wrote:

Sherilyn

Thank you for your response

Two things--First of all you need to ask KPFF what is their estimate of the costs to prepare the site with their plan including retaining walls. CES and Otak prepared our cost estimates

This should not even require a presentation.

Second -- Their thought on Highest and Best Use

The process has taken long time and at a great deal of expense. Gordon Root as other property owners have been very patient with the process probably too patient

I would think asking KPFF for the costs would answer the question of Highest and Best Use and costs affecting economic value of the acreage involved

For Wilsonville to hold up the process without all of the facts is ridiculous

Sent from my iPhone

On May 31, 2017, at 10:50 AM, Sherilyn Lombos <slombos@tualatin.gov> wrote:

Hi Herb,

Please forgive me; it was on my to-do list to respond back.

Our next step is to get the KPFF folks to come present their report to the Tualatin Council. We all think it would be a good thing for the Tualatin Council to get the skinny on the work they did and what they came up with. So before any other meetings are scheduled or discussions occur regarding jurisdiction lines or really any other areas of agreement or disagreement, we're going to get that scheduled. We're currently looking at July 10, but I don't have that confirmed quite yet.

Sherilyn Lombos

Tualatin City Manager

Desk: 503.691.3010 | Mobile: 971-998-4127

slombos@tualatin.gov

www.tualatinoregon.gov

From: Herb Koss [<mailto:herb@kossred.com>]

Sent: Wednesday, May 31, 2017 9:46 AM
To: Alice Cannon; Aquilla Hurd-Ravich; Karen Perl Fox
Cc: LouOgden; Gordon Root (gordonroot@aol.com) (gordonroot@aol.com);
Sherilyn Lombos
Subject: FW: Basalt Creek

Good Morning,

I sent the email below on May 23rd per Mayor Ogden's suggestion. I have not had any reply.

I realize that the entire Basalt Creek Study plan cannot be finalized until the zoning issues are agreed upon. Wilsonville had even challenged the dividing line at one point in their last council session. This was a totally uncalled for remark.

Our land basically has no economic value if zoned employment, which is grossly unfair to the land owners. The KPFF report gave our professionals the information that they needed to prove that our land, as well as our neighbors land, would have no economic value if zoned employment. Land with no value does not benefit the city or county on their tax roles either.

It is difficult for us to believe why Wilsonville has not accepted the facts as were presented to the Tualatin Council and Staff. The Metro target for jobs has been exceeded without our land being zoned for employment.

This process has been very frustrating to our land owners and any assistance that the City of Tualatin can provide should be provided.

I will willing to meeting asap.

Sincerely
Herb Koss

From: Herb Koss
Sent: Tuesday, May 23, 2017 10:19 AM
To: Sherilyn Lombos (slombos@tualatin.gov); Alice Cannon (acannon@tualatin.gov); 'Aquilla Hurd-Ravich'; kperlfox@ci.tualatin.or.us

Cc: 'Lou Ogden'; Peter Watts; Ed Trompke (Ed.Trompke@jordanramis.com)
Subject: Basalt Creek

Good Morning

Last night at the council work shop Lou asked me to contact staff Regarding the Wilsonville Situation. As you are aware KPFF has prepared a site plan that for lack of better terms is way too costly and not financially feasible.

I do not think that KPFF was given the task of calculating the costs to grade the site nor calculate the cost of the retaining walls and extra foundations. Grading dirt and basalt rock is very expensive.

Now that we have their plan and our professionals have calculated the costs to grade and prepare the site. Now it is up to them to prove us wrong.

Peter Watts is going to reach out to the HBA and meet with Washington County. Peter has been in contact with Metro Council.

Is there a time that we could meet? I prefer early AM if possible.

Thanks
Herb Koss

From: [Herb Koss](#)
To: matt.dolan@kpff.com
Cc: [Lou Ogden](#); [Don & Barb Hanson](#); [Peter Watts](#); [Ed Trompke \(Ed.Trompke@jordanramis.com\)](mailto:Ed.Trompke@jordanramis.com); [Gordon Root \(gordonroot@aol.com\)](#) (gordonroot@aol.com); [Grace Lucini](#); [Hannah Childs](#); [Heather Hutchinson](#); [Herb Koss](#); [Howard Houston](#); [John and Grace Lucini](#); [Lark Leitgeb](#); [Lois Fox](#); [Marvin Mast \(marvinmast@gmail.com\)](mailto:MarvinMast@gmail.com); [Matthew Johansen](#); [Mehdi A-Sanaei \(mehdiasanaei@yahoo.com\)](mailto:mehdiasanaei@yahoo.com); [Peter Shames](#); r.alvstad@comcast.net; [Sherman Leitgeb](#); srcs6914@aol.com; [Steve Summers \(Nickstevensfs00@gmail.com\)](#); [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Frank Bubenik \(fbubenik@ci.tualatin.or.us\)](mailto:Frank.Bubenik@ci.tualatin.or.us); [jeff DeHaan](mailto:jeff.DeHaan); [Joelle Davis \(jdavis@ci.tualatin.or.us\)](mailto:Joelle.Davis@ci.tualatin.or.us); [lou ogden \(logden@ci.tualatin.or.us\)](#); [nancy grimes \(ngrimes@ci.tualatin.or.us\)](mailto:nancy.grimes@ci.tualatin.or.us); [paul morrison](#); [robert kellogg](#); [Sherilyn Lombos](#); [C Lehan](#); [Council Akervall](#); [Mayor Knapp](#); [Scott Starr](#); [stevens council member](#)
Subject: FW: Basalt
Date: Tuesday, June 06, 2017 12:23:59 PM
Attachments: [3273_CESNW_KPFF..pdf](#)
[Otak CES.pdf](#)

Dear Matt:

Thank you for taking my call today. Per our conversation I have attached the letter from CESNW that analyzes the costs involved in grading the site for employment land. I also have attached a memo from Don Hanson at Otak.

As I informed you today after I found that our land and the land to the north was being considered for an employment zone I first contacted Peter Bechen the CEO of PacTrust. He sent his VP to the site whose name is Eric Sporre. Eric has extensive Development experience in the development of industrial parks. Both Eric and Peter confirmed that our land was of no interest to them and in fact Peter Bechen told me you could give us your land and we would not be interested because of the grading Issues and limited access. I do not like to spend money on challenging a city's or county's plan unless I confirm that my feelings are correct. Brian Clopton of Clopton Excavation, Ken Leahey, Stu Peterson a seasoned industrial Broker, Tony Weller – CESNW and Don Hanson – Otak all confirmed my opinion and reasons for opposing an employment land designation. John Fregonese who was the lead planner of the Basalt Creek Study also agreed that a supportive housing zone was the proper zoning as long as there was no increase in the trip counts.

My hope is that Wilsonville will pay your firm to analyze and determine if the costs to grade our site for employment is accurate. As we discussed the land on the south end has no access to Basalt Creek Parkway, which is a huge negative for zoning our land for employment. Lou Ogden referred to our land as the base of the arrowhead with no good access.

Matt I know your firm was just asked ----can you prepare a layout for employment on the acreage in

question

with no consideration for costs or highest and best use. The cost factor is of course our major concern as our land would have no value and no marketability if zoned for employment.

McKenzie was involved in the process earlier than your firm was. Washington County asked them the same question and McKenzie provided a layout that again was cost prohibitive. The Tualatin Council voted 7 – 0 in favor of a residential zone. Tualatin's decision was based on facts that were provided by use from professionals in the business. In correctly zoning land so it will never be developed is unfair to the land owners, the city and the county.

After the Tualatin City council meeting our land owners thought that the process to complete the Basalt Study could be completed. Your firm was hired by the City of Wilsonville-----again to lay out a plan for employment use without any consideration for costs of blasting, grading or the required retaining walls.

In summary I am hopeful that the City of Wilsonville will pay your firm to analyze the costs involved with your site plan. If you concur the question of zoning should be easy to determine. Since the CESNW letter was written Ken Leahey told me that the \$30.00 per yard was low and in his opinion the grading costs could be closer to \$40.00 per yard. This of course really affects the grading costs in the wrong direction.

If Wilsonville approves our suggested course of action please feel free to contact Tony Weller at CESNW for any information. We will pay for his time. I have copied all stakeholders with this email.

My phone number is 503 730 2431 email: herb@kossred.com

Again thanks for taking my call.

Sincerely

Herb Koss

Cell 503 730 2431 email: herb@kossred.com

From: [Tony Weller](#)
To: [Alice Cannon](#)
Cc: [Herb Koss \(herb@kossred.com\)](#); [Don Hanson](#); [Aquilla Hurd-Ravich](#); [Sherilyn Lombos](#)
Subject: RE: Basalt Creek Planning Area
Date: Thursday, July 20, 2017 3:53:00 PM

Hi Alice –

Currently there isn't a proposed residential plan. The approach to this site will be to respect the existing topography. This approach (not product) would be very similar to how Forest Rim Apartments was able to accommodate the rock outcrop into the site plan. Smaller buildings and more flexible access grades will be used to reduce the grading and retaining walls.

Our purpose in providing the grading and wall costs (which I realize we really didn't explain) was not compare development costs between the two uses but to show that with about 40 usable acres, the \$11,000,000 (for only grading and walls and not all the other costs and land) equates to about \$6/sf. What we understand is \$6 to \$6.50/sf is the market value of a finished employment/industrial lot. This cost makes it impossible to deliver a finished product at market value.

Regards – Tony

Tony Weller, P.E., P.L.S.
President
CESNW, INC.
13190 SW 68th Parkway, Suite 150
Tigard, OR 97223
503.968.6655 p
503.968.2595 f
503.866.6550 c
tweller@cesnw.com
www.cesnw.com

From: Alice Cannon [<mailto:acannon@tualatin.gov>]
Sent: Thursday, July 20, 2017 11:58 AM
To: Tony Weller
Cc: Herb Koss (herb@kossred.com); Don Hanson; Aquilla Hurd-Ravich; Sherilyn Lombos
Subject: RE: Basalt Creek Planning Area

Tony,

Thanks for this summary.

I noticed that you have given a grading and retaining wall cost estimate for employment land. I'm wondering if you can revise this memo to give a grading and retaining wall cost estimate for one of Herb's development concepts. That way the Council can see the delta between the two costs. This will be an important consideration to Council.

Let me know if this is possible and when you may be able to make that adjustment to the memo.

Thank you,

Alice

Alice Cannon

Assistant City Manager

City of Tualatin | Community Development

503.691.3018 | acannon@tualatin.gov | www.tualatinoregon.gov

From: Tony Weller [<mailto:tweller@cesnw.com>]

Sent: Thursday, July 20, 2017 10:50 AM

To: Alice Cannon

Cc: Herb Koss (herb@kossred.com); Don Hanson

Subject: Basalt Creek Planning Area

Hi Alice –

Don Hanson asked me to prepare and forward this letter to you regarding our work on the central Basalt Creek Planning area and the upcoming Council Work Session. Let me know if you have questions.

Regards – Tony

Tony Weller, P.E., P.L.S.

President

CESNW, INC.

13190 SW 68th Parkway, Suite 150

Tigard, OR 97223

503.968.6655 p

503.968.2595 f

503.866.6550 c

tweller@cesnw.com

www.cesnw.com

From: [Don Hanson](#)
To: [Alice Cannon](#); [Tony Weller](#)
Cc: [Herb Koss \(herb@kossred.com\)](#); [Aquilla Hurd-Ravich](#); [Sherilyn Lombos](#)
Subject: RE: Basalt Creek Planning Area
Date: Friday, July 21, 2017 1:04:21 PM
Attachments: [20170721123442487.pdf](#)

Hello Alice.

I've attached a land use diagram that summarizes our residential approach in a simplistic manner. The plan avoids site constraints and results in density that fits within the trip cap limits agreed upon between the cities. It also proposes relatively low densities which again will reduce conflicts with site constraints and costly construction.

It shows 25 acres of land at 6du/ac for townhome and single family residential .150 units.

It shows 15 acres of land for multi family residential at 15 du/ac.270 units.

These numbers are approximate at this point but it's easy to recognize that this can be implemented in a feasible manner.

I will be there with Tony Weller Monday evening and can certainly explain this further and respond to any questions from council. Please include this land use diagram in a power point if one is being prepared. I believe Tony may also have a few images to include.

Thanks Alice

Don

Don Hanson | Principal
v. 503.415.2317 | f. 503.415.2304
www.otak.com



at Otak, we consider the environment before printing emails.

From: Alice Cannon [mailto:acannon@tualatin.gov]
Sent: Friday, July 21, 2017 8:35 AM
To: Tony Weller; Alice Cannon
Cc: Herb Koss (herb@kossred.com); Don Hanson; Aquilla Hurd-Ravich; Sherilyn Lombos
Subject: Re: Basalt Creek Planning Area

Thank you. Sorry for the typos in my last message. Mr. Koss and Don Hanson produced several development concepts. 😊

----- Original message -----

From: Tony Weller <tweller@cesnw.com>
Date: 7/21/17 8:29 AM (GMT-08:00)
To: Alice Cannon <acannon@tualatin.gov>
Cc: "Herb Koss (herb@kossred.com)" <herb@kossred.com>, Don Hanson <don.hanson@otak.com>, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>, Sherilyn Lombos <slombos@tualatin.gov>
Subject: RE: Basalt Creek Planning Area

Thank you Alice - I will check with Don and Herb and see what we can do.

Have a great weekend! – Tony

Tony Weller, P.E., P.L.S.
President
CESNW, INC.
13190 SW 68th Parkway, Suite 150
Tigard, OR 97223
503.968.6655 p
503.968.2595 f
503.866.6550 c
tweller@cesnw.com
www.cesnw.com

From: Alice Cannon [<mailto:acannon@tualatin.gov>]
Sent: Friday, July 21, 2017 8:25 AM
To: Tony Weller; Alice Cannon
Cc: Herb Koss (herb@kossred.com); Don Hanson; Aquilla Hurd-Ravich; Sherilyn Lombos
Subject: Re: Basalt Creek Planning Area

Thank you, Tony.

I still think Council will want to compare employment vs residential development costs. Mr. Koss and Hanson several development concepts. I think it would be good to pick one and present some comparative grading and retaining wall costs so Council can see the cost differences more concretely. Without this, the concepts you are discussing are bit more abstract. You can present your point much more clearly with this comparison. Don and I spoke by phone about this last Friday.

Let me know what you might be able to do. Thanks for being thoughtful about this.

Alice

----- Original message -----

From: Tony Weller <tweller@cesnw.com>
Date: 7/20/17 3:52 PM (GMT-08:00)
To: Alice Cannon <acannon@tualatin.gov>
Cc: "Herb Koss (herb@kossred.com)" <herb@kossred.com>, Don Hanson <don.hanson@otak.com>, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>, Sherilyn Lombos <slombos@tualatin.gov>
Subject: RE: Basalt Creek Planning Area

Hi Alice –

Currently there isn't a proposed residential plan. The approach to this site will be to respect the existing topography. This approach (not product) would be very similar to how Forest Rim Apartments was able to accommodate the rock outcrop into the site plan. Smaller buildings and more flexible access grades will be used to reduce the grading and retaining walls.

Our purpose in providing the grading and wall costs (which I realize we really didn't explain) was not compare development costs between the two uses but to show that with about 40 usable acres, the \$11,000,000 (for only grading and walls and not all the other costs and land) equates to about \$6/sf. What we understand is \$6 to \$6.50/sf is the market value of a finished employment/industrial lot. This cost makes it impossible to deliver a finished product at market value.

Regards – Tony

Tony Weller, P.E., P.L.S.

President

CESNW, INC.

13190 SW 68th Parkway, Suite 150

Tigard, OR 97223

503.968.6655 p

503.968.2595 f

503.866.6550 c

tweller@cesnw.com

www.cesnw.com

From: Alice Cannon [<mailto:acannon@tualatin.gov>]

Sent: Thursday, July 20, 2017 11:58 AM

To: Tony Weller

Cc: Herb Koss (herb@kossred.com); Don Hanson; Aquilla Hurd-Ravich; Sherilyn Lombos

Subject: RE: Basalt Creek Planning Area

Tony,

Thanks for this summary.

I noticed that you have given a grading and retaining wall cost estimate for employment land. I'm wondering if you can revise this memo to give a grading and retaining wall cost estimate for one of Herb's development concepts. That way the Council can see the delta between the two costs. This will be an important consideration to Council.

Let me know if this is possible and when you may be able to make that adjustment to the memo.

Thank you,

Alice

Alice Cannon

Assistant City Manager

City of Tualatin | Community Development

503.691.3018 | acannon@tualatin.gov | www.tualatinoregon.gov

From: Tony Weller [<mailto:tweller@cesnw.com>]
Sent: Thursday, July 20, 2017 10:50 AM
To: Alice Cannon
Cc: Herb Koss (herb@kossred.com); Don Hanson
Subject: Basalt Creek Planning Area

Hi Alice –

Don Hanson asked me to prepare and forward this letter to you regarding our work on the central Basalt Creek Planning area and the upcoming Council Work Session. Let me know if you have questions.

Regards – Tony

Tony Weller, P.E., P.L.S.
President

CESNW, INC.

13190 SW 68th Parkway, Suite 150
Tigard, OR 97223

503.968.6655 p

503.968.2595 f

503.866.6550 c

tweller@cesnw.com

www.cesnw.com



LAND USE DIAGRAM

1" = 300'

ETAK
JULY '17





OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JULY 24, 2017

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant City Manager Alice Cannon; City Engineer Jeff Fuchs; IS Director Bates Russell; Associate Planner Charles Benson; Economic Development Manager Melinda Anderson

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:15 p.m.

B. ANNOUNCEMENTS

1. New Employee Introduction- Terrance Leahy, Water Division Manager

Public Works Director Jeff Fuchs introduced Water Division Manager Terrance Leahy. The Council congratulated him on his promotion.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

City of Wilsonville Mayor Tim Knapp shared insight from their City Council regarding the Basalt Creek project. He stated the original intent of the plan was to preserve and encourage the use of employment land over the next 20 years. They believe this land can serve the cities in the future as high quality employment lands. He stated places to build employment are constrained in the Metro and this land needs to be preserved for employment.

Tom Childs expressed he would like to see the Basalt Creek parcel in question designated residential.

Debbie Luster stated there has been increased noise in the industrial park off of 105th. She would like the City to address the noise concerns.

Herb Koss stated the cost to keep the parcel of land in question industrial is not financially feasible as the land can't be developed as employment land.

Gordon Root referenced Metro's original ordinance for the Basalt Creek area. He stated the parcel in question needs to be deemed residential because Tualatin does not have any more developable residential land. He added the demand for residential land in Tualatin is high.

Ashley Leigh, owner of Whole Babies Preschool, addressed concerns that had been raised by her neighbors. She assured the Council the school is doing everything they can to ease neighborhood concerns.

Scott Powell spoke in favor of a residential designation for the parcel in Basalt Creek.

Sherman Leitgeb spoke in opposition of the City of Wilsonville's proposal. He would like to see the area deemed residential.

Hannah Childs spoke in favor of the Basalt Creek parcel in question being deemed residential.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Frank Bubenik, SECONDED by Council President Joelle Davis to approve the consent agenda.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of July 10, 2017

E. PUBLIC HEARINGS – Quasi-Judicial

1. Consideration of a Conditional Use Permit for MITCH Charter School to Expand the Campus and Operations of a Kindergarten through Grade 12 School in the Light Manufacturing (ML) Planning District at 19430 SW 90th Court (Tax Map 2S1 23DB, Tax Lot 00200) (CUP-17-0001).

From: [Herb Koss](#)
To: [Alice Cannon](#); [Tony Weller](#)
Cc: [Don Hanson](#)
Subject: RE: Basalt Creek Planning Area
Date: Monday, July 24, 2017 10:30:05 AM

Alice

Don and Tony both can address the any cost question verbally tonight.

Grading costs for a residential zone will be much less and we will design to avoid constraints as much as possible. In other words work with the existing grades and use some rock ridges as open space.

Please feel free to contact either Tony or Don before the meeting although Don is headed back from the Oregon Coast.

Herb

From: Alice Cannon [mailto:acannon@tualatin.gov]
Sent: Monday, July 24, 2017 9:24 AM
To: Tony Weller
Cc: Herb Koss; Don Hanson
Subject: RE: Basalt Creek Planning Area

Tony,

Thanks for the note.

So I'm reading into this that you won't have a grading and retaining wall cost estimate for Mr. Koss's development concept for the sake of comparison.

I think the Council may ask about that. It certainly isn't required to provide it but I think it is always good to anticipate and prep for Council questions. If you have provided estimates for the KPFF study, Council will likely want estimates for Mr. Koss's proposal for the sake of comparison.

I won't raise this again because I've repeated this message a few times. Ultimately, Council has to make decisions about the data they receive.

I know we're all hoping we can reach resolution on this Concept Plan.

Thanks!

Alice

Alice Cannon
Assistant City Manager

From: Tony Weller [<mailto:tweller@cesnw.com>]
Sent: Monday, July 24, 2017 9:17 AM
To: Alice Cannon; Don Hanson; Herb Koss (herb@kossred.com)
Subject: RE: Basalt Creek Planning Area

Hi Alice –

Don is currently at the coast and will be making his way back for the meeting tonight. Here are the slides we would like to be available for us tonight. Let me know if you have any questions or need anything else.

Thank you – Tony

Tony Weller, P.E., P.L.S.
President
CESNW, INC.
13190 SW 68th Parkway, Suite 150
Tigard, OR 97223
503.968.6655 p
503.968.2595 f
503.866.6550 c
tweller@cesnw.com
www.cesnw.com

From: Alice Cannon [<mailto:acannon@tualatin.gov>]
Sent: Monday, July 24, 2017 8:49 AM
To: Don Hanson; Tony Weller; Herb Koss (herb@kossred.com)
Subject: FW: Basalt Creek Planning Area

Don,

Thanks for your note this morning.

Here you go. Let us know if we can expect a PowerPoint by noon today. If so, we will make sure it is available on our laptop and also post it online.

Happy Monday to you all!

Thank you.

Alice

Alice Cannon
Assistant City Manager

From: Alice Cannon
Sent: Friday, July 21, 2017 1:18 PM
To: Don Hanson; Alice Cannon; Tony Weller
Cc: Herb Koss (herb@kossred.com); Aquilla Hurd-Ravich; Sherilyn Lombos
Subject: Re: Basalt Creek Planning Area

Thank you, Don. You and Tony are welcome to prepare thought own Powerpoint and supply it to us by noon Monday. We will make sure it is availae on our computer for your use and also post it online too.

I assume this convept plan becomes tge basis for the grading and retsining wall cost estimates for this plan? Maybe Tony will supply that next?

Thank you.

Alice

----- Original message -----

From: Don Hanson <don.hanson@otak.com>
Date: 7/21/17 1:04 PM (GMT-08:00)
To: Alice Cannon <acannon@tualatin.gov>, Tony Weller <tweller@cesnw.com>
Cc: "Herb Koss (herb@kossred.com)" <herb@kossred.com>, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>, Sherilyn Lombos <slombos@tualatin.gov>
Subject: RE: Basalt Creek Planning Area

Hello Alice.

I've attached a land use diagram that summarizes our residential approach in a simplistic manner. The plan avoids site constraints and results in density that fits within the trip cap limits agreed upon between the cities. It also proposes relatively low densities which again will reduce conflicts with site constraints and costly construction.

It shows 25 acres of land at 6du/ac for townhome and single family residential .150 units.

It shows 15 acres of land for multi family residential at 15 du/ac.270 units.

These numbers are approximate at this point but it's easy to recognize that this can be implemented in a feasible manner.

I will be there with Tony Weller Monday evening and can certainly explain this further and respond to any questions from council. Please include this land use diagram in a power point if one is being prepared. I believe Tony may also have a few images to include.

Thanks Alice

Don

Don Hanson | Principal
v. 503.415.2317 | f. 503.415.2304
www.otak.com

 at Otak, we consider the environment before printing emails.

From: Alice Cannon [<mailto:acannon@tualatin.gov>]
Sent: Friday, July 21, 2017 8:35 AM
To: Tony Weller; Alice Cannon
Cc: Herb Koss (herb@kossred.com); Don Hanson; Aquilla Hurd-Ravich; Sherilyn Lombos
Subject: Re: Basalt Creek Planning Area

Thank you. Sorry for the typos in my last message. Mr. Koss and Don Hanson produced several development concepts. ☺

----- Original message -----

From: Tony Weller <tweller@cesnw.com>
Date: 7/21/17 8:29 AM (GMT-08:00)
To: Alice Cannon <acannon@tualatin.gov>
Cc: "Herb Koss (herb@kossred.com)" <herb@kossred.com>, Don Hanson <don.hanson@otak.com>, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>, Sherilyn Lombos <slombos@tualatin.gov>
Subject: RE: Basalt Creek Planning Area

Thank you Alice - I will check with Don and Herb and see what we can do.

Have a great weekend! – Tony

Tony Weller, P.E., P.L.S.
President
CESNW, INC.
13190 SW 68th Parkway, Suite 150
Tigard, OR 97223
503.968.6655 p
503.968.2595 f
503.866.6550 c
tweller@cesnw.com
www.cesnw.com

From: Alice Cannon [<mailto:acannon@tualatin.gov>]
Sent: Friday, July 21, 2017 8:25 AM
To: Tony Weller; Alice Cannon
Cc: Herb Koss (herb@kossred.com); Don Hanson; Aquilla Hurd-Ravich; Sherilyn Lombos
Subject: Re: Basalt Creek Planning Area

Thank you, Tony.

I still think Council will want to compare employment vs residential development costs. Mr. Koss and Hanson several development concepts. I think it would be good to pick one and present some comparative grading and retaining wall costs so Council can see the cost differences more concretely. Without this, the concepts you are discussing are bit more abstract. You can present your point much more clearly with this comparison. Don and I spoke by phone about this last Friday.

Let me know what you might be able to do. Thanks for being thoughtful about this.

Alice

----- Original message -----

From: Tony Weller <tweller@cesnw.com>

Date: 7/20/17 3:52 PM (GMT-08:00)

To: Alice Cannon <acannon@tualatin.gov>

Cc: "Herb Koss (herb@kossred.com)" <herb@kossred.com>, Don Hanson <don.hanson@otak.com>, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>, Sherilyn Lombos <slombos@tualatin.gov>

Subject: RE: Basalt Creek Planning Area

Hi Alice –

Currently there isn't a proposed residential plan. The approach to this site will be to respect the existing topography. This approach (not product) would be very similar to how Forest Rim Apartments was able to accommodate the rock outcrop into the site plan. Smaller buildings and more flexible access grades will be used to reduce the grading and retaining walls.

Our purpose in providing the grading and wall costs (which I realize we really didn't explain) was not compare development costs between the two uses but to show that with about 40 usable acres, the \$11,000,000 (for only grading and walls and not all the other costs and land) equates to about \$6/sf. What we understand is \$6 to \$6.50/sf is the market value of a finished employment/industrial lot. This cost makes it impossible to deliver a finished product at market value.

Regards – Tony

Tony Weller, P.E., P.L.S.

President

CESNW, INC.

13190 SW 68th Parkway, Suite 150

Tigard, OR 97223

503.968.6655 p

503.968.2595 f

503.866.6550 c

tweller@cesnw.com

www.cesnw.com

From: Alice Cannon [<mailto:acannon@tualatin.gov>]

Sent: Thursday, July 20, 2017 11:58 AM

To: Tony Weller

Cc: Herb Koss (herb@kossred.com); Don Hanson; Aquilla Hurd-Ravich; Sherilyn Lombos

Subject: RE: Basalt Creek Planning Area

Tony,

Thanks for this summary.

I noticed that you have given a grading and retaining wall cost estimate for employment land. I'm wondering if you can revise this memo to give a grading and retaining wall cost estimate for one of Herb's development concepts. That way the Council can see the delta between the two costs. This will be an important consideration to Council.

Let me know if this is possible and when you may be able to make that adjustment to the memo.

Thank you,

Alice

Alice Cannon

Assistant City Manager

City of Tualatin | Community Development

503.691.3018 | acannon@tualatin.gov | www.tualatinoregon.gov

From: Tony Weller [<mailto:tweller@cesnw.com>]

Sent: Thursday, July 20, 2017 10:50 AM

To: Alice Cannon

Cc: Herb Koss (herb@kossred.com); Don Hanson

Subject: Basalt Creek Planning Area

Hi Alice –

Don Hanson asked me to prepare and forward this letter to you regarding our work on the central Basalt Creek Planning area and the upcoming Council Work Session. Let me know if you have questions.

Regards – Tony

Tony Weller, P.E., P.L.S.

President

CESNW, INC.

13190 SW 68th Parkway, Suite 150

Tigard, OR 97223

503.968.6655 p

503.968.2595 f

503.866.6550 c

tweller@cesnw.com

www.cesnw.com

The following information has been provided to the staffs and councils at both the City of Tualatin and the City of Wilsonville. Washington County has been provided the information as well as Metro. Since the process at both the city of Tualatin and Wilsonville at times limits public input at the work sessions the land owners felt that a summary package of information would be helpful.

Chair Duyck and Commissioners

Subject: Basalt Creek Study (41 acres North of Basalt Creek Parkway to Victoria Gardens)

Dear Chair Duyck and Commissioners

I am a property owner within the Basalt Creek area, with an interest in the 10 acres just north of the extension of 124th (Basalt Creek Parkway). I wanted to first compliment the work of Renus Kelfkens, a project manager for the Basalt Creek extension of Basalt Creek Parkway. He's been incredibly responsive and just great to work with, as have many others on your staff.

Throughout this process, I've been in touch with the Mr. Kelfkens to understand the impacts of the transportation system on our property. I was told that no access to Basalt Creek Parkway would be allowed and an 18 to 20 foot vertical cut was necessary in to minimize the height of the bridge needed to cross Basalt Creek when connecting the section between Grahams Ferry Road and Boones Ferry Road. I completely understand the lack of access to our property, but the transportation issues as well as other factors impact how the 41 acres north of Basalt Creek Parkway can be developed.

In the 40 years that I've spent as a developer, I've learned that elected officials can only make a decision that is as good as the information that they have in front of them. When I looked at the amount of basalt on our parcel and the adjoining parcels, I began to question whether it was feasible to develop the site with an employment designation. I reached out to firms/professionals that I knew had excellent reputations in Tualatin and our region including PacTrust – Eric Sporre / Peter Bechen, Macadam Forbes – Stu Peterson, Leahy Construction – Ken Leahy, Clopton Excavation – Brian Clopton, Real Estate Investment Group – Mike Diamond, CESNW – Tony Weller, Otak – Don Hanson. These people are all experts in their fields and universally they concluded that the land could not be feasibly developed with an employment designation.

Mr. John Fregonese who was hired to assist with the Basalt Creek Study also concluded that our land would not support an employment use. While McKenzie and KPFF have provided analysis, that analysis did not include the costs associated with site grading and retaining walls. The cost per square foot of grading and retaining walls exceed the list price of Tualatin area employment property currently being marketed.

After receiving our data and expert letters, the Tualatin City Council unanimously supported our land would be zoned for a residential use with one condition ---no additional trip counts. It was not long after the City of Tualatin's council meeting that the Wilsonville Council and staff decided that Tualatin was wrong. To make a long story short the City of Wilsonville retained the services of KPFF – Matt Dolan to design a site plan for employment.

We then retained the engineering services of Tony Weller of CESNW and Don Hanson – Otak to provide us with the costs to prepare the site for the plan prepared by KPFF. **The results of the study confirmed that the cost of preparing the site --- grading and retaining walls would exceed the value of the land.** The results of the analysis are included with

this letter. At the last Tualatin City council meeting Mayor Ogden asked Matt Dolan if the CESNW costs were correct. The answer was he "did not believe the cost analysis was out of line." Mayor Knapp has stated that over time our land will be financially feasible for an employment site. That statement, ignores that the American's with Disabilities Act, and other federal, state, and local regulations have increased the cost of site preparation, and those regulations have increased over time not decreased. He uses OHSU as an example of what can be built, but that facility could never be feasibly built today. The access issues with our site will never go away. We have provided all of the materials from our engineers regarding site prep costs to Wilsonville. Our numbers were purposefully conservative, because we expected Wilsonville to comprehensively review. Mr. Dolan did not disagree with any of our site preparation numbers. Our comps regarding what the site would be worth, after site prep were done in tandem with a broker with multiple active listings in the Tualatin. Those current listings are without the added Basalt Creek lands on the market. Given supply and demand, adding Basalt Creek is unlikely to result in a higher overall price per square foot. Our property is upside down by nearly \$1,000,000.

Commissioner Rogers mentioned in conversations with me that the county had invested millions in the extension of 124th (Basalt Creek Parkway) and they wanted a return on their investment sooner than later. If our land was improperly zoned employment it would not be developed for many years or ever if zoned for employment. On the other hand if our land was zoned for supportive housing and the Basalt Creek Study could be completed just the residential System Development Charges between our 41 acres Gordon Root Property and his neighbor that has a 10 acre Multifamily parcel would be estimated to be \$7,500,000. **This amount is only for the transportation fee, which in Tualatin goes directly to Washington County.** I am sure that you will concur that this is a substantial number and this revenue along with a substantial increase in the property tax base cannot and should not be ignored. Commissioner Rogers informed me that the county wanted a return on their investment from the 124th/Basalt Creek Road improvement. The SDC revenue resulting from a residential zone for the 120 acres outlined above is certainly a good start.

When I am having a difficult time deciding a business or personal decision I use the base analysis of the Pros and Cons. I have also attached an abbreviated list which demonstrates in simple terms why our land should be zoned for a residential use.

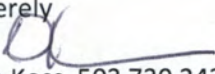
I have attached a topographic map and notes regarding the access issues. Our request is to zone the 41 acres for supportive residential housing. Our 41 acres represent only 4.8% of the Basalt Creek Study area. The Metro jobs numbers have been exceeded even without our neighborhood through an industrial park.

The land east of the property, and the northern portion of the property are both zoned residential, and both require site access through the remainder of the property. These owners will not be able to develop their property without access through the site. The lack of access off of Basalt Creek Parkway, and lack of ability to develop the 41 acres, will make site access incredibly difficult and expensive. There are a myriad of reasons why this land should be zoned residential, and almost no reason for it to be zoned employment. Whether it is because of common sense, need for SDC's, future property tax revenue, or simply to help alleviate what has been termed a housing crisis, all reasons point to a residential designation.

Unfortunately the Basalt Creek Study has no mediation or arbitration section. The agreement expires in September of 2019, but until then there is no way to get resolution between the two cities. We have kept Metro in the loop throughout this process. We believe there is a critical need for Multifamily housing in the Tualatin sub-region, as well as the region overall. We are willing to accept a condition that our 10 acres be high density residential. The density will have to taper down across the site in order to keep the trip counts at a net neutral.

We will agree to any reasonable conditions including trip counts. We simply ask for your help in coming to a reasonable solution. Tualatin can wait out the IGA, but the only effect of that will be to delay housing that is badly needed as well as SDC's that would really benefit the county. Thank you for your consideration.

Sincerely


Herb Koss 503 730 2431 email: herb@kossred.com

Attachments and/ or Enclosures:

Basalt Creek Study-Summary of the Process

Letter from CESNW – Tony Weller analyzing the costs of preparing the site per the KPFF plan. Letter dated 5/18/17

Otak Letter 5/19/17

Testimony from professionals provided for the Feb. 2017 Tualatin Council meeting:
PacTrust – Peter Bechan/Eric Sporre, Macadam Forbes- Stu Peterson,
CESNW – Tony Weller, Otak- Don Hanson, Clopton Excavation- Brian Clopton,
Leahy Excavation – Ken Leahy, Real Estate Investment Group- Mike Diamond

Letter to Mayor Odgen, Tualatin Staff and Tualatin City Council From Peter Watts 2/13/17

Pro and Con list

Map – Topo and Access issues

Memo from County regarding Road cut for Basalt Creek Parkway 2/1/17
Verifies the cut to be 18 to 20 with no access



May 18, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CENTRAL AREA – KPFF CONCEPT PLAN

Dear Mr. Koss:

In response to your request we have reviewed the Basalt Creek Concept Plans prepared by KPFF with regards to the approximately 50 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway.

The KPFF study outlines three potential development schemes that share similarities between each scheme. Each scheme includes a single access point on Grahams Ferry Road at Tonquin Loop and no secondary or emergency access provided. The study also provides concept finish floor elevations and access road grades for each scheme. The summary shows either Scheme A or B as the higher rated concepts. We chose Scheme B to evaluate as the most highly ranked scheme.

Using the proposed grading plan for Scheme B, we calculated rough grading quantities and costs. Our estimate shows estimated grading totaling about 350,000 cubic yards. We also looked at the existing grades around the proposed parking and building areas for the potential need of retaining walls. The grading plan for this scheme showed some retaining walls but we believe additional walls would be required along the parking areas adjacent to the easterly property line and the downhill sides of Building B and Building D. We estimated the need for approximately 2400 lineal feet of retaining walls for these walls and the ones shown on the plan. We also believe additional smaller walls will likely be required for this plan as it is further developed. We did not provide any allowance for the smaller walls.

Our experience in this area on the site to the north, leads us to expect a significant amount of rock that is very near the surface. The proposed grading plan also includes significant depths of cut and fill. The fill in the south east corner of the site would be about 20-feet and cuts on the site that could be over 10-feet. Rock excavation is not very efficient and therefore more costly. Also to use the excavated rock materials as fill, will require additional processing or it may need to be supplemented with imported materials to accomplish the grading as proposed.

CESNW, INC.
13190 SW 68TH PARKWAY, STE. 150, TIGARD, OR 97223
503.968.6655 TEL 503.968.2595 FAX WWW.CESNW.COM

Mr. Herb Koss

BASALT CREEK CENTRAL AREA – KPFF CONCEPT PLAN

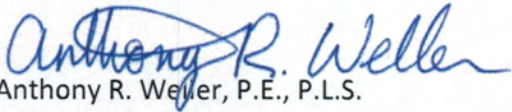
Page 2 of 2

For budgetary purposes, we would estimate \$30 per cubic yard for grading to reflect the rock excavation and potential imported fill needs for this site. This results in an estimated grading cost of \$10,500,000. At the anticipated wall heights, we have estimated \$1,200,000 for the retaining walls.

In summary, we feel the proposed grading plan is possible but it puts parking lot and access way slopes at the near maximums for industrial development. If you were to the reduce slopes to improve the usability, it would require even more excavation and the costs would be even higher.

If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Anthony R. Weller". The signature is fluid and cursive, with the first name being the most prominent.

Anthony R. Weller, P.E., P.L.S.

President

\3273_CESNW_KPFF

PACTRUST
Pacific Realty Associates, L.P.

15350 S.W. Sequoia Pkwy., Suite 300
Portland, Oregon 97224
503/624-6300 • Facsimile: 503/624-7755

November 14, 2016

VIA EMAIL

Herb Koss
2643 South Shore Boulevard
Lake Oswego, OR 97034

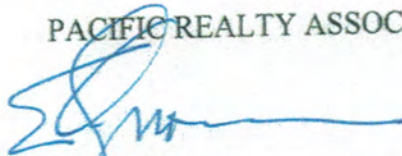
Dear Herb,

At the request of Peter Bechen, I toured your site north of the future Basalt Creek Parkway last week. PacTrust is developing an industrial park several miles north at 115th Avenue and Tualatin-Sherwood Road in Tualatin known as Koch Corporate Center. We are interested in locating a site to develop in the Coffee Creek area for light industrial uses. Unfortunately, the topography of your site makes development of industrial or flex buildings uneconomic. We believe housing would be a more appropriate use for the site. The smaller floor plates for housing enable it to work with slope conditions present on your property. Industrial/employment land requires sites to be much more flat due to dramatically larger floor plates, parking requirements, loading areas for trucks and ingress/egress concerns for trucks. There are several sites in the area that are more appropriate for industrial/employment development.

Let me know if you would like to discuss this further.

Yours very truly,

PACIFIC REALTY ASSOCIATES, L.P.



Eric A. Sporre
Vice President

7/27/17

Pros and Cons for Residential Zoning for 41+ acres in Basalt Creek

Pros:

Land Originally brought into the UGB for employment land over 10 years ago. It should be noted that no specific site analysis was made at that time. No housing crisis existed when the land was brought in.

The current study already includes residential land. 4.8% of the land is only in question and being fought by Wilsonville.

Cons:

Land is not suited for employment since the site preparation costs and needed retaining walls exceed the value of the land.

Poor access for employment since no access will be allowed from Basalt Creek Parkway.

Land is needed for supportive housing.

The land in question is only 4.8% of the land in the Basalt Creek Study area.

All of the land owners support a residential zone.

All of the neighboring land owners to the east support a residential zone.

The land owners to the east deserve good access to their land that can be developed between the 41 acres and Basalt Creek. Access through an industrial park is not an answer to this needed access.

Minimum grading would be needed if the land is zoned residential, which is not the case for an employment use.

The Metro jobs target has not only been met, but exceeded without the 41 acres being zoned for employment.

Fregonese and Asso. the lead land planning firm has stated that this land is not suited for Employment in his direct conversations with Mayor Ogden

Land that is zoned incorrectly will never be sold for development. Therefore no Property Tax revenue, no collections of SDC's, Some of the land is in Farm and Forest deferral which if developed would generate property tax revenues. It should be noted that Washington County has invested millions of dollars in this project with the intention of generating an employment based land supply --- problem is this 41 acres will never be developed for employment, but would generate tax revenue and SDC income if zoned for a residential use. Improper zoning generates no increase in property tax revenue and no income from SDC revenue.

\$7,500,000 in Transportation fee revenue is being held up by delaying the final zoning for the Basalt Creek area.

From: [Herb Koss](#)
To: [Alice Cannon](#); [Aquila Hurd-Ravich](#); [Frank Bubenik\(fbubenik@ci.tualatin.or.us\)](#); [Jeff Dehaan](#); [Joelle Davis \(jdavis@ci.tualatin.or.us\)](#); [lou ogden \(logden@ci.tualatin.or.us\)](#); [Louogden](#); [nancy grimes\(ngrimes@ci.tualatin.or.us\)](#); [Paul Morrison](#); [Robert Kellogg](#); [SherilynLombos](#)
Subject: FW: Basalt Creek
Date: Wednesday, August 30, 2017 8:41:58 AM
Attachments: [CCE08292017.pdf](#)

Dear Council and Tualatin Staff

I sent an email with a large amount of data so in some cases the servers will not Deliver the email.

I have prepared an abbreviated package, which is attached.

After sending Chair Duyck and the Washington County commissioners the full package I received an email, which stated that the County would not oppose a residential zone for the land in question, but since the IGA required all parties to concur it was too bad that no arbitration or mediation Clause was not in the agreement.

This process is and continues to be very frustrating. As I understand it the IGA expires in 9/2019.

It is still our hope that a resolution can be made. I had our professionals look at other options pertaining to our land, but the access issues, topography, buffers and extreme costs just cannot be overcome.

Sincerely
Herb Koss -

From: tom.re@comcast.net
To: [LouOgden](#); [Frank Bubenik](#); [Paul Morrison](#); [Jeff Dehaan](#); [Robert Kellogg](#); [Nancy Grimes](#); [Joelle Davis](#); [Sherilyn Lombos](#); [Alice Cannon](#); [Aquila Hurd-Ravich](#); [Karen Perl Fox](#); ["Andy Duyck"](#); cao@co.washington.or.us; Craig.Dirksen@oregonmetro.gov; mayor@ci.wilsonville.or.us; scottstarr97070@gmail.com; stevens@ci.wilsonville.or.us; lehan@ci.wilsonville.or.us; akervall@ci.wilsonville.or.us; cosgrove@ci.wilsonville.or.us; ["Bateschell, Miranda"](#); kraushaar@ci.wilsonville.or.us
Cc: ["Kathy Re"](#); GORDONROOT@aol.com; gordon@staffordlandcompany.com
Subject: The Times 9/13/2017 "Metro could arbitrate Basalt Creek Dispute"
Date: Monday, September 18, 2017 8:43:10 PM

Tualatin Mayor Ogden, Council President Davis, Councilors Bubenik, Morrison, DeHaan, Kellogg, Grimes, City Manager Lombos, Asst. City Manager Cannon, Planning Manager Hurd-Ravich, Senior Planner Perl Fox, Wa. County Commission Chairman Duyck, Vice Chair District 3 Representative Rogers,
Metro District 3 Councilor Dirksen, Wilsonville Mayor Knapp, Councilors Starr, Stevens, Lehan, Akervall, City Manager Cosgrove, Long Range Planning Manager Bateschell, City Engineer Kraushaar:

First, I sincerely thank you all for your service and dedication to the common goal – the betterment of our region, our great cities and our citizens – I respect you all – I could not do your job.

After many years of Basalt Creek Project meetings, planning, consultants, hashing and rehashing that due to the fact that everyone wanting the best for the area and to “do it right”- we find ourselves at a roadblock - a stalemate - (“the Central Sub Area **CAN** feasibly be developed for jobs” – “the Central Sub Area **CANNOT** feasibly be developed for jobs” thus holding up the entire Basalt Creek Project with virtually no end in sight. As mayor Ogden summed it up “... we’re good friends and we just haven’t been able to come to the same comprehension of this ink blot...”.

We have followed this area since before it was voted into the UGB – attended many meetings and ideas may differ but there is always one common thread – everyone wants to do what is best for the area.

So we can do nothing and wait until the extended IGA runs out in September of 2019 – but then what – we are still at an impasse or – but we have thoughtful alternatives.

- **Change the Boundary Line** - Wilsonville has done independent studies to show this area can be developed into jobs and are ready and willing and able to absorb the property.
- **Adopt the Concept Plan AS IS with the exclusion of the Sub Area** – the sub area is out of the discussion until further exhaustive / independent studies can done to see if the land can or cannot be feasibly developed for jobs (“make sure we get it right”) and this is the alternative we feel is best and we absolutely fully support.

Everybody has spent countless hours and efforts to make this project successful and it’s a great Concept Plan - it’s time to make a decision and move forward with The Basalt Creek Project.

Thank you very much,
Tom & Kathy Re
23500 SW Boones Ferry Rd.
Tualatin, OR. 97062

503-482-5157

From: [G Lucini](#)
To: [Aquilla Hurd-Ravich](#); [Karen Perl Fox](#); [Bateschell, Miranda](#)
Subject: RE: Basalt Creek - Notice of Upcoming Meetings for November
Date: Wednesday, November 15, 2017 6:35:43 PM
Attachments: [image006.png](#)
[image002.png](#)
[image004.jpg](#)
[image009.jpg](#)

Aquilla, Karen and Miranda,

It became apparent at the end of the Tualatin Council Work Session and the beginning of the Tualatin Council Meeting on Monday 11-13-17, that the Basalt Creek IGA Agenda topic had been removed from the Council agenda. The Mayor of Tualatin made an announcement indicating the Basalt Creek IGA agenda item had been removed from the evening's agenda, and would be placed back on the Tualatin Council and the Wilsonville Council agendas in December.

In the interest of encouraging transparency, of improving public involvement, and for the inclusion of the "Interested Persons regarding Basalt Creek Concept Planning", it should be noted that timely and accurate communication with the public via the previously publicized means of communication, are diminished or not functional.

A Notice of two Public Meetings on Basalt Creek Concept Planning scheduled for November 2017 was sent via email and snail mail at the beginning of the month.

An Intergovernmental Agreement (IGA) between the Cities of Tualatin and Wilsonville, Metro and Washington County is proposed for consideration by the two City Councils. The IGA provides a process to determine the land use designation for the Central Subarea of the Basalt Creek Planning Area:

Tualatin City Council Meeting: November 13, 2017 at 7PM at the Juanita Pohl Center, 8513 SW Tualatin Road, Tualatin, OR 97062 (materials will be posted one week in advance on the City's website at <https://www.tualatinoregon.gov>).

Wilsonville City Council Meeting: November 20, 2017, 7PM at City Hall, 29799 SW Town Center Loop E, Wilsonville, OR 97070 (materials will be posted one week in advance of the meeting on the City's website at <http://www.ci.wilsonville.or.us>).

*This Notice was followed by a General Notice as part the Tualatin City Council 11-13-17 Meeting Agenda on the City of Tualatin website. On Monday 11-6-2017 the City of Tualatin posted the Council 11-13-17 Agenda with Topic F3 "**Consideration of Basalt Creek Intergovernmental Agreement**".*

It is questionable if either of these Notices regarding Basalt Creek Concept Planning, meet the intent of the Oregon Public Meeting Laws as to the depth of information to be provided in Notice- per the Oregon Public Meetings Manual 2014. The Notice and the Tualatin agenda topic did not provide information about the important issues within the IGA being presented for discussion—what was the anticipated action, change or

issue up for clarification?

The agenda topic as presented was extremely broad regarding a long term planning process which involves hundreds of acres of land, changes in jurisdiction, changes in land use and has significant expenses associated with the project .

The Public Meetings Law requires that the notice of any meeting “include a list of the principal subjects anticipated to be considered at the meeting.” ORS 192.640(1). This list should be specific enough to permit members of the public to recognize the matters in which they are interested. This requirement ordinarily would be met by dissemination of an agenda. The agenda need not go into detail about subjects scheduled for discussion or action, but it should be sufficiently descriptive so that interested persons will get an accurate picture of the agenda topics.

For example, “public works contract” probably is not a sufficient description when the governing body intends to let a contract for demolition of a landmark building.

The Public Meetings Law does not require that every proposed item of business be described in the notice.

The law requires a reasonable effort to inform the public and interested persons, including news media, of the nature of the more important issues (“principal subjects”) coming before the body

While it is understandable that adjustments might be made to agenda items--due to the unforeseen events, it would be helpful to citizens who might attend Public Meetings on this topic ---to have been provided advance notice of a change in the Tualatin City Council 11-13-17 agenda- when the Basalt Creek IGA topic was removed from the agenda. The decision to remove the topic from that night’s Council meeting had already been made prior to close of business that day.

Apparently, Tualatin City staff notified only some members of the public by email at 4:44Pm about the change in that night’s Council agenda.

However, the email was never distributed to the entire Basalt Creek Interested Persons list, as neither I nor my husband received a copy directly from the City of Tualatin and both of us have submitted written request for Notice, and we have been included on previous distribution lists for Basalt Creek Concept Planning. A copy of the email below was forwarded to me by another citizen.

Two days later, neither my husband nor I have received a copy of the email below from the City of Tualatin--nor have we been provided the dates for the re-scheduled Public Meetings----directly from either city. This may be the case for many other Interested Persons.

Out of respect for all citizens, and as a method for improving communication- it would have been reasonable for all members of the Interested Persons list to have received this email prior to the Tualatin Council Meeting on 11-13-17 and prior to the upcoming Wilsonville Council Meeting on 11-20-17.

From: Lynette Sanford [<mailto:LSanford@tualatin.gov>]

Sent: Monday, November 13, 2017 4:44 PM

Subject: Second November Basalt Creek Notice

November 13, 2017

Greetings,

Thank you for your continued interest in the Basalt Creek Concept Plan project.

An Intergovernmental Agreement (IGA) between the Cities of Tualatin and Wilsonville, Metro and Washington County is proposed for consideration by the two City Councils. The IGA provides a process to determine the land use designation for the Central Subarea of the Basalt Creek Planning Area:

The Tualatin City Council agenda item below has been postponed from tonight's City Council meeting, and will be rescheduled to the December 11, 2017 Tualatin City Council meeting. Tualatin City Council Meeting: November 13, 2017 at 7PM at the Juanita Pohl Center, 8513 SW Tualatin Road, Tualatin, OR 97062 (materials will be posted one week in advance on the City's website at <https://www.tualatinoregon.gov>).

The Wilsonville City Council agenda item listed below will also be postponed and will be rescheduled to the December 18, 2017 Wilsonville City Council meeting. Wilsonville City Council Meeting: November 20, 2017, 7PM at City Hall, 29799 SW Town Center Loop E, Wilsonville, OR 97070 (materials will be posted one week in advance of the meeting on the City's website at <http://www.ci.wilsonville.or.us>).

Please stay current on concept planning news by signing up for email updates on the project website at www.BasaltCreek.com. Information about upcoming meetings will be included in future email updates as well as on the website project calendar. If you have questions or desire more information, please feel free to contact:

Karen Perl Fox

Senior Long-Range Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3027 | Email: kperlfox@ci.tualatin.or.us

Miranda Bateschell

Planning Manager

City of Wilsonville | Community Development Dept | Planning Division

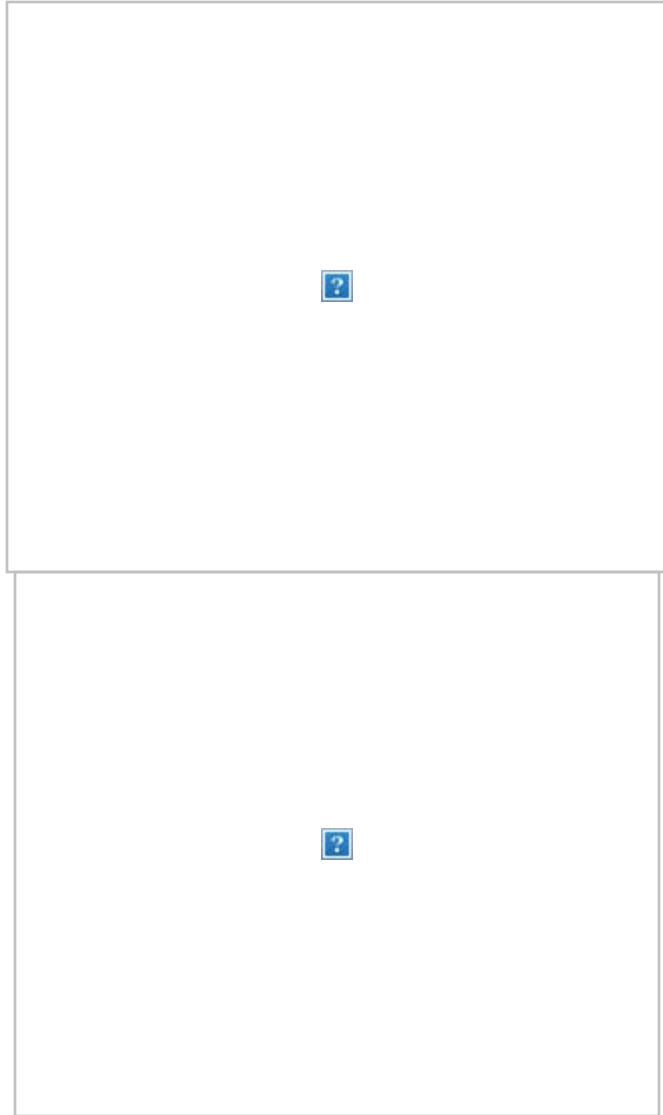
Phone: 503-570-1581 | Email: bateschell@ci.wilsonville.or.us

Another vehicle which had been publicized by both cities as a method to provide General Notice on Basalt Creek Concept planning events and information, was the BasaltCreek.com website.

However, the BasaltCreek.com website never posted any Public Meetings for the month of November 2017 within the website Calendar of Events, nor does it indicate any Public Meetings for the

upcoming month of December. It is apparent the website is not being updated.

By the lack of current information within the Events Calendar, the public is not being provided proper Notice. In fact, if one were to look at the website, the lack of any posted Public Meetings, implies there are no Public Meetings on Basalt Creek Concept Planning happening- when the opposite is actually the case.



As a property owner within the Basalt Creek Area, as a person directly affected by Basalt Creek Concept Planning, and as a citizen who is not represented by an elected official within the negotiations of the cities of Tualatin and Wilsonville Concept Planning process, I have to rely upon the cities of Tualatin and Wilsonville to provide adequate communication regarding Public Meetings, and of any significant changes in documents or anticipated changes in the process stated for Basalt Creek concept planning. For transparency, this type of information should be updated, handled and distributed in a timely manner, to all who have provided written request for Notice, and to the public sites which have been identified by the cities in the past.

As I have requested previously, the methods of communication with the citizens of the area need to be done in spirit of providing and improving governmental transparency of the Concept Planning process- in an effort to promote better understanding of the issues which may affect local citizens.

This concept was stated as the only inclusion in the Partnership Agreement Revision of April 2014.

DATE: 04/28/2014

SUBJECT: Basalt Creek Concept Plan Project - Update and Presentation of Partnering Agreement and Public Involvement Plan

PARTNERING AGREEMENT The Partnering Agreement (Attachment A) presented tonight is substantially the same as that presented to City Council at the January 13, 2014 work session; however, it has been revised to include a statement about compliance with Oregon Public Meetings Law (ORS 192.610-192.690) in notice and conduct of all public meetings for the project.

“Staff members will follow Oregon Public Meetings Law (ORS 192.610 -192.690) in notice and conduct of public meetings for the project.”

Consequently I am submitting a list of actions which I hope may improve communication, transparency, and Notice with citizens- including Interested Persons- regarding Basalt Creek Concept Planning:

1. **General Notice -BasaltCreek.com website- Options available for consideration:**

- a. *Remove the website- to remove the possibility the public will assume the information on the website is timely or accurate- **OR***
- b. *Boldly and clearly post on the BasaltCreek.com – that it is no longer a reliable source of current information, that it is not being maintained nor updated-**OR***
- c. *Maintain the website:*
 - I. *Assign responsibility to a staff member to post accurate updated information which provides citizens pertinent of all data/reports/ documents reflective of all points of view which have been presented in Public Meetings- to allow for fully informed citizens*
 - II. *Assign responsibility to a staff member to make timely updates the Calendar of Events in order to provide General Notice of all known future Public Meetings on Basalt Creek Concept Planning.*

2. **Notice to known and identified Interested Persons**

- a) *Distribute Notice to ALL identified Interested Persons- of changes &/or new postings of ALL known Public Meetings on Basalt Creek Concept Planning*
 - I. *The distribution list should be checked for accuracy and updated in a timely manner with revisions or additions to the list*
 - III. *Effort should be made to ensure ALL members of the distribution list receive Notice*
 - IV. *All known Public Meetings- including meetings held by the cities of Tualatin, Wilsonville, Washington County, Metro- or other agencies where Basalt Creek Concept Planning will be an agenda item should be included within the Notice- as*

an identified responsibility of the project administrator.

- *Basalt Creek Project staff retain the main distribution list of Interested Persons who have provided written request for individual Notice of Public Meetings on Basalt Creek Concept Planning.*
- *Basalt Creek Project staff will most likely be aware of Public Meetings of various governmental agencies on the topic- when information is requested of them from outside agencies, or when staff members present information to those agencies.*

b) Distribution of Notice in a timely manner

- I. *Notice should be distributed in a timely manner when ALL Public Meetings on Basalt Creek Concept Planning are scheduled (see also 2-a-iv above)*
- II. *It would be respectful to citizens- as time allows- for distribution of changes to a previous Notice - be provided when Basalt Creek Concept Planning discussion topic is removed or reschedule from an agenda of a Public Meeting.*
 - *Apparently the decision to remove the topic from the 11-13-17 Tualatin agenda was made the day of the Council meeting, yet some citizens were informed of the change prior to the meeting- and other Interested Persons were not notified.*

c) Include specific links to or embed critical documents pertinent to the Public Meeting within Notice, City websites, and/or BasaltCreek.com website.

- I. *If available--- including easily assessable links to specific documents will assist in making an informed public-*
- II. *A significant change in Basalt Creek concept planning is apparently being proposed and/or a revision to the existing IGA is to be presented to the Councils.*
 - *It would improve transparency and improve public understanding- if the proposed document was distributed to Interested Persons and posted to the BasaltCreek.com website-- --- as soon as it is available.*
 - *The public would be assisted by receiving access to the proposed document in a sufficient amount of time to review the proposed IGA revision prior to a Public Meeting*

There are other actions which can be taken to improve communication and transparency of process- these are just a few suggestions.

Let me know should you have any questions.

*Regards,
Grace Lucini*

From: G. Lucini [mailto:grluci@gmail.com]
Sent: Monday, November 6, 2017 6:22 PM
To: Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>

Subject: Re: Basalt Creek - Notice of Upcoming Meetings for November

Thanks- I would appreciate receiving any updates.

Hope all is well with you.

Will I see you at the meeting on the 13th?

Grace

Sent from my iPhone

On Nov 6, 2017, at 4:54 PM, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov> wrote:

Hi Grace,

Good to hear from you. Yes there should be more information prior to the meeting. We can send you a link when the information is added.

Thanks,

Aquilla Hurd-Ravich

503.691.3028

From: G Lucini [<mailto:grluci@gmail.com>]

Sent: Monday, November 06, 2017 4:44 PM

To: Karen Perl Fox; Aquilla Hurd-Ravich

Subject: FW: Basalt Creek - Notice of Upcoming Meetings for November

Hi Karen and Aquilla,

I saw the minutes for the Council Meeting for 11-13-2017 have been posted, as indicated would be done, in the Basalt Creek Update Notice for November 2017.

Is it anticipated there will be an informational packet or *any* supporting documents/information posted for the 11-13-17 Tualatin City Council Meeting Agenda Item – F- GENERAL BUSINESS #3 Consideration of Basalt Creek Intergovernmental Agreement, prior to 11-13-17?

Thanks,

Grace Lucini

From: tom.re@comcast.net
To: LouOgden; mayor@ci.wilsonville.or.us; Aquilla Hurd-Ravich; Alice Cannon; Karen Perl Fox; "[Andy Duyck](#)"; Craig.Dirksen@oregonmetro.gov; cao@co.washington.or.us; "[Bateschell, Miranda](#)"
Cc: gordonroot@aol.com; gordon@staffordlandcompany.com; levi@staffordlandcompany.com
Subject: Basalt Creek Project / Dispute Resolution
Date: Wednesday, November 15, 2017 11:28:32 AM

Good Morning / Afternoon all:

1st – thank you for all your diligence with this project – seemingly everyone has the same goal:

- To get Basalt Creek right.
- To get Basalt Creek adopted and moving forward.

That said, I am extremely disappointed once again to be getting somewhere then take a step (or two backward). Case in point – Metro arbitrating the Sub Area with City meetings scheduled ... then the Basalt Agenda removed from City meeting day of(?).

If my understanding is correct that to go forward with Basalt Creek Project all parties must agree with land use plan (with Metro arbitrating the Sub Area) – if that is correct my absolute concern is that we did not learn from the original (and then extended) IGA agreement that did not include disagreement resolution arbitration issues.

Regarding Sub Area – I do not know what the area is suitable for or actually feasible for (residential or employment) I just listen to both Wilsonville and Tualatin's consultant's findings but it is absolutely as crystal clear as crystal clear could possibly be that if the Sub Area is not designated Residential that an ownership group will litigate it until it is designated to their satisfaction – thus holding up the ENTIRE Basalt Creek Project – all of the other properties and owners.

Please, strongly consider adopting the Concept Land Use Plan as stated – with Metro arbitrating the sub Area, that includes a Disagreement Resolution that **Does Not** include holding up the entire area until a group of owners are happy with your decision.

Thank you for your time,

Tom Re
23500 SW Boones Ferry Rd.
503-482-5157

From: [Herb Koss](#)
To: [Alice Cannon](#)
Cc: peter.watts@jordanramis.com; [LouOgden](#)
Subject: FW: Basalt Creek - Notice of Upcoming Meetings for November
Date: Thursday, November 09, 2017 1:27:01 PM
Attachments: [image002.png](#)

Hello Alice

I have had some text messages from Mayor Ogden and he has said that Metro will be making the decision on our Land Zoning for the land North of Basalt Creek Parkway on the East side of Grahams Ferry Road.

Can you provide some additional details on this please? Is the Basalt Creek Plan going to be completed without the zone being determined? Is Metro going to have a hearings process? Who at Metro should we be in contact with?

Some additional information would be appreciated.

Thank you.

Herb Koss

Begin forwarded message:

From: Lynette Sanford <LSanford@tualatin.gov>
Date: November 3, 2017 at 8:15:34 AM PDT
To: Undisclosed recipients;;
Subject: Basalt Creek - Notice of Upcoming Meetings for November

Greetings,

Thank you for your continued interest in the Basalt Creek Concept Plan project.

An Intergovernmental Agreement (IGA) between the Cities of Tualatin and Wilsonville, Metro and Washington County is proposed for consideration by the two City Councils. The IGA provides a process to determine the land use designation for the Central Subarea of the Basalt Creek Planning Area:

Tualatin City Council Meeting: November 13, 2017 at 7PM at the Juanita Pohl Center, 8513 SW Tualatin Road, Tualatin, OR 97062 (materials will be posted one week in advance on the City's website at <https://www.tualatinoregon.gov>).

Wilsonville City Council Meeting: November 20, 2017, 7PM at City Hall, 29799 SW Town Center Loop E, Wilsonville, OR 97070 (materials will be posted one week in advance of the meeting on the City's website at <http://www.ci.wilsonville.or.us>).

Please stay current on concept planning news by signing up for email updates on the project website at www.BasaltCreek.com. Information about upcoming meetings will be included in future email updates as well as on the website project calendar. If you have questions or desire more information, please feel free to contact:

Karen Perl Fox

Senior Long-Range Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3027 | Email: kperlfox@ci.tualatin.or.us

Miranda Bateschell

Planning Manager

City of Wilsonville | Community Development Dept | Planning Division

Phone: 503-570-1581 | Email: bateschell@ci.wilsonville.or.us

From: gordonroot@aol.com
To: lou@louogden.com; slombos@ci.tualatin.or.us; acannon@ci.tualatin.or.us; ahurd-ravich@ci.tualatin.or.us; fbubenik@ci.tualatin.or.us; jdavis@ci.tualatin.or.us; logden@ci.tualatin.or.us; ngrimes@ci.tualatin.or.us; [Paul Morrison; rkellog@tualatin.gov](mailto:PaulMorrison@kellog@tualatin.gov); lehan@ci.wilsonville.or.us; akervall@ci.wilsonville.or.us; mayor@ci.wilsonville.or.us; scottstarr97070@gmail.com; stevens@ci.wilsonville.or.us; Jeff Dehaan
Cc: grluci@gmail.com; Tomreinc@aol.com
Subject: IGA
Date: Wednesday, December 06, 2017 1:46:01 PM

Hello All:

While I applaud the effort to come up with a solution to the current stalemate, I have had the opportunity to review the proposed IGA and have the following comments:

1. While the parties to this Agreement include Metro, Washington County, the City of Tualatin and the City of Wilsonville, it is noticeably missing the Property Owners.
2. Without the Property Owners as a Party to this Agreement, it is not really Binding or Non-Appealable. While the Agreement may be binding upon the parties to the Agreement, it is not on the Property Owners.
3. There is no time limit in here for Metro's decision. It is crucial that Metro commit to a schedule. The part of this paragraph this is most troubling to me is that Metro is tasked with establishing, among other things, "...a briefing schedule, whether or not to hear oral argument, and the ground rules that must be adhered to by the Cities and County throughout the process. Metro may require the Cities and County to sign ground rules and decision protocol, as determined by Metro."

Call be a cynic here, but I have been involved in this process since 2002. I have heard that Metro "would like to render a decision by the end of March", and if so, put it in the document!

Otherwise, the language referred to above sounds like a whole lot of government involvement, which does not move fast, and could take on a life of it's own...the crafting of the language and rules by Metro, if these have to be read and approved at City Council meetings, etc. Then add on top of that, a "briefing schedule", and possible oral arguments. This process is sure to protract without specific time periods.

4. The time periods once Metro arrives at a decision. 120 days to Adopt the Concept Plan, then one year to amend the City's Concept Plan. Really? Another 16 months after Metro reaches a decision.

5. If Metro determines the Central Sub Area should be designated as Employment Lands, I can say with absolute certainty that the property owners will appeal the decision by Metro, in the event that Metro designates this property as anything other than residential. In anticipation of such an event, I feel that language should be added that to this IGA, that anticipates this happening:

"In the event of any appeal of the decision by Metro by others not party to this

Agreement, the balance of the Basalt Creek Plan shall be adopted and the Cities of Tualatin and Wilsonville are free and to move forward with the annexation of the properties outside of the Central Sub Area, consistent with the Plan".

The addition of this language is paramount in my mind to move the properties not in the Central Sub Area, but which are included in the Basalt Creek Plan forward. There has been so much time pass, every deadline in the original Metro Ordinance has failed to be met and we need to have the freedom to not be held hostage by the property owners in the Central Sub Area. It was actually my understanding that this was going to be the case, but somehow that concept was derailed.

Thank you for you time and consideration,

Gordon Root | Principal

STAFFORD
LAND COMPANY
INC

StaffordLandCompany.com

[503.720.0914](tel:503.720.0914) | [Cell](tel:503.720.0914)

gordon@staffordlandcompany.com

[485 South State Street, Lake Oswego, OR 97034](https://www.staffordlandcompany.com/485-South-State-Street-Lake-Oswego-OR-97034)

This e-mail message may contain confidential or legally privileged information and is intended only for the use of the intended recipient(s). Any unauthorized disclosure, dissemination, distribution, copying or the taking of any action in reliance on the information herein is prohibited. E-mails are not secure and cannot be guaranteed to be error free as they can be intercepted, amended, or contain viruses. Anyone who communicates with us by e-mail is deemed to have accepted these risks. Company Name is not responsible for errors or omissions in this message and denies any responsibility for any damage arising from the use of e-mail. Any opinion and other statement contained in this message and any attachments are solely those of the author and do not necessarily represent those of the company.

From: Tomreinc@aol.com
To: gordonroot@aol.com; lou@louogden.com; slombos@ci.tualatin.or.us; acannon@ci.tualatin.or.us; ahurd-ravich@ci.tualatin.or.us; fbubenik@ci.tualatin.or.us; jdavis@ci.tualatin.or.us; logden@ci.tualatin.or.us; ngrimes@ci.tualatin.or.us; [Paul Morrison](mailto:Paul.Morrison@tualatin.gov); rkello@tualatin.gov; lehan@ci.wilsonville.or.us; akervall@ci.wilsonville.or.us; mayor@ci.wilsonville.or.us; scottstarr97070@gmail.com; stevens@ci.wilsonville.or.us; [Jeff Dehaan](mailto:Jeff.Dehaan)
Cc: grluci@gmail.com
Subject: RE: IGA
Date: Thursday, December 07, 2017 10:47:52 AM

Great Morning Mayors / Council Presidents / Councilors / City Managers (Everybody ☺)

Gordon Root's message is concise and spot on. I do not know what designation is best or actually even feasible for the Central Sub Area and after listening to both Cities' paid outside consultants – interestingly, I still don't. I do know Tualatin needs more developed residential lands.

While I absolutely commend Metro for stepping in and resolving an impasse what our two great, neighboring Cities could not, I am more than concerned with the wording of the IGA that is being proposed. Based on past IGA agreements I think before anything is signed it is imperative to have at the absolute very least a very clear understanding of what information and facts that Metro will require to make a decision and how long it will take for Metro to render it and those specifics be included in the IGA.

Another large concern is that if Metro does not designate the Central Sub Area as a property owners group see fit, they will most certainly litigate and appeal until they are satisfied with the designation, thus holding up the entire Basalt Creek Project for both Cities, property owners and residents once again.

In this new IGA please consider these concerns. Please do not handcuff this entire Project. Please include (it has to be possible) a Dispute Resolution Claus that allows the Cities to go forward with this Project, without restriction, if Metro's Central Sub Area designation is protested. The Central Sub Area is specific and it can take a life on its own and may take years until further studies are completed to make a decision.

It's time to move forward.
Thank you,

Tom Re
23500 SW Boones Ferry Rd.
Tualatin
503-482-5157

From: gordonroot@aol.com [mailto:gordonroot@aol.com]
Sent: Wednesday, December 6, 2017 1:46 PM
To: lou@louogden.com; slombos@ci.tualatin.or.us; acannon@ci.tualatin.or.us; ahurd-ravich@ci.tualatin.or.us; fbubenik@ci.tualatin.or.us; jdavis@ci.tualatin.or.us; logden@ci.tualatin.or.us; ngrimes@ci.tualatin.or.us; pmorrison@tualatin.gov; rkello@tualatin.gov; lehan@ci.wilsonville.or.us; akervall@ci.wilsonville.or.us; mayor@ci.wilsonville.or.us; scottstarr97070@gmail.com; stevens@ci.wilsonville.or.us; jdehaan@tualatin.gov

Cc: grluci@gmail.com; Tomreinc@aol.com
Subject: IGA

Hello All:

While I applaud the effort to come up with a solution to the current stalemate, I have had the opportunity to review the proposed IGA and have the following comments:

1. While the parties to this Agreement include Metro, Washington County, the City of Tualatin and the City of Wilsonville, it is noticeably missing the Property Owners.
2. Without the Property Owners as a Party to this Agreement, it is not really Binding or Non-Appealable. While the Agreement may be binding upon the parties to the Agreement, it is not on the Property Owners.
3. There is no time limit in here for Metro's decision. It is crucial that Metro commit to a schedule. The part of this paragraph this is most troubling to me is that Metro is tasked with establishing, among other things, "...a briefing schedule, whether or not to hear oral argument, and the ground rules that must be adhered to by the Cities and County throughout the process. Metro may require the Cities and County to sign ground rules and decision protocol, as determined by Metro."

Call be a cynic here, but I have been involved in this process since 2002. I have heard that Metro "would like to render a decision by the end of March", and if so, put it in the document!

Otherwise, the language referred to above sounds like a whole lot of government involvement, which *does not* move fast, and could take on a life of it's own...the crafting of the language and rules by Metro, if these have to be read and approved at City Council meetings, etc. Then add on top of that, a "briefing schedule", and possible oral arguments. This process is sure to protract without specific time periods.

4. The time periods once Metro arrives at a decision. 120 days to Adopt the Concept Plan, then one year to amend the City's Concept Plan. Really? Another 16 months after Metro reaches a decision.
5. If Metro determines the Central Sub Area should be designated as Employment Lands, I can say with absolute certainty that the property owners will appeal the decision by Metro, in the event that Metro designates this property as anything other than residential. In anticipation of such an event, I feel that language should be added that to this IGA, that anticipates this happening:

"In the event of any appeal of the decision by Metro by others not party to this Agreement, the balance of the Basalt Creek Plan shall be adopted and the Cities of Tualatin and Wilsonville are free and to move forward with the annexation of the properties outside of the Central Sub Area, consistent with the Plan".

The addition of this language is paramount in my mind to move the properties not in the Central Sub Area, but which are included in the Basalt Creek Plan forward. There has been so much time pass, every deadline in the original Metro Ordinance has failed to be met and we need to have the freedom to not be held hostage by the property owners in the Central Sub Area. It was actually my understanding that this was going to be the case, but somehow that concept was derailed.

Thank you for you time and consideration,

Gordon Root | Principal

STAFFORD
LAND COMPANY
INC

StaffordLandCompany.com

[503.720.0914](tel:503.720.0914) | [Cell](tel:503.720.0914)

gordon@staffordlandcompany.com

[485 South State Street, Lake Oswego, OR 97034](https://www.staffordlandcompany.com/485-South-State-Street-Lake-Oswego-OR-97034)

This e-mail message may contain confidential or legally privileged information and is intended only for the use of the intended recipient(s). Any unauthorized disclosure, dissemination, distribution, copying or the taking of any action in reliance on the information herein is prohibited. E-mails are not secure and cannot be guaranteed to be error free as they can be intercepted, amended, or contain viruses. Anyone who communicates with us by e-mail is deemed to have accepted these risks. Company Name is not responsible for errors or omissions in this message and denies any responsibility for any damage arising from the use of e-mail. Any opinion and other statement contained in this message and any attachments are solely those of the author and do not necessarily represent those of the company.

From: [Herb Koss](#)
To: logden@ci.tualatin.or.us; [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Frank Bubenik \(fbubenik@ci.tualatin.or.us\)](mailto:fbubenik@ci.tualatin.or.us); [jeff DeHaan](#); [Joelle Davis \(jdavis@ci.tualatin.or.us\)](mailto:jdavis@ci.tualatin.or.us); [Louogden](#); [nancy grimes \(ngrimes@ci.tualatin.or.us\)](mailto:ngrimes@ci.tualatin.or.us); [paul morrison](#); [robert kellogg](#); [Sherilyn Lombos](#)
Subject: FW: IGA Basalt Creek
Date: Saturday, December 09, 2017 3:24:37 PM

Regarding IGA on agenda 12/11/17

Dear Mayor Ogden and Council Members

All of the land owners involved in the disputed area (41 acres) are very appreciative of the Council support for our land being zoned residential.

Having Metro make the decision seems to be a good resolution to the present impasse created by the City of Wilsonville.

The IGA seems to be well written and I support the IGA being signed by the City of Tualatin.

Sincerely

Herb Koss – Property owner



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
DECEMBER 11, 2017**

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Teen Program Specialist Julie Ludemann; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Associate Planner Erin Engman; City Engineer Jeff Fuchs

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:02 p.m.

B. ANNOUNCEMENTS

1. Update on the Tualatin Youth Advisory Council's Activities for December

Members of the Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. YAC members participated in the Starry Nights and Holiday Lights event on December 1. Upcoming events include Park After Dark and preparations for Project FRIENDS.

2. New Employee Introduction- Betsy Ruef, Community Engagement Coordinator

Assistant to the City Manager Tanya Williams introduced Community Engagement Coordinator Betsy Ruef. The Council welcomed her.

3. New Employee Introduction- Jonathan Taylor, Economic Development Program Manager

Assistant City Manager Alice Cannon introduced Economic Development Program Manager Jonathan Taylor. The Council welcomed him.

4. Proclamation Declaring December 10, 2017 as Human Rights Day in the City of Tualatin

Council President Joelle Davis read the proclamation declaring December 10, 2017 as Human Rights Day in the City of Tualatin.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Scott Chamburg spoke to concerns of the proposed location of the bridge in the basalt creek area. He spoke to the potential affects it could have on his property value.

Dorothy Cofield, legal representative for the Tualatin Professional Center, spoke to concerns they have regarding the IGA with Clackamas County on the consent agenda. They believe it will affect the north accesses to their properties. She requested the item be heard separately.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Jeff DeHaan, SECONDED by Council President Joelle Davis to adopt the consent agenda.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of November 13, 2017
2. Consideration of Approval of a New Liquor License Application for Benza Vineyards
3. Consideration of the System Development Charge (SDC) Annual Reports on Sewer, Storm, Water, and Transportation Development Tax (TDT) for Fiscal Year 2016/2017
4. Consideration of the Parks System Development Charge (SDC) Annual Report for Fiscal Year 2016/2017

E. PUBLIC HEARINGS – Quasi-Judicial

1. Request for Review of MAR17-0041, Tualatin Professional Center Parking Lot Improvement Land Use Decision Located at 6464 SW Borland Road

From: tom.re@comcast.net
To: LouOgden; mayor@ci.wilsonville.or.us; Aquilla Hurd-Ravich; Alice Cannon; Karen Perl Fox; "Andy Duyck"; Craig.Dirksen@oregonmetro.gov; cao@co.washington.or.us; "Bateschell, Miranda"
Cc: gordonroot@aol.com; gordon@staffordlandcompany.com; levi@staffordlandcompany.com; "Kathy Re"
Subject: Thank You
Date: Tuesday, December 12, 2017 9:43:43 AM
Attachments: [image001.jpg](#)

Mayor:

My thank you for your asking and to Councilor Dirksen for sticking around a bit longer and also for letting me ask a few questions (albeit not very eloquently). When my wife got home she asked me how many people I offended --- I don't think I did this time 😊.

After listening to Councilor Dirksen I trust a Basalt Creek Central Sub Area resolution will be under way promptly and decision rendered in early 2018. I also have trust and full faith that no matter what Metro decides - Tualatin will be moving forward unencumbered toward adopting the Concept Plan.

It's time to move forward.

Thank you,
Tom Re
23500 SW Boones Ferry Rd.
Tualatin, OR. 97062
503-482-5157

From: Lou Ogden [mailto:lou@louogden.com]
Sent: Wednesday, November 15, 2017 11:35 AM
To: tom.re@comcast.net; mayor@ci.wilsonville.or.us; 'Aquilla Hurd-Ravich'; acannon@ci.tualatin.or.us; 'Karen Perl Fox'; 'Andy Duyck'; Craig.Dirksen@oregonmetro.gov; cao@co.washington.or.us; 'Bateschell, Miranda'
Cc: gordonroot@aol.com; gordon@staffordlandcompany.com; levi@staffordlandcompany.com
Subject: Re: Basalt Creek Project / Dispute Resolution

Thanks Tom, I have expressed that very point, that no matter what Metro decides, we are DONE! And we will be moving forward unencumbered toward adopting the c Concept Plan, updating our individual Comprehensive Plans, and begin annexing and issuing building permits, where the necessary infrastructure is in place or in the process of building

Thanks,

1473988944821_RSP



Resource Strategies Planning Group

Group Benefits & Life, Health, Disability, & Long Term Care Insurance for
Businesses and Individuals
21040 SW 90th Ave. Tualatin, OR 97062
Phone 503.692.0163; Fax 503.385.0320
lou@louogden.com

From: tom.re@comcast.net <tom.re@comcast.net>
Sent: Wednesday, November 15, 2017 11:28 AM
To: Lou Ogden; mayor@ci.wilsonville.or.us; 'Aquilla Hurd-Ravich'; acannon@ci.tualatin.or.us; 'Karen Perl Fox'; 'Andy Duyck'; Craig.Dirksen@oregonmetro.gov; cao@co.washington.or.us; 'Bateschell, Miranda'
Cc: gordonroot@aol.com; gordon@staffordlandcompany.com; levi@staffordlandcompany.com
Subject: Basalt Creek Project / Dispute Resolution

Good Morning / Afternoon all:

1st – thank you for all your diligence with this project – seemingly everyone has the same goal:

To get Basalt Creek right.

To get Basalt Creek adopted and moving forward.

That said, I am extremely disappointed once again to be getting somewhere then take a step (or two backward). Case in point – Metro arbitrating the Sub Area with City meetings scheduled ... then the Basalt Agenda removed from City meeting day of(?).

If my understanding is correct that to go forward with Basalt Creek Project all parties must agree with land use plan (with Metro arbitrating the Sub Area) – if that is correct my absolute concern is that we did not learn from the original (and then extended) IGA agreement that did not include disagreement resolution arbitration issues.

Regarding Sub Area – I do not know what the area is suitable for or actually feasible for (residential or employment) I just listen to both Wilsonville and Tualatin's consultant's findings but it is absolutely as crystal clear as crystal clear could possibly be that if the Sub Area is not designated Residential that an ownership group will litigate it until it is designated to their satisfaction – thus holding up the ENTIRE Basalt Creek Project – all of the other properties and owners.

Please, strongly consider adopting the Concept Land Use Plan as stated – with Metro arbitrating the sub Area, that includes a Disagreement Resolution that **Does Not** include holding up the entire area until a group of owners are happy with your decision.

Thank you for your time,

Tom Re
23500 SW Boones Ferry Rd.
503-482-5157



City of Tualatin

Attachment H5:

Public Comment Record 2018 (to July 11, 2018)





City of Tualatin

www.tualatinoregon.gov

UNOFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF January 19, 2017

TPC MEMBERS PRESENT:

Alan Aplin
Bill Beers
Angela Demeo
Travis Stout
Mona St. Clair
Janelle Thompson
Kenneth Ball

STAFF PRESENT

Aquilla Hurd-Ravich
Karen Perl Fox
Jeff Fuchs
Lynette Sanford

TPC MEMBER ABSENT:

GUESTS: Don Hanson, Grace Lucini, Sherman Leitjab, Tom Childs, Lois Fox, Jim Odams, George DeDoux, and Marrin Mast.

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the October 20, 2016 TPC minutes.
MOTION by Thompson SECONDED by St.Clair to approve the minutes as written.
MOTION PASSED 7-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

4. ACTION ITEMS:

A. Elect a Chair and Vice Chair to Represent the Tualatin Planning Commission

Mr. Aplin asked the Commission members if they would like to become the Chairman and Vice Chairman of the Planning Commission. Bill Beers offered to be the Chairman and Kenneth Ball volunteered to be the Vice Chairman. MOTION PASSED 7-0.

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

5. COMMUNICATION FROM CITY STAFF:**A. Capital Improvement Plan 2018-2027**

Jeff Fuchs, City Engineer, presented the Capital Improvement Plan (CIP) which included a PowerPoint presentation. Mr. Fuchs stated that he is filling in for Kelsey Lewis who was unable to attend the meeting. Mr. Fuchs noted that the CIP is a ten year project roadmap and is more of a planning tool than a schedule. This plan is reviewed and revised annually.

The project categories of the CIP are Facilities and Equipment, Parks and Recreation, Technology, Transportation and Utilities. Mr. Fuchs noted that Ms. Lewis programmed the Transportation System Plan (TSP) into the CIP to balance revenue against planned expenditures.

Mr. Fuchs stated that the priorities are Council goals, health and safety, regulatory requirements, master plans, and service delivery needs. Funding sources include system development charges, water, sewer and storm rates, gas taxes, general fund, and grants and donations. The summary total is \$6,029,000.

Mr. Fuchs went through the slides that detailed the project categories and the costs for each. The CIP schedule includes presenting to the various Committees in January and it goes to Council for approval in February.

Mr. Aplin asked if the new City Hall is part of this plan. Mr. Fuchs replied that it does not fall within a 10 year window so it was not included.

Mr. Stout asked how the five year portion compares to last year. Mr. Fuchs replied that the projects shift around depending on the delivery. The general fund is the category that changes the most. Mr. Fuchs added that the majority of the transportation projects are on a sliding schedule.

Ms. Thompson asked if the developer was supporting the project on 65th & Sagert or if it is derived from City funds. Mr. Fuchs replied that the Sagert project is a System Development Charge (SDC) reimbursement expense - they will pay for the impact of their development and we will reimburse them for the portion above and beyond their development. Mr. Fuchs added that the traffic signal in that area should be installed by early summer.

Ms. Demeo asked if the Sagert and Martinazzi intersection project will surface next year. Mr. Fuchs responded that they will take a midterm look at the traffic study and reexamine the high traffic areas.

B. Update on Basalt Creek Land Use Concept Plan Map

Karen Perl Fox, Senior Planner, and Aquilla Hurd-Ravich, Planning Manager, presented an update on the Basalt Creek Land Use Concept Map. This includes an overview of the work staff carried out on the exploration of the central subarea as directed by City Council at their October 10, 2016 work session. This update will also include Council's confirmation on the Concept Map at the November 28, 2016 work session.

Ms. Hurd-Ravich stated that Metro brought the Basalt Creek Planning area into the Urban Growth Boundary in 2004 as employment land and Metro was awarded the CET Grant to fund the concept planning. In 2011-2013 Tualatin worked with partners Washington County, Metro and Wilsonville, and ODOT to define the transportation spine. This resulted in a transportation refinement plan and two intergovernmental agreements (IGAs) at the beginning and towards the end of the project. In 2013, the concept planning kicked off with a joint meeting with Wilsonville.

In 2014 staff worked through the guiding principles list which included:

- Maintain and complement the cities unique identities
- Meet regional responsibility for jobs and housing
- Design cohesive and efficient transportation and utility systems
- Maximize assessed property value
- Capitalize on the area's unique assets and natural location
- Explore creative approaches to integrate jobs and housing
- Create a uniquely attractive business community unmatched in the metro region
- Ensure appropriate transitions between land uses
- Incorporate natural resource areas and provide recreational opportunities as community amenities and assets

Ms. Hurd-Ravich presented the maps which detailed the progression and the revisions from the feedback received. This proposed jurisdictional boundary was discussed at a joint council work session in December 2015 and both councils agreed on the proposed jurisdictional boundary following Basalt Creek Parkway. Ms. Hurd-Ravich added that this information was presented to Council on June 13, 2016. Council feedback posed the question of how this concept could support campus industrial and how the trip cap would be managed.

Ms. Perl Fox stated that feedback from the public, Council, and the intergovernmental partners led to minor refinements. These include 93 acres of Manufacturing Park, 3 acres of neighborhood commercial, and 88 acres of residential – which represents a balance between employment and residential land.

Ms. Perl Fox added that public input prompted questions on the Basalt Creek central subarea – the area immediately south of Victoria Gardens to the jurisdictional

boundary. This represents approximately 42 buildable acres. Council directed the land to match the same planning district as Victoria Gardens, which is RML (Medium low density). For the central subarea on the Tualatin side, Council directed exploration of the OTAK proposal to determine if the land is suitable for employment uses.

Ms. Perl Fox noted that staff met with OTAK to explore the property owner's proposal, consider opportunities for employment and constraints in the area, and consider infrastructure needed for different proposed uses. Ms. Perl Fox emphasized that we are in partnership with other agencies and they do not want to reduce employment land for more residential. We received a letter from Washington County in October emphasizing that the land is prime for industrial and employment uses.

Ms. Perl Fox continued presenting the slides that detailed the summary of acres and trips, and the most recent land use concept map. Ms. Hurd-Ravich added that based on all the information, staff's position is to recommend that Council accept the land use map as presented.

Ms. St. Clair asked about the area designated for high density and how many homes are expected. Ms. Perl Fox responded that it's approximately 2-3 acres of land, so it would be around 100 units. Ms. St. Clair asked if there will be enough housing for the people who will be working in the industrial/employment area. Ms. Hurd-Ravich responded that the group didn't plan on a housing unit for each employee. Ms. St. Clair stated that the people in the employment area will expect to live where they work. Mr. Aplin asked if we are limited on high density zoning areas. Ms. Hurd-Ravich responded that we are constrained by trip numbers.

Mr. Beers asked if the trip model took into account the different business sectors in the area. He was concerned about the high price of housing in the area and as a result, many employees may have to commute in from other areas. Ms. Hurd-Ravich added that the models accounted for bike and pedestrian transportation as well as public transportation, but doesn't narrow down trip times.

Don Hanson, OTAK, 808 SW 3rd, Portland, OR 97204

Mr. Hanson works for OTAK and was hired to assist the property owners in the ten acres in the southern portion of the study area, north of Basalt Parkway. He has been tracking this process and is concerned about this area being zoned employment land due to the vast amount of Basalt rock. Mr. Hanson distributed a map which detailed the topography concerns. This map has been added as an attachment to the minutes.

Mr. Hanson stated that they consulted an excavator and a broker to obtain their opinion on the area and both expressed concern about the conditions. Mr. Hanson noted that Washington County and the engineering firm Mackenzie viewed the

property. They submitted a map and evaluated the property strictly for employment uses; they did not take into account the residential transition area. Mr. Hanson stated that they were unaware that there is no access road and the access points are limited to Grahams Ferry Rd and Tonquin Rd. Mr. Hanson acknowledged that there should be additional residential land in this area which would be more adaptable to the difficult topography.

Grace Lucini, 23677 SW Boones Ferry Rd

Ms. Lucini is a resident of the unincorporated area of Washington County directly adjacent to the east of the study area. Ms. Lucini has questions and concerns regarding the report evaluation of the central subarea that she bought to the Planning Commission. The handout has been added to the minutes as an attachment.

Sherman Leitgeb, 23200 SW Grahams Ferry Rd

Mr. Leitgeb noted that he is concerned about the subarea because he lives there. Mr. Leitgeb stated that 329 acres is already zoned industrial which has not been built on. He's concerned that the land will not be developed. Mr. Leitgeb noted that experts from Pactrust and excavation companies have stated that they are not interested in the land due to the amount of rock and slope.

Tom Childs, 23470 SW Grahams Ferry Rd

Mr. Childs stated that the people living in the Basalt area need to be acknowledged and if the land is designated industrial, it will not be built upon. Mr. Childs mentioned that there is not enough housing to support retail or small businesses. If this land is developed into industrial property, he will not be able to sell his home for a profit and find another place to live. Mr. Childs believes that the decisions considered should benefit the current homeowners, not Metro, Wilsonville, or Washington County.

Lois Fox, 23550 SW Grahams Ferry Rd

Ms. Fox stated that she toured the property with City staff and acknowledged that there is rock throughout her property which makes it unsuitable to build on. Ms. Fox mentioned that she was taken aback when the City Council mentioned that they will revisit the zoning if it doesn't work out or is not saleable. She has not heard from anyone other than a government official who thinks this is a good use for this property. She added that she would like to invite Washington County staff to tour her property.

Mr. Hanson added that moving forward, it makes sense to have a peer review or workshop for everyone to get together to express ideas clearly and have comments.

Jim Odams, 24005 SW Boones Ferry Rd

Mr. Odams lives in unincorporated Washington County and is not a resident of Wilsonville or Tualatin. He stated that he has not been approached by anyone for permission to tour his property even though the proposed bridge and alignment go through his property. Mr. Odams commented that it is frustrating to be a property owner in the proposed development area without representation.

Ms. Hurd-Ravich added that the alignment is through Washington County and the City can point out to them that the property owners have not been approached. The cities have not been involved in the geotechnical study, but will bring it up with the other agencies.

Ms. Demeo stated that Metro brought the Basalt area in as employment land and asked if the intent was to zone the entire area for employment. Ms. Hurd-Ravich replied that the Council fought back and the City didn't want the land at all. There was a concession to allow some residential to provide transition between employment and residential. Ms. Demeo asked if there was a dictated amount of acreage or percentage for residential and employment in the whole area, including Wilsonville. Ms. Hurd-Ravich replied that it is 70-30 percentage split. Ms. Lucini added that there is a Metro ordinance (04-1040B) which recommends the dividing line at Basalt Creek Parkway should be zoned residential to the north. Mr. Leitgeb added that Tualatin is the only City which stated they need additional housing.

Mr. Ball asked if the land has been surveyed by geotechnical engineers. Ms. Hurd-Ravich said at a concept plan level, they don't go into that detail – this happens in future steps.

Mr. Beers inquired about the jobs goal for the Basalt area and if there is a target to reach. Ms. Hurd-Ravich responded that Metro completes the analysis of population employment growth and projects the numbers. The jobs numbers are reflective of the scenario modeling and employment types, and jobs per acre. Tualatin met the Metro target in terms of employment. Ms. Thompson asked if the targets have to be met for jobs per residence. Ms. Hurd-Ravich responded that Metro has design types, but they don't have an employee per acre type.

Mr. Leitgeb mentioned that he met with a Wilsonville council member and the council member stated that Wilsonville only cares about the trip counts and not receiving Tualatin's sewage. The projected jobs is based on all of the land being developed into employment, if it doesn't get developed because of unsuitable conditions of slope and rock, you will need to take the jobs out of the equation for that section of the property. Ms. Perl Fox stated that she heard from the City of Wilsonville that they are concerned with the clustering of employment as well as the trip counts.

Mr. Childs stated that if the land is designated commercial and doesn't get developed, there will be no SDC fees or taxes collected. If it's developed residential, there will be sewer, water, taxes, and revenue generated. There will also be less land annexed into the City.

Mr. Aplin asked what the next steps were. Ms. Hurd-Ravich responded that this will return to Council on February 13. There are new Council members so there may be different views regarding this process. The concept plan cannot be completed until the land use map is agreed upon.

Ms. Lucini asked the Planning Commission what their thoughts are regarding moving forward. Mr. Aplin responded that the Council will hear feedback from the Commission members, but it is up to them to decide. Ms. Hurd-Ravich added that the minutes will be available to the Council members regarding the comments received.

Mr. Hanson asked if the Planning Commission will make a recommendation to Council. Ms. Hurd-Ravich said that they will eventually do so. Once the draft is complete it will return to the Planning Commission. When it's adopted into the Comprehensive Plan, the recommendation will be made.

C. Framing for Priority Project: Update the Tualatin Development Code

Ms. Perl Fox presented the Framing for Priority Project: Update the Tualatin Development Code, which included a PowerPoint presentation. Ms. Perl Fox stated that at the 2014 Council Advance, the Council identified the Tualatin Development Code (TDC) update as a priority project. This is focused on the TDC - not the Municipal Code or other City requirements.

Ms. Perl Fox provided background information about the Tualatin Community Plan (Comprehensive Plan). This covers Chapters 1-30 of the TDC and provides land use goals and policies for the City. This was adopted in 1979; some chapters were updated in 2012.

Ms. Perl Fox stated that the Development Code (Land Use Regulations) covers Chapters 31-80 of the TDC. These chapters include planning districts (zoning), natural resource and floodplain requirements, community design standards, procedures and application requirements, subdivisions and partitions, and sign regulations.

Ms. Perl Fox noted that there are three phases of approach. These include:

- Phase 1: Code Clean up (Audit and Amendments)
- Phase 2: Outreach and Policy Review
- Phase 3: Writing a Work Program

Mr. Ball asked if the code is written and amended by a committee. Ms. Perl-Fox responded that consultants are involved as well as input from the Planning Commission.

Ms. Perl Fox noted that the amendment process can be a complicated process. The current code has many errors that need to be corrected, as well as it being confusing to read. This process may require several years to implement in total.

Ms. Perl Fox stated that the schedule includes:

- Quarter 1 – Audit
- Quarters 2 and 3 – Draft Code
- Quarter 4 – Hearing
- Quarters 5 and 6 – Outreach
- Quarter 7 – Policy Review
- Quarter 8 – Work program

Ms. Hurd-Ravich added that the Commissioners have an active role in this project and that their advice and comments will be taken to Council. We are almost ready to sign a contract with Angelo Planning Group. They will complete the bulk of the work, but the Planning staff will be working with them directly.

Ms. St. Clair asked if the consultant is an attorney firm. Ms. Hurd-Ravich responded that they are land use planners, but we will be working closely with our City Attorney. Ms. Demeo asked when Quarter 1 will kick off; Ms. Hurd-Ravich answered February 1, 2017.

Mr. Beers asked if the end product will be in printed form or on the web. Ms. Hurd-Ravich responded that it used to be in printed form, but is now exclusively web based. Ms. Demeo asked who our main customer is – business or residents. Ms. Hurd-Ravich responded that our customer is a good cross section of developers, businesses, and residents.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that future action items include review of the Annual Report, which will be presented to Council. There will also be a Basalt Creek update.

Mr. Ball asked if there is a plan for the development off SW Nyberg Street - the former RV Park of Portland site. Ms. Hurd-Ravich responded that the application for the Plan Map Amendment is incomplete. Once deemed complete, it will come to the Planning Commission.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Beers asked what is going in next to Cabela's. Ms. Hurd-Ravich responded that Cracker Barrel Restaurant is currently under construction, as well as a retail shell which

will house a bank and a mattress store. Mr. Aplin asked if Cabela's is changing to Bass Pro Shops. Ms. Hurd-Ravich replied that she has not heard anything regarding that.

8. **ADJOURNMENT**

MOTION by Aplin to adjourn the meeting at 8:39 pm.

_____ Lynette Sanford, Office Coordinator

From: tom.re@comcast.net
To: [LouOgden](#); [Aquilla Hurd-Ravich](#); [Sherilyn Lombos](#)
Cc: [Alice Cannon](#); [Sean Brady](#); [Karen Perl Fox](#); ["Brian Harper"](#); ["Tom Hughes"](#); ["Craig Dirksen"](#)
Subject: RE: Metro
Date: Wednesday, February 07, 2018 8:19:44 PM
Attachments: [image001.jpg](#)

Mayor Ogden – thank you for taking the time to respond to my inquiry.

I understand that it is still early in the process but I wanted to stay on top of things regarding Basalt Creek moving forward and if there may be any citizen or property owner input then I would like to be involved please.

Thank you very much,
Tom Re
23500 SW Boones Ferry Rd.
Tualatin, OR. 97062

From: Lou Ogden [<mailto:lou@louogden.com>]
Sent: Wednesday, February 7, 2018 6:07 PM
To: tom.re@comcast.net; 'Aquilla Hurd-Ravich'; 'Sherilyn Lombos'
Cc: 'Alice Cannon'; 'Sean Brady'; 'Karen Perl Fox'; 'Brian Harper'; Tom Hughes; Craig Dirksen
Subject: Re: Metro

I had heard back in Dec that Metro would move quickly on this and perhaps done by March. I certainly hope they can do that. It really isn't all that complicated. There is a dispute about the facts but there really aren't any new facts to discover. I would hope Metro would look at what has been presented to the two City Councils and make their decision. That is essentially what we asked them to do

Thanks,

1473988944821_RSP



Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for
Businesses and Individuals
21040 SW 90th Ave. Tualatin, OR 97062
Phone 503.692.0163; Fax 503.385.0320
lou@louogden.com

From: tom.re@comcast.net <tom.re@comcast.net>
Sent: Wednesday, February 7, 2018 3:35 PM
To: 'Aquilla Hurd-Ravich'; 'Sherilyn Lombos'; Lou Ogden
Cc: 'Alice Cannon'; 'Sean Brady'; 'Karen Perl Fox'; 'Brian Harper'
Subject: RE: Metro

Hi Aquilla - thank you for your response.

I know that you all are very busy with many more issues / projects than this one. It's early but I appreciate you reaching out to Metro and for Brian's contact info so I may stay involved in the process. I will be all ready when Brian calls me "begging" for all my input (just kidding ☺)

Thank you very much,
Tom

From: Aquilla Hurd-Ravich [<mailto:AHURD-RAVICH@tualatin.gov>]
Sent: Wednesday, February 7, 2018 3:17 PM
To: tom.re@comcast.net; Sherilyn Lombos; LouOgden
Cc: Alice Cannon; Sean Brady; Karen Perl Fox; Brian Harper
Subject: RE: Metro

Hi Tom,
I wanted to let you know that I reached out to Metro to get some feedback on your question. Our contact Brian Harper, who is copied on this email, is happy to talk with you. Metro has not sorted out their process yet but in the meantime you can chat with Brian.

Brian's email:
Brian.harper@oregonmetro.gov

Thanks,

Aquilla Hurd-Ravich
503.691.3028

From: tom.re@comcast.net [<mailto:tom.re@comcast.net>]
Sent: Wednesday, February 07, 2018 2:36 PM
To: Sherilyn Lombos; LouOgden
Cc: Alice Cannon; Sean Brady; Aquilla Hurd-Ravich
Subject: RE: Metro

Thank You Sherilyn – I very much appreciate your reply and interested in staying involved.

Tom Re

From: Sherilyn Lombos [<mailto:slombos@tualatin.gov>]
Sent: Wednesday, February 7, 2018 2:11 PM
To: tom.re@comcast.net; LouOgden
Cc: Alice Cannon; Sean Brady; Aquilla Hurd-Ravich
Subject: RE: Metro

Good afternoon Tom,

As far as I know, Metro has not made that decision yet; we are still waiting to hear what the process will be.

Sherilyn Lombos

Tualatin City Manager

Desk: 503.691.3010 | Mobile: 971.998.4127

From: tom.re@comcast.net [<mailto:tom.re@comcast.net>]

Sent: Wednesday, February 07, 2018 10:02 AM

To: LouOgden <lou@louogden.com>; Sherilyn Lombos <slombos@tualatin.gov>

Subject: Metro

Good Morning Mayor / City Manager:

Hope this note finds you both doing great – seems amazing we are a week into February 2018!

Just a quick note please – if Metro decides (have they?) to take citizen / Basalt Creek property owner input regarding Central Sub Area how will we be notified?

Thank you for your time,
Tom Re

23500 SW Boones Ferry Rd.
503-482-5157

From: [Herb Koss](#)
To: [Lou Ogden](#); [Alice Cannon](#); [Aquila Hurd-Ravich](#); [Frank Bubenik \(fbubenik@ci.tualatin.or.us\)](#); [jeff DeHaan](#); [Joelle Davis \(jdavis@ci.tualatin.or.us\)](#); [lou ogden \(logden@ci.tualatin.or.us\)](#); [nancy grimes \(ngrimes@ci.tualatin.or.us\)](#); [paul morrison](#); [robert kellogg](#); [Sherilyn Lombos](#)
Cc: [Sherman Leitgeb](#); [Don & Barb Hanson \(don.hanson@otak.com\)](#); [Tony Weller](#); [Peter Watts](#); [Peter Watts](#)
Subject: FW: Metro Staff Recommendations- Basalt Creek Central Sub Area
Date: Friday, February 23, 2018 6:56:14 AM
Attachments: [Scan0190.pdf](#)

Good Morning Lou

Started saying good morning, but it certainly the property owners involved in the Wilsonville challenge are not having a good morning. Lou yesterday we received a copy of the Metro staff report, which is attached to this email. I just attached the staff report without the many exhibits since the file is so large the attachment may not open. I am confident the staff has the full report. Sherman Leitgeb after reading the report found errors in the report and it is obvious to me that the Wilsonville staff has worked diligently to direct the Metro Planning staff to slant the staff report in their favor. The real issue here is the process that the Planning Staff has recommended to the Metro Council. We as property owners have no idea what information was submitted to the Planning Staff at Metro. In reading the process suggested to Martha Bennett Metro will not consider evidence or argument presented by other parties. Only the cities will have the opportunity to submit information. Lou this is certainly not fair to us the owners of the land involved. Peter Watts is contacting Roger Alfred the Metro attorney and Martha Bennett on the process that the Planning staff has proposed. I have been in the development business for many years and never in my career has such a closed process occurred.

Our request to you is for the City of Tualatin to let us know what they are planning to submit or have submitted to Metro. We would like to make sure that our submittals and appropriate exhibits are sent to Metro, which based the Tualatin City Council's decision to recommend our land being zoned Residential. It would be appreciated if the Alice or Sherilyn would provide that information to us and make sure all of the record to sent to Metro. The staff report includes the KPFF report paid for by Wilsonville, but I am confident that the cost factors as analyzed by Tony Weller's firm CESNW was not. KPFF when testifying stated they did not analyze the costs of grading or the necessary retaining walls for their proposed site plan.

Of the many incorrect facts presented in the Staff Report they even state that a residential zone would negatively impact the traffic in the area. We have always stated that their will be no additional trips and the density approved will address that fact. They also mention the millions of dollars of infrastructure and planning - \$65,000,000. Yes a big number, but if our land is never developed the revenue is zero from SDC fees.

Lou I would appreciate your reviewing the staff report and directing staff per our request above. I am confident that the Metro Planning staff has not seen the facts that the Tualatin City Council based their decision on. Basalt Rock creating huge unfeasible grading costs., Lack of Access- 18 to 20 foot cut on the southern tip of what you referred to as the base of the Arrowhead, incorrect

assumption that our land is not presently next to residential product – two sides North and East are zoned residential and the Basalt Creek Parkway with a 18 to 20 cut with no access allowed is a great transition buffer.

I am going to contact Roy Rogers too. Washington County after speaking with you did not retract their letter, but Andy acknowledged the letter was sent without their consultant visiting the site. I will bet that no one from the Metro Planning staff has visited the site either. Zoning land that will never be developed is not in anyone's interest since it does not create tax base or create SDC revenue. Supportive housing is needed in this area and we are willing to allow our land to be zoned for more affordable product.

Lou your help on this would be appreciated. The city council voted 7 – 0 in favor of a residential zone and Tualatin's recommendation should be approved. We also believe that Metro should allow testimony from the property owners that are affected by this very important decision.

Sincerely
Herb Koss

From: Sherman Leitgeb [<mailto:sherman@equityoregon.com>]
Sent: Thursday, February 22, 2018 1:40 PM
To: Herb Koss <herb@kossred.com>
Cc: Ed Trompke <Ed.Trompke@jordanramis.com>; Peter Watts <Peter.Watts@jordanramis.com>; Peter Watts <peterowatts02@gmail.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>
Subject: Re: Metro Staff Recommendations- Basalt Creek Central Sub Area

Herb and all,

The attached recommendation has errors that are very notable and quite important.

- 1). On Page 4, Item 2, Line #3, the 7th word should say "North". It currently says "South". This is critical to be corrected. It almost seems to me like it was an intentional error as nobody except those of us involved would know the difference.
- 2). Page 4/5, Item 3, the last sentence of that section is factually incorrect.
- 3). Page 4/5, item 4, the last 2 sentences are completely incorrect as well.
- 4). Page 17, Exhibit G, paragraph 3, clearly states that if the North South Connector falls "close" to the South alignment, land would be Residential to the North of the alignment and Industrial to the South of the alignment. It did fall "close" so it should be Residential.

Maybe I'm nit-picking this thing but aren't facts important? We need to remember that none of the people involved in writing any of this have ever been to the property. Metro Staff is completely uninformed on the facts and the lay of the land. Metro Staff simply looked at Wilsonville Staff info

and made a decision not based on facts. They even put in their recommendation that putting a neighborhood in the middle of an Industrial area would be an issue. It's not in the middle of an Industrial area! What are they thinking? And who would make such a glaring mistake? Only the uninformed. The Central Subarea borders Basalt Creek Canyon on the East and beyond the canyon is Residential. It borders an existing Tualatin neighborhood, Victoria Gardens, on the North. Victoria Gardens is Residential. It borders the Parkway on the South which is supposed to be the buffer between Residential and Industrial zoning according to their very own documents attached.

This is simply another opportunity for us to correct the uninformed who are not living in reality. We all know the enormous costs to develop the Central Subarea into Industrial, the lack of access, the rock, the elevation changes and the overhead Power Lines make this land un-developable for Industrial use. We all know it! I believe in our experts and their testimony. So we thought our fight was over. It was not. We need to make sure the process is fair and all of the facts are presented. Metro should allow additional testimony and we need to make sure that the evidence presented to the Tualatin City Council has been reviewed by the Metro Staff.

SHERMAN LEITGEB

Principal Broker/ Owner

Sherman@EquityOregon.com

503-704-9280

Memo

Date: February 21, 2018
To: Martha Bennett, Chief Operating Officer
From: Brian Harper, Senior Regional Planner
Subject: Staff Report Regarding Basalt Creek Planning Area

This memorandum provides the staff report to the Metro Chief Operating Officer (COO) regarding resolution of the dispute between the City of Wilsonville and the City of Tualatin concerning the appropriate land use designation for the Central Subarea of the Basalt Creek Planning Area.

PROCESS

In 2017 the cities of Wilsonville and Tualatin reached an impasse regarding concept planning for a 52-acre portion of the Basalt Creek Planning Area known as the “Central Subarea” and asked Metro to take on the role of mediating their dispute. To that end, the cities, Metro, and Washington County entered into an Intergovernmental Agreement (IGA) in January of 2018 that assigns Metro the task of making a final and non-appealable decision regarding the appropriate land use designation for the Central Subarea. The IGA provides:

“Metro will have sole discretion to determine what to call this decision making process, where and when to hold the process, who Metro will appoint to make the decision, a briefing schedule, whether or not to hear oral argument, and ground rules that must be adhered to by the cities and county throughout the process.”

The decision making process to be employed by Metro is initiated with the issuance of this staff report. The cities and the county will have 14 days from the date of this staff report to submit written evidence and argument in support of their positions to the Metro COO. Those materials must be received no later than 5:00 pm on March 7, 2018. The cities and county will then have seven additional days to submit written evidence and argument in rebuttal to the first round of submittals. Those materials must be received no later than 5:00 pm on March 14, 2018. The COO will prepare and issue a recommendation to the Metro Council by no later than March 23, 2018.

At the first available Metro Council hearing in April, the Council will review the COO recommendation and deliberate to a decision regarding whether to accept, reject, or modify the recommendation. The Metro Council’s review will be based on the record of written materials submitted by the cities, county, and Metro staff. The Council will adopt a resolution to memorialize its decision regarding the appropriate land use designation for the Central Subarea, and directing the cities to prepare concept plans consistent with Metro’s final decision and with Title 11 of the Urban Growth Management Functional Plan.

The scope of Metro’s review and decision in this process is limited to the issue described in the IGA: that is, whether the land use designation of the Central Subarea should be for housing or employment. Metro will not consider any other issues related to the Basalt Creek Planning Area. Metro’s review will be limited to materials submitted by the cities and the county. Metro will not consider evidence or argument presented by other parties.

BACKGROUND FACTS

In 2002 Metro expanded the UGB to add 17,458 acres of land, with 15,047 acres added for residential purposes and 2,411 acres for employment. In that decision, Metro acknowledged that the amount of land being added for employment purposes was not sufficient to meet the identified 20-year need, and therefore requested that the Land Conservation and Development Commission (LCDC) assign a new work task that would allow Metro to complete its work and accommodate the region's need for industrial land. *See* Metro Ordinance 02-969B, Exhibit P. Accordingly, LCDC approved the majority of the decision, and returned the matter to Metro with instructions to satisfy the unmet 20-year need for industrial land.

Metro responded in 2004 by adopting Ordinance No. 04-1040B, the stated purpose of which is "to increase the capacity of the boundary to accommodate growth in industrial employment." (Exhibit A). That decision expanded the UGB to include 1,940 acres of land for industrial purposes, including the 646 acres now known as the Basalt Creek area between the cities of Tualatin and Wilsonville. The Metro Council adopted the following findings in support of adding the Basalt Creek area to the UGB:

"The Council chose this area because it is exception land (rural residential and rural industrial) with characteristics that make it suitable for industrial use. It lies within two miles of the I-5 corridor and within one mile of an existing industrial area, and portions of the area are relatively flat. These characteristics render it the most suitable exception area under consideration for warehousing and distribution, a significant industrial need facing the region." Metro Ordinance 04-1040B, Exhibit G, page 17.

During the Metro proceedings, the City of Tualatin and some of its residents expressed concerns about compatibility between future industrial uses in the Basalt Creek area and residential neighborhoods at the south end of the city, and about preserving the opportunity to choose an alignment between Tualatin and Wilsonville for the then-planned connector between Interstate 5 and Highway 99W. In response, the Metro Council adopted the following condition of approval:

"2. Title 11 planning shall incorporate the general location of the projected right of way alignment for the I-5/99W connector and the Tonquin Trail as shown on the 2004 Regional Transportation Plan. If the selected right-of-way for the connector follows the approximate course of the 'south alignment,' as shown on the Region 2040 Growth Concept Map, ... the portion of the Tualatin Area that lies north of the right-of-way shall be designated 'Outer Neighborhood' on the Growth Concept Map; the portion that lies south shall be designated 'Industrial.'" Metro Ordinance 04-1040B, Exhibit F, page 3.

A copy of the 2004 version of the 2040 Growth Concept Map showing the two proposed alignments for the I-5/99W connector is attached as Exhibit B. The connector concept was later abandoned based in part on the findings of the Basalt Creek Refinement Transportation Plan, which called for a focus on utilizing existing and planned arterials to move traffic. However, the location of the "south alignment" alternative for the proposed I-5/99W connector was in the vicinity of the northern boundary of the Central Subarea land that is the subject of this dispute. The Metro Council adopted the following findings describing the purpose of the condition:

"Second, the Council states that, so long as the alignment for the Connector falls close to the South Alignment shown on the 2040 Growth Concept Map, it will serve as the buffer

between residential development to the north (the portion least suitable for industrial uses) and industrial development to the south (the portion of the area most suitable for industrial use)." Metro Ordinance 04-1040B, Exhibit G, pages 17-18.

As stated in the findings, the intent of the Metro Council in 2004 was for the "south alignment" to create a separation between residential development to the north and industrial development to the south. The former "south alignment" was located at the north end of the Central Subarea.

In 2006, Metro awarded a \$365,000 CET Grant to the cities of Tualatin and Wilsonville to perform concept planning for the Basalt Creek area. After several stops and starts in the process, in 2011 the cities, Metro, and Washington County entered into an IGA that outlines the requirements and responsibilities of the parties regarding their coordinated efforts on the Basalt Creek concept plan. The IGA defines a decision-making process that requires all four parties to agree to the final decisions about the jurisdictional boundary between the two cities and the appropriate land use designations for the entire area.

The concept plan was put on hiatus from 2011 to 2013 while transportation planning issues for the larger South County Industrial Area were being resolved via the Basalt Creek Transportation Refinement Plan. The stakeholders concluded that it was important to address transportation issues for the area prior to any industrial development occurring. As part of that transportation planning effort, the Basalt Creek Parkway was one of several options identified as critical to the success of the transportation system. The Parkway was seen as one of the vital connectors for truck traffic from the Tonquin and Southwest Tualatin Industrial areas to the north down to Interstate 5, in order to mitigate the traffic impacts on Tualatin-Sherwood Road and the Tualatin Town Center.

Upon completion of the Basalt Creek Transportation Refinement Plan in 2013, the cities of Wilsonville and Tualatin resumed their concept planning efforts, utilizing Metro's CET grant funds. In December of 2015, the City Councils of Wilsonville and Tualatin reached an agreement regarding a jurisdictional boundary between the cities and general land use designations for the area that were agreeable to all four parties to the IGA. Following a public open house in April of 2016, the plan was ready for final edits and adoption by the two cities. At that time, both Metro and Washington County agreed that the plan was viable and could be adopted for Metro's Title 11 approval and for Washington County's transfer of urban planning authority to each city. The "Preferred Basalt Creek Land Use Map" that emerged from this process by September of 2016 designated the majority of the proposed industrial area north of the Basalt Creek Parkway, including the Central Subarea, with a Manufacturing Park zoning classification.

CURRENT DISPUTE AND METRO STAFF RECOMMENDATION

In October of 2016, a property owner presented the City of Tualatin with a proposal to change the designation of the Central Subarea from Industrial/Employment to Residential. The land is located at the NE intersection of Grahams Ferry Road and Basalt Creek Parkway. The property owner asserted that development of employment uses on the land would be cost prohibitive due to slopes and geologic conditions.

Based on testimony that occurred at a Tualatin City Council work session and a Planning Commission meeting in October of 2016, Washington County agreed to commission an independent study to determine the viability of employment uses in the Central Subarea. The study was completed in January of 2017 and concluded that employment uses are viable in that location, specifically for flex business park, office campus, manufacturing, and commercial support services. The county shared the results with the cities in January of 2017. In February of 2017, the Tualatin

City Council directed their staff to proceed with changing the Central Subarea to a residential designation. In July of 2017, the City of Wilsonville commissioned an independent study from the engineering firm KPFF to evaluate the feasibility of development for employment uses in the Central Subarea. The study showed several scenarios where employment uses were viable, taking into consideration the slope and geologic composition of the site.

Under the 2011 IGA regarding concept planning for the Basalt Creek area, all parties must agree regarding the jurisdictional boundary between the cities and the land use designations. Because the cities cannot agree, the area cannot be planned and annexed by either city. Accordingly, the cities asked Metro to resolve the dispute.

Metro planning staff believes that the change to residential being proposed by the City of Tualatin is problematic for the following reasons:

1. The Central Subarea was brought into the UGB in 2004 in order to satisfy a regional need for industrial and employment land; accordingly, it is designated as an employment area on Metro's Title 4 map. The findings adopted by the Metro Council in 2004 regarding this area being well suited for employment uses were not challenged by any party and still apply today.
2. The condition of approval included by the Metro Council regarding the location of the "south alignment" of the I-5/99W connector supports an industrial designation for the Central Subarea. The Central subarea is located immediately south of the proposed "south alignment," which is identified in the Metro Council findings as serving as a "buffer between residential development to the north (the portion least suitable for industrial uses) and industrial development to the south (the portion of the area most suitable for industrial use)."
3. The region has made a large infrastructure commitment for this area in the Basalt Creek Parkway. Metro and Washington County estimate that more than \$65 million has been spent on the planning and construction of this regionally important roadway. The purpose of this limited-access arterial is to provide a more fluid connection to I-5 from industrial and employment lands to the north, and to relieve much of the truck traffic burden that is currently placed on Tualatin-Sherwood Road and the Tualatin Town Center. The addition of increased residential trips on the Parkway from a housing development will negatively impact traffic operations in the area.
4. The insertion of a residential community in this area creates compatibility issues with the surrounding employment uses. Given the intended uses for the area, as well as the high volume of truck traffic planned for the Parkway, residents in the area would be faced with noise, traffic, and other livability issues. Similarly, the addition of a housing development in the middle of an employment district will negatively impact the viability of employment uses. It would be short sighted to insert housing in an area that will create compatibility issues with surrounding land uses and give rise to land use conflicts in the future.

Staff Recommendation:

Based on the project background and the findings stated above, staff recommends that the Central Subarea move forward with the previously agreed upon Manufacturing Park designation.

From: [Herb Koss](#)
To: [LouOgden](#); [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Frank Bubenik](#); [Jeff Dehaan](#); [Joelle Davis](#); [Lou Ogden](#); [Nancy Grimes](#); [Paul Morrison](#); [Robert Kellogg](#); [Sherilyn Lombos](#)
Cc: [Sherman Leitgeb](#); [Don & Barb Hanson \(don.hanson@otak.com\)](#); [Tony Weller](#); [Peter Watts](#); [Peter Watts](#); [Roy Rogers](#)
Subject: RE: Metro Staff Recommendations- Basalt Creek Central Sub Area
Date: Saturday, February 24, 2018 4:02:27 PM
Attachments: [image001.jpg](#)

Lou

Thanks for getting back to me. The reason for my concern is if the Metro staff had the KPFF site plan and they did not have the cost analysis I believe this would have affected the Metro Planning staffs recommendation. Cost of the site development and lack of access has to be taken into consideration.

I also do not think any one from the Metro staff visited the site or they would have seen that the 41 acres is next to an adjacent residential area. A site visit and actually walking up the Tonquin road access to the top elevation would demonstrate the grade differential. Approximately 50 Feet. Another very important point is standing a three or four hundred feet east of the Basalt Creek Parkway and Grahams Ferry Road intersection and knowing there will be a 18 to 20 foot vertical cut eliminating any access onto Basalt Creek Parkway is something hard to visualize unless you are on the site. You referred to this as the base of the arrowhead.

Otak also brought up the current ADA requirements for an employment site and the 41 acre site would be a challenge to meet ADA requirements. By Metro's own slope standards our site does not meet what grades are acceptable for an employment site.

Lou for just the few issues that I listed above I do not think the CESNW, Otak, Stu Peterson – MaCadarn Forbes, Ken Leahy data was in the Metro files when the staff recommendation was made.

Could you have staff let us know if the Metro Planning staff had this information and if not will the City of Tualatin be submitting the data that the council based their decision on to recommend a residential zone for our property? In looking at the Metro memo it appears that the Cities will have a specific time deadline to present the facts relevant to each of the city councils recommendation. Our property owners just want to make sure that the Metro Council has all of the available facts so they as the Tualatin City Council did make the correct decision seeing our site is not conducive for any employment site.

Thanks
Herb Koss

From: Lou Ogden [mailto:lou@louogden.com]
Sent: Saturday, February 24, 2018 3:17 PM
To: Herb Koss <herb@kossred.com>; Alice Cannon <Acannon@ci.tualatin.or.us>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Frank Bubenik (<fbubenik@ci.tualatin.or.us>)

<fbubenik@ci.tualatin.or.us>; jeff DeHaan <jdehaan@tualatin.gov>; Joelle Davis (jdavis@ci.tualatin.or.us) <jdavis@ci.tualatin.or.us>; lou ogden (logden@ci.tualatin.or.us) <logden@ci.tualatin.or.us>; nancy grimes (ngrimes@ci.tualatin.or.us) <ngrimes@ci.tualatin.or.us>; paul morrison <pmorrison@tualatin.gov>; robert kellogg <rkellogg@tualatin.gov>; Sherilyn Lombos <SLOMBOS@ci.tualatin.or.us>

Cc: Sherman Leitgeb <sherman@equityoregon.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>; Peter Watts <peterowatts02@gmail.com>; Peter Watts <Peter.Watts@jordanramis.com>; Roy Rogers <Roy_Rogers@co.washington.or.us>

Subject: Re: Metro Staff Recommendations- Basalt Creek Central Sub Area

Thx for the email Herb, and I do appreciate your concerns. I believe we are best served by Metro only looking at the record that was submitted to both cities rather than starting the debate from ground zero. It appears to me that probably everything has been said and everyone has said it. That said (pardon the pun) I believe it is very important the Metro receive ALL the pertinent information of the record already established by the cities. To that end, I believe we will be diligent to be sure all the factors are presented to metro such that there will be little doubt of the facts as presented by both sides. From there they will have to decide, objectively, without bias, based upon their application of the facts toward their deliberations. It appears there may be other misconstruction in the Metro staff report but I have yet to be briefed by Tualatin staff so I'll not comment just yet. Our staff and our council will be on top of it.

Thanks,

1473988944821_RSP



Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for
Businesses and Individuals
21040 SW 90th Ave. Tualatin, OR 97062
Phone 503.692.0163; Fax 503.385.0320
lou@louogden.com

From: Herb Koss <herb@kossred.com>

Sent: Friday, February 23, 2018 6:56 AM

To: Lou Ogden; Alice Cannon; Aquilla Hurd-Ravich; Frank Bubenik (fbubenik@ci.tualatin.or.us); jeff

DeHaan; Joelle Davis (jdavis@ci.tualatin.or.us); lou ogden (logden@ci.tualatin.or.us); nancy grimes (ngrimes@ci.tualatin.or.us); paul morrison; robert kellogg; Sherilyn Lombos

Cc: Sherman Leitgeb; Don & Barb Hanson (don.hanson@otak.com); Tony Weller; Peter Watts; Peter Watts

Subject: FW: Metro Staff Recommendations- Basalt Creek Central Sub Area

Good Morning Lou

Started saying good morning, but it certainly the property owners involved in the Wilsonville challenge are not having a good morning. Lou yesterday we received a copy of the Metro staff report, which is attached to this email. I just attached the staff report without the many exhibits since the file is so large the attachment may not open. I am confident the staff has the full report. Sherman Leitgeb after reading the report found errors in the report and it is obvious to me that the Wilsonville staff has worked diligently to direct the Metro Planning staff to slant the staff report in their favor. The real issue here is the process that the Planning Staff has recommended to the Metro Council. We as property owners have no idea what information was submitted to the Planning Staff at Metro. In reading the process suggested to Martha Bennett Metro will not consider evidence or argument presented by other parties. Only the cities will have the opportunity to submit information. Lou this is certainly not fair to us the owners of the land involved. Peter Watts is contacting Roger Alfred the Metro attorney and Martha Bennett on the process that the Planning staff has proposed. I have been in the development business for many years and never in my career has such a closed process occurred.

Our request to you is for the City of Tualatin to let us know what they are planning to submit or have submitted to Metro. We would like to make sure that our submittals and appropriate exhibits are sent to Metro, which based the Tualatin City Council's decision to recommend our land being zoned Residential. It would be appreciated if the Alice or Sherilyn would provide that information to us and make sure all of the record to sent to Metro. The staff report includes the KPFF report paid for by Wilsonville, but I am confident that the cost factors as analyzed by Tony Weller's firm CESNW was not. KPFF when testifying stated they did not analyze the costs of grading or the necessary retaining walls for their proposed site plan.

Of the many incorrect facts presented in the Staff Report they even state that a residential zone would negatively impact the traffic in the area. We have always stated that their will be no additional trips and the density approved will address that fact. They also mention the millions of dollars of infrastructure and planning - \$65,000,000. Yes a big number, but if our land is never developed the revenue is zero from SDC fees.

Lou I would appreciate your reviewing the staff report and directing staff per our request above. I am confident that the Metro Planning staff has not seen the facts that the Tualatin City Council based their decision on. Basalt Rock creating huge

unfeasible grading costs., Lack of Access- 18 to 20 foot cut on the southern tip of what you referred to as the base of the Arrowhead, incorrect assumption that our land is not presently next to residential product – two sides North and East are zoned residential and the Basalt Creek Parkway with a 18 to 20 cut with no access allowed is a great transition buffer.

I am going to contact Roy Rogers too. Washington County after speaking with you did not retract their letter, but Andy acknowledged the letter was sent without their consultant visiting the site. I will bet that no one from the Metro Planning staff has visited the site either. Zoning land that will never be developed is not in anyone's interest since it does not create tax base or create SDC revenue. Supportive housing is needed in this area and we are willing to allow our land to be zoned for more affordable product.

Lou your help on this would be appreciated. The city council voted 7 – 0 in favor of a residential zone and Tualatin's recommendation should be approved. We also believe that Metro should allow testimony from the property owners that are affected by this very important decision.

Sincerely
Herb Koss

From: Sherman Leitgeb [<mailto:sherman@equityoregon.com>]
Sent: Thursday, February 22, 2018 1:40 PM
To: Herb Koss <herb@kossred.com>
Cc: Ed Trompke <Ed.Trompke@jordanramis.com>; Peter Watts <Peter.Watts@jordanramis.com>; Peter Watts <peterowatts02@gmail.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>
Subject: Re: Metro Staff Recommendations- Basalt Creek Central Sub Area

Herb and all,

The attached recommendation has errors that are very notable and quite important.

- 1). On Page 4, Item 2, Line #3, the 7th word should say "North". It currently says "South". This is critical to be corrected. It almost seems to me like it was an intentional error as nobody except those of us involved would know the difference.
- 2). Page 4/5, Item 3, the last sentence of that section is factually incorrect.
- 3). Page 4/5, item 4, the last 2 sentences are completely incorrect as well.
- 4). Page 17, Exhibit G, paragraph 3, clearly states that if the North South Connector falls "close" to the South alignment, land would be Residential to the North of the alignment and Industrial to the South of the alignment. It did fall "close" so it should be Residential.

Maybe I'm nit-picking this thing but aren't facts important? We need to remember that none of the people involved in writing any of this have ever been to the property.

Metro Staff is completely uninformed on the facts and the lay of the land. Metro Staff simply looked at Wilsonville Staff info and made a decision not based on facts. They even put in their recommendation that putting a neighborhood in the middle of an Industrial area would be an issue. It's not in the middle of an Industrial area! What are they thinking? And who would make such a glaring mistake? Only the uninformed. The Central Subarea borders Basalt Creek Canyon on the East and beyond the canyon is Residential. It borders an existing Tualatin neighborhood, Victoria Gardens, on the North. Victoria Gardens is Residential. It borders the Parkway on the South which is supposed to be the buffer between Residential and Industrial zoning according to their very own documents attached.

This is simply another opportunity for us to correct the uninformed who are not living in reality. We all know the enormous costs to develop the Central Subarea into Industrial, the lack of access, the rock, the elevation changes and the overhead Power Lines make this land un-developable for Industrial use. We all know it! I believe in our experts and their testimony. So we thought our fight was over. It was not. We need to make sure the process is fair and all of the facts are presented. Metro should allow additional testimony and we need to make sure that the evidence presented to the Tualatin City Council has been reviewed by the Metro Staff.

SHERMAN LEITGEB

Principal Broker/ Owner

Sherman@EquityOregon.com

503-704-9280

From: [Herb Koss](#)
To: [Sherilyn Lombos](#); [Alice Cannon](#)
Cc: [LouOgden](#); [Peter Watts](#)
Subject: FW: Basalt Creek
Date: Tuesday, February 27, 2018 3:22:56 PM
Attachments: [CESNW Analysis.pdf](#)
[Otak CES review.pdf](#)

Good Afternoon

As you are aware the city of Wilsonville paid KPFF to prepare a site plan and this plan was presented to the Tualatin City Council.

Tony Weller of CESNW and Don Hanson – Otak were retained to prepare a cost estimate for the costs of grading and necessary retaining walls needed for the KPFF site plan. I have attached Mr. Weller’s analysis and the letter from Don Hanson - Otak.

The result of the analysis confirmed that the site development costs were not financially feasible. The costs to prepare the site using the KPFF plan exceeded the value of the property. This fact alone should have shown the Metro Planning staff the site was not suited for an employment use.

I just want to make sure that this information was forwarded to Metro and if not please make sure it is included in the information that you forward to Metro. At this point in time only the cities can submit information.

If you have any questions please let me know.

Sincerely

Herb Koss



May 18, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CENTRAL AREA – KPFF CONCEPT PLAN

Dear Mr. Koss:

In response to your request we have reviewed the Basalt Creek Concept Plans prepared by KPFF with regards to the approximately 50 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway.

The KPFF study outlines three potential development schemes that share similarities between each scheme. Each scheme includes a single access point on Grahams Ferry Road at Tonquin Loop and no secondary or emergency access provided. The study also provides concept finish floor elevations and access road grades for each scheme. The summary shows either Scheme A or B as the higher rated concepts. We chose Scheme B to evaluate as the most highly ranked scheme.

Using the proposed grading plan for Scheme B, we calculated rough grading quantities and costs. Our estimate shows estimated grading totaling about 350,000 cubic yards. We also looked at the existing grades around the proposed parking and building areas for the potential need of retaining walls. The grading plan for this scheme showed some retaining walls but we believe additional walls would be required along the parking areas adjacent to the easterly property line and the downhill sides of Building B and Building D. We estimated the need for approximately 2400 lineal feet of retaining walls for these walls and the ones shown on the plan. We also believe additional smaller walls will likely be required for this plan as it is further developed. We did not provide any allowance for the smaller walls.

Our experience in this area on the site to the north, leads us to expect a significant amount of rock that is very near the surface. The proposed grading plan also includes significant depths of cut and fill. The fill in the south east corner of the site would be about 20-feet and cuts on the site that could be over 10-feet. Rock excavation is not very efficient and therefore more costly. Also to use the excavated rock materials as fill, will require additional processing or it may need to be supplemented with imported materials to accomplish the grading as proposed.

Mr. Herb Koss

BASALT CREEK CENTRAL AREA – KPFF CONCEPT PLAN

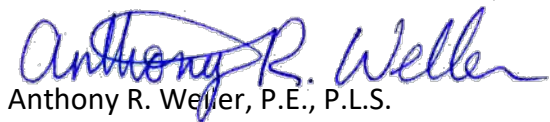
Page 2 of 2

For budgetary purposes, we would estimate \$30 per cubic yard for grading to reflect the rock excavation and potential imported fill needs for this site. This results in an estimated grading cost of \$10,500,000. At the anticipated wall heights, we have estimated \$1,200,000 for the retaining walls.

In summary, we feel the proposed grading plan is possible but it puts parking lot and access way slopes at the near maximums for industrial development. If you were to the reduce slopes to improve the usability, it would require even more excavation and the costs would be even higher.

If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,



Anthony R. Weller, P.E., P.L.S.

President

\3273_CESNW_KPFF



808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

May 19, 2017

Herb Koss
2643 South Shore Blvd
Lake Oswego, OR 97034

RE: Basalt Creek Central Area - KPFF Concept Plan

Hello Herb,

I've read Tony Weller's letter regarding the extra costs required to develop the subject property with employment uses. Tony is a very experienced and capable engineer. He also has very relevant experience in the area.

I agree with Tony's letter and believe it summarizes the situation quite well. The hard costs are actually on the low side for grading the site based on my recent experience on similar sites.

The other concern both Tony and I share is access for cars, trucks and emergency vehicles. A second access point will be extremely difficult to provide.

Please feel free to call with any questions or comments.

Thanks,

A handwritten signature in black ink, appearing to read "Don Hanson". The signature is fluid and cursive, with a large initial "D" and "H".

Don Hanson
Principal
Otak, Inc.

From: [Herb Koss](#)
To: [Sherilyn Lombos](#); [Alice Cannon](#)
Cc: [Peter Watts](#); [Don & Barb Hanson \(don.hanson@otak.com\)](#); [LouOgden](#)
Subject: FW: Metro Staff Recommendations- Basalt Creek Central Sub Area
Date: Tuesday, February 27, 2018 3:30:50 PM
Attachments: [image001.jpg](#)
[Basalt Creek CESNW 170720.pdf](#)

Sherilyn and Alice

I am in California and some of my files are not in my laptop. Tony had sent the attached letter, which represents a clearer picture of the site development costs.

From my standpoint so much information has been submitted it is difficult to sort through our files so I can easily see how some of the record could be missed.

As I stated in my last email the CESNW analysis of the KPFF plan is critical to any decision on our land.

Herb Koss

From: Tony Weller [mailto:tweller@cesnw.com]
Sent: Tuesday, February 27, 2018 2:07 PM
To: Herb Koss <herb@kossred.com>
Subject: RE: Metro Staff Recommendations- Basalt Creek Central Sub Area

Herb – See if this is the letter/package you were looking for.

Regards – Tony

Tony Weller, P.E., P.L.S.
President
CESNW, INC.
13190 SW 68th Parkway, Suite 150
Tigard, OR 97223
503.968.6655 p
503.968.2595 f
503.866.6550 c
tweller@cesnw.com
www.cesnw.com

From: Herb Koss [mailto:herb@kossred.com]
Sent: Saturday, February 24, 2018 4:15 PM
To: Lou Ogden <lou@louogden.com>; Alice Cannon <Acannon@ci.tualatin.or.us>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Frank Bubenik (fbubenik@ci.tualatin.or.us) <fbubenik@ci.tualatin.or.us>; jeff DeHaan <jdehaan@tualatin.gov>; Joelle Davis

(jdavis@ci.tualatin.or.us) <jdavis@ci.tualatin.or.us>; lou ogden (logden@ci.tualatin.or.us) <logden@ci.tualatin.or.us>; nancy grimes (ngrimes@ci.tualatin.or.us) <ngrimes@ci.tualatin.or.us>; paul morrison <pmorrison@tualatin.gov>; robert kellogg <rkellogg@tualatin.gov>; Sherilyn Lombos <SLOMBOS@ci.tualatin.or.us>

Cc: Sherman Leitgeb <sherman@equityoregon.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>; Peter Watts <peterowatts02@gmail.com>; Peter Watts <Peter.Watts@jordanramis.com>; Roy Rogers <Roy_Rogers@co.washington.or.us>

Subject: RE: Metro Staff Recommendations- Basalt Creek Central Sub Area

Lou

I forgot to mention that we appreciate the fact that the Tualatin Staff and Council will be on top of the situation. The Tualatin residents living next to or near the property like us want Metro to make the right decision.

Herb

From: Lou Ogden [<mailto:lou@louogden.com>]

Sent: Saturday, February 24, 2018 3:17 PM

To: Herb Koss <herb@kossred.com>; Alice Cannon <Acannon@ci.tualatin.or.us>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Frank Bubenik (fbubenik@ci.tualatin.or.us) <fbubenik@ci.tualatin.or.us>; jeff DeHaan <jdehaan@tualatin.gov>; Joelle Davis (jdavis@ci.tualatin.or.us) <jdavis@ci.tualatin.or.us>; lou ogden (logden@ci.tualatin.or.us) <logden@ci.tualatin.or.us>; nancy grimes (ngrimes@ci.tualatin.or.us) <ngrimes@ci.tualatin.or.us>; paul morrison <pmorrison@tualatin.gov>; robert kellogg <rkellogg@tualatin.gov>; Sherilyn Lombos <SLOMBOS@ci.tualatin.or.us>

Cc: Sherman Leitgeb <sherman@equityoregon.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>; Peter Watts <peterowatts02@gmail.com>; Peter Watts <Peter.Watts@jordanramis.com>; Roy Rogers <Roy_Rogers@co.washington.or.us>

Subject: Re: Metro Staff Recommendations- Basalt Creek Central Sub Area

Thx for the email Herb, and I do appreciate your concerns. I believe we are best served by Metro only looking at the record that was submitted to both cities rather than starting the debate from ground zero. It appears to me that probably everything has been said and everyone has said it. That said (pardon the pun) I believe it is very important the Metro receive ALL the pertinent information of the record already established by the cities. To that end, I believe we will be diligent to be sure all the factors are presented to metro such that there will be little doubt of the facts as presented by both sides. From there they will have to decide, objectively, without bias, based upon their application of the facts toward their deliberations. It appears there may be other misconstruction in the Metro staff report but I have yet to be briefed by Tualatin staff so I'll not comment just yet. Our staff and our council will be on top of it.

Thanks,

1473988944821_RSP



Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for
Businesses and Individuals
21040 SW 90th Ave. Tualatin, OR 97062
Phone 503.692.0163; Fax 503.385.0320
lou@louogden.com

From: Herb Koss <herb@kossred.com>

Sent: Friday, February 23, 2018 6:56 AM

To: Lou Ogden; Alice Cannon; Aquilla Hurd-Ravich; Frank Bubenik (fbubenik@ci.tualatin.or.us); jeff DeHaan; Joelle Davis (jdavis@ci.tualatin.or.us); lou ogden (logden@ci.tualatin.or.us); nancy grimes (ngrimes@ci.tualatin.or.us); paul morrison; robert kellogg; Sherilyn Lombos

Cc: Sherman Leitgeb; Don & Barb Hanson (don.hanson@otak.com); Tony Weller; Peter Watts; Peter Watts

Subject: FW: Metro Staff Recommendations- Basalt Creek Central Sub Area

Good Morning Lou

Started saying good morning, but it certainly the property owners involved in the Wilsonville challenge are not having a good morning. Lou yesterday we received a copy of the Metro staff report, which is attached to this email. I just attached the staff report without the many exhibits since the file is so large the attachment may not open. I am confident the staff has the full report. Sherman Leitgeb after reading the report found errors in the report and it is obvious to me that the Wilsonville staff has worked diligently to direct the Metro Planning staff to slant the staff report in their favor. The real issue here is the process that the Planning Staff has recommended to the Metro Council. We as property owners have no idea what information was submitted to the Planning Staff at Metro. In reading the process suggested to Martha Bennett Metro will not consider evidence or argument presented by other parties. Only the cities will have the opportunity to submit information. Lou this is certainly not fair to us the owners of the land involved. Peter Watts is contacting Roger Alfred the Metro attorney and Martha Bennett on the process that the Planning staff has proposed. I have been in the development business for many years and never in my

career has such a closed process occurred.

Our request to you is for the City of Tualatin to let us know what they are planning to submit or have submitted to Metro. We would like to make sure that our submittals and appropriate exhibits are sent to Metro, which based the Tualatin City Council's decision to recommend our land being zoned Residential. It would be appreciated if the Alice or Sherilyn would provide that information to us and make sure all of the record to sent to Metro. The staff report includes the KPFF report paid for by Wilsonville, but I am confident that the cost factors as analyzed by Tony Weller's firm CESNW was not. KPFF when testifying stated they did not analyze the costs of grading or the necessary retaining walls for their proposed site plan.

Of the many incorrect facts presented in the Staff Report they even state that a residential zone would negatively impact the traffic in the area. We have always stated that their will be no additional trips and the density approved will address that fact. They also mention the millions of dollars of infrastructure and planning - \$65,000,000. Yes a big number, but if our land is never developed the revenue is zero from SDC fees.

Lou I would appreciate your reviewing the staff report and directing staff per our request above. I am confident that the Metro Planning staff has not seen the facts that the Tualatin City Council based their decision on. Basalt Rock creating huge unfeasible grading costs., Lack of Access- 18 to 20 foot cut on the southern tip of what you referred to as the base of the Arrowhead, incorrect assumption that our land is not presently next to residential product – two sides North and East are zoned residential and the Basalt Creek Parkway with a 18 to 20 cut with no access allowed is a great transition buffer.

I am going to contact Roy Rogers too. Washington County after speaking with you did not retract their letter, but Andy acknowledged the letter was sent without their consultant visiting the site. I will bet that no one from the Metro Planning staff has visited the site either. Zoning land that will never be developed is not in anyone's interest since it does not create tax base or create SDC revenue. Supportive housing is needed in this area and we are willing to allow our land to be zoned for more affordable product.

Lou your help on this would be appreciated. The city council voted 7 – 0 in favor of a residential zone and Tualatin's recommendation should be approved. We also believe that Metro should allow testimony from the property owners that are affected by this very important decision.

Sincerely
Herb Koss

From: Sherman Leitgeb [<mailto:sherman@equityoregon.com>]

Sent: Thursday, February 22, 2018 1:40 PM

To: Herb Koss <herb@kossred.com>

Cc: Ed Trompke <Ed.Trompke@jordanramis.com>; Peter Watts <Peter.Watts@jordanramis.com>; Peter Watts <peterowatts02@gmail.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>

Subject: Re: Metro Staff Recommendations- Basalt Creek Central Sub Area

Herb and all,

The attached recommendation has errors that are very notable and quite important.

- 1). On Page 4, Item 2, Line #3, the 7th word should say "North". It currently says "South". This is critical to be corrected. It almost seems to me like it was an intentional error as nobody except those of us involved would know the difference.
- 2). Page 4/5, Item 3, the last sentence of that section is factually incorrect.
- 3). Page 4/5, item 4, the last 2 sentences are completely incorrect as well.
- 4). Page 17, Exhibit G, paragraph 3, clearly states that if the North South Connector falls "close" to the South alignment, land would be Residential to the North of the alignment and Industrial to the South of the alignment. It did fall "close" so it should be Residential.

Maybe I'm nit-picking this thing but aren't facts important? We need to remember that none of the people involved in writing any of this have ever been to the property.

Metro Staff is completely uninformed on the facts and the lay of the land. Metro Staff simply looked at Wilsonville Staff info and made a decision not based on facts. They even put in their recommendation that putting a neighborhood in the middle of an Industrial area would be an issue. It's not in the middle of an Industrial area! What are they thinking? And who would make such a glaring mistake? Only the uninformed. The Central Subarea borders Basalt Creek Canyon on the East and beyond the canyon is Residential. It borders an existing Tualatin neighborhood, Victoria Gardens, on the North. Victoria Gardens is Residential. It borders the Parkway on the South which is supposed to be the buffer between Residential and Industrial zoning according to their very own documents attached.

This is simply another opportunity for us to correct the uninformed who are not living in reality. We all know the enormous costs to develop the Central Subarea into Industrial, the lack of access, the rock, the elevation changes and the overhead Power Lines make this land un-developable for Industrial use. We all know it! I believe in our experts and their testimony. So we thought our fight was over. It was not. We need to make sure the process is fair and all of the facts are presented. Metro should allow additional testimony and we need to make sure that the evidence presented to the Tualatin City Council has been reviewed by the Metro Staff.

SHERMAN LEITGEB

Principal Broker/ Owner

Sherman@EquityOregon.com

503-704-9280



July 20, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CENTRAL AREA – EMPLOYMENT VERSES RESIDENTIAL DEVELOPMENT

Dear Mr. Koss:

In response to your request we have prepared a summary on the differences between development of employment type uses versus residential uses on the central area of Basalt Creek Concept Plans. When we evaluate property for development we look at zoning, transportation/access, utility service availability, topography, environmental constraints, soil conditions and adjacent uses.

The Basalt Creek Central Area faces development constraints that impact any development regardless of use (employment versus residential). These development constraints are:

- Limited access (only from Grahams Ferry Road).
- Wetlands
- Powerline easement that bisects the area
- Significant slope and topography to access the southerly portion.
- Shallow hard rock soil conditions.

The most significant differences between employment development and residential is how they can respond to these constraints. Residential development typically has smaller building footprints and can accept steeper grades for access. In addition attached residential buildings can have split floor elevations and parking underneath, both of which allow this type of building to be more responsive to the topographic and access issues.

Conversely, employment development has larger building footprints, must have flatter access grades for trucks, wider maneuvering areas for turning movements and parking. It is also undesirable to split building floor elevations as that can limit the use or size of tenant. **This flatter and wider footprint requires more grading and retaining walls on property like this than any competitive property without these constraints. Add rock excavation at six to ten times the normal cost of grading to the excessive amount of grading required, and this property may not be economically feasible to develop.**

Mr. Herb Koss

BASALT CREEK CENTRAL AREA

Page 2 of 2

Two residential projects we have been involved in are examples of how residential development can be more responsive to site constraints. Forest Rim apartments on Nyberg Road in Tualatin had wetlands and large rock outcrop in the middle of the site. The access roads and buildings were able to be wrapped around these features that turned them into amenities rather than limitations. A condominium project in Happy Valley, Greystone at Altamont was able to be wrapped around the top of the knoll with parking underneath both the upper and lower side of the units.

Most of the competitive employment land along the I-5 corridor in Tigard and Wilsonville or western Tualatin is relatively flat and/or does not require the rock excavation for development. We prepared rough cost estimates for the grading and retaining walls this property based on the KPFF Option B plan for basic site prep. These costs are in addition to the paving and utility costs that will also be needed for this site. The rough grading and retaining wall costs are:

Grading	350,000 Cubic Yards	\$10,500,000.00 (assumes significant rock excavation)
Retaining Walls	2,400 Lineal Feet	\$ 1,200,000.00

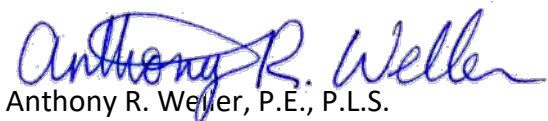
It is important not to overlook the other constraint that impacts this area, Access. The lack of access to the southerly and upper portion of the area increases the amount of grading and rock excavation required to develop the property. If Basalt Creek Parkway had been a local street that would provide at grade access to the upper portion of the area, employment uses could be feasible. Similar to variance criteria, this is not a self-imposed hardship but one that is unique to this portion of the planning area.

Another consideration is how this area relates to the adjacent uses (both existing and future). There is existing single family detached housing to the north. There is also underdeveloped property east of the planning area as well as the creek itself along the northeasterly portion of the area.

The City of Tualatin is proposing additional single family detached adjacent the existing single family housing to the north. Higher density residential provides an excellent transition between lower density residential, commercial and/or industrial uses. Basalt Creek Parkway with its deep cut and wide right of way provides additional transition area to the south.

Per your request, I will be present at the 7/24 work session and will be happy to answer any questions at that time.

Sincerely,



Anthony R. Weller, P.E., P.L.S.

President



May 18, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CENTRAL AREA – KPFF CONCEPT PLAN

Dear Mr. Koss:

In response to your request we have reviewed the Basalt Creek Concept Plans prepared by KPFF with regards to the approximately 50 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway.

The KPFF study outlines three potential development schemes that share similarities between each scheme. Each scheme includes a single access point on Grahams Ferry Road at Tonquin Loop and no secondary or emergency access provided. The study also provides concept finish floor elevations and access road grades for each scheme. The summary shows either Scheme A or B as the higher rated concepts. We chose Scheme B to evaluate as the most highly ranked scheme.

Using the proposed grading plan for Scheme B, we calculated rough grading quantities and costs. Our estimate shows estimated grading totaling about 350,000 cubic yards. We also looked at the existing grades around the proposed parking and building areas for the potential need of retaining walls. The grading plan for this scheme showed some retaining walls but we believe additional walls would be required along the parking areas adjacent to the easterly property line and the downhill sides of Building B and Building D. We estimated the need for approximately 2400 lineal feet of retaining walls for these walls and the ones shown on the plan. We also believe additional smaller walls will likely be required for this plan as it is further developed. We did not provide any allowance for the smaller walls.

Our experience in this area on the site to the north, leads us to expect a significant amount of rock that is very near the surface. The proposed grading plan also includes significant depths of cut and fill. The fill in the south east corner of the site would be about 20-feet and cuts on the site that could be over 10-feet. Rock excavation is not very efficient and therefore more costly. Also to use the excavated rock materials as fill, will require additional processing or it may need to be supplemented with imported materials to accomplish the grading as proposed.

Mr. Herb Koss

BASALT CREEK CENTRAL AREA – KPFF CONCEPT PLAN

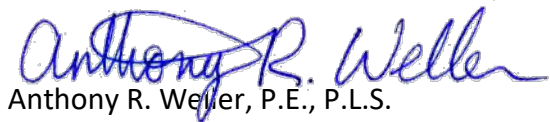
Page 2 of 2

For budgetary purposes, we would estimate \$30 per cubic yard for grading to reflect the rock excavation and potential imported fill needs for this site. This results in an estimated grading cost of \$10,500,000. At the anticipated wall heights, we have estimated \$1,200,000 for the retaining walls.

In summary, we feel the proposed grading plan is possible but it puts parking lot and access way slopes at the near maximums for industrial development. If you were to the reduce slopes to improve the usability, it would require even more excavation and the costs would be even higher.

If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,

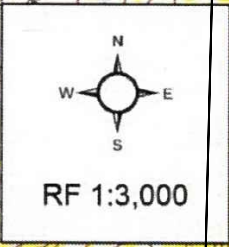


Anthony R. Weller, P.E., P.L.S.

President

\3273_CESNW_KPFF

Topographic Map: Central Subarea on Tualatin side of Basalt



Tonquin Loop

Graham's Ferry Rd

Tonquin Rd



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map of the City of Tualatin, OR, as stated, we assume no responsibility or liability for any errors or omissions in the information. This map is provided "as is". TUALGIS

USGS, NGA, NASA, USIA, N
Robinson, NCEAS, NLS, OS, NMA © data by Jensen and the GIS User Community

Source: ESRI 2016

From: [Herb Koss](#)
To: [Alice Cannon](#); [Sherilyn Lombos](#)
Cc: [LouOgden](#)
Subject: FW: Testimony for Monday's Work Session
Date: Tuesday, February 27, 2018 1:34:17 PM
Attachments: [Attachments 1-3.pdf](#)
[Attachment 4-10.pdf](#)

Dear Sherilyn and Alice

Mayor Ogden asked me to have Peter Watts forward the email that he sent to Roger Alfred at Metro. Peter just informed me that he just emailed that email to you.

I also would like for you to confirm that Metro was sent the email Peter wrote below along with the attachments included with this email. If you have any trouble opening the attachments please let me know.

At this point in time the Metro Planning staff has restricted any input from any body except the cities. This is very disturbing to the property owners involved in this dispute. We are still hopeful that Metro will allow testimony.

Please let me know if you have any questions.

Sincerely

Herb Koss 503 730 2431

From: Peter Watts [mailto:Peter.Watts@jordanramis.com]
Sent: Tuesday, February 27, 2018 9:35 AM
To: Herb Koss <herb@kossred.com>
Subject: FW: Testimony for Monday's Work Session

From: Peter Watts
Sent: Sunday, February 12, 2017 12:42 PM
To: 'council@ci.tualatin.or.us'; 'council@tualatin.gov'
Cc: 'slombos@ci.tualatin.or.us'
Subject: Testimony for Monday's Work Session

Dear Mayor Ogden, Members of the Tualatin City Council, and City Staff,

I, along with others, own land North of the planned Basalt Creek Parkway, and East of Grahams Ferry Drive. I am writing this letter solely on my own behalf, specifically to provide background information, address the report provided to Washington County by McKenzie, and also

provide information from local experts who have walked the site, so that you can make the best possible determination regarding the most appropriate designation of the land.

Executive Summary

Don Hanson of OTAK, and Tony Weller of CES NW, have both provided letters stating significant reservations with the feasibility of developing this site as employment land, and provided detailed analysis of topographic and access limitations associated with the site, for your review. The letter from Tony Weller succinctly describes the issues with the McKenzie Report and the site in two pages.

Ken Leahy of Ken Leahy Construction, and Brian Clopton of Brian Clopton Excavating, both who have significant experience providing site preparation in the region, have walked the property, and believe that site preparation for the large building footprints required by employment designations, will be cost prohibitive due to the site slope and basalt rock soil.

Eric Sporre of PacTrust believes that there is an inability to develop industrial or flex buildings based on the site topography and soil conditions. Mike Diamond of the Real Estate Investment Group opined that the site was unlikely to develop as industrial or flex space because of the inability to provide large drive access for truck loading and turning radius. He also determined that office park use was not feasible, because the steep topography would have a negative impact on the proximity of parking and could pose an issue with American's Disabilities Act requirements. In short, all of the experts, were in agreement that there were significant issues with ever developing the property as employment land.

Although, McKenzie provided a report to Washington County, that the land could be feasibly developed as employment land, that report was based on a series of assumptions regarding site access, road construction, and zoning on the northern portion of the property, that will not occur under the current plan. Washington County staff has confirmed that the access off Basalt Creek Parkway, and the north south Kinsman road, will not be built. Both, Don Hanson and Tony Weller, have provided letters based on the most recent Washington County data, that contradict the conclusions reached in the McKenzie report.

Despite that the Basalt Creek planning area was brought into the UGB for the primary purpose of providing employment land, Metro has confirmed that there is no prohibition in the findings for non-employment designations. John Fregonese has confirmed that even if the subject property was zoned residential, the employment capacity for the planning area, will still far exceed Metro's estimates by 1,000, or more.

Background Information And Why We Are Here Today

Although, I have significant experience representing both jurisdictions and developers in land use matters, I have never previously experienced the process from the perspective of a land owner, so this has been an eye opening experience. At the time that I decided to invest as a part owner in one of the subject properties, I did due diligence by looking at satellite images, reviewing

the plans prepared by the cities and John Fregonese, and driving to the site. I didn't, however, walk the site, because of extremely bad weather.

I believed based on my review of the planning materials that the site would develop as employment land, and am very familiar with the regional needs analysis. In short, I did what everyone else did which was look at it from a bird's eye view, instead of on the ground.

At the time of my ownership, the most pressing issue was the boundary between the two cities. There seemed to be a logical boundary between Tualatin and Wilsonville, at Basalt Creek Parkway. I met with staff from Wilsonville to discuss the boundary, as well as Wilsonville's vision for mirror image zoning, which I believed, at the time, was feasible, and would work.

It was only when winter turned to summer, that I actually walked the property. What was not obvious from satellite imagery, or from the road, was immediately apparent, when I was on the ground. There are significant slope issues with the property and the adjacent properties, and there was very little topsoil, and a lot of rock. I am familiar with the impact of topography and soil conditions through my past representation of the former city of Damascus, and this property did not seem well suited for the large footprints necessary for an employment designation.

After discussions with Herb Koss, we contacted adjacent property owners, and received their permission to have experts look at the parcels of property as a whole, to help determine feasibility. At that time, concerned whether there was a prohibition on non-employment land zoning, I had preliminary discussions with Metro staff regarding whether there had been a requirement that the land be zoned employment, when it was brought into the UGB.

Metro's land use attorney, Roger Alfred, and I, both reviewed the findings and determined that although there was a strong desire for employment land, an orderly transition from residential to employment was contemplated at all times during the process. There is nothing in the findings that prevents a residential designation. This is particularly true if the factors on the ground do not support an employment designation. With that information and the consent of adjacent land owners we moved forward with the process of bringing in experts for site suitability analysis.

Preliminary Analysis From Experts And Washington County's Letter Opinion From McKenzie

Herb Koss arranged for Don Hanson from OTAK to analyze the site for slope issues and potential zoning, and he has previously submitted materials regarding his findings. (*See attachment 1*) Brian Clopton, of Brian Clopton Excavating submitted a letter on November 18, 2016 regarding the soil conditions and topography. (*See attachment 2*) Eric Sporre of PacTrust submitted a letter on November 14, 2016 regarding the inability to develop industrial or flex buildings based on the topography. (*See attachment 3*)

Mike Diamond of the Real Estate Investment Group submitted a letter on November 21, 2016 opining that the site was unlikely to develop as industrial or flex space because of the inability to provide large drive access for truck loading and turning radius. (*See attachment 4*) He also determined that office park use was not feasible because the steep topography would have a

negative impact on the proximity of parking and could pose an issue with American's Disabilities Act requirements. In short, all of the experts, were in agreement that there were significant issues with ever developing the property as employment land.

Don Hanson shared Mike Diamond's concerns regarding compliance with ADA standards. He noted that the site that Washington County used as a comp, South Center, which was designed by OTAK had half the slope of the subject site, and could not be built under current ADA standards. (See page 1 of attachment 1)

At the same time, Mayor Ogden, and staff, asked John Fregonese for his opinion. He expressed reservations regarding the employment designation, and believed that it would be better suited as residential land. This, and other data, prompted Washington County to hire McKenzie to provide a letter opinion.

Upon receiving a copy of the McKenzie Letter, I had significant concerns that their report regarding feasibility was predicated on four inaccurate assumptions. Specifically:

1. The McKenzie letter contemplated access off of Basalt Creek Parkway, and did not take into account the 18-20 foot curb cut off of Basalt Creek Parkway (Washington County Project Manager, Renus Kelfkens, confirmed via email on 2/1/17 that the only access onto Basalt Creek Rd., will be from Grahams Ferry Rd., and Boones Ferry Rd., and that there will likely be an 18-20 foot curb cut); (*See Attachment 5*)
2. The McKenzie letter contemplated Kingsman Rd., as a North South connector, allowing truck access to the southern portion of the site (Washington County Planner Erin Wardell confirmed via a phone call to Herb Koss on 2/9/17 that this road had been deleted over a year ago);
3. The McKenzie letter contemplated an Employment designation in the northern quadrant of the property, despite the fact that it has been designated by the city as residential transition;
4. The McKenzie letter did not rely on site specific geotechnical conditions or topography, relying on regional mapping instead (Todd Johnson confirmed that they had not used site specific data via email on 2/10/17) (*See Attachment 6*)

I have had discussions with Gabriela Frask, who prepared the McKenzie report, and learned that she was not provided with the site transportation access information, nor was she aware that the northern portion of the property, which is relatively flat, was planned as residential transition. She was also unaware that Kingsman Rd., was deleted from the area planning approximately a year ago. Additionally, Washington County did not authorize a site visit, within her scope of work, which I believe negatively impacted her ability consider other factors impacting feasibility. Regardless of the skill of an individual planner or agency, their work can only be as accurate as the information that they rely upon, and in this case I believe that Gabriela and McKenzie did not receive sufficiently detailed information to assess the property as accurately as possible.

Expert Opinions and Assessment of the McKenzie Letter

We asked Tony Weller of CES NW, to consider the Tualatin staff reports, McKenzie Study, email from Washington Co., regarding access, the DKS preliminary profile of the extension of Basalt Creek Parkway, and the OTAK Basalt Creek Concept Plan. In a comprehensive letter dated February 10, 2017, he opined that while the northerly third of the site is very developable as employment land, almost half of that property is reserved for residential use. And, that the deletion of the planned Kinsman Road, eliminates the only at grade potential access coming from the southerly portion of the site. The plateau portion of the property is surrounded by steep slopes of over 10% and over 20%. He further opined that neither access point can provide a secondary access to the plateau area which is a negative for both traffic flows and emergency access. (*See Attachment 7*)

Ken Leahy of Ken Leahy Construction Inc., was asked to provide a more comprehensive look at site preparation costs. He provided his opinion, in a letter dated February 10, 2017 that the cost of site preparation will exceed \$5.00 per foot. (*See Attachment 8*)

Don Hanson, of OTAK has provided a letter, and marked-up the McKenzie map based on the actual location of Basalt Creek Parkway, the lack of access off of Basalt Creek, the elimination of Kinsman road, and the residential designation at the top of the property. The result of those additional facts, eliminates a significant portion of the property that McKenzie deemed developable. (*See Attachment 9*)

Additionally, I have included a map that combines the McKenzie Plan with the residential zone and topographic map. (*See Attachment 10*)

Their letters are attached for your review.

A Summary of Relevant Data

With so many different letters from various experts, and communications from owners, neighbors, and other jurisdictions, over the last six months, it can be hard to keep track of the relevant information. So, I would offer the following:

1. Metro's own benchmark for employment land contemplates a slope of less than 10%, with less than 5% preferred. This site has slope in excess of 20% throughout;
2. PacTrust has provided a written opinion that the topography and basalt soil of the site mean it can't be feasibly developed for employment purposes;
3. OTAK has indicated in writing that the comparable property that Washington County used in their analysis, had half as much slope as this site, and could not be built under current American's with Disabilities Act rules/regulations;
4. Site preparation specialists in the area confirm the high cost of site preparation, due to soil conditions. The amount of blasting that can occur on this site is compromised by the high capacity power lines that bisect the site;
5. There is no access off of Basalt Creek road, and the deletion of Kinsman Road directly, and negatively impacts truck circulation on the southern portion of the site;
6. The northern portion of the site, adjacent to the existing neighborhood is currently planned to be zoned residential, contrary to what McKenzie's renderings show, and that designation

has a major impact on the large footprint, employment, buildings that can/cannot be constructed. OTAK believes that only 11% of the site can be feasibly constructed as employment;

7. A residential designation and orderly transition to employment/industrial was always contemplated adjacent to the existing residential neighborhood, and is allowed under the findings that brought the Basalt Creek area into the UGB.
8. The county believes that an 18-20 foot curb cut, will be necessary on Basalt Creek Parkway. That curb cut means that the mirror image view that Wilsonville contemplated cannot occur. The view will either be of a graded slope or a 20 foot retaining wall.

Conclusion

Although, the primary purpose of the Basalt Creek UGB expansion was to bring in employment land, the on ground conditions on this property don't support that designation. During the thirteen year period since this land was brought into the UGB, there has been a trend of locating workforce housing close to employment lands to lessen commute time to work, and there are other lands in the Basalt Creek Planning Area that are zoned residential.

John Fregonese was asked if this property was needed for employment capacity. His response was that if the subject property was zoned residential, the employment capacity for the planning area, will still far exceed Metro's estimates by 1,000, or more. In short, this land does not need to be zoned employment in order for the planning area as a whole to exceed Metro's employment capacity estimates.

Thank you for your time and consideration.

Peter

Peter O. Watts |
Jordan Ramis PC | Attorneys at Law
Direct: 503-598-5547 Main: 503-598-7070

E-MAIL CONFIDENTIALITY NOTICE: The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient or this message has been addressed to you in error, please notify the sender by reply e-mail and delete the message and any attachments. You are further notified that any use, dissemination, distribution, copying, or storage of this message or any attachment by anyone other than the intended recipient is strictly prohibited.



Hanmi Global Partner

808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

1

BASALT CREEK/TUALATIN CONCEPT PLAN

Amendment Request to the Concept Plan

Tualatin, Oregon

August 23, 2016, Revised November 21, 2016

Introduction

- Otak Inc. (Otak) represents The Sherwood Grahams Ferry Investors LLC, headed by Herb Koss, who hold 10 acres in the 41 acre northeast quadrant of the overall district. The property is located near the northeast corner of Grahams Ferry Road and extends over to the Basalt Creek Canyon along the proposed new east-west arterial road. This summary of concerns and the amended concept plan lay out our intended direction moving forward.

Project Concerns

- Otak’s concern is that the northeast quadrant area is not well suited to industrial zoning or employment transition proposed by the concept plan.
 - **Topography.** Much of the site contains slopes in excess of 10 percent (10%) and 25 percent (25%). The site would be extremely difficult to flatten out to accommodate industrial or employment transition site development requirements. Attached is a topographic map of the South Center project provided to City of Tualatin (City) staff. Otak designed this flex-space project. The topography is half as severe as portions of the 41 acres site. The site would be extremely difficult to develop given today’s American with Disabilities Act (ADA) requirements.
 - **Access.** Vehicular access will be limited to Grahams Ferry Road and extending Tonquin Loop into the site. No access will be permitted on the proposed new east-west arterial road.
 - **Basalt Creek Canyon.** The industrial land abuts the Basalt Creek Canyon with no transition.
 - This is not a big change but rather a refinement to the concept plan. It is a defined site area that makes up about 3 to 5 percent (3-5%) of the total Basalt Creek Study Area. Also there are currently 329 acres of undeveloped industrial land within a one mile radius of the study area.

Land Use Context

- The following shows a comparison of Metro’s initial goal for the district, the City’s current plan, and the proposed amended plan.

Metro	2500 Jobs	1200 Households
City Plan	4500 Jobs	600 Households
Amended Plan	4070 Jobs	1194 Households

The amended plan proposes a more balanced approach that is well within the intended mix proposed by Metro when the land came into the Urban Growth Boundary (UGB).

A group of mayors in our region have gone to Metro and asked Metro for flexibility related to UGB expansions. They have asked Metro to look at lands and appropriate zoning designations on a sub-regional basis. They have asked that Metro consider factors such as slope, and proximity to infrastructure, to help avoid situation like Damascus. We are asking you to do the same. We recognize that the region anticipated that the Basalt Creek area would primarily be zoned employment uses.

It is certainly anticipated that the vast majority of the land will be used for that purpose. But, within the Basalt Creek Planning Area, there are sub-areas that cannot reasonably be developed as employment land because of topographic and other issues. The 41 acres that we have asked the City to zone for residential purposes is one of those sub-areas. There is land to the west and south of this land that is zoned employment, that land is flatter than the subject 41 acres, and it is closer to transportation infrastructure than the subject 41 acres. Neither PacTrust Pacific Realty Associates, LP nor Brian Clopton Excavating believed that an employment designation was possible given the slope and soil quality. Instead of designating the property with a designation that will result in it never developing, we ask that you give it a designation that will make development feasible. If you do not do so, it will sit vacant; counting as developable employment land, just as Damascus has sat vacant, counting as available housing stock. Its designation will prevent further necessary expansions.

There is a housing crisis in our region and the latest modeling has demonstrated the importance of having residential land and employment land in close proximity. This is an opportunity to provide housing, on land which cannot be feasibly developed as employment land.

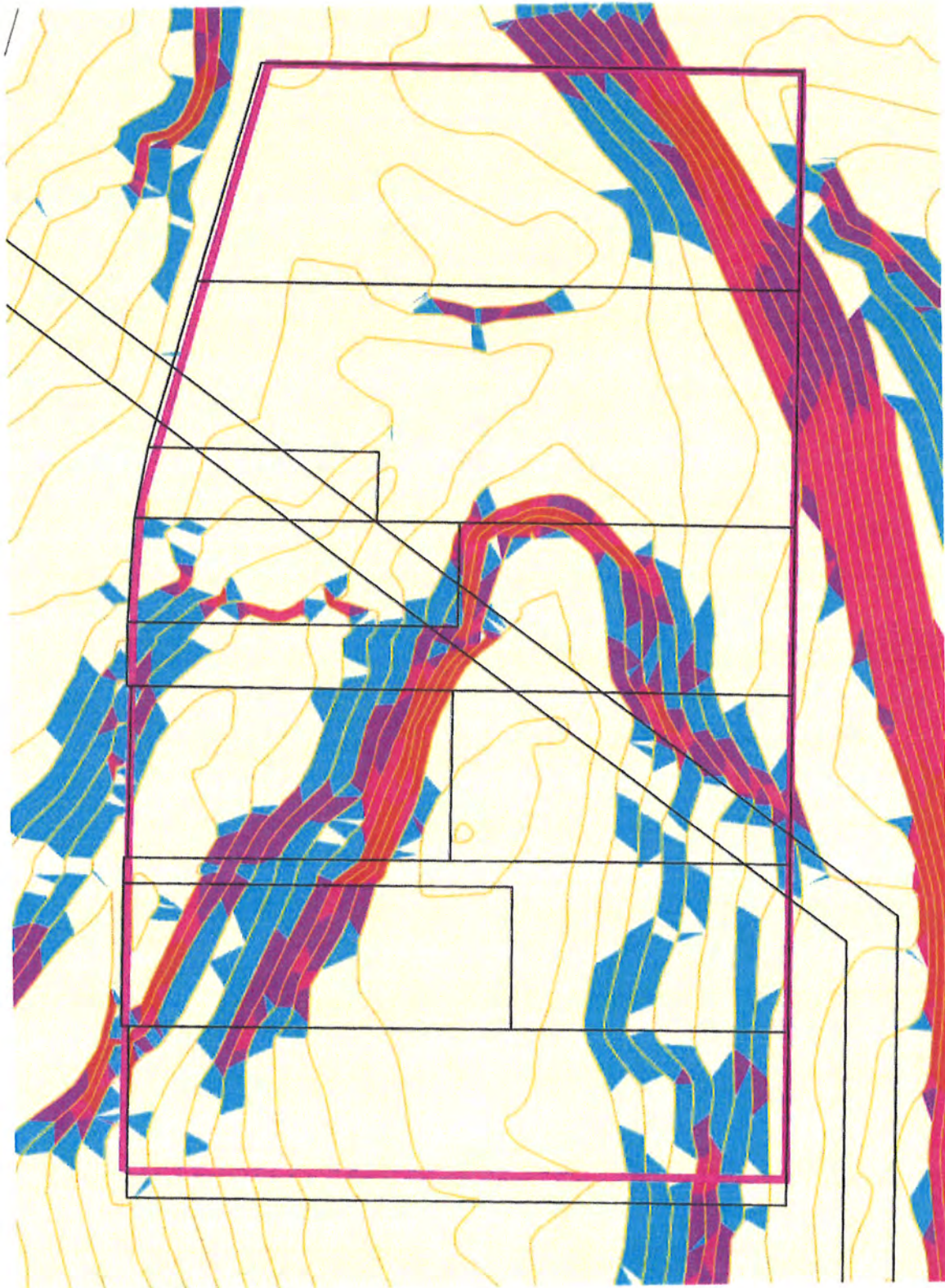
Amended Plan Options

- The attached concept plan option summarizes the requested amendment for proposed land uses that fit the site and its unique conditions.
- The plan anticipates building Tonquin Loop as an actual loop with two access points on Grahams Ferry Road. This road extension will provide complete access to the properties and also access to property owners east of the site.
- Three densities of residential are shown as transition to the neighborhood to the north and canyon to the east and also along the new east-west arterial, which is down 25 vertical feet from the site area. A center core area of potential retail, high density residential, and open space could serve as a walkable destination in the neighborhood. Also secondary access can be provided to the developable lands to the east above the canyon.
- Property uses can be molded to fit actual site conditions and provide a mix of housing (including workforce housing) close to jobs anticipated to the south and west.
- The programmed development will “be trip cap neutral” compared to the current city concept plan.

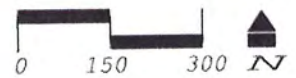
Benefits

- A walkable neighborhood with appropriate transitions and destinations
- Land uses that are adaptable to actual site conditions. The mix of uses will act as a **catalyst to create activity in the district**. The high-density residential (HDR) land provides the best opportunity for workforce housing next to employment lands. Residents won't need a car to commute.
- A plan that meets Metro's initial objectives when the land was brought into the UGB.
- A more complete quality neighborhood for the City of Tualatin.

Attachments: Basalt Creek Site Topo
Basalt Creek Slope Analysis
South Center Site Topo (Comparison)
Basalt Creek Land Use Concept
Letter from PacTrust Pacific Realty Associates, L.P.
Letter from Brian Clopton Excavating
Letter from Micheal Diamond, Real Estate Investment Group
Basalt Creek nearby Job Lands Map



11-16-2016

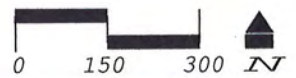


Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Yellow
2	10.00%	15.00%	Blue
3	15.00%	20.00%	Purple
4	20.00%	25.00%	Pink
5	25.00%	357.23%	Red

BASALT CREEK SLOPES ANALYSIS

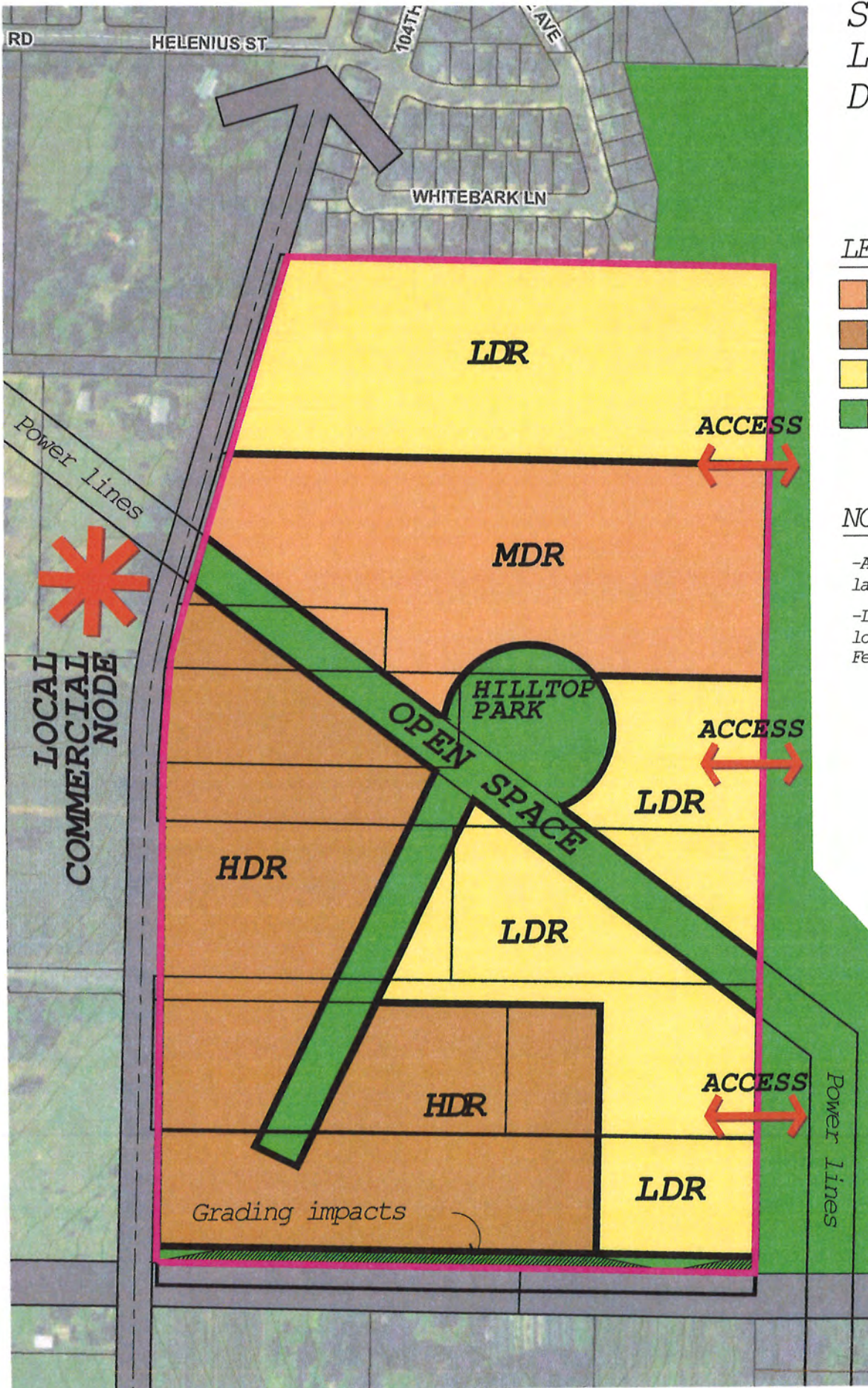


11-16-2016



SOUTH CENTER SITE TOPO

Subdistrict Land Use Diagram



LEGEND

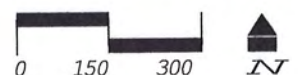
- Mid Density Residential
- High Density Residential
- Low Density Residential
- Open space

NOTES

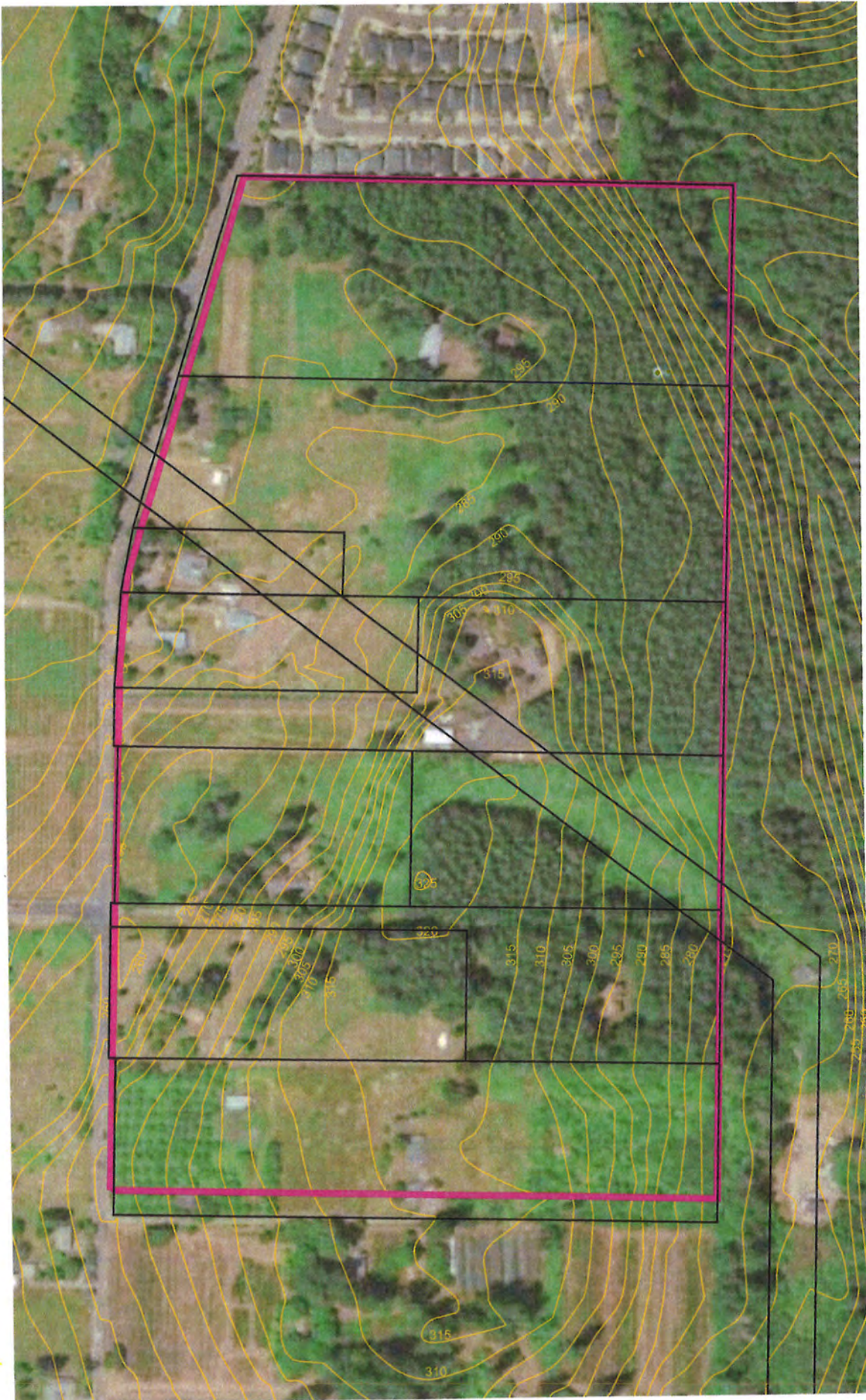
- Access provided for landowners to East
- Local commercial node located across Graham's Ferry Road



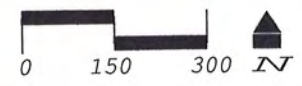
11-21-2016



Basalt Creek Concept Plan



11-16-2016



BASALT CREEK SITE TOPO



PO Box 509
Wilsonville, OR 97070
P: 503-682-0420
F: 503-570-3235
www.cloptonexcavating.com

2

November 18, 2016

Dear Mr. Koss

You have asked me to visit the 41 acre site located in the Basalt Creek Planning area. Your question was the feasibility of grading this site for employment land vs. a residential zone.

For your information my company has just purchased another four acres next to our Clay Street property. With this acquisition we now have 16 acres of land on Clay Street. I am very familiar with this area and as you know my company has mass graded many sites in the Portland Metro Area. I have been asked many times to inspect potential projects in order to determine problems that may be associated with a developer's site plans --- slopes, access and feasibility.

Thank you for providing me with topography of the site. It was very helpful and to be honest the slopes on the site were more severe then I first thought. The other big issue is the amount of rock that would be encountered with any grading necessary to accommodate any development on this site. This site is far better suited for Residential use since grading for this does not require the same topographic grading in comparison to employment uses. The Basalt Creek area does feature other land that is suited for employment; however the 41 acres you have asked me to visit is not in that category. I was also surprised by the 18 to 20 foot cut in order to accommodate the extension of Basalt Creek Parkway.

If you require any additional information please let me know.

Sincerely

Brian Clopton

President/Owner

PACTRUST
Pacific Realty Associates, L.P.

15350 S.W. Sequoia Pkwy., Suite 300
Portland, Oregon 97224
503/624-6300 • Facsimile: 503/624-7755

3

November 14, 2016

VIA EMAIL

Herb Koss
2643 South Shore Boulevard
Lake Oswego, OR 97034

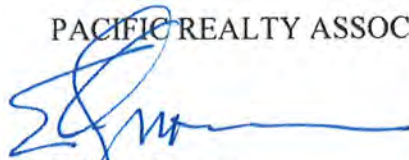
Dear Herb,

At the request of Peter Bechen, I toured your site north of the future Basalt Creek Parkway last week. PacTrust is developing an industrial park several miles north at 115th Avenue and Tualatin-Sherwood Road in Tualatin known as Koch Corporate Center. We are interested in locating a site to develop in the Coffee Creek area for light industrial uses. Unfortunately, the topography of your site makes development of industrial or flex buildings uneconomic. We believe housing would be a more appropriate use for the site. The smaller floor plates for housing enable it to work with slope conditions present on your property. Industrial/employment land requires sites to be much more flat due to dramatically larger floor plates, parking requirements, loading areas for trucks and ingress/egress concerns for trucks. There are several sites in the area that are more appropriate for industrial/employment development.

Let me know if you would like to discuss this further.

Yours very truly,

PACIFIC REALTY ASSOCIATES, L.P.



Eric A. Sporre
Vice President



4

November 21, 2016

Herb Koss
2643 South Shore Blvd.
Lake Oswego, Or 97034

VIA: EMAIL

RE: 41-acre Basalt Creek southern boarder 23960 SW Grahams Ferry Rd.

Dear Herb,

I visited the site and spent a considerable amount of time driving the area. It is an exciting development area especially when the Basalt Creek Parkway is completed.

The topography of the site is such that developing an industrial project would be very difficult and if done would be at best marginal and very inefficient. Industrial, flex buildings require large foot prints, large drive areas for loading and turning radius. There are better sites in the area for this type of use.

I also looked at the site for office park use and concluded that due to the steep topography of the site it could have a negative impact on the proximity of the parking that may pose an issue with ADA requirements. I also believe that the extraordinary site cost and small office footprints would not be cost effective and competitive in the office market. Furthermore, the location does not readily lend itself to that use.

This site lends itself to smaller foot print buildings such as housing and multifamily that can be planned around the steep grades and terraced into the topography. It is my opinion that the highest and best use for this site are single family homes buffered along the frontage with multifamily housing.

Our office has forty years of experience in commercial real estate and have procured sites for commercial developers such as Gramor, Holland Development LLC and West Hills.

Let me know if you have any questions.

A handwritten signature in black ink, appearing to read "Michael N Diamond", written in a cursive style.

Michael N Diamond
Principal Broker

Peter Watts

From: Herb Koss <herb@kossred.com>
Sent: Saturday, February 11, 2017 5:56 PM
To: Peter Watts
Subject: FW: Basalt Creek Renus



Thanks Herb Koss

Begin forwarded message:

From: Renus Kelfkens <Renus_Kelfkens@co.washington.or.us>
Date: February 1, 2017 at 12:02:54 PM PST
To: Herb Koss <herb@kossred.com>
Subject: RE: Basalt Creek

Hi Herb,

Yes, Basalt Creek Parkway is a limited access road. The only access will be from Grahams Ferry Rd, and Boones Ferry Rd. Currently we have not done any topographic survey, or design but it is reasonable to expect an 18-FT to 20-FT cut. This will be investigated during the design phase of the project.

Sorry for the delayed response. Please let me know if there are any other questions or comments.

Thanks,

Renus Kelfkens | Project Manager
503-846-7808 renus_kelfkens@co.washington.or.us

From: Herb Koss [<mailto:herb@kossred.com>]
Sent: Friday, January 27, 2017 12:40 PM
To: Renus Kelfkens
Subject: Basalt Creek

Dear Renus

I wanted to pass along the employment site evaluation prepared by Mackenzie. After our conversation earlier this week it seems clear to me that some of the assumptions that Mackenzie made, are not consistent with the transportation plan for the area. Although, the site evaluation shows access off of Basalt Creek Parkway, my understanding is that the county will not allow access. Additionally, the evaluation has Basalt Parkway in the wrong area, does not reflect the 18-20 foot curb cut, onto the property, nor does it show the residential that is planned on the northern portion of the site to transition from the existing neighborhood. I spoke to Mackenzie this week, and they indicated that they had not contacted the county regarding the transportation access, or the residential at the northern portion of the site.

Would you be willing to confirm that there is no planned access off of Basalt Creek Parkway, and that the curb cut is expected to be 18-20 feet? I think that that information will be enough for Mackenzie to retract their site evaluation. Please correct me, if anything that I have indicated isn't

accurate. My goal is to make sure that everyone is working off of the same assumptions, so that we can properly assess the site suitability. Thanks for all of your help, and taking the time to talk.

Herb

Peter Watts

From: Herb Koss <herb@kossred.com>
Sent: Saturday, February 11, 2017 5:49 PM
To: Peter Watts
Subject: FW: Proposal - Basalt Creek McKenzie
Attachments: PRO-Koss Real Estate-Scope and Fee-170209.pdf



From: Todd Johnson [mailto:TJohnson@mcknze.com]
Sent: Friday, February 10, 2017 12:04 PM
To: Herb Koss
Cc: Dennis Woods; Gabriela Frask
Subject: FW: Proposal - Basalt Creek McKenzie

Hi Herb-

I've been in meetings all morning. Sorry for the delay in getting this to you.

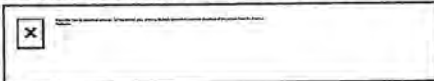
Attached is a scope and budget letter to further develop the work we did previously for Washington County. As we discussed, the letter report we prepared for Washington County relied on data available at the time we prepared the letter, and also relied on regional mapping, not site specific mapping for resource lands, geotechnical conditions, and topography. This scope includes developing site specific data to allow cost feasibility analysis to our previous study. By improving the accuracy of the data we have through onsite study and mapping, we will be able to determine if the site is economically viable for employment use, or also look at residential uses as alternates for economic viability.

It's my understanding that you have new information for the road connections and locations that we did not use in our previous report. That type of data would be collected as part of our work and would be incorporated into the scope we propose in the attached scope and budget letter.

Let me know if you have any questions about the attached scope, or if you would like us to change the proposal in any way. If the scope we outlined in the attached letter is satisfactory, I'd suggest we have a meeting with you and the project team to refine the tasks we identify prior to us commencing work.

Thanks for the opportunity to present this scope of work. I'll call you to discuss it.

Todd Johnson
Senior Associate / Director of Planning



Architecture · Interiors · Engineering · Planning

P 503.224.9560 W mcknze.com C [vcard](#)

RiverEast Center, 1515 SE Water Ave., Suite 100, Portland OR 97214

This email is confidential, may be legally privileged, and is intended solely for the addressee. If you are not the intended recipient, access is prohibited. As email can be altered, its integrity is not guaranteed.



February 10, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Dear Mr. Koss:

In response to your request I have reviewed the Basalt Creek Concept Plan materials with regards to the suitability of employment/light industrial development on the 63 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway. These materials included:

1. Tualatin Staff Reports
2. Mackenzie Study
3. Email from Washington County Basalt Creek Parkway project manager Renus Kelfkens regarding access to Basalt Creek Parkway.
4. DKS preliminary profile of the extension Basalt.
5. OTAK Basalt Creek Concept Plan.

We understand that the City, Metro and Washington County's desire is to zone this area for employment land. Development potential of land for employment uses, as stated in the MacKenzie report, is generally assumed to have less than 5% slopes. This is to allow for larger building footprints, parking, loading areas and truck access.

The two areas that meet that criteria for this property is the northerly 1/3 adjacent Victoria Gardens and the top of the plateau area in the lower middle of the site. The northerly area would be well served with access from Grahams Ferry Road at Tonquin Loop and potentially a secondary access from Tonquin Road at Grahams Ferry Road. These to access points would appear to have good separation and sight distance on Grahams Ferry. The northerly area is very developable as employment land, however the City has set aside approximately 10 acres (almost half) as residential to buffer the Victoria Gardens lots.

The southerly plateau area's best access would come from the southerly property line and Grahams Ferry. However, this is the location of Basalt Creek Parkway which the County will not allow access. We also understand that the County has deleted the proposed Kinsman Road crossing of Basalt Creek Parkway shown on the Tualatin Concept and MacKenzie plans thereby eliminating the only at grade potential access coming from the southerly portion of the site. Therefore any access to the plateau area must come from the north (Tonquin Road or Tonquin

Mr. Herb Koss

BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Page 2 of 2

Road Loop). The plateau area is almost completely surrounded by steeply sloped land. The slopes range from over 10% to over 20%. The over 40 vertical rise needed to get from Tonquin Road to the top of the plateau area will take 800 feet at 5% not accounting for access to the lower property on either side or the potential impacts to wetlands.

There is slightly over 25 feet vertical rise from Tonquin Loop to the top of the plateau. This does not account for the low area just north of the plateau that drops down another 15 feet that this road would have to cross. While the grading is more manageable the result would be truck traffic routed through a residential area.

Neither access point can provide a secondary access to the plateau area. This is a negative for both traffic flow patterns and emergency access. In addition as these roads are raised to provide access to the plateau area, the access to land on either side of the road becomes more difficult.


This area is also well known for the hard rock that is very near the surface. We were the design engineers for Victoria Gardens where we had about 2-feet of fill brought into the site to reduce the rock excavation costs. Unfortunately, filling the area does not provide better access.

Employment land requires flatter slopes to serve larger building footprints and then adjacent parking/loading areas. Providing for truck access and typical development footprint will severely limit the development efficiency for this portion of the property. Residential uses are more flexible with access grades and smaller footprints however the site will still be difficult to development without access to the south.

In summary, the northerly one third of the property is well suited to employment land. However, contrary to the MacKenzie report, Tualatin's current plan reserves the northerly 10 acres or so (almost half) of the northerly area for residential to buffer the Victoria Gardens lots. The southerly plateau area is not well suited for employment land. This is due to access constraints, surrounding steep slopes, lack of secondary access and grading costs.

It has also been our experience that if property is forced into a development pattern it is not well suited for, it will end up being one of the last parcels developed and the quality of that development is usually below expectations. If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,


Anthony R. Weller, P.E., P.L.S.
President



Construction, Inc.

P.O. Box 489 • 915 S 12th Ave • Cornelius, Oregon 97113 • (503) 357-2193 • FAX (503) 357-3649

8

2/10/17

Subject: The Land South of Victoria Gardens to Basalt Creek Parkway

Dear Mayor Ogden and Tualatin City Councilors:

I am the owner of Ken Leahy Construction Inc., our firm specializes in all aspects of site preparation projects including full site development that require erosion control, clearing, grubbing, stripping, earthwork, cement soil stabilization, storm water detention facilities, bio swales, underground utilities (storm sewer, sanitary sewer, water distribution and franchise utilities), sanitary sewer lift stations and force mains. Our firm is celebrating its 50th year in the business and has been involved in many developments in the Portland Metro area.

At the request of Herb Koss and I toured the site on 2/10/17, to give him an idea of the feasibility of full site development for employment use. I also was given topography site maps detailing the slopes and grades on the property.

I personally have developed sites that contain large volumes of rock. Based on my personal experience I estimate that the cost of land preparation for the land described above would surpass the \$5.00 per foot range.

I looked at site access, and am basing my opinion about access on the understanding that no access will be allowed onto Basalt Creek Parkway. If there is no access from Basalt Creek Parkway, traffic will have to come from the intersection of Tonquin Road and Grahams Ferry Road. There is approximately 50 feet of elevation rise, from that access point, which creates major issues for truck traffic.

Limited access, topography, and the large quantity of basalt rock are all major issues. A single one of them might not prevent the site from being developed as employment land, but the combination of all three cannot be overcome. Mass grading of Basalt Rock is not financially feasible.

Sincerely

Ken Leahy



HanmiGlobal Partner

808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

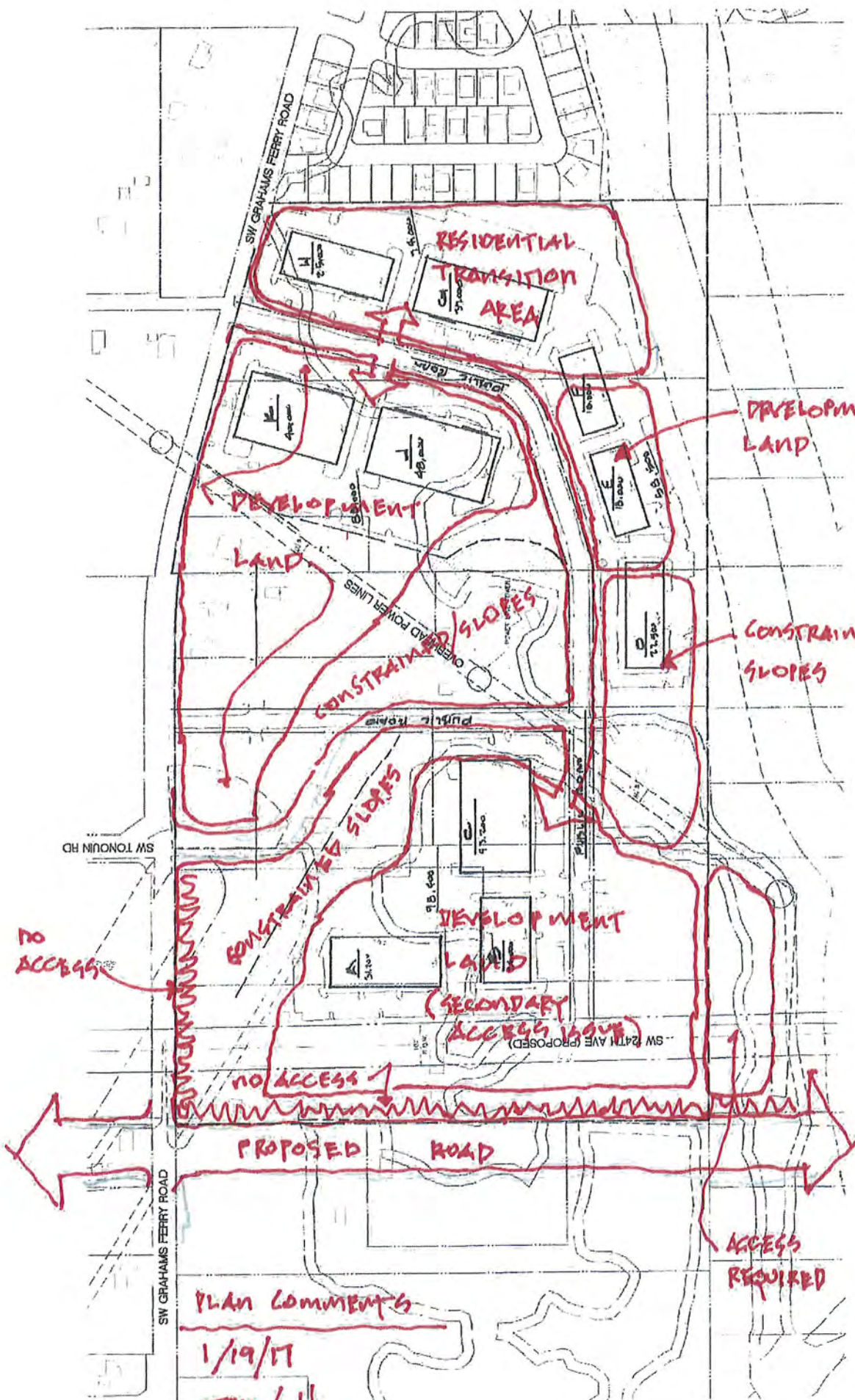


The following summarizes Don Hanson's testimony for the City Council meeting on Monday, February 13, 2017.

Comments on MacKenzie Study

- **Items/information not made available to MacKenzie**
 - Residential transition land at north end.
 - Correct location for the future Basalt Creek Parkway road.
 - No road connection/access onto the future Basalt Creek Parkway road.
 - No access is shown to properties to the southeast.

- **Plan Comments**
 - The comments on slope suitability are well stated for employment uses. Less than 5% slopes are best, 5-10% present challenges, and greater than 10% slopes are not feasible.
 - Sites A, B and C are somewhat feasible but would need a second access for emergency vehicles.
 - Sites D, E and F are not feasible for employment.
 - Sites G and H are in the proposed residential zone.
 - Sites L and K are workable.
 - There are about 18-20 acres of feasible land for employment development, but without good access a successful employment development is not feasible.
 - No consideration for costs of grading the site.
 - What about ADA?



PLAN COMMENTS
 1/19/17
 ORK/dh

OPTION ONE
 DEC. 21, 2016
 318,500 SF "EMPLOYMENT BUILDINGS"

LEGEND

SITE BOUNDARY	NET DEVELOPABLE AREA (sq ft)
PROPOSED 4' D.W.	ELEVATION INTERVAL (10')
	SPANNAN AREAS

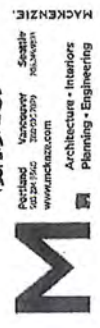
SITE DATA

BUILDING	SITE AREA	BUILDING AREA	PARKING SPACES	PARKING RATIO	NET DEVELOPABLE AREA (sq ft)
PROPOSED BUILDINGS A, D & L	100,000 SF	100,000 SF	100	1:1000	100,000 SF
PROPOSED BUILDINGS B, C & F	100,000 SF	100,000 SF	100	1:1000	100,000 SF
PROPOSED BUILDINGS G, H & I	100,000 SF	100,000 SF	100	1:1000	100,000 SF
PROPOSED BUILDINGS J, K & M	100,000 SF	100,000 SF	100	1:1000	100,000 SF
TOTAL	400,000 SF	400,000 SF	400	1:1000	400,000 SF

SITE XX
 BASALT CREEK SITE
 SW 124TH AVE
 WASHINGTON COUNTY, OREGON

SCALE: 1" = 20'

NOTE: CONTOUR SHOWN AT 5' FT INTERVALS
 72.25.2318 - 2/18/17 01



318,500 SF

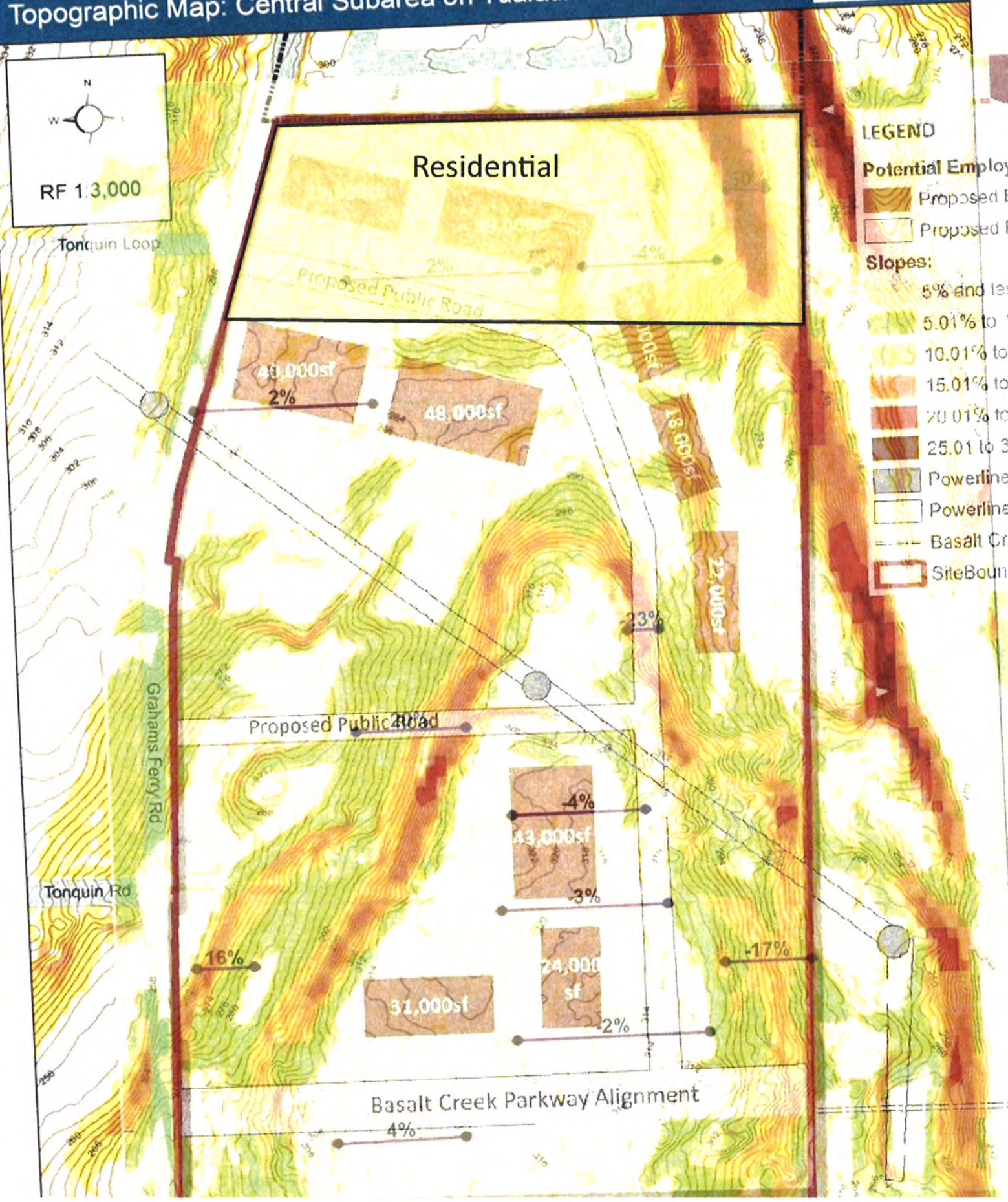
10

Topographic Map: Central Subarea on Tualatin side of Basalt



N
W

RF 1:3,000



LEGEND

Potential Employ

- Proposed E
- Proposed f

Slopes:

- 5% and less
- 5.01% to
- 10.01% to
- 15.01% to
- 20.01% to
- 25.01 to 3

Powerline

Powerline

Basalt Cr

SiteBound

From: [Herb Koss](#)
To: [Sherilyn Lombos](#); [Alice Cannon](#)
Cc: [LouOgden](#)
Subject: RE: Testimony for Monday's Work Session
Date: Tuesday, February 27, 2018 3:06:24 PM

Sorry for the poor communication. What I meant to say was we wanted to make sure that the email Peter sent along with the attachments had been forwarded to Metro as part of the record. This was the email dated 2/12/17 and is at the bottom of this email.

I also am forwarding another email with the analysis that Tony Weller and Don Hanson made for the site preparation costs for the site plan prepared by KPFF for Wilsonville. The Metro Planning staff if they had read this information I am certain their summary conclusion would have been different.

Thank you for your confirmation that you received the email and that the attachments opened.

Herb Koss

From: Sherilyn Lombos [mailto:slombos@tualatin.gov]
Sent: Tuesday, February 27, 2018 2:11 PM
To: Herb Koss <herb@kossred.com>; Alice Cannon <acannon@tualatin.gov>
Cc: LouOgden <lou@louogden.com>
Subject: RE: Testimony for Monday's Work Session

Hi Herb,

I just received the email that Peter sent to Roger Alfred.
I'm unclear what you mean when you say you would like confirmation that Metro was sent the email Peter wrote below along with the attachments. Do you mean that you sent the email to Metro?
I did not have any trouble opening the attachments.

Sherilyn Lombos
Tualatin City Manager
Desk: 503.691.3010 | Mobile: 971.998.4127

From: Herb Koss [mailto:herb@kossred.com]
Sent: Tuesday, February 27, 2018 1:34 PM
To: Alice Cannon <acannon@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Cc: LouOgden <lou@louogden.com>
Subject: FW: Testimony for Monday's Work Session

Dear Sherilyn and Alice

Mayor Ogden asked me to have Peter Watts forward the email that he sent to Roger Alfred at

Metro. Peter just informed me that he just emailed that email to you.

I also would like for you to confirm that Metro was sent the email Peter wrote below along with the attachments included with this email. If you have any trouble opening the attachments please let me know.

At this point in time the Metro Planning staff has restricted any input from any body except the cities. This is very disturbing to the property owners involved in this dispute. We are still hopeful that Metro will allow testimony.

Please let me know if you have any questions.

Sincerely

Herb Koss 503 730 2431

From: Peter Watts [<mailto:Peter.Watts@jordanramis.com>]

Sent: Tuesday, February 27, 2018 9:35 AM

To: Herb Koss <herb@kossred.com>

Subject: FW: Testimony for Monday's Work Session

From: Peter Watts

Sent: Sunday, February 12, 2017 12:42 PM

To: 'council@ci.tualatin.or.us'; 'council@tualatin.gov'

Cc: 'slombos@ci.tualatin.or.us'

Subject: Testimony for Monday's Work Session

Dear Mayor Ogden, Members of the Tualatin City Council, and City Staff,

I, along with others, own land North of the planned Basalt Creek Parkway, and East of Grahams Ferry Drive. I am writing this letter solely on my own behalf, specifically to provide background information, address the report provided to Washington County by McKenzie, and also provide information from local experts who have walked the site, so that you can make the best possible determination regarding the most appropriate designation of the land.

Executive Summary

Don Hanson of OTAK, and Tony Weller of CES NW, have both provided letters stating significant reservations with the feasibility of developing this site as employment land, and provided detailed analysis of topographic and access limitations associated with the site, for your review. The letter from Tony Weller succinctly describes the issues with the McKenzie Report and the site in two

pages.

Ken Leahy of Ken Leahy Construction, and Brian Clopton of Brian Clopton Excavating, both who have significant experience providing site preparation in the region, have walked the property, and believe that site preparation for the large building footprints required by employment designations, will be cost prohibitive due to the site slope and basalt rock soil.

Eric Sporre of PacTrust believes that there is an inability to develop industrial or flex buildings based on the site topography and soil conditions. Mike Diamond of the Real Estate Investment Group opined that the site was unlikely to develop as industrial or flex space because of the inability to provide large drive access for truck loading and turning radius. He also determined that office park use was not feasible, because the steep topography would have a negative impact on the proximity of parking and could pose an issue with American's Disabilities Act requirements. In short, all of the experts, were in agreement that there were significant issues with ever developing the property as employment land.

Although, McKenzie provided a report to Washington County, that the land could be feasibly developed as employment land, that report was based on a series of assumptions regarding site access, road construction, and zoning on the northern portion of the property, that will not occur under the current plan. Washington County staff has confirmed that the access off Basalt Creek Parkway, and the north south Kinsman road, will not be built. Both, Don Hanson and Tony Weller, have provided letters based on the most recent Washington County data, that contradict the conclusions reached in the McKenzie report.

Despite that the Basalt Creek planning area was brought into the UGB for the primary purpose of providing employment land, Metro has confirmed that there is no prohibition in the findings for non-employment designations. John Fregonese has confirmed that even if the subject property was zoned residential, the employment capacity for the planning area, will still far exceed Metro's estimates by 1,000, or more.

Background Information And Why We Are Here Today

Although, I have significant experience representing both jurisdictions and developers in land use matters, I have never previously experienced the process from the perspective of a land owner, so this has been an eye opening experience. At the time that I decided to invest as a part owner in one of the subject properties, I did due diligence by looking at satellite images, reviewing the plans prepared by the cities and John Fregonese, and driving to the site. I didn't, however, walk the site, because of extremely bad weather.

I believed based on my review of the planning materials that the site would develop as employment land, and am very familiar with the regional needs analysis. In short, I did what everyone else did which was look at it from a bird's eye view, instead of on the ground.

At the time of my ownership, the most pressing issue was the boundary between the two cities. There seemed to be a logical boundary between Tualatin and Wilsonville, at Basalt Creek

Parkway. I met with staff from Wilsonville to discuss the boundary, as well as Wilsonville's vision for mirror image zoning, which I believed, at the time, was feasible, and would work.

It was only when winter turned to summer, that I actually walked the property. What was not obvious from satellite imagery, or from the road, was immediately apparent, when I was on the ground. There are significant slope issues with the property and the adjacent properties, and there was very little topsoil, and a lot of rock. I am familiar with the impact of topography and soil conditions through my past representation of the former city of Damascus, and this property did not seem well suited for the large footprints necessary for an employment designation.

After discussions with Herb Koss, we contacted adjacent property owners, and received their permission to have experts look at the parcels of property as a whole, to help determine feasibility. At that time, concerned whether there was a prohibition on non-employment land zoning, I had preliminary discussions with Metro staff regarding whether there had been a requirement that the land be zoned employment, when it was brought into the UGB.

Metro's land use attorney, Roger Alfred, and I, both reviewed the findings and determined that although there was a strong desire for employment land, an orderly transition from residential to employment was contemplated at all times during the process. There is nothing in the findings that prevents a residential designation. This is particularly true if the factors on the ground do not support an employment designation. With that information and the consent of adjacent land owners we moved forward with the process of bringing in experts for site suitability analysis.

Preliminary Analysis From Experts And Washington County's Letter Opinion From McKenzie

Herb Koss arranged for Don Hanson from OTAK to analyze the site for slope issues and potential zoning, and he has previously submitted materials regarding his findings. (*See attachment 1*) Brian Clopton, of Brian Clopton Excavating submitted a letter on November 18, 2016 regarding the soil conditions and topography. (*See attachment 2*) Eric Sporre of PacTrust submitted a letter on November 14, 2016 regarding the inability to develop industrial or flex buildings based on the topography. (*See attachment 3*)

Mike Diamond of the Real Estate Investment Group submitted a letter on November 21, 2016 opining that the site was unlikely to develop as industrial or flex space because of the inability to provide large drive access for truck loading and turning radius. (*See attachment 4*) He also determined that office park use was not feasible because the steep topography would have a negative impact on the proximity of parking and could pose an issue with American's Disabilities Act requirements. In short, all of the experts, were in agreement that there were significant issues with ever developing the property as employment land.

Don Hanson shared Mike Diamond's concerns regarding compliance with ADA standards. He noted that the site that Washington County used as a comp, South Center, which was designed by OTAK had half the slope of the subject site, and could not be built under current ADA standards. (See page 1 of attachment 1)

At the same time, Mayor Ogden, and staff, asked John Fregonese for his opinion. He expressed reservations regarding the employment designation, and believed that it would be better suited as residential land. This, and other data, prompted Washington County to hire McKenzie to provide a letter opinion.

Upon receiving a copy of the McKenzie Letter, I had significant concerns that their report regarding feasibility was predicated on four inaccurate assumptions. Specifically:

1. The McKenzie letter contemplated access off of Basalt Creek Parkway, and did not take into account the 18-20 foot curb cut off of Basalt Creek Parkway (Washington County Project Manager, Renus Kelfkens, confirmed via email on 2/1/17 that the only access onto Basalt Creek Rd., will be from Grahams Ferry Rd., and Boones Ferry Rd., and that there will likely be an 18-20 foot curb cut); (*See Attachment 5*)
2. The McKenzie letter contemplated Kingsman Rd., as a North South connector, allowing truck access to the southern portion of the site (Washington County Planner Erin Wardell confirmed via a phone call to Herb Koss on 2/9/17 that this road had been deleted over a year ago);
3. The McKenzie letter contemplated an Employment designation in the northern quadrant of the property, despite the fact that it has been designated by the city as residential transition;
4. The McKenzie letter did not rely on site specific geotechnical conditions or topography, relying on regional mapping instead (Todd Johnson confirmed that they had not used site specific data via email on 2/10/17) (*See Attachment 6*)

I have had discussions with Gabriela Frask, who prepared the McKenzie report, and learned that she was not provided with the site transportation access information, nor was she aware that the northern portion of the property, which is relatively flat, was planned as residential transition. She was also unaware that Kingsman Rd., was deleted from the area planning approximately a year ago. Additionally, Washington County did not authorize a site visit, within her scope of work, which I believe negatively impacted her ability consider other factors impacting feasibility. Regardless of the skill of an individual planner or agency, their work can only be as accurate as the information that they rely upon, and in this case I believe that Gabriela and McKenzie did not receive sufficiently detailed information to assess the property as accurately as possible.

Expert Opinions and Assessment of the McKenzie Letter

We asked Tony Weller of CES NW, to consider the Tualatin staff reports, McKenzie Study, email from Washington Co., regarding access, the DKS preliminary profile of the extension of Basalt Creek Parkway, and the OTAK Basalt Creek Concept Plan. In a comprehensive letter dated February 10, 2017, he opined that while the northerly third of the site is very developable as employment land, almost half of that property is reserved for residential use. And, that the deletion of the planned Kingsman Road, eliminates the only at grade potential access coming from the southerly portion of the site. The plateau portion of the property is surrounded by steep slopes of over 10% and over 20%. He further opined that neither access point can provide a secondary access to the plateau area which is a negative for both traffic flows and emergency access. (*See Attachment 7*)

Ken Leahy of Ken Leahy Construction Inc., was asked to provide a more comprehensive look at site preparation costs. He provided his opinion, in a letter dated February 10, 2017 that the cost of site preparation will exceed \$5.00 per foot. (*See Attachment 8*)

Don Hanson, of OTAK has provided a letter, and marked-up the McKenzie map based on the actual location of Basalt Creek Parkway, the lack of access off of Basalt Creek, the elimination of Kinsman road, and the residential designation at the top of the property. The result of those additional facts, eliminates a significant portion of the property that McKenzie deemed developable. (*See Attachment 9*)

Additionally, I have included a map that combines the McKenzie Plan with the residential zone and topographic map. (*See Attachment 10*)

Their letters are attached for your review.

A Summary of Relevant Data

With so many different letters from various experts, and communications from owners, neighbors, and other jurisdictions, over the last six months, it can be hard to keep track of the relevant information. So, I would offer the following:

1. Metro's own benchmark for employment land contemplates a slope of less than 10%, with less than 5% preferred. This site has slope in excess of 20% throughout;
2. PacTrust has provided a written opinion that the topography and basalt soil of the site mean it can't be feasibly developed for employment purposes;
3. OTAK has indicated in writing that the comparable property that Washington County used in their analysis, had half as much slope as this site, and could not be built under current American's with Disabilities Act rules/regulations;
4. Site preparation specialists in the area confirm the high cost of site preparation, due to soil conditions. The amount of blasting that can occur on this site is compromised by the high capacity power lines that bisect the site;
5. There is no access off of Basalt Creek road, and the deletion of Kinsman Road directly, and negatively impacts truck circulation on the southern portion of the site;
6. The northern portion of the site, adjacent to the existing neighborhood is currently planned to be zoned residential, contrary to what McKenzie's renderings show, and that designation has a major impact on the large footprint, employment, buildings that can/cannot be constructed. OTAK believes that only 11% of the site can be feasibly constructed as employment;
7. A residential designation and orderly transition to employment/industrial was always contemplated adjacent to the existing residential neighborhood, and is allowed under the findings that brought the Basalt Creek area into the UGB.
8. The county believes that an 18-20 foot curb cut, will be necessary on Basalt Creek Parkway. That curb cut means that the mirror image view that Wilsonville contemplated cannot occur. The view will either be of a graded slope or a 20 foot retaining wall.

Conclusion

Although, the primary purpose of the Basalt Creek UGB expansion was to bring in employment land, the on ground conditions on this property don't support that designation. During the thirteen year period since this land was brought into the UGB, there has been a trend of locating workforce housing close to employment lands to lessen commute time to work, and there are other lands in the Basalt Creek Planning Area that are zoned residential.

John Fregonese was asked if this property was needed for employment capacity. His response was that if the subject property was zoned residential, the employment capacity for the planning area, will still far exceed Metro's estimates by 1,000, or more. In short, this land does not need to be zoned employment in order for the planning area as a whole to exceed Metro's employment capacity estimates.

Thank you for your time and consideration.

Peter

Peter O. Watts |
Jordan Ramis PC | Attorneys at Law
Direct: 503-598-5547 Main: 503-598-7070

E-MAIL CONFIDENTIALITY NOTICE: The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient or this message has been addressed to you in error, please notify the sender by reply e-mail and delete the message and any attachments. You are further notified that any use, dissemination, distribution, copying, or storage of this message or any attachment by anyone other than the intended recipient is strictly prohibited.

From: tom.re@comcast.net
To: "Brian Harper"
Cc: [LouOgden](#); [Sherilyn Lombos](#); [Alice Cannon](#); [Sean Brady](#); [Karen Perl Fox](#); "Tom Hughes"; "Craig Dirksen"; "Andy Duyck"; metro council@oregonmetro.gov
Subject: Basalt Creek Project
Date: Tuesday, February 27, 2018 11:18:03 AM

2/27/18

Brian:

Thank you very much for your swift action rendering a very detailed recommendation for the land designation of the central sub area of Basalt Creek.

I strongly hope that upon completion of Metro's final decision of land designation of the central sub area, provisions are included to allow the Cities to proceed to adopt the Concept Plan as designated and move forward with their individual Comprehensive Plans without restraint so infrastructure, annexation and building permits may ensue regardless of any private appeal.

Thank you,

Tom & Kathy Re
23500 SW Boones Ferry Rd.
Tualatin, OR. 97062
503-482-5157

From: [Peter Watts](#)
To: [Sherilyn Lombos](#)
Cc: [Herb Koss](#); [Don & Barb Hanson \(don.hanson@otak.com\)](#); [LouOgden](#); [Alice Cannon](#)
Subject: Re: FW: Metro Staff Recommendations- Basalt Creek Central Sub Area
Date: Wednesday, February 28, 2018 3:40:36 PM
Attachments: [image001.jpg](#)

Hi Sherilyn,

Thanks so much for all of the city's help! The last two sentences on page 1 of the staff report indicate that "Metro's review will only include materials submitted by the cities and the county. Metro will not consider evidence or argument presented by other parties."

I've asked Metro for clarification, since this seems the complete opposite of their, and Oregon's, public engagement process, but right now, it doesn't appear we can put anything in the record. And, we can't tell what's in the record. Only the cities and county are allowed to participate. Again, thanks for helping us correct the record.

Peter

On Tuesday, February 27, 2018, Sherilyn Lombos <slombos@tualatin.gov> wrote:

Herb,

Thank you for making sure we have all of this information.

Sean Brady, our City Attorney is working diligently to prepare the City of Tualatin brief that will make our best case for residential in the sub-area according to Metro's outlined process.

I do want to point out that you, and anyone else, are free (and encouraged) to make your arguments directly to the Metro Council. The Metro Council will be making the ultimate decision at a public meeting in April. Attached is a document we put together for our Council (I know you are attuned to all of this information, but it puts it in one spot).

Sherilyn Lombos

Tualatin City Manager

Desk: 503.691.3010 | Mobile: 971.998.4127

From: Herb Koss [mailto:herb@kossred.com]
Sent: Tuesday, February 27, 2018 3:31 PM
To: Sherilyn Lombos <slombos@tualatin.gov>; Alice Cannon <acannon@tualatin.gov>
Cc: Peter Watts <peterowatts02@gmail.com>; Don & Barb Hanson

(don.hanson@otak.com) <don.hanson@otak.com>; LouOgden <lou@louogden.com>
Subject: FW: Metro Staff Recommendations- Basalt Creek Central Sub Area

Sherilyn and Alice

I am in California and some of my files are not in my laptop. Tony had sent the attached letter, which represents a clearer picture of the site development costs.

From my standpoint so much information has been submitted it is difficult to sort through our files so I can easily see how some of the record could be missed.

As I stated in my last email the CESNW analysis of the KPFF plan is critical to any decision on our land.

Herb Koss

From: Tony Weller [<mailto:tweller@cesnw.com>]
Sent: Tuesday, February 27, 2018 2:07 PM
To: Herb Koss <herb@kossred.com>
Subject: RE: Metro Staff Recommendations- Basalt Creek Central Sub Area

Herb – See if this is the letter/package you were looking for.

Regards – Tony

Tony Weller, P.E., P.L.S.

President

CESNW, INC.

13190 SW 68th Parkway, Suite 150

Tigard, OR 97223

503.968.6655 p

503.968.2595 f

503.866.6550 c

tweller@cesnw.com

www.cesnw.com

From: Herb Koss [<mailto:herb@kossred.com>]

Sent: Saturday, February 24, 2018 4:15 PM

To: Lou Ogden <lou@louogden.com>; Alice Cannon <Acannon@ci.tualatin.or.us>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Frank Bubenik (fbubenik@ci.tualatin.or.us) <fbubenik@ci.tualatin.or.us>; jeff DeHaan <jdehaan@tualatin.gov>; Joelle Davis (jdavis@ci.tualatin.or.us) <jdavis@ci.tualatin.or.us>; lou ogden (logden@ci.tualatin.or.us) <logden@ci.tualatin.or.us>; nancy grimes (ngrimes@ci.tualatin.or.us) <ngrimes@ci.tualatin.or.us>; paul morrison <pmorrison@tualatin.gov>; robert kellogg <rkellogg@tualatin.gov>; Sherilyn Lombos <SLOMBOS@ci.tualatin.or.us>

Cc: Sherman Leitgeb <sherman@equityoregon.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>; Peter Watts <peterowatts02@gmail.com>; Peter Watts <Peter.Watts@jordanramis.com>; Roy Rogers <Roy_Rogers@co.washington.or.us>

Subject: RE: Metro Staff Recommendations- Basalt Creek Central Sub Area

Lou

I forgot to mention that we appreciate the fact that the Tualatin Staff and Council will be on top of the situation. The Tualatin residents living next to or near the property like us want Metro to make the right decision.

Herb

From: Lou Ogden [<mailto:lou@louogden.com>]

Sent: Saturday, February 24, 2018 3:17 PM

To: Herb Koss <herb@kossred.com>; Alice Cannon <Acannon@ci.tualatin.or.us>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Frank Bubenik

(fbubenik@ci.tualatin.or.us) <fbubenik@ci.tualatin.or.us>; jeff DeHaan <jdehaan@tualatin.gov>; Joelle Davis (jdavis@ci.tualatin.or.us) <jdavis@ci.tualatin.or.us>; lou ogden (logden@ci.tualatin.or.us) <logden@ci.tualatin.or.us>; nancy grimes (ngrimes@ci.tualatin.or.us) <ngrimes@ci.tualatin.or.us>; paul morrison <pmorrison@tualatin.gov>; robert kellogg <rkellogg@tualatin.gov>; Sherilyn Lombos <SLOMBOS@ci.tualatin.or.us>

Cc: Sherman Leitgeb <sherman@equityoregon.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>; Peter Watts <peterowatts02@gmail.com>; Peter Watts <Peter.Watts@jordanramis.com>; Roy Rogers <Roy_Rogers@co.washington.or.us>

Subject: Re: Metro Staff Recommendations- Basalt Creek Central Sub Area

Thx for the email Herb, and I do appreciate your concerns. I believe we are best served by Metro only looking at the record that was submitted to both cities rather than starting the debate from ground zero. It appears to me that probably everything has been said and everyone has said it. That said (pardon the pun) I believe it is very important the Metro receive ALL the pertinent information of the record already established by the cities. To that end, I believe we will be diligent to be sure all the factors are presented to metro such that there will be little doubt of the facts as presented by both sides. From there they will have to decide, objectively, without bias, based upon their application of the facts toward their deliberations. It appears there may be other misconstruction in the Metro staff report but I have yet to be briefed by Tualatin staff so I'll not comment just yet. Our staff and our council will be on top of it.

Thanks,

1473988944821_RSP



Resource Strategies Planning Group

Group Benefits & Life, Health, Disability, & Long Term Care Insurance for

Businesses and Individuals

21040 SW 90th Ave. Tualatin, OR 97062

Phone 503.692.0163; Fax 503.385.0320

lou@louogden.com

From: Herb Koss <herb@kossred.com>
Sent: Friday, February 23, 2018 6:56 AM
To: Lou Ogden; Alice Cannon; Aquilla Hurd-Ravich; Frank Bubenik (fbubenik@ci.tualatin.or.us); jeff DeHaan; Joelle Davis (jdavis@ci.tualatin.or.us); lou ogden (logden@ci.tualatin.or.us); nancy grimes (ngrimes@ci.tualatin.or.us); paul morrison; robert kellogg; Sherilyn Lombos
Cc: Sherman Leitgeb; Don & Barb Hanson (don.hanson@otak.com); Tony Weller; Peter Watts; Peter Watts
Subject: FW: Metro Staff Recommendations- Basalt Creek Central Sub Area

Good Morning Lou

Started saying good morning, but it certainly the property owners involved in the Wilsonville challenge are not having a good morning. Lou yesterday we received a copy of the Metro staff report, which is attached to this email. I just attached the staff report without the many exhibits since the file is so large the attachment may not open. I am confident the staff has the full report. Sherman Leitgeb after reading the report found errors in the report and it is obvious to me that the Wilsonville staff has worked diligently to direct the Metro Planning staff to slant the staff report in their favor. The real issue here is the process that the Planning Staff has recommended to the Metro Council. We as property owners have no idea what information was submitted to the Planning Staff at Metro. In reading the process suggested to Martha Bennett Metro will not consider evidence or argument presented by other parties. Only the cities will have the opportunity to submit information. Lou this is certainly not fair to us the owners of the land involved. Peter Watts is contacting Roger Alfred the Metro attorney and Martha Bennett on the process that the Planning staff has proposed. I have been in the development business for many years and never in my career has such a closed process occurred.

Our request to you is for the City of Tualatin to let us know what they are planning to submit or have submitted to Metro. We would like to make sure that our submittals and appropriate exhibits are sent to Metro, which based the Tualatin City Council's decision to recommend our land being zoned Residential. It would be appreciated if the Alice or Sherilyn would provide that information to us and make sure all of the

record to sent to Metro. The staff report includes the KPFF report paid for by Wilsonville, but I am confident that the cost factors as analyzed by Tony Weller's firm CESNW was not. KPFF when testifying stated they did not analyze the costs of grading or the necessary retaining walls for their proposed site plan.

Of the many incorrect facts presented in the Staff Report they even state that a residential zone would negatively impact the traffic in the area. We have always stated that their will be no additional trips and the density approved will address that fact. They also mention the millions of dollars of infrastructure and planning - \$65,000,000. Yes a big number, but if our land is never developed the revenue is zero from SDC fees.

Lou I would appreciate your reviewing the staff report and directing staff per our request above. I am confident that the Metro Planning staff has not seen the facts that the Tualatin City Council based their decision on. Basalt Rock creating huge unfeasible grading costs., Lack of Access- 18 to 20 foot cut on the southern tip of what you referred to as the base of the Arrowhead, incorrect assumption that our land is not presently next to residential product – two sides North and East are zoned residential and the Basalt Creek Parkway with a 18 to 20 cut with no access allowed is a great transition buffer.

I am going to contact Roy Rogers too. Washington County after speaking with you did not retract their letter, but Andy acknowledged the letter was sent without their consultant visiting the site. I will bet that no one from the Metro Planning staff has visited the site either. Zoning land that will never be developed is not in anyone's interest since it does not create tax base or create SDC revenue. Supportive housing is needed in this area and we are willing to allow our land to be zoned for more affordable product.

Lou your help on this would be appreciated. The city council voted 7 – 0 in favor of a residential zone and Tualatin's recommendation should be approved. We also believe that Metro should allow testimony from the property owners that are affected by this very important decision.

Sincerely

Herb Koss

From: Sherman Leitgeb [<mailto:sherman@equityoregon.com>]
Sent: Thursday, February 22, 2018 1:40 PM
To: Herb Koss <herb@kossred.com>
Cc: Ed Trompke <Ed.Trompke@jordanramis.com>; Peter Watts <Peter.Watts@jordanramis.com>; Peter Watts <peterowatts02@gmail.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>
Subject: Re: Metro Staff Recommendations- Basalt Creek Central Sub Area

Herb and all,

The attached recommendation has errors that are very notable and quite important.

- 1). On Page 4, Item 2, Line #3, the 7th word should say "North". It currently says "South". This is critical to be corrected. It almost seems to me like it was an intentional error as nobody except those of us involved would know the difference.
- 2). Page 4/5, Item 3, the last sentence of that section is factually incorrect.
- 3). Page 4/5, item 4, the last 2 sentences are completely incorrect as well.
- 4). Page 17, Exhibit G, paragraph 3, clearly states that if the North South Connector falls "close" to the South alignment, land would be Residential to the North of the alignment and Industrial to the South of the alignment. It did fall "close" so it should be Residential.

Maybe I'm nit-picking this thing but aren't facts important? We need to remember that none of the people involved in writing any of this have ever been to the property. Metro Staff is completely uninformed on the facts and the lay of the land. Metro Staff simply looked at Wilsonville Staff info and made a decision not based on facts. They even put in their recommendation that putting a neighborhood in the middle of an Industrial area would be an issue. It's not in the middle of an Industrial area! What are they thinking? And who would make such a glaring mistake? Only the uninformed. The Central Subarea borders Basalt Creek Canyon on the East

and beyond the canyon is Residential. It borders an existing Tualatin neighborhood, Victoria Gardens, on the North. Victoria Gardens is Residential. It borders the Parkway on the South which is supposed to be the buffer between Residential and Industrial zoning according to their very own documents attached.

This is simply another opportunity for us to correct the uninformed who are not living in reality. We all know the enormous costs to develop the Central Subarea into Industrial, the lack of access, the rock, the elevation changes and the overhead Power Lines make this land un-developable for Industrial use. We all know it! I believe in our experts and their testimony. So we thought our fight was over. It was not. We need to make sure the process is fair and all of the facts are presented. Metro should allow additional testimony and we need to make sure that the evidence presented to the Tualatin City Council has been reviewed by the Metro Staff.

SHERMAN LEITGEB

Principal Broker/ Owner

Sherman@EquityOregon.com

503-704-9280

From: [Herb Koss](#)
To: [Alice Cannon](#); [Aquila Hurd-Ravich](#); [Frank Bubenik \(fbubenik@ci.tualatin.or.us\)](#); [jeff DeHaan](#); [Joelle Davis \(jdavis@ci.tualatin.or.us\)](#); [lou ogden \(logden@ci.tualatin.or.us\)](#); [Louogden](#); [nancy grimes \(ngrimes@ci.tualatin.or.us\)](#); [paul morrison](#); [robert kellogg](#); [Sherilyn Lombos](#)
Subject: FW: Testimony for Monday's Work Session BASALT CREEK
Date: Thursday, March 08, 2018 9:06:26 AM
Attachments: [Attachments 1-3.pdf](#)
[Attachment 4-10.pdf](#)
[CESNW Letter Analysis.pdf](#)

Subject: *Pertinent data regarding the Basalt Creek Zoning – Important to read the email dated 2/12/17 from Peter Watts at the bottom of this email and the attachments. The CESNW attachment is Direct and to the point --- cost and access issues.*

Metro Council President Hughes and Metro Councilors

I had a conversation with Councilor Harrington and during our conversation unrelated to my call Councilor Harrington told me that Mayor Knapp had sent her a packet of information late Dec 2017. The information was forwarded by Mayor Knapp I believe at the request of Councilor Harrington.

Recently I received a memo that included a Metro Planning Staff recommendation, which included the planning staff's recommendation for the council to zone the Basalt Creek land in question as Employment Land. First of all in reading the staff report there is no way the decision they reached would be recommended if the Planning Staff had made arrangements to visit the site or had reviewed the information that was presented to the Tualatin City Council when the city council voted 7 – 0 in favor of a residential zone. I have been assured that the Tualatin Staff will be providing all of the Testimony and professional data that our land owners presented. Please note the date of the memo below was 2/21/17.

In addition to the memo below and the attachments included with this email I have also attached the Cost Analysis prepared by CESNW- Mr. Tony Weller. This analysis was done after the city of Wilsonville retained the services of KPFF to provide a site plan for the land in question. As indicated the site not only has major access issues, but the cost to prepare the site for the plan provided by KPFF is more than the land is worth.

A residential zone can use the rock ridges and topography as open space, build some housing with garage under product and access to the site can be dealt with for a residential zone unlike what an

industrial/employment site

would require. A well thought out plan for supportive housing would be planned not to increase the trip counts.

My concern is the record for the testimony on this site has been years in the making and we as property owners have no idea what has been submitted or will be submitted. Mayor Ogden has assured us that the Tualatin Staff will provide their records and the reasons why a residential zone is warranted. With that said I find it unreasonable that the Metro Planning Staff is recommending what we consider a closed hearing. This is not in the spirit of what the Metro Council has supported in the past and should not be allowed.

I believe that the CESNW letter is the best summary of the facts involving our position of desiring a residential zone.

Mr. Weller is willing to attend the Metro hearing, but it appears no public testimony will be allowed. We are asking that the Metro Council alters the Metro Planners recommendation and allows a more open process. Property owners that will be greatly affected should be allowed to testify.

We can arrange site visits or if you have any other questions please contact me at 503 730 2431 or herb@kossred.com

Sincerely

Herb Koss – Property owner Basalt Creek

cc: Mayor Ogden and Council
Alice Cannon
Sherilyn Lombos
Aquilla Hurd- Ravich
Karen Fox
Martha Bennett COO Metro
Roger Alfred

From: Peter Watts
Sent: Sunday, February 12, 2017 12:42 PM
To: 'council@ci.tualatin.or.us'; 'council@tualatin.gov'
Cc: 'slombos@ci.tualatin.or.us'
Subject: Testimony for Monday's Work Session

Dear Mayor Ogden, Members of the Tualatin City Council, and City Staff,

I, along with others, own land North of the planned Basalt Creek Parkway, and East of Grahams Ferry Drive. I am writing this letter solely on my own behalf, specifically to provide background information, address the report provided to Washington County by McKenzie, and also provide information from local experts who have walked the site, so that you can make the best possible determination regarding the most appropriate designation of the land.

Executive Summary

Don Hanson of OTAK, and Tony Weller of CES NW, have both provided letters stating significant reservations with the feasibility of developing this site as employment land, and provided detailed analysis of topographic and access limitations associated with the site, for your review. The letter from Tony Weller succinctly describes the issues with the McKenzie Report and the site in two pages.

Ken Leahy of Ken Leahy Construction, and Brian Clopton of Brian Clopton Excavating, both who have significant experience providing site preparation in the region, have walked the property, and believe that site preparation for the large building footprints required by employment designations, will be cost prohibitive due to the site slope and basalt rock soil.

Eric Sporre of PacTrust believes that there is an inability to develop industrial or flex buildings based on the site topography and soil conditions. Mike Diamond of the Real Estate Investment Group opined that the site was unlikely to develop as industrial or flex space because of the inability to provide large drive access for truck loading and turning radius. He also determined that office park use was not feasible, because the steep topography would have a negative impact on the proximity of parking and could pose an issue with American's Disabilities Act requirements. In short, all of the experts, were in agreement that there were significant issues with ever developing the property as employment land.

Although, McKenzie provided a report to Washington County, that the land could be feasibly developed as employment land, that report was based on a series of assumptions regarding site access, road construction, and zoning on the northern portion of the property, that will not occur under the current plan. Washington County staff has confirmed that the access off Basalt Creek Parkway, and the north south Kinsman road, will not be built. Both, Don Hanson and Tony Weller, have provided letters based on the most recent Washington County data, that contradict the conclusions reached in the McKenzie report.

Despite that the Basalt Creek planning area was brought into the UGB for the primary purpose of providing employment land, Metro has confirmed that there is no prohibition in the findings for non-employment designations. John Fregonese has confirmed that even if the subject property was zoned residential, the employment capacity for the planning area, will still far exceed Metro's estimates by 1,000, or more.

Background Information And Why We Are Here Today

Although, I have significant experience representing both jurisdictions and developers in land use matters, I have never previously experienced the process from the perspective of a land owner, so this has been an eye opening experience. At the time that I decided to invest as a part owner in one of the subject properties, I did due diligence by looking at satellite images, reviewing the plans prepared by the cities and John Fregonese, and driving to the site. I didn't, however, walk the site, because of extremely bad weather.

I believed based on my review of the planning materials that the site would develop as employment land, and am very familiar with the regional needs analysis. In short, I did what everyone else did which was look at it from a bird's eye view, instead of on the ground.

At the time of my ownership, the most pressing issue was the boundary between the two cities. There seemed to be a logical boundary between Tualatin and Wilsonville, at Basalt Creek Parkway. I met with staff from Wilsonville to discuss the boundary, as well as Wilsonville's vision for mirror image zoning, which I believed, at the time, was feasible, and would work.

It was only when winter turned to summer, that I actually walked the property. What was not obvious from satellite imagery, or from the road, was immediately apparent, when I was on the ground. There are significant slope issues with the property and the adjacent properties, and there was very little topsoil, and a lot of rock. I am familiar with the impact of topography and soil conditions through my past representation of the former city of Damascus, and this property did not seem well suited for the large footprints necessary for an employment designation.

After discussions with Herb Koss, we contacted adjacent property owners, and received their permission to have experts look at the parcels of property as a whole, to help determine feasibility. At that time, concerned whether there was a prohibition on non-employment land zoning, I had preliminary discussions with Metro staff regarding whether there had been a requirement that the land be zoned employment, when it was brought into the UGB.

Metro's land use attorney, Roger Alfred, and I, both reviewed the findings and determined that although there was a strong desire for employment land, an orderly transition from residential to employment was contemplated at all times during the process. There is nothing in the findings that prevents a residential designation. This is particularly true if the factors on the ground do not support an employment designation. With that information and the consent of adjacent land owners we moved forward with the process of bringing in experts for site suitability analysis.

Preliminary Analysis From Experts And Washington County's Letter Opinion From McKenzie

Herb Koss arranged for Don Hanson from OTAK to analyze the site for slope issues and potential zoning, and he has previously submitted materials regarding his findings. (*See attachment 1*) Brian Clopton, of Brian Clopton Excavating submitted a letter on November 18, 2016 regarding the soil conditions and topography. (*See attachment 2*) Eric Sporre of PacTrust submitted a letter on November 14, 2016 regarding the inability to develop industrial or flex buildings based on the topography. (*See attachment 3*)

Mike Diamond of the Real Estate Investment Group submitted a letter on November 21, 2016 opining that the site was unlikely to develop as industrial or flex space because of the inability to provide large drive access for truck loading and turning radius. (*See attachment 4*) He also determined that office park use was not feasible because the steep topography would have a negative impact on the proximity of parking and could pose an issue with American's Disabilities Act requirements. In short, all of the experts, were in agreement that there were significant issues with ever developing the property as employment land.

Don Hanson shared Mike Diamond's concerns regarding compliance with ADA standards. He noted that the site that Washington County used as a comp, South Center, which was designed by OTAK had half the slope of the subject site, and could not be built under current ADA standards. (See page 1 of attachment 1)

At the same time, Mayor Ogden, and staff, asked John Fregonese for his opinion. He expressed reservations regarding the employment designation, and believed that it would be better suited as residential land. This, and other data, prompted Washington County to hire McKenzie to provide a letter opinion.

Upon receiving a copy of the McKenzie Letter, I had significant concerns that their report regarding feasibility was predicated on four inaccurate assumptions. Specifically:

1. The McKenzie letter contemplated access off of Basalt Creek Parkway, and did not take into account the 18-20 foot curb cut off of Basalt Creek Parkway (Washington County Project Manager, Renu Kelfkens, confirmed via email on 2/1/17 that the only access onto Basalt Creek Rd., will be from Grahams Ferry Rd., and Boones Ferry Rd., and that there will likely be an 18-20 foot curb cut); (*See Attachment 5*)
2. The McKenzie letter contemplated Kingsman Rd., as a North South connector, allowing truck access to the southern portion of the site (Washington County Planner Erin Wardell confirmed via a phone call to Herb Koss on 2/9/17 that this road had been deleted over a year ago);
3. The McKenzie letter contemplated an Employment designation in the northern quadrant of the property, despite the fact that it has been designated by the city as residential transition;
4. The McKenzie letter did not rely on site specific geotechnical conditions or topography, relying on regional mapping instead (Todd Johnson confirmed that they had not used site specific data via email on 2/10/17) (*See Attachment 6*)

I have had discussions with Gabriela Frask, who prepared the McKenzie report, and learned that she was not provided with the site transportation access information, nor was she aware that the northern portion of the property, which is relatively flat, was planned as residential transition. She was also unaware that Kingsman Rd., was deleted from the area planning approximately a year ago. Additionally, Washington County did not authorize a site visit, within her scope of work, which I believe negatively impacted her ability consider other factors impacting feasibility. Regardless of the skill of an individual planner or agency, their work can only be as accurate as the information

that they rely upon, and in this case I believe that Gabriela and McKenzie did not receive sufficiently detailed information to assess the property as accurately as possible.

Expert Opinions and Assessment of the McKenzie Letter

We asked Tony Weller of CES NW, to consider the Tualatin staff reports, McKenzie Study, email from Washington Co., regarding access, the DKS preliminary profile of the extension of Basalt Creek Parkway, and the OTAK Basalt Creek Concept Plan. In a comprehensive letter dated February 10, 2017, he opined that while the northerly third of the site is very developable as employment land, almost half of that property is reserved for residential use. And, that the deletion of the planned Kinsman Road, eliminates the only at grade potential access coming from the southerly portion of the site. The plateau portion of the property is surrounded by steep slopes of over 10% and over 20%. He further opined that neither access point can provide a secondary access to the plateau area which is a negative for both traffic flows and emergency access. (*See Attachment 7*)

Ken Leahy of Ken Leahy Construction Inc., was asked to provide a more comprehensive look at site preparation costs. He provided his opinion, in a letter dated February 10, 2017 that the cost of site preparation will exceed \$5.00 per foot. (*See Attachment 8*)

Don Hanson, of OTAK has provided a letter, and marked-up the McKenzie map based on the actual location of Basalt Creek Parkway, the lack of access off of Basalt Creek, the elimination of Kinsman road, and the residential designation at the top of the property. The result of those additional facts, eliminates a significant portion of the property that McKenzie deemed developable. (*See Attachment 9*)

Additionally, I have included a map that combines the McKenzie Plan with the residential zone and topographic map. (*See Attachment 10*)

Their letters are attached for your review.

A Summary of Relevant Data

With so many different letters from various experts, and communications from owners, neighbors, and other jurisdictions, over the last six months, it can be hard to keep track of the relevant information. So, I would offer the following:

1. Metro's own benchmark for employment land contemplates a slope of less than 10%, with less than 5% preferred. This site has slope in excess of 20% throughout;
2. PacTrust has provided a written opinion that the topography and basalt soil of the site mean it can't be feasibly developed for employment purposes;
3. OTAK has indicated in writing that the comparable property that Washington County used in their analysis, had half as much slope as this site, and could not be built under current American's with Disabilities Act rules/regulations;
4. Site preparation specialists in the area confirm the high cost of site preparation, due to soil conditions. The amount of blasting that can occur on this site is compromised by the high

capacity power lines that bisect the site;

5. There is no access off of Basalt Creek road, and the deletion of Kinsman Road directly, and negatively impacts truck circulation on the southern portion of the site;
6. The northern portion of the site, adjacent to the existing neighborhood is currently planned to be zoned residential, contrary to what McKenzie's renderings show, and that designation has a major impact on the large footprint, employment, buildings that can/cannot be constructed. OTAK believes that only 11% of the site can be feasibly constructed as employment;
7. A residential designation and orderly transition to employment/industrial was always contemplated adjacent to the existing residential neighborhood, and is allowed under the findings that brought the Basalt Creek area into the UGB.
8. The county believes that an 18-20 foot curb cut, will be necessary on Basalt Creek Parkway. That curb cut means that the mirror image view that Wilsonville contemplated cannot occur. The view will either be of a graded slope or a 20 foot retaining wall.

Conclusion

Although, the primary purpose of the Basalt Creek UGB expansion was to bring in employment land, the on ground conditions on this property don't support that designation. During the thirteen year period since this land was brought into the UGB, there has been a trend of locating workforce housing close to employment lands to lessen commute time to work, and there are other lands in the Basalt Creek Planning Area that are zoned residential.

John Fregonese was asked if this property was needed for employment capacity. His response was that if the subject property was zoned residential, the employment capacity for the planning area, will still far exceed Metro's estimates by 1,000, or more. In short, this land does not need to be zoned employment in order for the planning area as a whole to exceed Metro's employment capacity estimates.

Thank you for your time and consideration.

Peter

Peter O. Watts |
Jordan Ramis PC | Attorneys at Law
Direct: 503-598-5547 Main: 503-598-7070

E-MAIL CONFIDENTIALITY NOTICE: The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient or this message has been addressed to you in error, please notify the sender by reply e-mail and delete the message and any attachments. You are further notified that any use, dissemination, distribution, copying, or storage of this message or any attachment by anyone other than the intended recipient is strictly prohibited.



4

November 21, 2016

Herb Koss
2643 South Shore Blvd.
Lake Oswego, Or 97034

VIA: EMAIL

RE: 41-acre Basalt Creek southern boarder 23960 SW Grahams Ferry Rd.

Dear Herb,

I visited the site and spent a considerable amount of time driving the area. It is an exciting development area especially when the Basalt Creek Parkway is completed.

The topography of the site is such that developing an industrial project would be very difficult and if done would be at best marginal and very inefficient. Industrial, flex buildings require large foot prints, large drive areas for loading and turning radius. There are better sites in the area for this type of use.

I also looked at the site for office park use and concluded that due to the steep topography of the site it could have a negative impact on the proximity of the parking that may pose an issue with ADA requirements. I also believe that the extraordinary site cost and small office footprints would not be cost effective and competitive in the office market. Furthermore, the location does not readily lend itself to that use.

This site lends itself to smaller foot print buildings such as housing and multifamily that can be planned around the steep grades and terraced into the topography. It is my opinion that the highest and best use for this site are single family homes buffered along the frontage with multifamily housing.

Our office has forty years of experience in commercial real estate and have procured sites for commercial developers such as Gramor, Holland Development LLC and West Hills.

Let me know if you have any questions.

A handwritten signature in black ink, appearing to read "Michael N Diamond", written in a cursive style.

Michael N Diamond
Principal Broker

Peter Watts

From: Herb Koss <herb@kossred.com>
Sent: Saturday, February 11, 2017 5:56 PM
To: Peter Watts
Subject: FW: Basalt Creek Renus



Thanks Herb Koss

Begin forwarded message:

From: Renus Kelfkens <Renus_Kelfkens@co.washington.or.us>
Date: February 1, 2017 at 12:02:54 PM PST
To: Herb Koss <herb@kossred.com>
Subject: RE: Basalt Creek

Hi Herb,

Yes, Basalt Creek Parkway is a limited access road. The only access will be from Grahams Ferry Rd, and Boones Ferry Rd. Currently we have not done any topographic survey, or design but it is reasonable to expect an 18-FT to 20-FT cut. This will be investigated during the design phase of the project.

Sorry for the delayed response. Please let me know if there are any other questions or comments.

Thanks,

Renus Kelfkens | Project Manager
503-846-7808 renus_kelfkens@co.washington.or.us

From: Herb Koss [<mailto:herb@kossred.com>]
Sent: Friday, January 27, 2017 12:40 PM
To: Renus Kelfkens
Subject: Basalt Creek

Dear Renus

I wanted to pass along the employment site evaluation prepared by Mackenzie. After our conversation earlier this week it seems clear to me that some of the assumptions that Mackenzie made, are not consistent with the transportation plan for the area. Although, the site evaluation shows access off of Basalt Creek Parkway, my understanding is that the county will not allow access. Additionally, the evaluation has Basalt Parkway in the wrong area, does not reflect the 18-20 foot curb cut, onto the property, nor does it show the residential that is planned on the northern portion of the site to transition from the existing neighborhood. I spoke to Mackenzie this week, and they indicated that they had not contacted the county regarding the transportation access, or the residential at the northern portion of the site.

Would you be willing to confirm that there is no planned access off of Basalt Creek Parkway, and that the curb cut is expected to be 18-20 feet? I think that that information will be enough for Mackenzie to retract their site evaluation. Please correct me, if anything that I have indicated isn't

accurate. My goal is to make sure that everyone is working off of the same assumptions, so that we can properly assess the site suitability. Thanks for all of your help, and taking the time to talk.

Herb

Peter Watts

From: Herb Koss <herb@kossred.com>
Sent: Saturday, February 11, 2017 5:49 PM
To: Peter Watts
Subject: FW: Proposal - Basalt Creek McKenzie
Attachments: PRO-Koss Real Estate-Scope and Fee-170209.pdf



From: Todd Johnson [<mailto:TJohnson@mcknze.com>]
Sent: Friday, February 10, 2017 12:04 PM
To: Herb Koss
Cc: Dennis Woods; Gabriela Frask
Subject: FW: Proposal - Basalt Creek McKenzie

Hi Herb-

I've been in meetings all morning. Sorry for the delay in getting this to you.

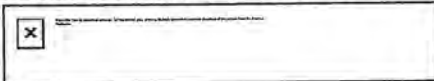
Attached is a scope and budget letter to further develop the work we did previously for Washington County. As we discussed, the letter report we prepared for Washington County relied on data available at the time we prepared the letter, and also relied on regional mapping, not site specific mapping for resource lands, geotechnical conditions, and topography. This scope includes developing site specific data to allow cost feasibility analysis to our previous study. By improving the accuracy of the data we have through onsite study and mapping, we will be able to determine if the site is economically viable for employment use, or also look at residential uses as alternates for economic viability.

It's my understanding that you have new information for the road connections and locations that we did not use in our previous report. That type of data would be collected as part of our work and would be incorporated into the scope we propose in the attached scope and budget letter.

Let me know if you have any questions about the attached scope, or if you would like us to change the proposal in any way. If the scope we outlined in the attached letter is satisfactory, I'd suggest we have a meeting with you and the project team to refine the tasks we identify prior to us commencing work.

Thanks for the opportunity to present this scope of work. I'll call you to discuss it.

Todd Johnson
Senior Associate / Director of Planning



Architecture · Interiors · Engineering · Planning

P 503.224.9560 W mcknze.com C [vcard](#)

RiverEast Center, 1515 SE Water Ave., Suite 100, Portland OR 97214

This email is confidential, may be legally privileged, and is intended solely for the addressee. If you are not the intended recipient, access is prohibited. As email can be altered, its integrity is not guaranteed.



February 10, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Dear Mr. Koss:

In response to your request I have reviewed the Basalt Creek Concept Plan materials with regards to the suitability of employment/light industrial development on the 63 acres north and east of the intersection of Grahams Ferry road and Basalt Creek Parkway. These materials included:

1. Tualatin Staff Reports
2. Mackenzie Study
3. Email from Washington County Basalt Creek Parkway project manager Renus Kelfkens regarding access to Basalt Creek Parkway.
4. DKS preliminary profile of the extension Basalt.
5. OTAK Basalt Creek Concept Plan.

We understand that the City, Metro and Washington County's desire is to zone this area for employment land. Development potential of land for employment uses, as stated in the MacKenzie report, is generally assumed to have less than 5% slopes. This is to allow for larger building footprints, parking, loading areas and truck access.

The two areas that meet that criteria for this property is the northerly 1/3 adjacent Victoria Gardens and the top of the plateau area in the lower middle of the site. The northerly area would be well served with access from Grahams Ferry Road at Tonquin Loop and potentially a secondary access from Tonquin Road at Grahams Ferry Road. These to access points would appear to have good separation and sight distance on Grahams Ferry. The northerly area is very developable as employment land, however the City has set aside approximately 10 acres (almost half) as residential to buffer the Victoria Gardens lots.

The southerly plateau area's best access would come from the southerly property line and Grahams Ferry. However, this is the location of Basalt Creek Parkway which the County will not allow access. We also understand that the County has deleted the proposed Kinsman Road crossing of Basalt Creek Parkway shown on the Tualatin Concept and MacKenzie plans thereby eliminating the only at grade potential access coming from the southerly portion of the site. Therefore any access to the plateau area must come from the north (Tonquin Road or Tonquin

Mr. Herb Koss

BASALT CREEK CONCEPT PLAN – (CENTRAL AREA)

Page 2 of 2

Road Loop). The plateau area is almost completely surrounded by steeply sloped land. The slopes range from over 10% to over 20%. The over 40 vertical rise needed to get from Tonquin Road to the top of the plateau area will take 800 feet at 5% not accounting for access to the lower property on either side or the potential impacts to wetlands.

There is slightly over 25 feet vertical rise from Tonquin Loop to the top of the plateau. This does not account for the low area just north of the plateau that drops down another 15 feet that this road would have to cross. While the grading is more manageable the result would be truck traffic routed through a residential area.

Neither access point can provide a secondary access to the plateau area. This is a negative for both traffic flow patterns and emergency access. In addition as these roads are raised to provide access to the plateau area, the access to land on either side of the road becomes more difficult.


This area is also well known for the hard rock that is very near the surface. We were the design engineers for Victoria Gardens where we had about 2-feet of fill brought into the site to reduce the rock excavation costs. Unfortunately, filling the area does not provide better access.

Employment land requires flatter slopes to serve larger building footprints and then adjacent parking/loading areas. Providing for truck access and typical development footprint will severely limit the development efficiency for this portion of the property. Residential uses are more flexible with access grades and smaller footprints however the site will still be difficult to development without access to the south.

In summary, the northerly one third of the property is well suited to employment land. However, contrary to the MacKenzie report, Tualatin's current plan reserves the northerly 10 acres or so (almost half) of the northerly area for residential to buffer the Victoria Gardens lots. The southerly plateau area is not well suited for employment land. This is due to access constraints, surrounding steep slopes, lack of secondary access and grading costs.

It has also been our experience that if property is forced into a development pattern it is not well suited for, it will end up being one of the last parcels developed and the quality of that development is usually below expectations. If you have any questions in regards to our analysis, please don't hesitate to contact us.

Sincerely,


Anthony R. Weller, P.E., P.L.S.
President



Construction, Inc.

P.O. Box 489 • 915 S 12th Ave • Cornelius, Oregon 97113 • (503) 357-2193 • FAX (503) 357-3649

8

2/10/17

Subject: The Land South of Victoria Gardens to Basalt Creek Parkway

Dear Mayor Ogden and Tualatin City Councilors:

I am the owner of Ken Leahy Construction Inc., our firm specializes in all aspects of site preparation projects including full site development that require erosion control, clearing, grubbing, stripping, earthwork, cement soil stabilization, storm water detention facilities, bio swales, underground utilities (storm sewer, sanitary sewer, water distribution and franchise utilities), sanitary sewer lift stations and force mains. Our firm is celebrating its 50th year in the business and has been involved in many developments in the Portland Metro area.

At the request of Herb Koss and I toured the site on 2/10/17, to give him an idea of the feasibility of full site development for employment use. I also was given topography site maps detailing the slopes and grades on the property.

I personally have developed sites that contain large volumes of rock. Based on my personal experience I estimate that the cost of land preparation for the land described above would surpass the \$5.00 per foot range.

I looked at site access, and am basing my opinion about access on the understanding that no access will be allowed onto Basalt Creek Parkway. If there is no access from Basalt Creek Parkway, traffic will have to come from the intersection of Tonquin Road and Grahams Ferry Road. There is approximately 50 feet of elevation rise, from that access point, which creates major issues for truck traffic.

Limited access, topography, and the large quantity of basalt rock are all major issues. A single one of them might not prevent the site from being developed as employment land, but the combination of all three cannot be overcome. Mass grading of Basalt Rock is not financially feasible.

Sincerely

Ken Leahy



HanmiGlobal Partner

808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

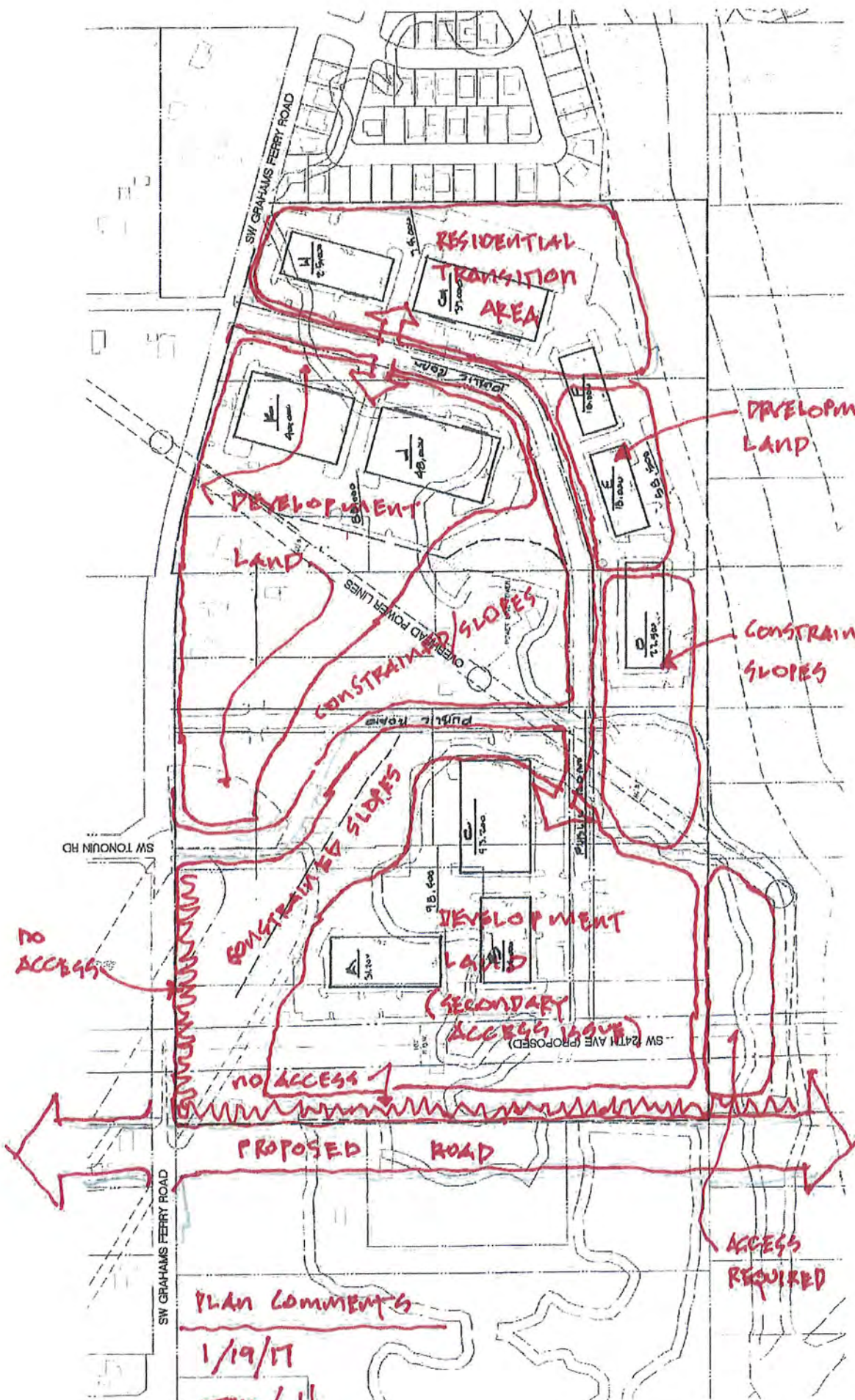


The following summarizes Don Hanson's testimony for the City Council meeting on Monday, February 13, 2017.

Comments on MacKenzie Study

- **Items/information not made available to MacKenzie**
 - Residential transition land at north end.
 - Correct location for the future Basalt Creek Parkway road.
 - No road connection/access onto the future Basalt Creek Parkway road.
 - No access is shown to properties to the southeast.

- **Plan Comments**
 - The comments on slope suitability are well stated for employment uses. Less than 5% slopes are best, 5-10% present challenges, and greater than 10% slopes are not feasible.
 - Sites A, B and C are somewhat feasible but would need a second access for emergency vehicles.
 - Sites D, E and F are not feasible for employment.
 - Sites G and H are in the proposed residential zone.
 - Sites L and K are workable.
 - There are about 18-20 acres of feasible land for employment development, but without good access a successful employment development is not feasible.
 - No consideration for costs of grading the site.
 - What about ADA?



PLAN COMMENTS
 1/19/17
 ORK/dh

OPTION ONE
 DEC. 21, 2016
 318,500 SF "EMPLOYMENT BUILDINGS"

LEGEND

---	SITE BOUNDARY
---	PROPOSED 4' D.W.
---	ELEVATION INTERVAL (10')
---	SPANNAN AREAS

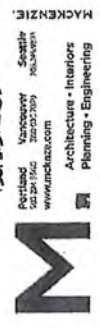
SITE DATA

BUILDING	SITE AREA	BUILDING AREA	PARKING SPACES	PARKING RATIO	NET DEVELOPABLE AREA (ACRES)
PROPOSED BUILDINGS A, D & L	100,000 SF	100,000 SF	100	1:1000	2.0
PROPOSED BUILDINGS B, C & F	100,000 SF	100,000 SF	100	1:1000	2.0
PROPOSED BUILDINGS G, H & I	100,000 SF	100,000 SF	100	1:1000	2.0
PROPOSED BUILDINGS J, K & M	100,000 SF	100,000 SF	100	1:1000	2.0
TOTAL	400,000 SF	400,000 SF	400	1:1000	8.0

SITE XX
 BASALT CREEK SITE
 SW 124TH AVE
 WASHINGTON COUNTY, OREGON

SCALE: 1" = 20'

NOTE: CONTOUR SHOWN AT 5' FT INTERVALS
 72, 82, 92, 102, 112, 122



318,500 SF

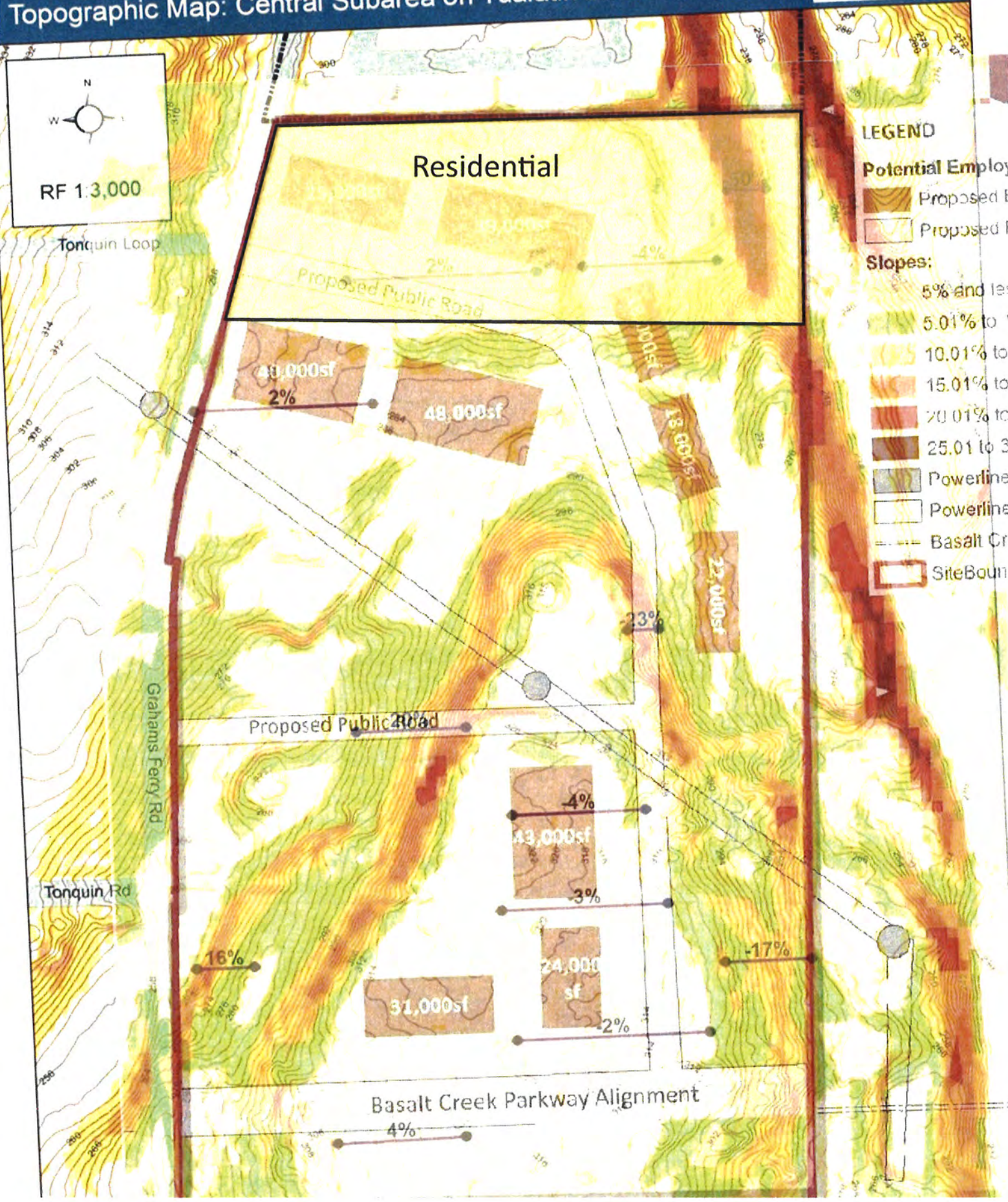
10

Topographic Map: Central Subarea on Tualatin side of Basalt



N
W

RF 1:3,000



LEGEND

Potential Employ

- Proposed E
- Proposed f

Slopes:

- 5% and less
- 5.01% to
- 10.01% to
- 15.01% to
- 20.01% to
- 25.01 to 3

Powerline

Powerline

Basalt Cr

SiteBound



Hanmi Global Partner

808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

1

BASALT CREEK/TUALATIN CONCEPT PLAN

Amendment Request to the Concept Plan

Tualatin, Oregon

August 23, 2016, Revised November 21, 2016

Introduction

- Otak Inc. (Otak) represents The Sherwood Grahams Ferry Investors LLC, headed by Herb Koss, who hold 10 acres in the 41 acre northeast quadrant of the overall district. The property is located near the northeast corner of Grahams Ferry Road and extends over to the Basalt Creek Canyon along the proposed new east-west arterial road. This summary of concerns and the amended concept plan lay out our intended direction moving forward.

Project Concerns

- Otak’s concern is that the northeast quadrant area is not well suited to industrial zoning or employment transition proposed by the concept plan.
 - **Topography.** Much of the site contains slopes in excess of 10 percent (10%) and 25 percent (25%). The site would be extremely difficult to flatten out to accommodate industrial or employment transition site development requirements. Attached is a topographic map of the South Center project provided to City of Tualatin (City) staff. Otak designed this flex-space project. The topography is half as severe as portions of the 41 acres site. The site would be extremely difficult to develop given today’s American with Disabilities Act (ADA) requirements. *
 - **Access.** Vehicular access will be limited to Grahams Ferry Road and extending Tonquin Loop into the site. No access will be permitted on the proposed new east-west arterial road.
 - **Basalt Creek Canyon.** The industrial land abuts the Basalt Creek Canyon with no transition.
 - This is not a big change but rather a refinement to the concept plan. It is a defined site area that makes up about 3 to 5 percent (3-5%) of the total Basalt Creek Study Area. Also there are currently 329 acres of undeveloped industrial land within a one mile radius of the study area.

Land Use Context

- The following shows a comparison of Metro’s initial goal for the district, the City’s current plan, and the proposed amended plan.

Metro	2500 Jobs	1200 Households
City Plan	4500 Jobs	600 Households
Amended Plan	4070 Jobs	1194 Households

The amended plan proposes a more balanced approach that is well within the intended mix proposed by Metro when the land came into the Urban Growth Boundary (UGB).

A group of mayors in our region have gone to Metro and asked Metro for flexibility related to UGB expansions. They have asked Metro to look at lands and appropriate zoning designations on a sub-regional basis. They have asked that Metro consider factors such as slope, and proximity to infrastructure, to help avoid situation like Damascus. We are asking you to do the same. We recognize that the region anticipated that the Basalt Creek area would primarily be zoned employment uses.

It is certainly anticipated that the vast majority of the land will be used for that purpose. But, within the Basalt Creek Planning Area, there are sub-areas that cannot reasonably be developed as employment land because of topographic and other issues. The 41 acres that we have asked the City to zone for residential purposes is one of those sub-areas. There is land to the west and south of this land that is zoned employment, that land is flatter than the subject 41 acres, and it is closer to transportation infrastructure than the subject 41 acres. Neither PacTrust Pacific Realty Associates, LP nor Brian Clopton Excavating believed that an employment designation was possible given the slope and soil quality. Instead of designating the property with a designation that will result in it never developing, we ask that you give it a designation that will make development feasible. If you do not do so, it will sit vacant; counting as developable employment land, just as Damascus has sat vacant, counting as available housing stock. Its designation will prevent further necessary expansions.

There is a housing crisis in our region and the latest modeling has demonstrated the importance of having residential land and employment land in close proximity. This is an opportunity to provide housing, on land which cannot be feasibly developed as employment land.

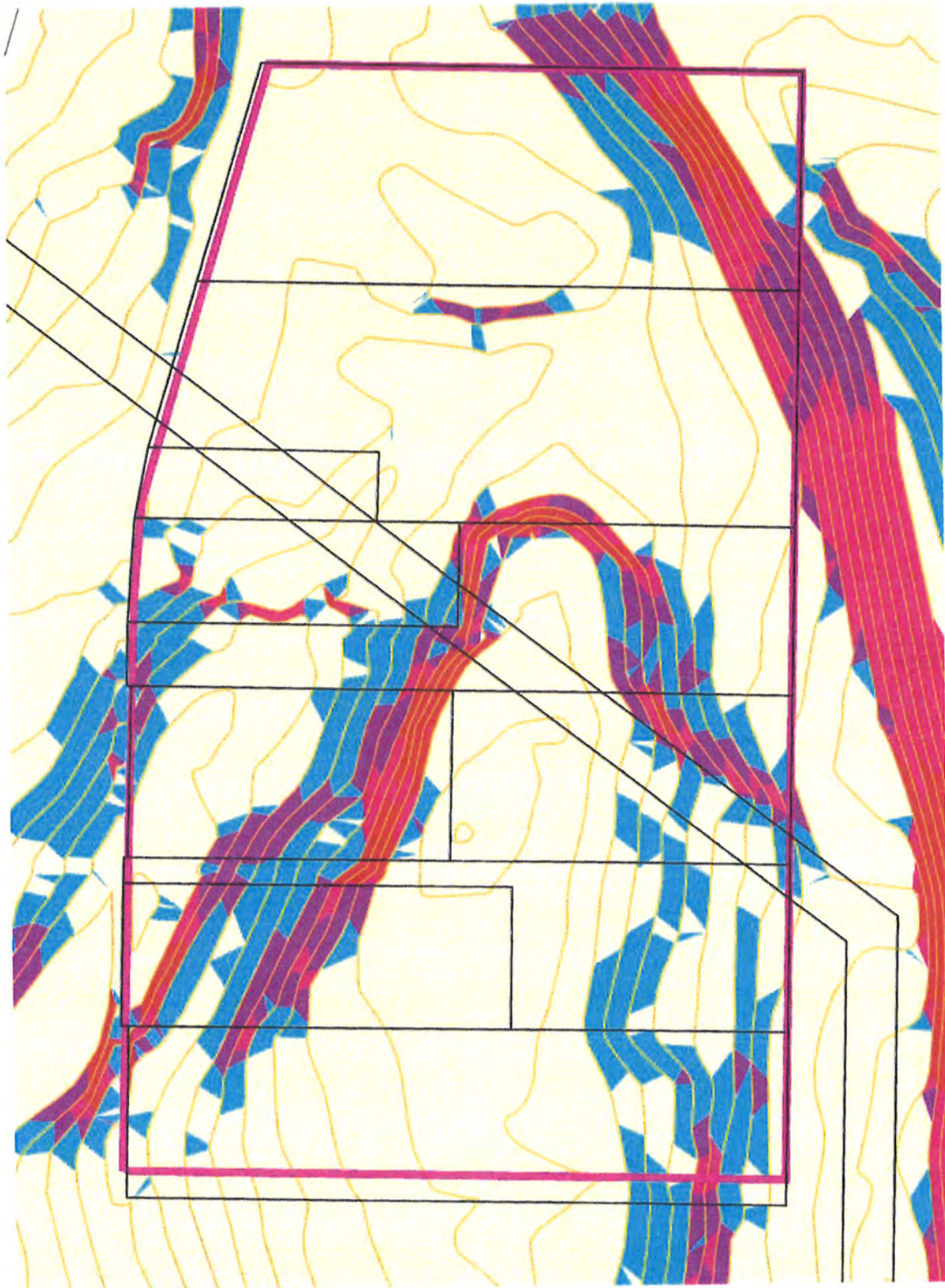
Amended Plan Options

- The attached concept plan option summarizes the requested amendment for proposed land uses that fit the site and its unique conditions.
- The plan anticipates building Tonquin Loop as an actual loop with two access points on Grahams Ferry Road. This road extension will provide complete access to the properties and also access to property owners east of the site.
- Three densities of residential are shown as transition to the neighborhood to the north and canyon to the east and also along the new east-west arterial, which is down 25 vertical feet from the site area. A center core area of potential retail, high density residential, and open space could serve as a walkable destination in the neighborhood. Also secondary access can be provided to the developable lands to the east above the canyon.
- Property uses can be molded to fit actual site conditions and provide a mix of housing (including workforce housing) close to jobs anticipated to the south and west.
- The programmed development will “be trip cap neutral” compared to the current city concept plan.

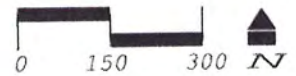
Benefits

- A walkable neighborhood with appropriate transitions and destinations
- Land uses that are adaptable to actual site conditions. The mix of uses will act as a **catalyst to create activity in the district**. The high-density residential (HDR) land provides the best opportunity for workforce housing next to employment lands. Residents won't need a car to commute.
- A plan that meets Metro's initial objectives when the land was brought into the UGB.
- A more complete quality neighborhood for the City of Tualatin.

Attachments: Basalt Creek Site Topo
Basalt Creek Slope Analysis
South Center Site Topo (Comparison)
Basalt Creek Land Use Concept
Letter from PacTrust Pacific Realty Associates, L.P.
Letter from Brian Clopton Excavating
Letter from Micheal Diamond, Real Estate Investment Group
Basalt Creek nearby Job Lands Map



11-16-2016

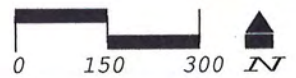


Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Yellow
2	10.00%	15.00%	Blue
3	15.00%	20.00%	Purple
4	20.00%	25.00%	Pink
5	25.00%	357.23%	Red

BASALT CREEK SLOPES ANALYSIS

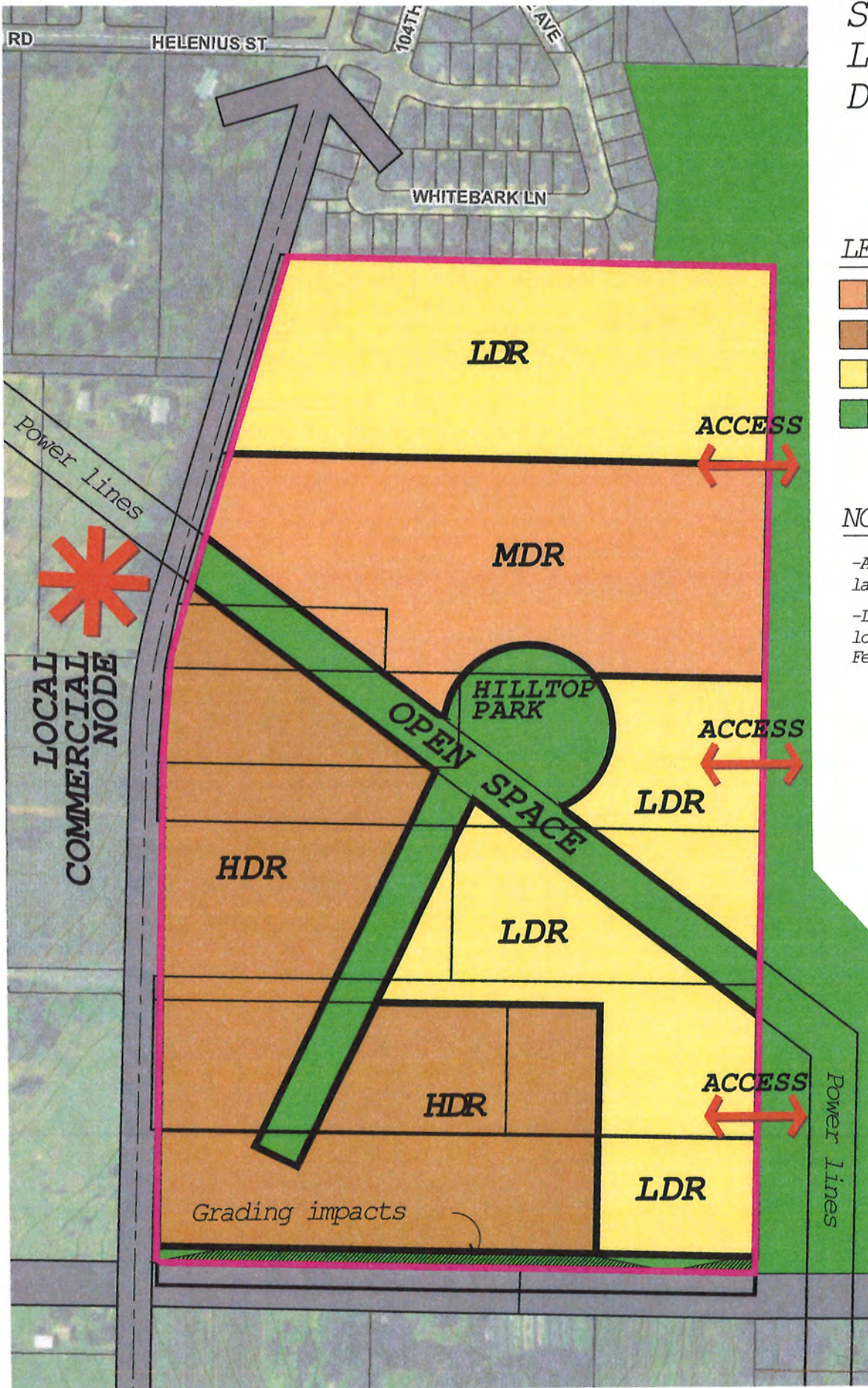


11-16-2016



SOUTH CENTER SITE TOPO

Subdistrict Land Use Diagram



LEGEND

- Mid Density Residential
- High Density Residential
- Low Density Residential
- Open space

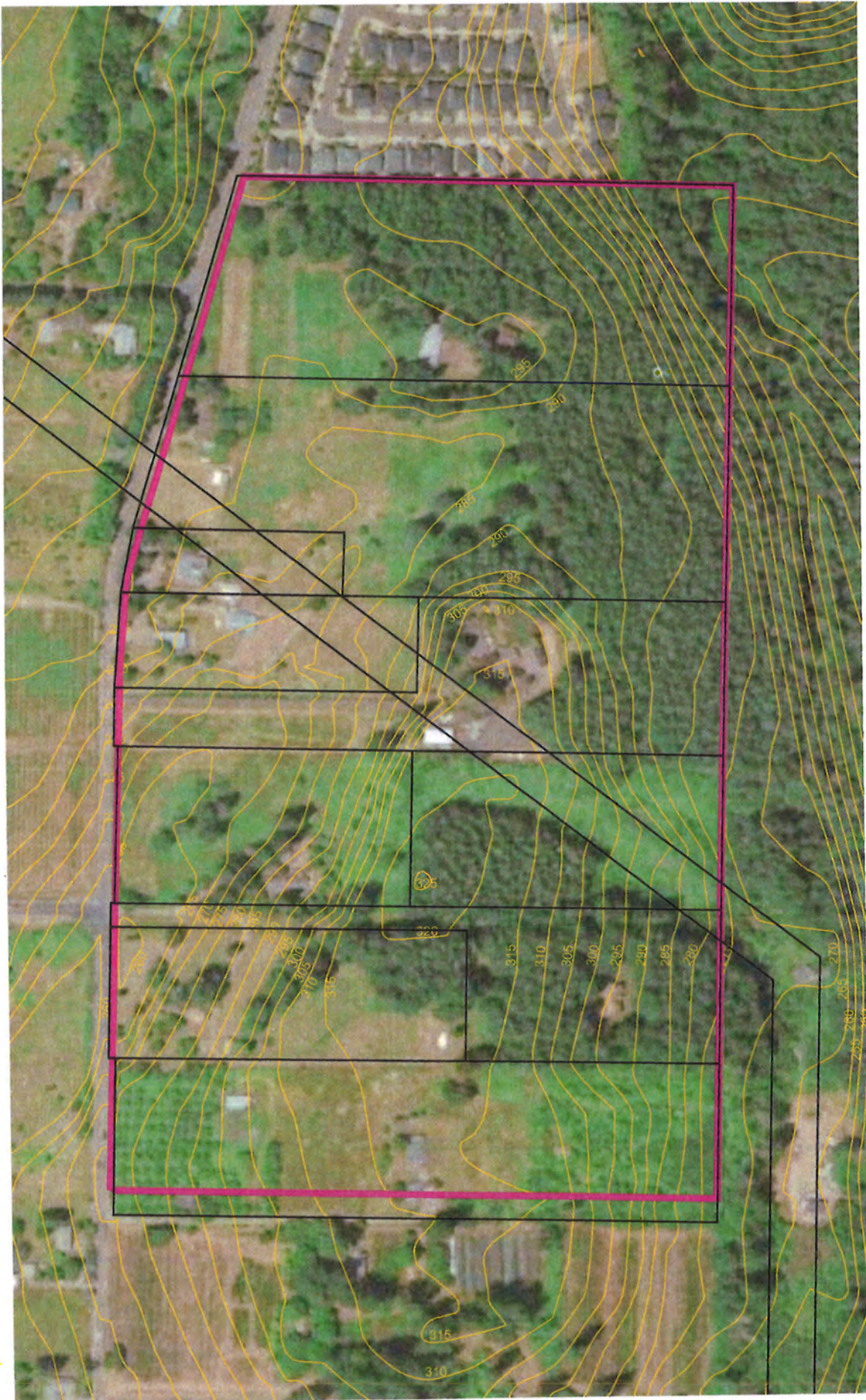
NOTES

- Access provided for landowners to East
- Local commercial node located across Graham's Ferry Road

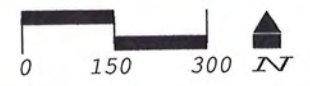


11-21-2016





11-16-2016



BASALT CREEK SITE TOPO



PO Box 509
Wilsonville, OR 97070
P: 503-682-0420
F: 503-570-3235
www.cloptonexcavating.com

2

November 18, 2016

Dear Mr. Koss

You have asked me to visit the 41 acre site located in the Basalt Creek Planning area. Your question was the feasibility of grading this site for employment land vs. a residential zone.

For your information my company has just purchased another four acres next to our Clay Street property. With this acquisition we now have 16 acres of land on Clay Street. I am very familiar with this area and as you know my company has mass graded many sites in the Portland Metro Area. I have been asked many times to inspect potential projects in order to determine problems that may be associated with a developer's site plans --- slopes, access and feasibility.

Thank you for providing me with topography of the site. It was very helpful and to be honest the slopes on the site were more severe then I first thought. The other big issue is the amount of rock that would be encountered with any grading necessary to accommodate any development on this site. This site is far better suited for Residential use since grading for this does not require the same topographic grading in comparison to employment uses. The Basalt Creek area does feature other land that is suited for employment; however the 41 acres you have asked me to visit is not in that category. I was also surprised by the 18 to 20 foot cut in order to accommodate the extension of Basalt Creek Parkway.

If you require any additional information please let me know.

Sincerely

Brian Clopton

President/Owner

PACTRUST
Pacific Realty Associates, L.P.

15350 S.W. Sequoia Pkwy., Suite 300
Portland, Oregon 97224
503/624-6300 • Facsimile: 503/624-7755

3

November 14, 2016

VIA EMAIL

Herb Koss
2643 South Shore Boulevard
Lake Oswego, OR 97034

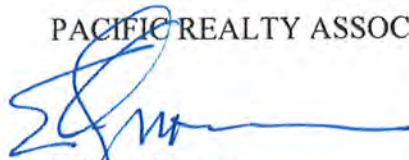
Dear Herb,

At the request of Peter Bechen, I toured your site north of the future Basalt Creek Parkway last week. PacTrust is developing an industrial park several miles north at 115th Avenue and Tualatin-Sherwood Road in Tualatin known as Koch Corporate Center. We are interested in locating a site to develop in the Coffee Creek area for light industrial uses. Unfortunately, the topography of your site makes development of industrial or flex buildings uneconomic. We believe housing would be a more appropriate use for the site. The smaller floor plates for housing enable it to work with slope conditions present on your property. Industrial/employment land requires sites to be much more flat due to dramatically larger floor plates, parking requirements, loading areas for trucks and ingress/egress concerns for trucks. There are several sites in the area that are more appropriate for industrial/employment development.

Let me know if you would like to discuss this further.

Yours very truly,

PACIFIC REALTY ASSOCIATES, L.P.



Eric A. Sporre
Vice President



July 20, 2017

Mr. Herb Koss
Sherwood Grahams Ferry LLC
22400 Salamo Road, Suite 106
West Linn, Oregon 97068

RE: BASALT CREEK CENTRAL AREA – EMPLOYMENT VERSES RESIDENTIAL DEVELOPMENT

Dear Mr. Koss:

In response to your request we have prepared a summary on the differences between development of employment type uses verses residential uses on the central area of Basalt Creek Concept Plans. When we evaluate property for development we look at zoning, transportation/access, utility service availability, topography, environmental constraints, soil conditions and adjacent uses.

The Basalt Creek Central Area faces development constraints that impact any development regardless of use (employment verses residential). These development constraints are:

- Limited access (only from Grahams Ferry Road).
- Wetlands
- Powerline easement that bisects the area
- Significant slope and topography to access the southerly portion.
- Shallow hard rock soil conditions.

The most significant differences between employment development and residential is how they can respond to these constraints. Residential development typically has smaller building footprints and can accept steeper grades for access. In addition attached residential buildings can have split floor elevations and parking underneath, both of which allow this type of building to be more responsive to the topographic and access issues.

Conversely, employment development has larger building footprints, must have flatter access grades for trucks, wider maneuvering areas for turning movements and parking. It is also undesirable to split building floor elevations as that can limit the use or size of tenant. **This flatter and wider footprint requires more grading and retaining walls on property like this than any competitive property without these constraints. Add rock excavation at six to ten times the normal cost of grading to the excessive amount of grading required, and this property may not be economically feasible to develop.**

Mr. Herb Koss

BASALT CREEK CENTRAL AREA

Page 2 of 2

Two residential projects we have been involved in are examples of how residential development can be more responsive to site constraints. Forest Rim apartments on Nyberg Road in Tualatin had wetlands and large rock outcrop in the middle of the site. The access roads and buildings were able to be wrapped around these features that turned them into amenities rather than limitations. A condominium project in Happy Valley, Greystone at Altamont was able to be wrapped around the top of the knoll with parking underneath both the upper and lower side of the units.

Most of the competitive employment land along the I-5 corridor in Tigard and Wilsonville or western Tualatin is relatively flat and/or does not require the rock excavation for development. We prepared rough cost estimates for the grading and retaining walls this property based on the KPFF Option B plan for basic site prep. These costs are in addition to the paving and utility costs that will also be needed for this site. The rough grading and retaining wall costs are:

Grading	350,000 Cubic Yards	\$10,500,000.00 (assumes significant rock excavation)
Retaining Walls	2,400 Lineal Feet	\$ 1,200,000.00

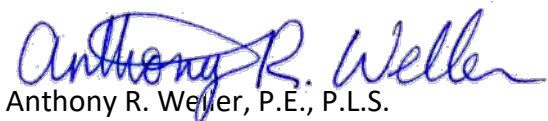
It is important not to overlook the other constraint that impacts this area, Access. The lack of access to the southerly and upper portion of the area increases the amount of grading and rock excavation required to develop the property. If Basalt Creek Parkway had been a local street that would provide at grade access to the upper portion of the area, employment uses could be feasible. Similar to variance criteria, this is not a self-imposed hardship but one that is unique to this portion of the planning area.

Another consideration is how this area relates to the adjacent uses (both existing and future). There is existing single family detached housing to the north. There is also underdeveloped property east of the planning area as well as the creek itself along the northeasterly portion of the area.

The City of Tualatin is proposing additional single family detached adjacent the existing single family housing to the north. Higher density residential provides an excellent transition between lower density residential, commercial and/or industrial uses. Basalt Creek Parkway with its deep cut and wide right of way provides additional transition area to the south.

Per your request, I will be present at the 7/24 work session and will be happy to answer any questions at that time.

Sincerely,



Anthony R. Weller, P.E., P.L.S.

President

From: [Herb Koss](#)
To: [Aquilla Hurd-Ravich](#)
Subject: FW: Basalt Creek - April Notice of Upcoming Meetings
Date: Tuesday, April 03, 2018 1:09:57 PM
Attachments: [image001.png](#)
[image003.png](#)

I apologize I forgot and left you out of the message I sent below.

Sincerely

Herb

From: Herb Koss
Sent: Tuesday, April 3, 2018 1:02 PM
To: 'Sherilyn Lombos' <slombos@tualatin.gov>
Cc: Alice Cannon <acannon@tualatin.gov>; 'Lou Ogden' <lou@louogden.com>; Peter Watts <peterowatts02@gmail.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>
Subject: FW: Basalt Creek - April Notice of Upcoming Meetings

Sherilyn

As I expected Metro has recommended against the 52 acres being zoned residential. Can you provide what information was forwarded to Metro by the City of Tualatin?

I am sure no site visits or real evaluation of the facts that were presented to the Tualatin City Council in making the recommendation.

In my entire career of developing and the financing of developments when I worked for US Bank have I ever witnessed such poor recommendations pertaining to the zoning of land.

We are going to work to provide additional exhibits and data, but knowing what Metro already has been sent by the City of Tualatin would be appreciated.

Thanks
Herb Koss 503 730 2431

From: Lynette Sanford <LSanford@tualatin.gov>
Sent: Tuesday, April 3, 2018 11:09 AM
Subject: Basalt Creek - April Notice of Upcoming Meetings

April 3, 2018

Greetings,

Thank you for your continued interest in the Basalt Creek Concept Plan project.

Metro's Chief Operating Officer issued a recommendation to the Metro Council on March 27, 2018 regarding the matter of the land use designation for the Central Subarea located within the Basalt Creek Planning Area. That recommendation is posted on the project website at www.BasaltCreek.com.

A decision by the Metro Council on this issue is anticipated at their meeting on April 19, 2018 between 2 - 5PM. Meeting materials are anticipated to be available online from Metro by end of day April 12th at <https://oregonmetro.legistar.com/Calendar.aspx>.

Please stay current on concept planning news by signing up for email updates on the project website at www.BasaltCreek.com. Information about upcoming meetings will be included in future email updates as well as on the website project calendar. If you have questions or desire more information, please feel free to contact:

Karen Perl Fox

Senior Long-Range Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3027 | Email: kperlfox@ci.tualatin.or.us

Miranda Bateschell

Planning Manager

City of Wilsonville | Community Development Dept | Planning Division

Phone: 503-570-1581 | Email: bateschell@ci.wilsonville.or.us

From: [G Lucini](#)
To: [Aquilla Hurd-Ravich](#); [Karen Fox \(City of Tualatin\)](#); [Nancy Karushaar](#); [Bateschell, Miranda](#)
Subject: Identified Various Public Meetings with Basalt Creek Concept Planning as Agenda Item----Notice Provided ??
Date: Thursday, April 05, 2018 11:25:01 AM
Attachments: [2018 04-04 BasaltCreek.comwebsite- April 2018 Calendar- Missing Public Meetings in April.pdf](#)
[2018 3-27 Wilsonville PlanCom-2018 Future Calender-Basalt Creek.pdf](#)

 **2018 04-11 Wilsonville Plan Com Agenda- Basalt ...**

Hi Aquilla, Karen, Nancy, and Miranda,

I see that the Wilsonville Planning Commission will be having a Public Meeting on April 11 - where Basalt Creek Concept Planning will be an agenda item, yet this Public Meeting was not included in the Joint Cities April Notice of Public Meetings for Basalt Creek, which was mailed to the public earlier this month.

---Please see the attached Google Link of 40+ pages of information provided by staff to the Wilsonville Planning Commission for their 4-11-2018 Meeting---to support their Basalt Creek Concept Planning Update agenda item.

I also notice that the BasaltCreek.com website- (which has been identified as the resource for the public to use to learn about upcoming events regarding Basalt Creek Concept Planning Public Meetings):

- Does not include the 4-11-2018 -Wilsonville Planning Com. Public Meeting on the [BasaltCreek.com --- Calendar Page](#) (the April page actually states “No Up Coming Events”),
- Does not include the Metro Public Meeting scheduled for April 19, 2018 on the on the [BasaltCreek.com --- Calendar Page](#) (the April page actually states “No Up Coming Events”), and
- Does not include the Wilsonville Planning Com. Public meeting on Basalt Creek Concept Planning scheduled for their April 11, 2018 meeting within [the BasaltCreek.com--- Main Page Narrative – \(Updated on 4-3-2018\) --- yet the upcoming April 19, 2019 Metro Public Meeting is listed.](#)
- Please see the attached screenshots of the BasaltCreek.com website taken on 4-4-2018.

As Interested Persons – especially property owners within the affected area- have limited input into the decision-making process, it is extremely important that the public be notified of these Public Meetings.

The lack of accurate or current Notice of Public Meetings to Interested Persons who have provided in writing their desire to receive Notice is very concerning—especially when the Joint Cities have specifically stated the BasaltCreek.com website should be utilized by the Public for Notice on upcoming Public Meetings on Basalt Creek Concept Planning.

The same concern applies to the monthly newsletter sent by the Joint Cities on Basalt Creek Concept Planning regarding the lack of accurate or updated Notice of Public Meetings on Basalt Creek Concept Planning.

The last page of the informational packet for the 4-11-2018 Wilsonville Planning Commission agenda, lists various dates the Planning Commission has scheduled to discuss Basalt Creek Concept Planning during future Public Meetings.

I bring this document to your attention, to assist the Joint Cities --- in providing timely and accurate Notice of all future Public Meetings on Basalt Creek Concept Planning- to all Interested Persons- and especially those who have requested Notice per the Oregon Public Meeting Laws.

Please remember the Partnering Agreement between the Joint Cities of Wilsonville and Tualatin, was revised in April 2014. The only revision to the Partnering Agreement, was the addition of a statement of compliance to meet Oregon Public Meetings Law (ORS 192.610-192.690) in notice and conduct of all public meetings for the project. The inclusion of the statement was due in part to public comments which identified numerous previous instances where proper Notice had not been provided for Public Meetings on Basalt Creek Concept Planning. It was hoped the inclusion of the statement would remind and assist future Basalt Creek Concept Planning staff members of the need for proper Notice in the future, and the need for encouraging transparency during this lengthy decision making process affecting hundreds of acres of privately owned land.

Should the staff know of additional Public Meetings being held where Basalt Creek Concept Planning is a planned agenda item, it is hoped the specifics of the meeting be included in future Notice provided to the Public- and routinely updated to those informational outlets stated by the Joint Cities as being the resource for Notice of Public Meetings on the subject.

If the Monthly Basalt Creek Concept Planning Update Notices which are sent by USPS, and electronically; and/or if the BasaltCreek.com website---are no longer going to be updated in a timely manner to reflect future Public Meetings- please change the wording within these communications, and also notify the public of the change in provision of Notice.

Regards,
Grace Lucini

Attachments:

- PDF 4-4-2018 screenshots BasaltCreek.com webpages -2 pages----Main page & Calendar page

PDF 4-11-2018 Wilsonville Planning Com Agenda Item- Basalt Creek Concept Planning Update
(attached via google link)

- PDF Wilsonville Planning Com 2018 Work Schedule- Basalt Creek Concept Planning – multiple dates where Basalt Creek Concept Planning is listed as proposed agenda item during a Public Meeting on specific dates: April 2018; May 2018 & June 2018-(listed as a Public Hearing)

From: [G Lucini](#)
To: "[Bateschell, Miranda](#)"; [Aquila Hurd-Ravich](#); [Karen Perl Fox](#); "[Kraushaar, Nancy](#)"
Subject: RE: Identified Various Public Meetings with Basalt Creek Concept Planning as Agenda Item----Notice Provided ??
Date: Thursday, April 05, 2018 4:10:52 PM
Attachments: [~WRD001.jpg](#)
[image001.png](#)
[image003.jpg](#)

Hi Miranda,

Thanks for your prompt reply. Yes, I do have continuing questions.

I guess I am still unclear as to why the specified public resource for the Basalt Creek Concept Plan decision making process-- [BasaltCreek.com](#) website is not current with the posting of a known Public Meeting.

Basalt Creek Concept Planning is an agenda item on the 4-11-2018 Wilsonville Planning Commission Meeting. Information on the topic is being disseminated to a public body who may eventually make recommendations to other public bodies on any one of various aspects of the Concept Plan.

As you mentioned, the multiple pages of information being provided to the Wilsonville Planning Commission is for preparation for their Work Program- which includes several additional future meetings on Basalt Creek Concept Planning.

- The **Wilsonville Planning Commission 2018 Work Program** document updated on 3-27-2018, lists Basalt Creek Concept Plan as an agenda item for several future meetings- including future Work Session May 9, 2018; and another under the heading of "Public Hearing" for June 13, 2018.
- The Wilsonville Planning Commission may eventually provide recommendations to the Wilsonville City Council on one or more aspects of the Basalt Creek Concept Plan, based upon the accumulative information provided to them during various Public Meetings on the topic.
- If the Wilsonville Planning Commission has the authority to make recommendations to a public body on policy or administration – then it is most likely a governing body and subject to the Public Meeting Laws ORS 192.610(3)
- As interpreted within the STATE OF OREGON DEPARTMENT OF JUSTICE- ATTORNEY GENERAL'S PUBLIC RECORDS AND MEETINGS MANUAL 2014 page 139 (highlight added)

b. Subject of Meetings and Social Gatherings

The Public Meetings Law applies to all meetings of a quorum of a governing body for which a quorum is required in order to make a decision or to deliberate toward a decision on any matter. Even if a meeting is for the sole purpose of gathering information to serve as the basis for a subsequent decision or recommendation by the governing body, the meetings law will apply. 307 This requirement serves the policy expressed at ORS 192.620 that

an informed public must be aware not only of the decisions of government, but also of "the information upon which such decisions were made." Hence, except for on-site inspections, discussed below under Statutorily Exempt Public Meetings, information gathering and investigative activities of a governing body are subject to the law

Should there be any questions, or any discussion on the Basalt Creek Concept Plan (or on the decision-making process for the Concept Plan) during the April 11, 2018, the public should be given the opportunity to be informed of the Public Meeting and hear the questions or concerns of any of the Commission members- and the response/s provided.

An addition item which was not address within your response- was the inaccurate information stated on the BasaltCreek.com website. All 5 pages include the statement "No upcoming events"



This statement is posted on all 5 pages of BasaltCreek.com website:

- <http://www.basaltcreek.com/contact-us/>
- <http://www.basaltcreek.com/get-involved/--->
 - the April 2018 calendar imbedded within this page is blank- and
 - does not include known Public Meetings on the topic
- <http://www.basaltcreek.com/category/news/>
- <http://www.basaltcreek.com/documents-resources/>
- <http://www.basaltcreek.com/contact-us/>

The repeated statement of "No upcoming events" is contradictory to known facts.

This incorrect information being broadcast as part of the Public Notice for Basalt Creek Concept Planning-may unintentionally mis lead the Public about future Public Meetings on Basalt Creek Concept Planning which are already known and already scheduled as an agenda item during Public Meeting/s of one or more governmental bodies.

Members of the Public may consequently miss their opportunity to hear how determinations were made which may directly affect themselves and/or their property.

Grace

From: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>

Sent: Thursday, April 5, 2018 2:01 PM

To: G Lucini <grluci@gmail.com>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Karen Fox (City of Tualatin) <KPerlFox@ci.tualatin.or.us>; Kraushaar, Nancy <kraushaar@ci.wilsonville.or.us>

Subject: RE: Identified Various Public Meetings with Basalt Creek Concept Planning as Agenda Item----Notice Provided ??

Dear Grace,

My sincere apologies for the lack of communication and clarity.

The next upcoming Wilsonville Planning Commission work session for Basalt Creek is currently anticipated to take place on May 9, 2018. However, the City of Tualatin, along with us, is working with the consultant team to outline a work schedule for adoption of the Basalt Creek Concept Plan. That schedule is not finalized / agreed to as of yet, but an outline we are working with which will meet the required schedule set by Metro. As soon as we confirm those dates, they will be noticed.

The item on the April 11 PC meeting is only informational. The Planning Commission packets are the means by which to provide our commissioners with updates related to their completed or upcoming work program. I have provided the Metro COO Recommendation in their packet, as we noticed and shared with all interested parties, and I will not be presenting anything at the meeting. A Commissioner may ask me a question about the upcoming process, but this is not a work session item and is not intended for discussion. It is merely a heads up to the Commission that Metro will be making a decision on April 19 and that we will then be working on adopting the Concept Plan and coming before them for their review over the summer.

As always, thank you for your attention to this project.
Do not hesitate to contact me with any other questions.

Miranda

Miranda Bateschell

Planning Manager
City of Wilsonville
503.570.1581

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: G Lucini [mailto:grluci@gmail.com]

Sent: Thursday, April 05, 2018 11:25 AM

To: Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Karen Fox (City of Tualatin) <KPerlFox@ci.tualatin.or.us>; Kraushaar, Nancy <kraushaar@ci.wilsonville.or.us>; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>

Subject: Identified Various Public Meetings with Basalt Creek Concept Planning as Agenda Item----Notice Provided ??

Hi Aquilla, Karen, Nancy, and Miranda,

[2018 04-11 Wilsonville Plan Com Agenda- Basalt ...](#)

I see that the Wilsonville Planning Commission will be having a Public Meeting on April 11 -where Basalt Creek Concept Planning will be an agenda Item, yet this Public Meeting was not included in the Joint Cities April Notice of Public Meetings for Basalt Creek, which was mailed to the public earlier this month.

---Please see the attached Google Link of 40+ pages of information provided by staff to the Wilsonville Planning Commission for their 4-11-2018 Meeting---to support their Basalt Creek Concept Planning Update agenda item.

I also notice that the BasaltCreek.com website- (which has been identified as the resource for the public to use to learn about upcoming events regarding Basalt Creek Concept Planning Public Meetings):

- Does not include the 4-11-2018 -Wilsonville Planning Com. Public Meeting on the [BasaltCreek.com --- Calendar Page](#) (the April page actually states “No Up Coming Events”),
- Does not include the Metro Public Meeting scheduled for April 19,2018 on the on the [BasaltCreek.com --- Calendar Page](#) (the April page actually states “No Up Coming Events”), and
- Does not include the Wilsonville Planning Com. Public meeting on Basalt Creek Concept Planning scheduled for their April 11, 2018 meeting within [the BasaltCreek.com--- Main Page Narrative – \(Updated on 4-3-2018\) --- yet the upcoming April 19, 2019 Metro Public Meeting is listed.](#)
- Please see the attached screenshots of the BasaltCreek.com website taken on 4-4-2018.

As Interested Persons – especially property owners within the affected area- have limited input into the decision-making process, it is extremely important that the public be notified of these Public Meetings.

The lack of accurate or current Notice of Public Meetings to Interested Persons who have provided in writing their desire to receive Notice is very concerning—especially when the Joint Cities [have specifically stated the BasaltCreek.com website should be](#)

utilized by the Public for Notice on upcoming Public Meetings on Basalt Creek Concept Planning.

The same concern applies to the monthly newsletter sent by the Joint Cities on Basalt Creek Concept Planning regarding the lack of accurate or updated Notice of Public Meetings on Basalt Creek Concept Planning.

The last page of the informational packet for the 4-11-2018 Wilsonville Planning Commission agenda, lists various dates the Planning Commission has scheduled to discuss Basalt Creek Concept Planning during future Public Meetings.

I bring this document to your attention, to assist the Joint Cities --- in providing timely and accurate Notice of all future Public Meetings on Basalt Creek Concept Planning- to all Interested Persons- and especially those who have requested Notice per the Oregon Public Meeting Laws.

Please remember the Partnering Agreement between the Joint Cities of Wilsonville and Tualatin, was revised in April 2014. The only revision to the Partnering Agreement, was the addition of a statement of compliance to meet Oregon Public Meetings Law (ORS 192.610-192.690) in notice and conduct of all public meetings for the project. The inclusion of the statement was due in part to public comments which identified numerous previous instances where proper Notice had not been provided for Public Meetings on Basalt Creek Concept Planning. It was hoped the inclusion of the statement would remind and assist future Basalt Creek Concept Planning staff members of the need for proper Notice in the future, and the need for encouraging transparency during this lengthy decision making process affecting hundreds of acres of privately owned land.

Should the staff know of additional Public Meetings being held where Basalt Creek Concept Planning is a planned agenda item, it is hoped the specifics of the meeting be included in future Notice provided to the Public- and routinely updated to those

informational outlets stated by the Joint Cities as being the resource for Notice of Public Meetings on the subject.

If the Monthly Basalt Creek Concept Planning Update Notices which are sent by USPS, and electronically; and/or if the BasaltCreek.com website---are no longer going to be updated in a timely manner to reflect future Public Meetings- please change the wording within these communications, and also notify the public of the change in provision of Notice.

Regards,

Grace Lucini

Attachments:

- PDF 4-4-2018 screenshots BasaltCreek.com webpages -2 pages----Main page & Calendar page
- PDF 4-11-2018 Wilsonville Planning Com Agenda Item- Basalt Creek Concept Planning Update (attached via google link)
- PDF Wilsonville Planning Com 2018 Work Schedule- Basalt Creek Concept Planning – multiple dates where Basalt Creek Concept Planning is listed as proposed agenda item during a Public Meeting on specific dates: April 2018; May 2018 & June 2018- (listed as a Public Hearing)

From: Tomreinc@aol.com
To: gordonroot@aol.com; Tom.Hughes@oregonmetro.gov; Craig.Dirksen@oregonmetro.gov; Andy_Duyck@co.washington.or.us; metrocouncil@oregonmetro.gov; LouOgden; Brian.Harper@oregonmetro.gov
Cc: LouOgden; Sherilyn.Lombos; Alice.Cannon; Sean.Brady; Aquilla.Hurd-Ravich; Karen.Perl.Fox
Subject: RE: Basalt Creek
Date: Monday, April 09, 2018 5:08:04 PM
Attachments: [image002.jpg](#)

Greetings:

My wife and I are in 100% absolute agreement with Gordon Root's message of moving forward with Metro's decision (albeit not official until Council vote on 4/19) of land designation of the Basalt Creek central sub area, unencumbered by a few nuts *continuing* to hold Metro / Wa. County / the cities of Tualatin and Wilsonville and the vast majority of property owners hostage (really?) – until they are happy with your decision; absolutely no question it is unfair to the property owners. That area was brought into the UGB for employment lands - then after much, much time and much due diligence and multiple outside studies it still is deemed to be employment land suitable. Side note – interestingly enough I have never seen any of these few people nor heard of them at any of the countless Metro / WA County / Tualatin & Wilsonville meetings that my wife and I have attended until the very night of Tualatin's Council to vote on Tualatin Staff's recommendation of the sub area being designated as planned – Employment Lands.

It is (way) past time to move this project forward. We have been involved in this area since before it was brought into the UGB – the David Bragdon / Rod Park / Carl Hosticka days – anyone involved with this area then besides Lou Ogden? Very few if any.

Thank you for your consideration to this very important decision to include provisions to move Basalt Creek forward unencumbered by any private land owner appeals.

Respectfully,
Tom & Kathy Re
23500 SW Boones Ferry Rd.
Tualatin, OR. 97062

From: gordonroot@aol.com [mailto:gordonroot@aol.com]
Sent: Monday, April 9, 2018 3:45 PM
To: Tom.Hughes@oregonmetro.gov; Craig.Dirksen@oregonmetro.gov; Andy_Duyck@co.washington.or.us; metrocouncil@oregonmetro.gov; lou@louogden.com; Brian.Harper@oregonmetro.gov
Cc: lou@louogden.com; slombos@tualatin.gov; acannon@tualatin.gov; sbrady@tualatin.gov; AHURD-RAVICH@tualatin.gov; kperlfox@tualatin.gov
Subject: Basalt Creek

Hello All:

I am writing with a very specific common sense request that I would urge the Metro Council to consider.

The Basalt Creek Concept Planning area was brought into the UGB in 2004 and was one of the first to be funded by the CET pool of funds. Yet, not a spade of dirt has been turned.

You now have the opportunity in front of you to make certain that the Cities of Tualatin and Wilsonville are able to move forward with the adoption of the Basalt Creek Plan and begin to process annexations of the property therein, even in the event of an appeal of the land use designation assigned to the Central Sub Area.

While the decision to be made is binding upon the Parties to the Agreement, the Property Owners of the Central Sub Area are not a Party to the Agreement.

Therefore, and in the event that the Metro Council adopts the Staff recommendation to assign an Employment Lands designation, there is little doubt in my mind that the property owners will appeal the decision.

Therefore, I request that you incorporate a provision in the Metro decision that directs the Cities of Tualatin and Wilsonville to adopt and move forward with the balance of the Basalt Creek Concept Plan, even if the designation for the Central Sub-Area is appealed.

Quite simply, this process has gone on far too long and it is unfair to allow a small group of property owners who, quite frankly, were a late comer to the entire concept planning effort, to hold up the entirety of the area. The land is needed and we property owners have exercised extraordinary patience.

Thank you for your time and consideration,

Gordon Root | Principal



StaffordLandCompany.com

[503.720.0914](tel:503.720.0914) | [Cell](tel:503.720.0914)

gordon@staffordlandcompany.com

[485 South State Street, Lake Oswego, OR 97034](https://www.staffordlandcompany.com/485-South-State-Street-Lake-Oswego-OR-97034)

This e-mail message may contain confidential or legally privileged information and is intended only for the use of the intended recipient(s). Any unauthorized disclosure, dissemination, distribution, copying or the taking of any action in reliance on the information herein is prohibited. E-mails are not secure and cannot be guaranteed to be error free as they can be intercepted, amended, or contain viruses. Anyone who communicates with us by e-mail is deemed to have accepted these risks. Company Name is not responsible for errors or omissions in this message and denies any responsibility for any damage arising from the use of e-mail. Any opinion and other statement contained in this message and any attachments are solely those of the author and do not necessarily represent those of the company.

From: gordonroot@aol.com
To: Tom.Hughes@oregonmetro.gov; Craig.Dirksen@oregonmetro.gov; Andy.Duyck@co.washington.or.us; metro council@oregonmetro.gov; LouOgden; Brian.Harper@oregonmetro.gov
Cc: LouOgden; Sherilyn.Lombos; Alice.Cannon; Sean.Brady; Aquilla.Hurd-Ravich; Karen.Perl.Fox
Subject: Basalt Creek
Date: Monday, April 09, 2018 3:44:43 PM
Attachments: [stafford%20land%20company.jpg](#)

Hello All:

I am writing with a very specific common sense request that I would urge the Metro Council to consider.

The Basalt Creek Concept Planning area was brought into the UGB in 2004 and was one of the first to be funded by the CET pool of funds. Yet, not a spade of dirt has been turned.

You now have the opportunity in front of you to make certain that the Cities of Tualatin and Wilsonville are able to move forward with the adoption of the Basalt Creek Plan and begin to process annexations of the property therein, even in the event of an appeal of the land use designation assigned to the Central Sub Area.

While the decision to be made is binding upon the Parties to the Agreement, the Property Owners of the Central Sub Area are not a Party to the Agreement.

Therefore, and in the event that the Metro Council adopts the Staff recommendation to assign an Employment Lands designation, there is little doubt in my mind that the property owners will appeal the decision.

Therefore, I request that you incorporate a provision in the Metro decision that directs the Cities of Tualatin and Wilsonville to adopt and move forward with the balance of the Basalt Creek Concept Plan, even if the designation for the Central Sub-Area is appealed.

Quite simply, this process has gone on far too long and it is unfair to allow a small group of property owners who, quite frankly, were a late comer to the entire concept planning effort, to hold up the entirety of the area. The land is needed and we property owners have exercised extraordinary patience.

Thank you for your time and consideration,

Gordon Root | Principal



StaffordLandCompany.com
[503.720.0914](tel:503.720.0914) | Cell
gordon@staffordlandcompany.com
[485 South State Street, Lake Oswego, OR 97034](http://485.South.State.Street.Lake.Oswego.OR.97034)

This e-mail message may contain confidential or legally privileged information and is intended only for the use of the intended recipient(s). Any unauthorized disclosure, dissemination, distribution, copying or the taking of any action in reliance on the information herein is prohibited. E-mails are not secure and cannot be guaranteed to be error free as they can be intercepted, amended, or contain viruses. Anyone who communicates with us by e-mail is deemed to have accepted these risks. Company Name is not responsible for errors or omissions in this message and denies any responsibility for any damage arising from the use of e-mail. Any opinion and other statement contained in this message and any attachments are solely those of the author and do not necessarily represent those of the company.

From: [Herb Koss](#)
To: [Aquilla Hurd-Ravich](#)
Subject: RE:
Date: Thursday, April 12, 2018 1:50:24 PM

I wish that Tualatin could testify at the hearing. It looks now like they may not have an open public hearing.

In order to do so they would have to notice the property owners surrounding the site.

Hope common sense prevails.

I am sending the Metro council the letter certified today.

Herb

From: Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>
Sent: Thursday, April 12, 2018 1:08 PM
To: Herb Koss <herb@kossred.com>
Subject: RE:

Thank you

Aquilla Hurd-Ravich

503.691.3018

Check out my new# !

From: Herb Koss [<mailto:herb@kossred.com>]
Sent: Thursday, April 12, 2018 11:04 AM
To: Aquilla Hurd-Ravich
Subject: FW:

Aquilla

For your information.

Herb Koss

From: Herb Koss
Sent: Thursday, April 12, 2018 10:28 AM
To: Tom.Hughes@oregonmetro.gov; Lou Ogden <lou@louogden.com>; roger.alfred@oregonmetro.gov; JOHN FREGONESE (john@frego.com) <john@frego.com>; Sherilyn Lombos <slombos@tualatin.gov>; Roy Rogers <Roy_Rogers@co.washington.or.us>; Roy Rogers <royr@rascpas.com>; 'andy_ duyck@co.washington.or.us' <andy_ duyck@co.washington.or.us>; Sherman Leitgeb <sherman@equityoregon.com>; Don & Barb Hanson (don.hanson@otak.com) <don.hanson@otak.com>; Tony Weller <tweller@cesnw.com>; Mayor Knapp <mayor@ci.wilsonville.or.us>; Bob Stacey <Bob.Stacey@oregonmetro.gov>;

Carlotta.Collette@oregonmetro.gov; Craig Dirksen <craig.dirksen@oregonmetro.gov>; Kathryn.Harrington@oregonmetro.gov; METRO <Metrocouncil@oregonmetro.gov>; Sam Chase <Sam.Chase@oregonmetro.gov>; Shirley.Craddick@oregonmetro.gov
Cc: Dave Nielsen <daven@hbapdx.org>; Paul Grove <PaulG@hbapdx.org>; Ed Trompke (Ed.Trompke@jordanramis.com) <Ed.Trompke@jordanramis.com>; Grace Lucini <Grluci@gmail.com>; Hannah Childs <hannahchildsvoice@gmail.com>; Heather Hutchinson <heatherhutch286@gmail.com>; Herb Koss <Herb@kossred.com>; Howard Houston <hwhouston@comcast.net>; John and Grace Lucini <jwluci@gmail.com>; Lark Leitgeb <lark@equityoregon.com>; Lois Fox <lois@hosmerlake.com>; Marvin Mast (marvinmast@gmail.com) <marvinmast@gmail.com>; Matthew Johansen <matthew.johansen@yahoo.com>; Mehdi A-Sanaei (mehdiasanaei@yahoo.com) <mehdiasanaei@yahoo.com>; Peter Shames <lcm@gorge.net>; r.alvstad@comcast.net; srcs6914@aol.com; Steve Summers (Nickstevensfs00@gmail.com) <Nickstevensfs00@gmail.com>
Subject: FW:

4/12/18jim

Dear Council President Hughes, Metro COO Martha Bennett, and Metro Councilors

Subject: Basalt Creek

I am a land owner who is an owner of the southernmost portion of the land involved in the zoning dispute. I also have extensive background in the land development business and financing of projects having worked for US Bank prior to my involvement in the building and development business. I have been to many public hearings in different cities around the region, I am familiar with the public process and how it is supposed to work. Having a financial interest in the land in question I along with many of the adjoining property owners have been involved in attending the public hearings for many years. To be honest I have never seen a process that seemed more designed to prevent meaningful public participation, or that seemed more designed to get a specific result, regardless of the actual facts. Hundreds of thousands of dollars have been spent, countless meetings at Wilsonville and Tualatin. What I found most interesting, is the fact that many work sessions were held, but no public input from property owners was allowed during the council work sessions. The input that the property owners had was mostly through being allowed three minutes at the city council sessions after the work sessions were held.

In order to better have a voice in the process, we retained the services of Tony Weller CESNW and Don Hanson a senior planner with Otak. Both well respected firms in the Portland region. The Planning Staff of the city of Tualatin initially recommended the same employment zoning as the Metro Planning staff. Our group of land owners finally were able to make the case that our land was not suited for an employment zone when the City Council of Tualatin held an open public hearing on the zoning issue. The result of the open hearing was a complete turnaround of the staff recommendation 7 - 0 vote in favor of a residential zone. This decision was based on solid facts presented by CESNW/Tony Weller, Don Hanson/Otak, Eric Sporre/PacTrust, Ken Leahey/Excavation, Brian Clopton/Clopton Excavation, Stu Peterson/McCadam Forbes, Mike Diamond/REIG Real Estate Group and others who have submitted testimony that is in the record. A very important fact should also be considered was the conversation between Mayor Ogden and John Fregonese the hired consultant for the Basalt Creek Planning Process. Mr. Fregonese told Mayor Ogden the site in question should be zoned for supportive residential housing because of the topography and access issues and it adjoined present residential zoning. The basis for the Tualatin Decision was the fact that the site development costs exceeded the land value and the lack of access for an employment site was not conducive to an employment zone. At that point in time we thought the issue was resolved when the Tualatin City Council voted 7 - 0 in favor of a residential zone.

The City of Wilsonville decided that the Tualatin decision was wrong. Their decision was based upon a plan prepared by KPFF. To be honest the presentation was well done, but excluded one very important factor ---- Costs to prepare the site for the plan that was presented. Our land owners retained the services of CESNW and Otak to calculate the site preparation costs for the KPFF plan. The results have been submitted by the City of Tualatin's submission to the Metro Planning Staff. In simple terms the costs to prepare the site were more than the land was worth. Facts about topography and infrastructure costs were also ignored when the land in Damascus was brought into the UGB, we all know the results of this incorrect decision. Why the Metro planning staff ignored cost factors by recommending our land being zoned for employment is beyond simple reasoning. When land for open space is acquired with the Metro bond funds costs and benefit is always a major consideration as it should be, so why were the costs for site preparation not taken into consideration and a recommendation for employment zoning made in the case of the Basalt Creek zoning?

John Fregonese and Associates was the lead planning consultant for the Basalt Creek Study process. Mr. Fregonese in

direct conversation with Mayor Ogden confirmed that his recommendation of a residential zone was based on lack of access to the site for an employment zone, steep grades, known Basalt Rock grading costs and as an experienced land planner the site was adjacent to present residential zoning. If the land in question was zoned for employment the property owners to the east of the land in question would have no access to their residential land except going through and industrial zone. Another issue that the city of Wilsonville has raised is buffering between a residential zone and an employment zone. I am in the process of having Otak prepare a cross-section of Basalt Creek Parkway showing the 18 to 20-foot vertical cut and the land to the south. Basalt Creek Parkway is the perfect buffer between the two land uses.

We as property owners are asking that we have the opportunity for an open hearing to be held by the Metro Council. I am quite certain that none of the Metro Planning staff took the time to visit the land in question. If they had visited the site, they would have had to asked permission to access the land in question and no property owner was contacted. The extreme vertical road cut on the southern portion of the land is not easy to relate too unless you visit the site and someone explains the vertical cut that is planned by Washington County Transportation dept. We have submitted data that confirms this vertical cut provided by Renu Kelfkens who is the Washington County project manager for the Basalt Creek Parkway road extension.

In summary it is not fair to the City of Tualatin or the property owners not to hold an open hearing. Many exhibits, memos, letters, planning site layouts, etc. are now part of the record, but I am confident as are our other property owners, that there has been limited site visits or understanding of all of the factors involved in this zoning issue. Land that is improperly zoned will never be sold for development therefor no increase in tax base and no revenue from System Development Charge Revenue. The result is everyone loses. I also believe that the first map in the COO's report is misleading, it shows the canyon which is going to be open space as low density residential, making it look like there is far more residential than actually exists.

Another major fact to consider is the housing crisis in the region. The land in question can be developed without major site costs since the Basalt Rock ridges and topographic can easily be utilized as assets to a residential zone. Access issues involving grades are far easier to deal with when planning for residential development vs employment land.

Just as a matter of additional common sense reasoning statements have been made as to the huge investment made by the county to construct the Basalt Creek Parkway extension. Common sense would come to the conclusion that if the land in question is zoned for employment no permits or traffic impact fees would be collected for many years. On the other hand if the land was zoned for supportive residential housing Transportation Fees along with other systems development charges would be collected within a few years. I confirmed that the County Transportation fee for a single family residence is \$8458.00 per single family dwelling, \$16,916.00 per duplex, and \$5533.00 per unit if multifamily. I also understand that as of July 1,2018 the fees will be increased. Using a conservative approach for the a residential development and including some multifamily units on the acreage in question the results are as follows: 40 acres developed one half or 20 units of single family detached and 20 acres of Multifamily at 20 units per acre equals:

20 acres at 10 units to the acre single family 200 units X \$8458.00 per unit = \$1,691,600

20 acres at 20 units to the acre Multifamily 400 units X \$5533.00 per unit = \$2,213,200

Total Traffic Impact Fees \$3,904,800

Doesn't it make sense for these fees to be collected as soon as possible vs. maybe in the distant future or never? My example is only the transportation portion of the fees that will be collected.

I also believe that the adjoining property owners are confused as to the Basalt Creek Process. Some attended meetings, but few were given the opportunity at City Council Meetings or work sessions to be able to ask questions or more importantly voice their concerns to the City Councils. Works sessions were closed for questions from the public.

We are requesting that an **open public hearing** be held to ensure that all the facts involved in this zoning decision can be examined. The facts pertaining to the zoning were clearly presented when the Tualatin City Council voted 7 - 0 in favor of a residential zone. I would encourage a site visit hosted by one of our land owners be done before any decisions or hearings are held.

Sincerely

Herb D Koss - Property owner

cc: Mayor Ogden, Mayor Knapp, Roger Alfred, John Fregonese, Sherilyn Lombos, Roy Rogers, Andy Duyck, Sherman Leitgeb, Don Hanson, Tony Weller

This letter is also being sent via certified return receipt mail.

Herb Koss

From: Herb Koss
Sent: Thursday, April 12, 2018 10:17 AM
To: Herb Koss
Subject: FW:

4/12/18

Dear Council President Hughes, Metro COO Martha Bennett, and Metro Councilors

Subject: Basalt Creek

I am a land owner who is an owner of the southernmost portion of the land involved in the zoning dispute. I also have extensive background in the land development business and financing of projects having worked for US Bank prior to my involvement in the building and development business. I have been to many public hearings in different cities around the region, I am familiar with the public process and how it is supposed to work. Having a financial interest in the land in question I along with many of the adjoining property owners have been involved in attending the public hearings for many years. To be honest I have never seen a process that seemed more designed to prevent meaningful public participation, or that seemed more designed to get a specific result, regardless of the actual facts. Hundreds of thousands of dollars have been spent, countless meetings at Wilsonville and Tualatin. What I found most interesting, is the fact that many work sessions were held, but no public input from property owners was allowed during the council work sessions. The input that the property owners had was mostly through being allowed three minutes at the city council sessions after the work sessions were held.

In order to better have a voice in the process, we retained the services of Tony Weller CESNW and Don Hanson a senior planner with Otak. Both well respected firms in the Portland region. The Planning Staff of the city of Tualatin initially recommended the same employment zoning as the Metro Planning staff. Our group of land owners finally were able to make the case that our land was not suited for an employment zone when the City Council of Tualatin held an open public hearing on the zoning issue. The result of the open hearing was a complete turnaround of the staff recommendation 7 - 0 vote in favor of a residential zone. This decision was based on solid facts presented by CESNW/Tony Weller, Don Hanson/Otak, Eric Sporre/PacTrust, Ken Leahey/Excavation, Brian Clopton/Clopton Excavation, Stu Peterson/McCadham Forbes, Mike Diamond/REIG Real Estate Group and others who have submitted testimony that is in the record. A very important fact should also be considered was the conversation between Mayor Ogden and John Fregonese the hired consultant for the Basalt Creek Planning Process. Mr. Fregonese told Mayor Ogden the site in question should be zoned for supportive residential housing because of the topography and access issues and it adjoined present residential zoning. The basis for the Tualatin Decision was the fact that the site development costs exceeded the land value and the lack of access for an employment site was not conducive to an employment zone. At that point in time we thought the issue was resolved when the Tualatin City Council voted 7 - 0 in favor of a residential zone.

The City of Wilsonville decided that the Tualatin decision was wrong. Their decision was based upon a plan prepared by KPFF. To be honest the presentation was well done, but excluded one very important factor ---- Costs to prepare the site for the plan that was presented. Our land owners retained the services of CESNW and Otak to calculate the site preparation costs for the KPFF plan. The results have been submitted by the City of Tualatin's submission to the Metro Planning Staff. In simple terms the costs to prepare the site were more than the land was worth. Facts about topography and infrastructure costs were also ignored when the land in Damascus was brought into the UGB, we all know the results of this incorrect decision. Why the Metro planning staff ignored cost factors by recommending our land being zoned for employment is beyond simple reasoning. When land for open space is acquired with the Metro bond funds costs and benefit is always a major consideration as it should be, so why were the costs for site preparation not taken into consideration and a recommendation for employment zoning made in the case of the Basalt Creek zoning?

John Fregonese and Associates was the lead planning consultant for the Basalt Creek Study process. Mr. Fregonese in direct conversation with Mayor Ogden confirmed that his recommendation of a residential zone was based on lack of access to the site for an employment zone, steep grades, known Basalt Rock grading costs and as an experienced land planner the site was adjacent to present residential zoning. If the land in question was zoned for employment the property owners to the east of the land in question would have no access to their residential land except going through and industrial zone. Another issue that the city of Wilsonville has raised is buffering between a residential zone and an employment zone. I am in the process of having Otak prepare a cross-section of Basalt Creek Parkway showing the 18 to 20-foot vertical cut and the land to the south. Basalt Creek Parkway is the perfect buffer between the two land uses.

We as property owners are asking that we have the opportunity for an open hearing to be held by the Metro Council. I am quite certain that none of the Metro Planning staff took the time to visit the land in question. If they had visited the site, they would have had to asked permission to access the land in question and no property owner was contacted. The extreme vertical road cut on the southern portion of the land is not easy to relate too unless you visit the site and someone explains the vertical cut that is planned by Washington County Transportation dept. We have submitted data that confirms this vertical cut provided by Renu Kelfkens who is the Washington County project manager for the Basalt Creek Parkway road extension.

In summary it is not fair to the City of Tualatin or the property owners not to hold an open hearing. Many exhibits, memos, letters, planning site layouts, etc. are now part of the record, but I am confident as are our other property owners, that there has been limited site visits or understanding of all of the factors involved in this zoning issue. Land that is improperly zoned will never be sold for development therefor no increase in tax base and no revenue from System Development Charge Revenue. The result is everyone loses. I also believe that the first map in the COO's report is misleading, it shows the canyon which is going to be open space as low density residential, making it look like there is far more residential than actually exists.

Another major fact to consider is the housing crisis in the region. The land in question can be developed without major site costs since the Basalt Rock ridges and topographic can easily be utilized as assets to a residential zone. Access issues involving grades are far easier to deal with when planning for residential development vs employment land.

Just as a matter of additional common sense reasoning statements have been made as to the huge investment made by the county to construct the Basalt Creek Parkway extension. Common sense would come to the conclusion that if the land in question is zoned for employment no permits or traffic impact fees would be collected for many years. On the other hand if the land was zoned for supportive residential housing Transportation Fees along with other systems development charges would be collected within a few years. I confirmed that the County Transportation fee for a single family residence is \$8458.00 per single family dwelling, \$16,916.00 per duplex, and \$5533.00 per unit if multifamily. I also understand that as of July 1,2018 the fees will be increased. Using a conservative approach for the a residential development and including some multifamily units on the acreage in question the results are as follows: 40 acres developed one half or 20 units of single family detached and 20 acres of Multifamily at 20 units per acre equals:

20 acres at 10 units to the acre single family 200 units X \$8458.00 per unit = \$1,691,600

20 acres at 20 units to the acre Multifamily 400 units X \$5533.00 per unit = \$2,213,200

Total Traffic Impact Fees \$3,904,800

Doesn't it make sense for these fees to be collected as soon as possible vs. maybe in the distant future or never? My example is only the transportation portion of the fees that will be collected.

I also believe that the adjoining property owners are confused as to the Basalt Creek Process. Some attended meetings, but few were given the opportunity at City Council Meetings or work sessions to be able to ask questions or more importantly voice their concerns to the City Councils. Works sessions were closed for questions from the public.

We are requesting that an open public hearing be held to ensure that all the facts involved in this zoning decision can be examined. The facts pertaining to the zoning were clearly presented when the Tualatin City Council voted 7 - 0 in favor of a residential zone. I would encourage a site visit hosted by one of our land owners be done before any decisions or hearings are held.

Sincerely


Herb D. Koss - Property owner

cc: Mayor Ogden, Mayor Knapp, Roger Alfred, John Fregonese, Sherilyn Lombos, Roy Rogers, Andy Duyck, Sherman Leitgeb, Don Hanson, Tony Weller

This letter is also being sent via certified return receipt mail.

--

From: [Herb Koss](#)
To: [Aquila Hurd-Ravich](#)
Subject: FW: Anticipated width of the Basalt Creek Parkway Extension (Grahams Ferry to Boones Ferry Roads)
Date: Friday, April 20, 2018 4:04:21 PM
Attachments: [2018-04-18 Basalt Creek Section 11x17.pdf](#)

Aquila

As promised attached is the exhibit prepared by Otak. Yesterday's meeting disappointing but not over
Yet. Peter Watts is an excellent attorney.

Herb

From: Gabriel Kruse <Gabriel.Kruse@otak.com>
Sent: Wednesday, April 18, 2018 9:52 AM
To: Herb Koss <herb@kossred.com>
Subject: RE: Anticipated width of the Basalt Creek Parkway Extension (Grahams Ferry to Boones Ferry Roads)

[Herb](#),

I've changed the direction to Southeast. Please find attached.

Gabriel Kruse, PLA, ASLA | Landscape Architect
Otak, Inc.

Direct: 503.415.2402 | Main: 503.287.6825

From: Herb Koss [<mailto:herb@kossred.com>]
Sent: Wednesday, April 18, 2018 8:47 AM
To: Gabriel Kruse
Subject: FW: Anticipated width of the Basalt Creek Parkway Extension (Grahams Ferry to Boones Ferry Roads)

Gabriel

I think the view is Southeast vs East. Only change I think we should make.

Herb

From: Gabriel Kruse <Gabriel.Kruse@otak.com>
Sent: Tuesday, April 17, 2018 10:54 AM
To: Herb Koss <herb@kossred.com>
Cc: Peter Watts <peterowatts02@gmail.com>
Subject: RE: Anticipated width of the Basalt Creek Parkway Extension (Grahams Ferry to Boones Ferry Roads)

Attachment this time...

Gabriel Kruse, PLA, ASLA | Landscape Architect
Otak, Inc.

Direct: 503.415.2402 | Main: 503.287.6825

From: Gabriel Kruse
Sent: Tuesday, April 17, 2018 10:52 AM
To: 'Herb Koss'
Cc: Peter Watts
Subject: RE: Anticipated width of the Basalt Creek Parkway Extension (Grahams Ferry to Boones Ferry Roads)

Herb,

Attached is the section draft for the Basalt Creek Parkway. Please feel free to markup or comment.

Thanks,

Gabriel Kruse, PLA, ASLA | Landscape Architect
Otak, Inc.

Direct: 503.415.2402 | Main: 503.287.6825

From: Herb Koss [<mailto:herb@kossred.com>]
Sent: Sunday, April 15, 2018 8:23 PM
To: Gabriel Kruse
Cc: Peter Watts
Subject: FW: Anticipated width of the Basalt Creek Parkway Extension (Grahams Ferry to Boones Ferry Roads)

Gabriel

I have attached the cross section that Evans and Asso provided during one presentation.

Can you show this one and add the following:

1. On the south side show building height of 30 foot tall. This is the tallest tilt building normally used in industrial parks.
2. Leave a 60 foot buffer from the right of way. Since the drawing shows only 72 feet being used I would rather show a planter between the curb and sidewalk with street trees on both sides.
3. On the left side the county told me that there would be an 18 to 20 foot cut.

A couple of options exist including a path vs a sidewalk, but that gets into ADA requirements so I think we go curb, planter with

Trees, then a 4 foot wall, eight foot planter, then a 8 foot wall and then just a 3 to 1 slope to the top of the bank.

If you have a better idea let me know.

Ed Trompke is taking a picture of a vertical block wall that was built not far from our site on Basalt Creek Parkway. Large concrete

Block panels were used. Not as attractive, but we wanted to shoe the scale of the vertical cut.

The purpose is to show the Metro Council how the transition from industrial to residential can be buffered. From what I think the

Cross section will show is the two story building MF or TH will look over the 30 foot walls of the buildings across the buildings to the south.

Some screening of HVAC units may have to be used but for the purpose of this exercise not needed.

Call me if you have questions. I am golfing at 8:30 until about 1 PM on Monday, but I will watch my phone.

The metro meeting is Thurs at 2 PM. I fly into PDX at 12:15 and will head to the meeting.

Herb

From: G Lucini <grluci@gmail.com>

Sent: Wednesday, July 26, 2017 1:13 PM

To: gordonroot@aol.com; Herb Koss <herb@kossred.com>

Subject: Anticipated width of the Basalt Creek Parkway Extension (Grahams Ferry to Boones Ferry Roads)

Hi Gordon and Herb,

Attached is a rendering of the "Future Basalt Creek Parkway Bridge" by David Evans for the 124th Ave Project. This project is in construction, and almost completed to Grahams Ferry Road- the most eastern terminus.

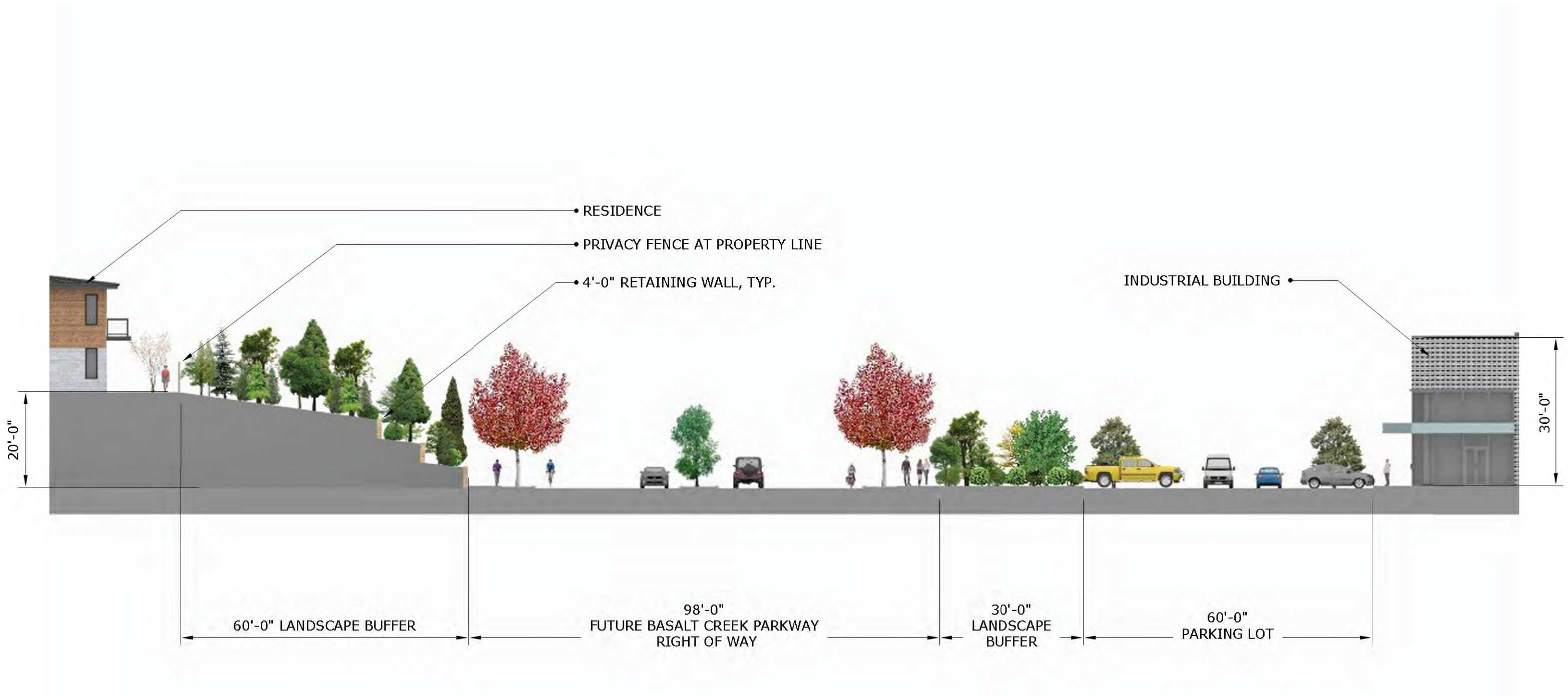
It is most likely the width of the Basalt Creek Parkway Extension will exceed the width of the 124th Ave Project bridge:

- The intersection at Grahams Ferry Road will most likely require additional turn lanes leading up to and including the intersection, which will enlarge the width of the road and ROW near and at the intersection.
- In 2012, during presentations by Washington County staff, it was stated the width of the bridge from Grahams Ferry Road to Boones Ferry Road may have additional lane/s added to accommodate the slower freight traffic attempting to ascend what was anticipated to be a 6% grade. (It should also be noted, the negative impact on the speed of regional freight traffic will be compounded due to the anticipated signaled intersection at Grahams Ferry Road- which requires trucks start an uphill ascent from a stopped position – without previous momentum). From this, it can be anticipated the width of the Basalt Creek Parkway Extension) would exceed the width of the 124th Ave bridge by at least one or more traffic lanes.
- Due to the 6% grade of the Basalt Creek Parkway Extension (as anticipated in 2102), I do not

know what design accommodations will be necessary for ADA compliance, and if this would increase the width of the sidewalks, and consequently impact and add to the overall width of the entire connection between Grahams Ferry and Boones Ferry Roads.

Just for visual orientation, I have also attached a very dated (2012) conceptual design and cross section of the East-West Connector- now known as the Basalt Creek Parkway Extension.

Grace



BASALT CREEK PARKWAY SECTION | LOOKING SOUTHEAST |

From: [Herb Koss](#)
To: [Aquilla Hurd-Ravich](#); [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Frank Bubenik \(fbubenik@ci.tualatin.or.us\)](#); [jeff DeHaan](#); [Joelle Davis \(jdavis@ci.tualatin.or.us\)](#); [lou ogden \(logden@ci.tualatin.or.us\)](#); [Louogden](#); [nancy grimes \(ngrimes@ci.tualatin.or.us\)](#); [paul morrison](#); [robert kellogg](#); [Sherilyn Lombos](#)
Cc: [Eric Sporre](#); [Stu Peterson](#); [Don & Barb Hanson \(don.hanson@otak.com\)](#); [Tony Weller](#); [brianc1957@gmail.com](#); ["kenl@kenleahy.com"](#); [Michael Diamond \(mdiamond@reig.com\)](#); [Peter Watts](#); [wendy@gardnerteam.net](#); [Peter Shames](#)
Subject: Metro Hearing
Date: Friday, April 20, 2018 3:57:00 PM

To All regarding the Metro Circus held on 4/19

Needless to say we were disappointed in the Metro Vote yesterday. The Metro Planning Staff and no doubt with lots of input from the Wilsonville Planning staff had the meeting stacked and rigged so the Council would vote to make recommend our land be zoned for employment. The CCO Recommendation showed only the far north road alignment and no mention of the other alignments that were discussed.

Thank you to the councilors to who attended the meeting and testified for a residential zone. We really appreciate your taking the time to come to the Metro hearing even if they tried their best for no open hearing. **The Metro Planning staff is definitely running Metro with no guidance from the Metro Council.**

I understand it has been this way for years.

Peter Watts is going to pursue the next legal step. It is so frustrating to prepare for a meeting and you are limited to 3 minutes and it is impossible to get the full story told. My presentation would have taken 11 minutes. The Tualatin City Council gave the land owners the time to testify and submit well documented testimony. Not the case with Metro. Bob Stacey demonstrated what a total jerk he can be both to Peter Watts and Myself. I was amazed how well Peter kept his cool.

Peter has been in contact with Roger Alfred the Metro attorney. There has been no legal presentient for the situation that has been created. I do feel as does Peter that the property owners most directly affected were not treated fairly. He also believes that several state goals were not followed. To me is simple terms if the land is going to annexed to the City of Tualatin and all of the directly affected land owners and those land owners to the east all agree we have a good chance of victory. At this point in time we really do not know if a LUBA appeal will stop the closure of the Basalt Creek study or just the land in question would be subject to the LUBA appeal.

In reality and agreed to by both Roger Alfred and Peter Watts this case has never been tested or heard at LUBA.

Again thank you to the City of Tualatin and to the councilors who attended the Metro session yesterday.

The Majority of the property owners are behind the next legal steps and one fact for sure Peter

Watts is an excellent attorney.

Herb Koss

From: [Aquilla Hurd-Ravich](#)
To: [Karen Perl Fox](#)
Subject: FW: Basalt Creek
Date: Monday, April 23, 2018 8:37:35 AM

FYI...

Aquilla Hurd-Ravich

503.691.3018

Check out my new# !

From: Herb Koss [mailto:herb@kossred.com]
Sent: Sunday, April 22, 2018 3:38 PM
To: Aquilla Hurd-Ravich; Frank Bubenik; Jeff Dehaan; Joelle Davis; Lou Ogden; LouOgden; Nancy Grimes; Paul Morrison; Robert Kellogg; Sherilyn Lombos
Cc: Peter Watts
Subject: Basalt Creek

To the Tualatin City Council and Tualatin City Management

I just wanted to thank the City of Tualatin for supporting a residential zone for the contested area in the Basalt Creek Study area.

As we testified at Metro an incorrect zoning decision will result in no SDC revenue or tax base increase for a number of years if ever. It seems that Metro never cares about costs or for that manner common sense. A housing crisis is upon the Metro region and they fail to realize they are mostly to blame.

You gave the property owners and those adjacent land owners to the east time to present the real facts about the access issues and costs pertaining to site plan prepared by Wilsonville's consultant KPFF. Metro did not want to hear the real facts. They also did not to show the other Basalt Creek Parkway road alignments that were shown in previous Basalt Creek sessions. The Metro ordinance 04 1040B stated that the land north of Basalt Creek Parkway would be zoned residential. Only showing one alignment was very unfair.

It definitely was an unfair process and we plan to appeal this decision. According to what I have heard there has never been a situation like the one we are in now. How can another city control the zoning of a neighboring city. Why were the property owners most directly affected not part of the process?

In closing your city attorney did a great job in providing the record to Metro. What none of us counted on was a closed Metro process and a very unfair Metro Planning Staff report to the Metro COO.

Again thank you for the decision that you made in recommending the land in question be zone residential.

Sincerely
Herb Koss
Property Owner

From: [G Lucini](#)
To: [Karen Perl Fox](#)
Cc: [Aquilla Hurd-Ravich](#)
Subject: RE: Requesting Clarification--- Basalt Creek Notice of Upcoming Meetings - June 2018
Date: Monday, June 04, 2018 1:10:23 PM
Attachments: [image001.png](#)
[image003.png](#)

*Thanks for your prompt reply!
I'll look forward to seeing you there.
Grace*

From: Karen Perl Fox <kperlfox@tualatin.gov>
Sent: Monday, June 4, 2018 12:54 PM
To: G Lucini <grluci@gmail.com>
Cc: Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>
Subject: RE: Requesting Clarification--- Basalt Creek Notice of Upcoming Meetings - June 2018

Grace:

Yes, a second Notice for the Basalt Creek Planning Area will be sent out promptly clarifying that the Tualatin City Council Work Session on June 25, 2018 will start at 5PM.

Thank you,

Karen

Karen Perl Fox
Senior Long-Range Planner
City of Tualatin | Community Development Department
503.691.3027 | www.tualatinoregon.gov.

From: G Lucini [<mailto:grluci@gmail.com>]
Sent: Monday, June 04, 2018 11:26 AM
To: Aquilla Hurd-Ravich; Karen Perl Fox
Subject: Requesting Clarification--- Basalt Creek Notice of Upcoming Meetings - June 2018

Hi Aquilla and Karen,

I wanted to check on the time being provided in the Notice of the Tualatin City Council Work Session on June 25, 2018- on the Basalt Creek Concept Planning- being forward with this email (please see below).

The Notice below states the time of the Work Session will be 7PM, yet previous postings listed the time of the meeting starting earlier. 7 PM has traditionally been the time the Tualatin City Council Meeting starts.

Would you be able to clarify if the Basalt Creek Concept Planning agenda item will be discussed during the City Council Work Session (usually convening at 5 or 5:50 PM); or during the City Council Meeting (which usually convenes at 7PM); or is the topic scheduled to be discussed during both Public meetings?

As an Interested person, who has requested Notice on this topic, it important for me (and the public) to know the correct time, and which type of Public Meeting the Basalt Creek Concept Plan is scheduled to be discussed- as there are significantly different rules for public involvement depending if the topic is scheduled for a Council Work Session vs a City Council Meeting.

Since there seems to be a slight discrepancy from previous postings- as to time and perhaps as to which Public Meeting the topic will be discussed, would it be possible for a clarification of the Notice be provided to the public.

*Thanks,
Grace Lucini*

From: Lynette Sanford <LSanford@tualatin.gov>
Sent: Monday, June 4, 2018 9:39 AM
To: Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>; 'bateschell@ci.wilsonville.or.us' <bateschell@ci.wilsonville.or.us>; Jeff Fuchs <jfuchs@tualatin.gov>; Kraushaar, Nancy <kraushaar@ci.wilsonville.or.us>; Neamtzu, Chris <neamtzu@ci.wilsonville.or.us>; Steve Adams <adams@ci.wilsonville.or.us>
Subject: Basalt Creek Notice of Upcoming Meetings - June 2018

June 4, 2018

Greetings,

Thank you for your continued interest in the Basalt Creek Concept Plan project.

The project team is preparing a final draft concept plan for the Basalt Creek Planning Area for adoption by both Councils in August 2018. Please note upcoming meetings scheduled for this project:

Wilsonville Planning Commission Work Session: June 13, 2018, 6PM at City Hall, 29799 SW Town Center Loop E. (materials will be posted on the City website at <http://www.ci.wilsonville.or.us>).

Wilsonville City Council Work Session: June 18, 2018, 5PM at City Hall, 29799 SW Town Center Loop E. (materials will be posted on the City website at <http://www.ci.wilsonville.or.us>).

Tualatin City Council Work Session: June 25, 2018 at 7PM at the Juanita Pohl Center, 8513 SW Tualatin Road, Tualatin, OR 97062 (materials will be posted one week in advance on the City's website at <https://www.tualatinoregon.gov>).

Please stay current on concept planning news by signing up for email updates on the project website at www.BasaltCreek.com. Information about additional upcoming meetings will be included in future email updates as well as on the website project calendar. If you have questions or desire more information, please feel free to contact:

Miranda Bateschell

Planning Manager

City of Wilsonville | Community Development Dept | Planning Division

Phone: 503-570-1581 | Email: bateschell@ci.wilsonville.or.us

Karen Perl Fox

Senior Long-Range Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3027 | Email: kperlfox@ci.tualatin.or.us

From: [G Lucini](mailto:G.Lucini@ci.wilsonville.or.us)
To: ahurd-ravich@ci.tualatin.or.us; KPerlFox@ci.tualatin.or.us; kraushaar@ci.wilsonville.or.us; bateschell@ci.wilsonville.or.us; veliz@ci.wilsonville.or.us; LSanford@ci.tualatin.or.us
Cc: ["Tim Knapp"](mailto:Tim.Knapp@ci.wilsonville.or.us); ["Stevens Susie"](mailto:Stevens.Susie@ci.wilsonville.or.us); ["Starr Scott"](mailto:Starr.Scott@ci.wilsonville.or.us); ["Lehan Charlotte"](mailto:Lehan.Charlotte@ci.wilsonville.or.us); akervall@ci.wilsonville.or.us; council@tualatin.gov; logden@ci.tualatin.or.us; ngrimes@ci.tualatin.or.us; pmorrison@tualatin.gov; rkellogg@tualatin.gov; jdavis@ci.tualatin.or.us; fbubenik@tualatin.gov; jdehaan@tualatin.gov
Subject: Citizen Comments-Basalt Creek Concept Plans - As Being Presented to Wilsonville Planning Commission 6-13-2018
Date: Monday, June 11, 2018 2:24:48 AM
Attachments: [2018 6-11 Citizen Comments Wilsonville Plan Com- Basalt Creek 6-13-2018.pdf](#)

The attached PDF Document are Citizen Comments regarding the Basalt Creek Concept Plan -as being presented within the Informational Packet for the Wilsonville Planning Commission Meeting scheduled for 6-13-2018.

Ms. Veliz, Would you kindly forward this email and attached document to the members of the City of Wilsonville Planning Commission members prior to the Wilsonville Planning Commission Meeting on 6-13-2018.

Should there be any difficulty in forwarding the document, I would appreciate being notified prior to 6-13-2018.

It is requested the attached document become part of the Record for the Wilsonville Planning Commission Meeting for 6-13-2018 Agenda Item II- Work Session – Basalt Creek Concept Plan

Ms. Sanford, Would you kindly forward this email and attached document to the members of the Tualatin Planning Commission.

It is requested the attached document become part of the Record for Basalt Creek Concept Planning file.

Your assistance is greatly appreciated.

Regards, Grace Lucini
503 692 9890

6-11-2018

Issues Regarding Information Provided Within

Wilsonville Planning Commission 6-13-2018 -Basalt Creek Concept Planning Update Informational Packet

Aquilla Hurd-Ravich and Karen Fox- City of Tualatin, Tualatin Planning Commission
Nancy Karushaar and Miranda Bateschell- City of Wilsonville, Wilsonville Planning Commission,
Cc: Wilsonville City Council, and members
Tualatin City Council, and members

There are several references within the 6-13-18 Wilsonville Planning Commission Informational Packet on the actions being taken by one- or both- cities regarding the Basalt Creek Concept Plans, which I am requesting your comments, and/or response.

1. BACKGROUND

At the current time, my property is within the Basalt Creek concept Area, but is not within the City limits of either city, and is outside the jurisdiction of either city. It is located on the western side of SW Boones Ferry Road and east of the Canyon and is one of many other single- family homes which were built prior to the adoption of Metro 04-1040b.

My property extends west of the wetlands and past the western edge of the Canyon -including both sides of the canyon, with additional land extending west of the canyon.

My husband and I spend many hours personally studying and working to restore the wetlands and surrounding area. It is my goal to leave for many generations to come---a healthy ecosystem which will support the various types of wild life which use the area to forage and for shelter.

Property owners and residents within the Basalt Creek Concept Area will most directly feel the effects of this concept planning. Yet we were not provided an elected representative to routinely represent us during Public discussions as part of the decision-making process being made by the City Councils of Tualatin and Wilsonville.

The Cities of Tualatin and Wilsonville have orchestrated most aspects as to how Basalt Creek Concept Planning would be determined, planned and implemented.

Formal Public Involvement has been minimal, and non- existent for over 2 years- after which time concept planning continued.

No formal Public Involvement Event has been held specifically for affected property owners (who as mentioned, had no elected representation within the Basalt Creek Joint Cities Governing Body). As Concept Planning details progressed with time, affected groups of property owners requested formal meetings with staff and/or Council but were rebuffed.

The property owners and residents within the Basalt Creek Concept Area were only allowed 3 minutes (as are all citizens) during the Citizens Comment Sections of Council Meetings, to present very complex and multi-faceted issues/concerns which were created by and during the concept planning process.

The determination of the future city limits of either city within the Basalt Creek Area has not yet come to fruition within the legal process.

It is unknown when this process will finally be completed, as an Appeal has been filed regarding the Concept Plan which has not yet been heard.

2. INFORMATIONAL PACKET BEING PROVIDED TO THE WILSONVILLE PLANNING COMMISSION

I understand the complexity many of the issues which need to be resolved. I appreciate the attempts of the staff to present many issues within the Informational Packet which were taken into consideration when developing this concept plan.

It is my understanding that the property owners within the Basalt Creek Area, will not be automatically be annexed into either of the two cities, but may request to be annexed in the future or-- may elect to forgo any annexation into their identified city.

I request a response to this question: *I do not see any information within the Informational Packet which addresses possible impacts to the implementation of the Concept Plan, should one or more property owners within the Basalt Creek Area decline to annex their property into the City Limits--- What affect this may have upon the implementation of concept plans which include use of un annexed properties?*

3. IDENTIFICATION OF RECREATIONAL NEEDS/GOALS TO BE IMPLEMENTED WITHIN THE BASALT CREEK CONCEPT AREA

Many pages within the Informational Packet relate to plans for public recreational use of the land within the Basalt Creek Area. The Informational Packet includes the following statement:

At the time of this writing, Tualatin is going through a Park and Recreation Master Plan update. This update has considered the Basalt Creek area in the types of services and facilities that will be needed to serve residents and business in this area.

I request a response to these issues:

- Is the City of Tualatin in the process of updating the Park and Recreation Master Plan- and including portions of the Basalt Creek Concept Planning area within the update-as stated within the Information Packet?
 - If so, what type of recent outreach has the City taken to contact property owners within the Basalt Creek Concept Planning area to seek their involvement, or discuss potential impacts any proposed changes to the Parks and Recreation Master Plan might generate?
- Have there been any Public Meetings on any update changes to the Tualatin Park and Recreation Master Plan where Basalt Creek Concept Planning - or its inclusion into the Master Plan Update were an identified topic?
 - I have not seen any General Notice postings on the *BasaltCreek.com* regarding Public Meetings on updating the Tualatin Park and Recreation Master Plan which included the topic of the Basalt Creek Concept Area.
- As an Identified Interested Person who has provided numerous written requests to both cities, requesting to be Noticed on any Public Meeting relating to the Basalt Creek Concept Planning Area--- have I ***not*** received any communication or Actual Notice that several hundred acers within the Basalt Creek Concept Planning Area (including my property), were being actively included into an update to a City Recreation and Parks Master Plan.
 - Please provide me information as to the status of the Tualatin Parks and Recreation Master Plan Update, and when the next Public Meeting will be held regarding this.
- The Basalt Creek Concept Planning Partnering Agreement was amended to reaffirm a commitment to abide by Oregon Public Meetings Law to promote transparency of the process.
 - Historically throughout this entire concept process, there has been many instances where proper Notice has not been provided to the public, and/or to Interested Persons who have provided written request to be provided Notice on Public Meetings related to Basalt Creek Concept Planning.
 - The outcome of Basalt Creek Planning involves hundreds of acers, and directly affects hundreds of citizens, and is of importance to the general public.
 - The Basalt Creek Area is not yet within the jurisdiction of either city. Finalization of the Concept Plan has not been completed and is now under appeal.
 - Even after finalization and adoption, Individual Property owners may not wish to annex into a city. This may affect or influence Master Planning needs.
 - Consequently, the adoption of an Update to any of either city's various Master Plans to include any portion of the Basalt Creek Area seems premature at this time.
 - Any update to either city's Master Plans which to include portions of the Basalt Creek Area, can reasonably be assumed to be a component of (or implementation of) Basalt Creek Concept Planning which should had triggered Notice be given on Public Meetings regarding either city's Update to Master Plans to include portions of the Basalt Creek Area.

It is therefore requested that in effort to promote transparency and uphold the only amendment to the Basalt Creek Concept Planning Partnering Agreement and Oregon Public Meeting Laws (ORS 192.610 to 192.710), efforts be redoubled to provide proper Notice on ALL Public Meetings regarding Basalt Creek Concept Planning, including city

Master Plan Updates -or any other actions which may involve current or future implementation of any portion of the Basalt Creek Concept Planning.

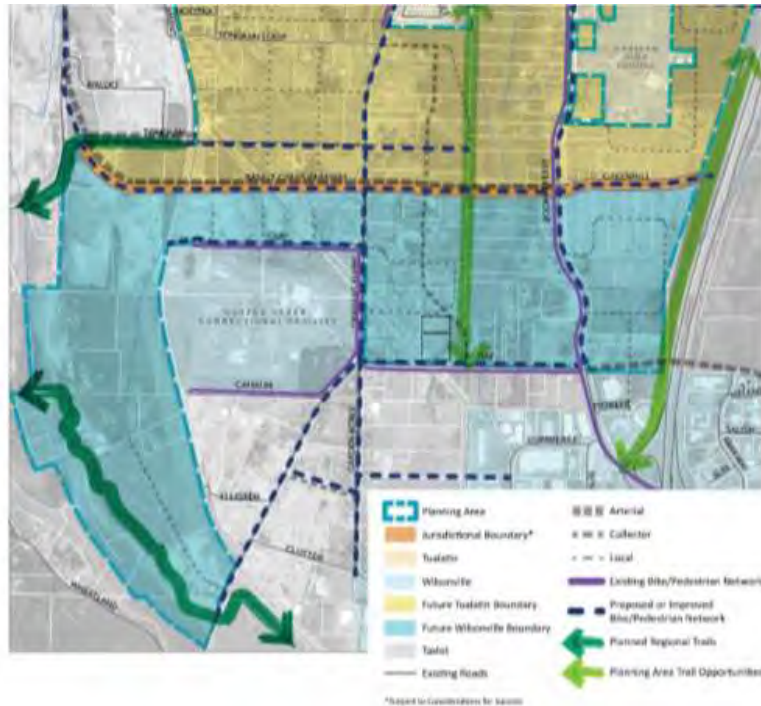
- **This should include, but not be limited to:**
 - **Posting these meetings in a timely manner on the identified website: BasaltCreek.com**
 - **Providing proper timely Actual Notice to identified Interested Persons- electronically and/or mail.**

4. IDENTIFICATION AND SPECIFIC LOCATION/ PLACEMENT OF DESIRED PUBLIC TRAILS ON PROPERTY CURRENTLY OWNED BY PRIVATE CITIZENS.

The narrative within the Informational Packet states a goal of the planners is to develop pedestrian and bike connectivity between the two cities.

The Informational Packet also provided the following statements:

- **“bike/pedestrian facilities will be integrated into new and updated road projects in accordance with State, County and City standards,**
- **“Identifying specific locations of parks and outdoor recreation was beyond the Scope of the Concept Plan.”**



While existing bike and pedestrian facilities run along Boones Ferry Road, Day Road, and sections of Basalt Creek Parkway, planned improvements will increase safety and completeness. The additional facilities will offer significant east/west connections along the new Basalt Creek Parkway and Tonquin

What is referred to within the Informational Packet as the Canyon Trail- currently placed North-South along the western side of the Canyon - runs entire western boundary of my property- and along the properties of approximately 29 other property owners.

I have not provided any indication of having interest in the locating Public Trails along or through my property. In fact, I have previously provided written objections to similar proposed takings of my property for Public Trails---I can provide upon request copies of these written communications –copies of which should also be available within your files.

It was therefore disconcerting to me to see another new document being disseminated to the Public in which the document labels a portion of my property being identified and listed as a “Public Trail Opportunity”.

I have not been approached by any staff member regarding this proposed new taking of my property. I have never received any indication if and how much I might be reimbursed for my property, if any funding is available, or when this proposed action might happen.

Yet as a direct consequence of the inclusion of this map with a specific Trail identified across privately-owned properties- immediately places a cloud over all of these properties, causing the owners immediately economic and legal impact.

My previous objections to providing Public Trails within the Basalt Creek Canyon and/or through my property centered around the protection of the natural resources within the area, and concerns of damage to the wetlands and other natural areas which I and my husband have been working to restore.

I also expressed concern as to the need for thoughtful planning of the location of any public pedestrian corridor due to the well documented news reports regarding a very similar Public Trail created for pedestrians and bikes to connect two cities- the Springwater Corridor. Unfortunately, the Springwater Corridor has developed into an unsafe public health and safety issue; has caused damage to previously identified sensitive natural areas; and requires routine monitoring for unplanned/anticipated types of public use.

The following statements are also included within the Informational Packet:

“Parks and Open Space One of the guiding principles of the Basalt Creek Concept Plan is to protect key natural resources and sensitive areas while making recreational opportunities accessible by integrating new parkland, open spaces, natural areas and trails in the planning area and connecting to existing regional networks.

This Canyon is very valuable to the area and it needs to be protected, while also having public access points in appropriate locations in order to connect to the bicycle, pedestrian and recreational facilities of the area and to serve the needs of residents and local employees.

If the planners truly believe in the statements they have included within the Informational Packet on upholding their goal to protect these natural resources, it would be noticeable in their efforts to reduce the number times and locations this natural area is being bisected and encroached upon by multiple roads; proposed over or under crossings, various utilities, and now in addition-- Public Trails not integrated along other proposed transportation routes.

I request a response to these issues: There are numerous governing documents stating requirements to protect identified elements found within the Canyon Area including the protections of slopes, and other natural resources---

Would you explain why on the Public Trails Map above---the “Canyon Trail” does not run in proximity to local roads (which are also in concept planning), but instead--has been placed in a completely separate location -deeper into the natural areas which results in even a greater number of bifurcations of the natural areas, and increasing fragmentation of the existing habitats?

I request a response to these issues:

- Are both cities in agreement with the information provided within the Public Trails map?
- Who authored/ generated the Public Trails indicating Public Trail “Opportunities” over multiple properties which are privately owned near the Basalt Creek Canyon?
- Which agency or government will be providing and funding for ongoing routine maintenance; police services; or emergency services to the “Canyon Trail”-a trail which runs through multiple jurisdictions, and possibly through islands of unannexed properties?
- And what provisions are being made to secure continuous sources of funding for these services over the entire length of the Trail?

I question how much due diligence was done prior to creating a Public Document which indicates only one location for the Public Trail within the Basalt Creek Canyon- without any alternative locations provided during its first public issuance, and without prior discussion with affected property owners.

- Just a minimal amount of research would show that the location of the proposed Public Trail within the Canyon is hampered by significant topographical constraints. The impact of these constraint seemed to be minimized within the Informational Packet. (Please see additional information provided in Section #5 regarding known significant natural constraints and limitations within the Basalt Creek Area which were authored and memorialized by various governments). The proposed location of the Canyon Trail encroaches through these natural resources.
- Construction and ongoing use of a Public Trail – open all day/year-round will create yet another bifurcation and fragmentation of the local eco system- which will directly and negatively affect the high valued riparian and upland habitats currently found in the area. These actions would be in direct conflict with the stated goals of protecting the existing natural resources within the area and within the canyon.
- Due to the current topographical location of the Public Canyon Trail, the land along the trail will most likely require leveling of the proposed pathway to be compliant with Federal ADA guidelines. This type of alteration of the area increases negative impact to surrounding habitats.
- The leveling of the trail would require high cost expenditures to minimize significant grade changes found along the proposed trail.
- Geological formations of Basalt rock along the proposed trail may require extensive construction equipment or blasting which increases negative impact to surrounding habitats and increases costs.
- The Public Trail runs along privately-owned land, with very little access to roads for construction of the path, which will also increase construction costs.
- It is also not clear how or what safety protections can be provided to a Public Trail which with very limited vehicular access, nor how the Trail would be monitored in the future to ensure appropriate use of the Trail or provide timely response to emergencies either police or medical.
- The stated location of the Trail along the Canyon is in direct conflict with another stated goal of maximizing assessed property value. The Trail on this map bisects and isolates buildable acreage located on the eastern side of the trail (on the western border of “SW Boones Ferry Rd” properties).

The inclusion of this detailed Trail map is in very sharp contrast to how information was presented for another much more significant and complex land acquisition-- future public school site locations within the Basalt Creek Area. The location of potential school sites require large acreage, complex and are highly constrained site-specific needs.

Whereas the staff elected to include a map with site specific land acquisition “locks” for the Public Trails in the Basalt Creek Area, the staff specifically stated a map which would identify potential school sites *would not be included* within the Information Packet- *thus eliminating any land “locks” which might improve land acquisition for future school sites in the area at this time.*

It is also unclear why Public Trail paths were so exactly identified as to site location within the Informational Packet at this phase of the concept planning process. A narrative of need, functional goals and general location should have been sufficient, as there are several other locations within the same area, which will provide the same connectivity; at less cost; more easily constructed; more accessible to emergency and safety and maintenance vehicles; can be more easily visually monitored; and significantly less negative impact upon the Natural Areas, - as well as being closer to the local roads which are also still in the concept stage of planning.

The Informational Packet states “identifying specific locations of parks and outdoor recreation was beyond the Scope of the Concept Plan.” If the Canyon Trail is considered a recreational use, then the planners have gone beyond the scope of the Concept Plan and exceeded their mandate.

If the Canyon Public Trail is considered a means of transportation, it would then seem appropriate the Public Trail would be more closely aligned with the proposed local roads, located on a more direct North South route between the two cities, with significant considerations given to costs relating to excessive numbers of land acquisition negotiations with approximately 30 individual property owners (over and above all other negotiations needed for road and other infrastructure negotiations), land acquisition costs, constructions costs, and ADA compliance issues.

Since we are still in the conceptual stages of this process- planners have the most flexibility to be able to incorporate the design of a Public Trail along separate paths--- but within proximity to the location of local roads (which are also being planned) --- and be able to also provide pleasant visual surroundings within the design.

In light of the extensive number of factors listed about, the only rationale I can determine which justifies the recommendation of the Canyon Public Trail at its current location is that the staff wanted to ensure they could implement a goal stated numerous times during Wilsonville Council Meetings.

During multiple Wilsonville Council meetings statements were made as to the desire to increase the marketability of their nearby future industrial area, by including unique enticements to potential developers/employers --such as providing access to the natural areas within the Canyon so that “employees will have somewhere to walk during lunch.” If this is the case---this one-sided self-serving goal with short term benefits, should not outweigh all the other considerations previously identified and the numerous governmental requirements to protect the natural resources of the area.

This supposition is supported by the statement within the Wilsonville Summary portion of the Information Packet (Attachment B page 4 of 6) ... “Locate north to south trails near the Basalt Creek Canyon and provide bicycle connections that would connect to other cities and trail systems, serving as an asset for both residents and employees in the area.”

Unfortunately, all of the comments listed within Sections #3 and #4 are just an example of the lack of concern, consideration and respect the Basalt Creek Concept planners have shown to the existing property owners and the natural resources within area.

5. REQUESTING FUTURE INFORMATION BE PROVIDED TO THE PUBLIC AND TO THE APPROPRIATE DECISION MAKERS--- TO GIVE CLEAR, REPRESENTATIVE, AND ACCURATE INFORMATION REGARDING THE EXISTING SIGNIFICANT NATURAL RESOURCES WHICH ARE LOCATED WITHIN THE BASALT CREEK AREA- AND SPECIFICALLY THE BASALT CREEK CANYON.

It is unclear to me why the following statement was included within the Informational Packet:

No land within the planning area is identified by the Washington County Comprehensive Plan as a Significant Natural Resource. The nearest Significant Natural Resource area is comprised of the Tonquin Scablands, to the west of Coffee Lake Creek.

Relationship of County significant natural resources and cities to be clarified.

The inclusion of this statement within the Informational Packet seems to only muddy information which has previously been documented and substantiated by **multiple governmental bodies - including Washington County-which have clearly identified Significant Natural Resources within the Basalt Creek Concept Area.**

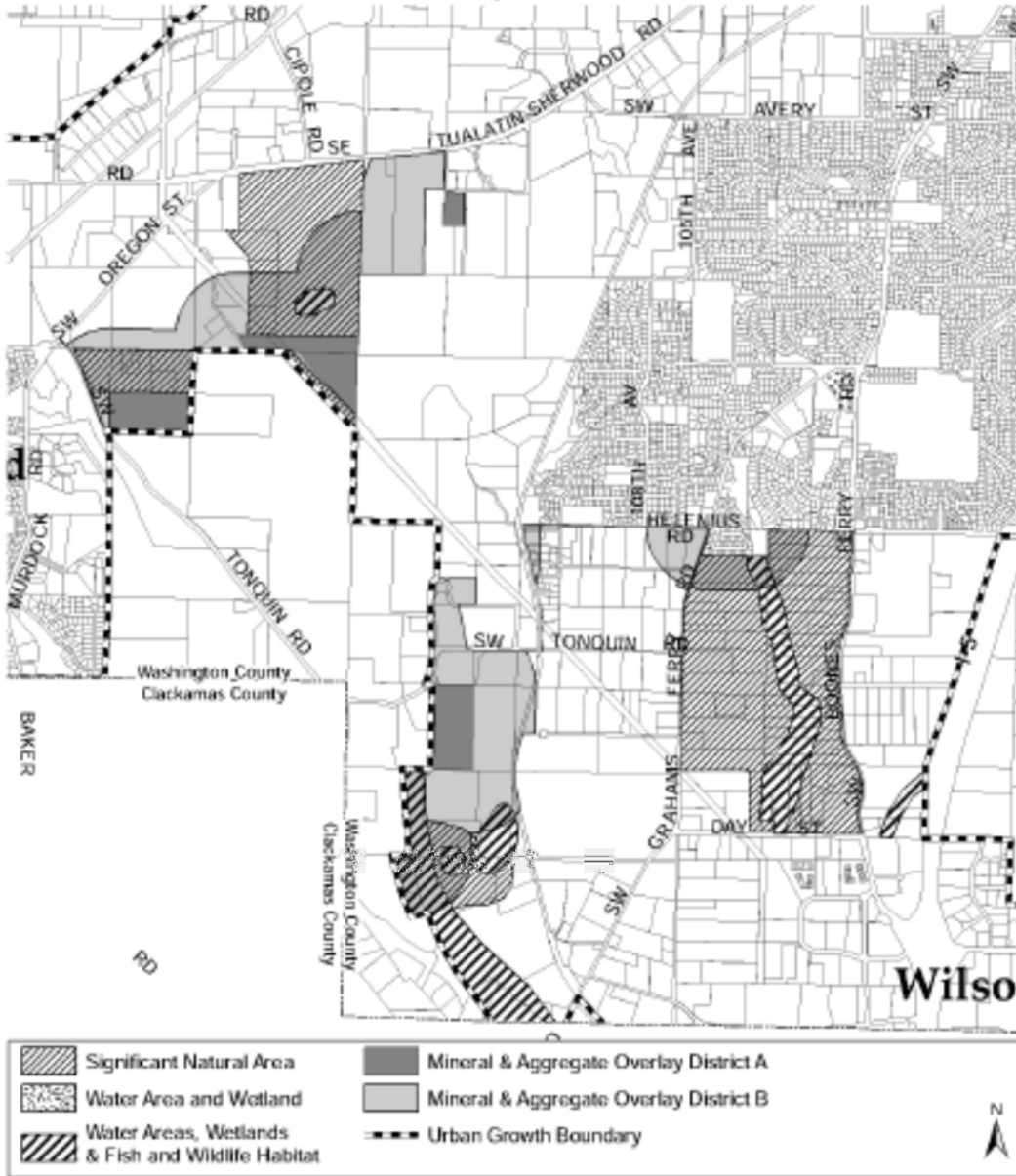
There have been multiple documents provided to the Basalt Creek staff which details the unique resources located within the entire Basalt Creek Area- many which are located near or within the Basalt Creek Canyon.

Copies of all of the following documents were provided the Basalt Creek Staff during the beginning of the Concept Planning process, and should be available within your files:

The Basalt Creek Canyon Area was clearly identified as a Significant Natural Resource by Washington County

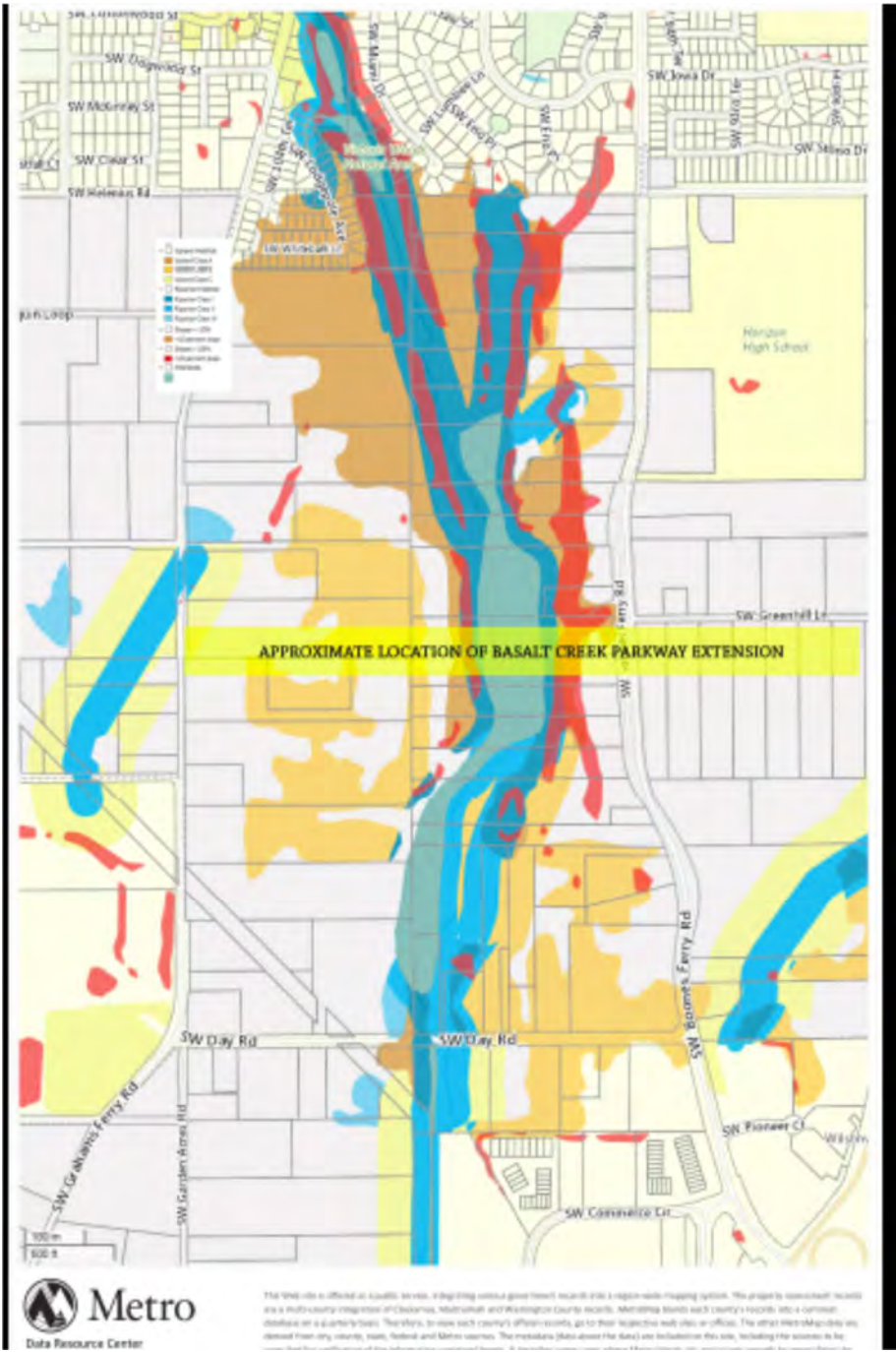
Ordinance 671
 Exhibit 2
 Page 3 of 9
 January 18, 2007

Amend the Goal 5 Resource for Future Development Areas map (Map B) in Policy 41 (Urban Growth Boundary Expansions) of the Comprehensive Framework Plan for the Urban Area to apply the Goal 5 Resource designations identified in the Rural/Natural Resources Plan to the following areas:



C:\GIS_MAPS_TEMP\STAFF\paw\2007\8664_ashb64.mxd\8664_ashb64 DW 1/17/07

Metro has documented the existence of the highest valued Class 1 Riparian Habitat, and the highest valued Class A Upland Habitat within the Basalt Creek Area- Including a large portion of the Basalt Creek Canyon



- ▼ Upland Habitat
- Upland Class A
- Upland Class B
- Upland Class C
- ▼ Riparian Habitat
- Riparian Class I
- Riparian Class II
- Riparian Class III
- ▼ Slopes > 10%
- >10 percent slope
- ▼ Slopes > 25%
- >25 percent slope
- ▼ Wetlands
-

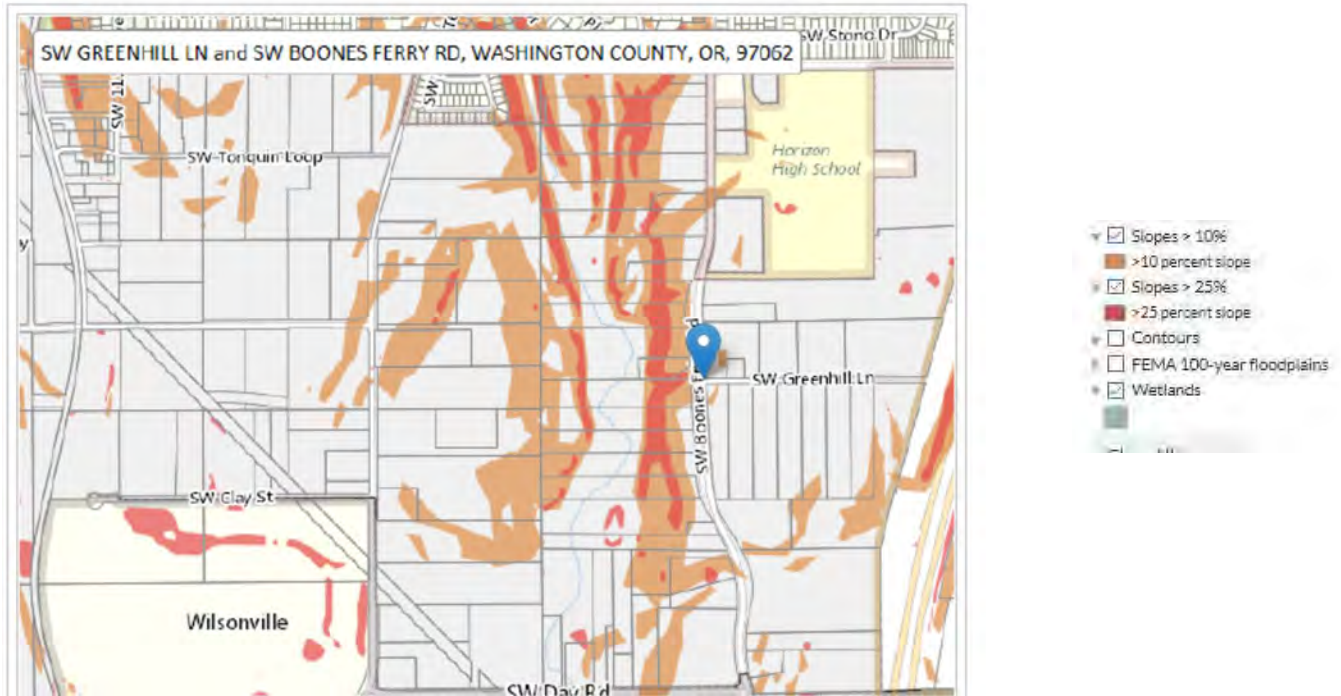


The Web site is offered as a public service. It displays critical government records in a region-wide mapping system. The shapes to represent records are a multi-county integration of Clatsop, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other maps displayed are derived from city, county, state, federal and Metro sources. The metadata (blue boxes) also includes the data source, including the systems to be used for the creation of the data.

Metro has also provided data as to the significant slopes which are located within the Basalt Creek Area which in part creates the Basalt Creek Canyon.

In 2004 Metro charged both Wilsonville and Tualatin with the requirement to protect the steep slopes found within what was referred to in Metro 04-2010B, as the “Tualatin Area” during concept Planning for the area.

From the following two maps, it can be easily determined there are significant topographical changes within the Basalt Creek Area, which result in dramatically steep slopes.



Metro has also provided a map of the significant grade changes within the Basalt Creek Area in relationship to the wetlands



As can be seen within these 2 maps- the rugged topography sheltered and protected the Basalt Canyon and its resources. There is a reason why this land has not been already been densely developed over the past years even though it is located close to many other attractive locations.

Care and thoughtful planning have to take place to protect this local resource for the future.

This fact was recognized when the governing tool (Metro 04-1040B) placed multiple requirements upon the cities of Wilsonville and Tualatin specifically addressing each city's responsibility to protect during Concept Planning and after – the various natural resources within the Basalt Creek Area.

The Federal government has identified and included the wetlands within the Basalt Canyon within the Federal Wetland Inventories.



The numerous plans for the construction of large expressways, arterials, collectors and local roads and, public trails within what is currently one confined natural area will now be permanently bisected at multiple locations-- causing fragmentation. This fragmentation will permanently damage the health of the existing habitats and ecosystem. *This issue cannot be emphasized enough.*

I remind the Basalt Creek Concept Area planners and their respective Councils of their responsibilities for the protection of the area's natural resources. It is hoped that short sighted economic goals to gain rapid development advantages will not cloud nor distort the need to protect fragile natural resources and ecosystems for future generations.

Respectfully submitted,
Grace Lucini

From: [G Lucini](#)
To: [Lou Ogden](#); [Joelle Davis](#); [Frank Bubenik](#); [Robert Kellogg](#); [Jeff Dehaan](#); [Paul Morrison](#); [Council](#); [Joelle Davis](#); [Nancy Grimes](#); [Nancy Grimes](#); [Frank Bubenik](#); [Lou Ogden](#)
Cc: [Aquilla Hurd-Ravich](#); [Karen Perl Fox](#); [Lynette Sanford](#)
Subject: #1 Citizen Comments-Tualatin Council Wrk Ses 6-27-2018-Agenda Item -Basalt Creek Concept Plan -Please Include as Part of Public Record
Date: Friday, June 22, 2018 5:54:47 PM
Attachments: [2018 6-22 Lucini Comments-Basalt Creek Concept Plan of 6-13-2018.pdf](#)

Due to the email load limitations apparently in place within the City of Tualatin mail boxes, the following documents will be sent within 2 emails.

The first email will contain a PDF file with

The second email will contain a PDF file my Citizen Comments - dated 6-11-2018-- Basalt Creek Concept Plan previously submitted, but provided for reference.

It appears the email below was received by the City of Wilsonville recipients with both PDF files attached.

From: G Lucini <grluci@gmail.com>
Sent: Friday, June 22, 2018 5:36 PM
To: 'Lou Ogden' <logden@ci.tualatin.or.us>; 'Joelle Davis' <jdavis@ci.tualatin.or.us>; 'Frank Bubenik' <fbubenik@ci.tualatin.or.us>; 'Robert Kellogg' <rkellogg@tualatin.gov>; 'Jeff DeHaan' <jdehaan@tualatin.gov>; pmorrison@tualatin.gov; council@tualatin.gov; jdavis@tualatin.gov; ngrimes@tualatin.gov; 'Nancy Grimes' <ngrimes@ci.tualatin.or.us>; fbubenik@tualatin.gov; logden@tualatin.gov
Cc: 'Hurd-Ravich Aquilla' <ahurd-ravich@ci.tualatin.or.us>; 'Karen Fox (City of Tualatin)' <KPerlFox@ci.tualatin.or.us>; kraushaar@ci.wilsonville.or.us; bateschell@ci.wilsonville.or.us; veliz@ci.wilsonville.or.us; 'Lynette Sanford' <LSanford@tualatin.gov>; 'Tim Knapp' <Knapp@ci.wilsonville.or.us>; 'Stevens Susie' <stevens@ci.wilsonville.or.us>; 'Starr Scott' <scottstarr97070@gmail.com>; 'Lehan Charlotte' <lehan@ci.wilsonville.or.us>; akervall@ci.wilsonville.or.us
Subject: Citizen Comments-Tualatin Council Wrk Ses 6-27-2018-Agenda Item -Basalt Creek Concept Plan -Please Include as Part of Public Record

Please include this email and the two attachments (Lucini Citizen Comments dated 6-22-18, and 6-11-2018) as part of the Public Record for Basalt Creek Concept Planning

On 6-25-2018, The Tualatin City Council Work Session has the Basalt Creek Concept Plan as an agenda item. This will be the first public discussion by the Tualatin City Council, of the newly revised 6-13-2018 Draft of the Basalt Creek Concept Plan and implementation.

I request the members of the Tualatin City Council, to read the attached file - Lucini Citizen Comments dated 6-22-2018- which may provide the Council an understanding of the continuing issues which I have had to face as a property owner within the Basalt Creek Area.

Included are specific requests generated by the posting of the 6-13-2018 revision of the Basalt Creek Concept Plan, and by the recent comments and discussions of the Concept Plan during the recent Public Meetings of the Wilsonville Planning Commission, and the Wilsonville Council.

I previously submitted Citizen Comments on 6-11-2018 to both Cities, a copy of which is also attached.

Only the City of Tualatin has provided me a written response to a few of the issues I presented in my 6-11-2018 communication. I have not received substantial response to many of the remaining issues on which I requested a response.

The most recent iterations of the proposed Basalt Creek Concept Plan were only made public this month which included significantly greater levels of information than previously available from the previous revision- which was posted several months prior.

Yet, with much more specific information contained within these recent versions of the Plan, the BasaltCreek.com website does not indicate any Public Involvement Events scheduled to receive feedback from the Public, or formal outreach to the affected property owners, prior to the start of public hearings to adopt the Plan.

CITIZEN COMMENTS -GRACE LUCINI

6-22-2018

TUALATIN CITY COUNCIL WORK SESSION 6-25-2018- Basalt Creek Concept Planning

Please Include as part of public record- Basalt Creek Concept Planning

On 6-25-2018, The Tualatin City Council Work Session has the Basalt Creek Concept Plan as an agenda item. This will be the first public discussion by the Tualatin City Council, of the newly revised 6-13-2018 Draft of the Basalt Creek Concept Plan and implementation.

After 2 years without Concept Plan updates posted for public review, a draft revision of the document was posted for public access on 6-4-2018; with another revision posted 6-14-2018.

The adoption of the Basalt Creek Concept Plan must be completed by both cities prior to the end of August 2018 to be in compliance with the IGA.

The public, and particularly affected property owners have been given little time to respond to these revisions of the Concept Plan as we start to receive Notice of Public Hearings from the Cities to Adopt the Concept Plan.

(Please see Attachments # 4A-B)

I submitted written concerns to staff/s of both the City of Wilsonville and the City of Tualatin, to both Planning Commissions, and to both City Councils on 6-11-2018- requesting a response to my concerns.

(Please see separate copy attachment- Lucini Citizen Comments 6-11-2018)

I also presented oral testimony to the Wilsonville Planning Commission on 6-13-2018 with additional material supporting my previously stated concerns.

On 6-21-18 the City staff in Tualatin responded to some of the concerns I identified on pp.3-4 of my 6-11-18 comments but provided no substantive response to my concerns on pp.6-7 & 9 of that same communication.

(Please see Attachment 1A)

Yet both cities continue preparing for the adoption of the Basalt Creek Concept Plan deadline in August 2018.

I now request the Council to consider 3 issues as they review the most newly released draft of the Basalt Creek Concept.

#1 Public Notice and Active Involvement of Affected Property Owners.

Historically throughout the entire concept planning process, and continuing to the present, Interested Persons have not consistently received proper Notice of Public Meetings regarding the Basalt Creek Concept Plan as per the Oregon Public Meetings Law, as restated in the Wilsonville Tualatin Partnering Agreement- Addendum of April 2014, and as included within the Public Involvement Plan Basalt Creek Concept Plan 2014.

Various Public Meetings leading to the development of the Concept Plan, and Public Meetings including information/discussions leading to the implementation (i.e. Master Plan Updates to include Basalt Creek Area) of the Concept Plan have not been properly Noticed--- denying Interested Persons (many whom are affected

property owners) adequate access to understand how the decisions are being made which may directly affect them. Two of the more recent examples are provided as attachments.

(Please see Attachments #1 A-B)

Contrary to expressed comments of members of the Tualatin Council during Public Meetings- to include affected property owners within the development of the Concept Plan- the affected property owners have received minimal formal involvement other than that provided to the general public.

I REQUEST THE COUNCIL:

- A. Remind staff of the need to comply with Oregon Public Meetings Law, to assist with transparency of process, for proper Notice to be provided to include (but not limited to) any Public Meeting involved with Updates to Comprehensive Plans, Master Plans, or other similar municipal documents being revised which incorporates any portion of the Basalt Creek Area
- B. Direct their staff reach out throughout the remaining phases of the process to consistently seek open dialog and involvement of property owners within the Basalt Creek Concept Area as the Basalt Creek Concept Plan is being finalized, and strategies are being developed for implementation. Formal efforts to work collaboratively with affected property owners has been noticeably absent to this point.

#2 Inclusion of a Public Trails Map Specifically Siting the “Canyon” Public Pedestrian and Bike Trail – Without the of Appropriate Level of Due Diligence and Evaluation of Impact on Effected Property Owners

A map indicating the location of a Public Pedestrian and Bike Trail on the west side of the Basalt Creek Canyon was only publicly distributed within the last 30 days as part of the Informational Packet to the Wilsonville Planning Commission Meeting on 6-13-2018.

(Please see Attachments # 2 A-C-MAPS)

- This new map includes a proposed Public Pedestrian and Bike Trail as a “Trail Opportunity” located North-South centrally located referred to by staff as the “Canyon Trail”.

(Pease see Attachment 2A)

- Unlike the other “Trail Opportunity” delineated on the Trail Map ---the more eastern “Trail Opportunity” is sited on the ODOT ROW ---the potential “Canyon Trail” is sited through what appears to be almost entirely privately owned properties.
 - The location of the “Canyon Trail” has been drawn along the western edge of the lot lines of most property owners whose homes face SW Boones Ferry Road within the Basalt Creek Area.
 - Most of these properties include most of the Basalt Creek Canyon from SW Boones Ferry Road west including the Canyon and wetlands, and varying amounts of property west of the Canyon.

On 6-11-2018, I presented written concerns about the placement of the “Canyon Trail” to Wilsonville’s City Basalt Creek staff, Council and their Planning Commission; and to Tualatin’s Basalt Creek staff, and their City Council, and Planning Commission. My comments included concerns as to governance over a trail through multi-jurisdictional and privately owned land; construction constraints; environmental impact; development and

enforcement of unauthorized/ unintended trail use; lack of identified short and long term funding for-- trail maintenance; provision of monitoring and police services; and lack of visual and vehicular access for safety and emergencies. I questioned the level of due diligence done on locating a public trail through known significant natural resources- when the governing document Metro 04-1040b required protections of these resources.

In addition, I provided Public Testimony at the City of Wilsonville's Planning Commission on 6-13-2018. I substantiated my concerns by supplying the Commission information from the literature search published in 2017 by Metro on the negative effects of recreational ecology by pedestrians and bikes on Natural Areas.

During the Wilsonville Planning Commission Meeting on 6-13-2018, I listened to the staff and the Planning Commission discuss the location of the Canyon Trail and hear members reiterate their goal to provide the public visual and physical access into the natural area within the Canyon.

I also listened to the Wilsonville Council Work Session on 6-17-2018 discuss the Basalt Creek Concept Plan and the discussion of the newly proposed "Canyon Trail", with the Mayor asking how to preserve easements, or Right of Way access for the Trail - due to concerns expressed by property owners along Basalt Creek Canyon regarding the amenities of the bike or pedestrian Trail which the property owners might not be ready to accept or did not think appropriate. After additional discussion on methods to protect the Trail easement and use of Master Plans, the Mayor then asked if Wilsonville "will become the Master Plan developer within the whole Plan Concept".

I have not yet received a written response from either City to many of the concerns presented in my email of 6-11-2018 on which I specifically requested a reply-- including comments about the proposed "Canyon Trail". On 6-21-18, the City of Tualatin responded to a few of my Citizen Comments- but not to all of my concerns .

(Please see separate copy attachment- Lucini Citizen Comments 6-11-2018)

(Please see Attachment 1A)

The repeated discussion of providing and encouraging active/passive connection to the natural areas in and around the natural areas, and in the Canyon, does not address the impact on the natural areas. Nor does it address the impact to affected property owners, or the expense to the Cities of trying to obtain right of way agreements, complete, maintain, and police a Trail, where most, if not all, of the Basalt Creek Canyon and the wetlands at issue are within privately owned properties.

As mentioned previously, my property includes portions of the wetlands, the Canyon, and both ridges and sides of the Canyon. My husband and I spend unmeasurable amounts of time working on the restoration of the wetlands on our property. As has been discussed with staff of both Cities, and within my Citizen Comments of 6-11-2018, our goal is to preserve the natural areas on our property for future generations to enjoy.

While we try to be good stewards of our property, it is difficult to accept that the local governments are doing the same regarding the natural area and ecosystem within the Basalt Creek Area. Metro, Washington County, Wilsonville and Tualatin all voted to bisect the Basalt Creek Canyon with the placement of a 5-6 lane Basalt Creek Parkway Extension East-West through the entire canyon with a bridge through the wetlands.

The cities of Wilsonville and Tualatin as part of Concept Planning are also plotting additional north- south local roads; east-west local roads; and diagonal local roads--- with each one creating an additional linear bisection of what was once one cohesive ecosystem. The addition of yet another linear bisection of a public trail (which is not located in proximity to a planned road), would cause even more fragmentation.

The current Location of the contemplated "Canyon Trail" bisects portions of the Canyon which contain:

- Slopes in some places exceed 20%
- Wetlands and creeks with water depth which changes with the season and as to topography of the canyon floor.
- Highest valued riparian and upland habitats

IF the canyon and wetland property are ultimately purchased into public ownership, THEN my husband and I would certainly strongly support a path to or through that area – IF it was properly sited and properly policed to protect both the wetlands and the neighbors.

Until such time, the location of the proposed "Canyon Trail" has also been chosen so that it is on- or adjacent to -the entire western edge of my property, with the primary goal to encourage unlimited Public visual and/or physical access to of parts of the canyon and natural areas located **on my property**. Such an approach would place an undue burden on me, and on my property.

I am not a lawyer, but I wonder if the location of the proposed "Canyon Trail" might be viewed by some land owners as a veritable exaction, or as a cloud on their Title if they go to sell.

- The location of the "Canyon Trail" as currently mapped, will potentially contribute to trespass on and damage to my property
- Metro has identified multiple causes for degradation and damage to natural areas by creation of unauthorized trails, *"Unauthorized trails may comprise more than half of the trails in a natural area" "Users frequently create unauthorized trails to access special features such as view, streams and wetlands of for secret activities such as bathroom break hideouts"*. (Metro "Hiking, Mountain Biking and Equestrian Use in Natural Areas" A Recreation Ecology Literature Review," September 2017)
- In the same publication, Metro identified additional detrimental effects resulting from unauthorized trails by trampling- on vegetation; soil compaction; and erosion.

These factors lead to the conclusion that the Concept Plan now includes a plan to provide the public visual and/or public access on to my property- which could cause both my property and the natural resources of the canyon that the City is required to protect, to be degraded and/or damaged.

The location of the "Canyon Trail" on the western "ridge" of the canyon would also open safety and liability issues for adjacent property owners, and the City - especially in those areas with steep slopes or water on the property.

Location of the "Canyon Trail" in its currently proposed route, would potentially decrease privacy and of use/enjoyment of my property and my home- which is located within the Canyon.

All of these issues result in additional burdens and de-facto taking of my property, to which I object

I REQUEST THE COUNCIL:

- A. Remove from the Trails Map any siting of the “Canyon Trail” until the location of the trail integrates natural areas and high valued natural resources into the placement of the trail. On 6-13-2018, during the discussion of the Basalt Creek Concept Plan and the location of the “Canyon Trail”, a member of the Wilsonville Planning Commission requested more extensive evaluation of the natural areas as to the types of animals etc. found within the natural area. I do not see this action presented within the current Concept Plan narrative but obtaining this information would be of great assistance prior to proposing a public trail in to the area.
- B. Remove from the Trails Map any siting of the “Canyon Trail” until the purpose to the locating the trail and encouraging the public to use the trail to access views or other attributes located on private property can be more thoughtfully decided.
- C. Remove from the Trails Map any siting of the “Canyon Trail” until issues surrounding policing, maintenance and related issues are squarely evaluated and addressed.
- D. Remove from the Trails Map any siting of the “Canyon Trail” until funding and acquisition of the canyon and wetland property are in place for public ownership.
- E. Replace the Trails Map with a narrative within the Concept Plan, stating the desired goal of North-South Connectivity between the two cities and the goal of creating public access to natural areas in a way that does not harm either the natural area or adjoining land owners - without the inclusion of a map.

#3. STORM DRAINAGE WITHIN BASALT CREEK CONCEPT AREA- IDENTIFIED FOR FUTURE INCLUSION INTO THE CITY OF TUALATIN

- **Stormwater:** New stormwater infrastructure will be primarily integrated with the local road network. Tualatin, Wilsonville and CWS acknowledge they must follow requirements established for their respective stormwater MS4 permits. Much of the area is in a basin that drains toward Wilsonville. Each City will serve its own jurisdictional area.

(Slide 23 Tualatin Presentation 6-25-18 - Basalt Creek concept Plan)

Stormwater

Existing stormwater infrastructure consists of roadside drainage ditches and culverts. Culverts in the planning area are under the jurisdiction of Washington County and may not have capacity for future urban conditions. Culverts to the south of the planning area are part of the City of Wilsonville stormwater system. The City of Tualatin has jurisdiction over the stormwater conveyance system to the north of the planning area. Culverts may need to be upsized to provide adequate capacity for runoff from new impervious areas, unless onsite retention or infiltration is required.

Locations where stormwater runoff from the Basalt Creek plan area could connect to existing stormwater infrastructure will require evaluation of the conveyance systems at time of development.

(Page 23 Basalt Creek Concept Plan Draft 6-13-2018)

In light of the information stated within the current draft of the Basalt Creek concept Plan (copied above), I am reminding the City of Tualatin, as they are finalizing their portion of the Storm Water Drainage portion of the Basalt Creek Concept Plan, and during all phases of implementation of the Concept Plan – of a storm water flooding event which occurred on my property on May 18, 2015.

(Please see Attachment #3 Letter from Karl Anuta dated 10-23-2015).

Unfortunately, this matter resulted in a law suit being filed against Washington County (among others). That law suit ultimately resulted in a settlement that required the County (as well as others) to pay a substantial amount. As an outcome, we are in the process of implementing a project on our property to deal with the current peak storm water flows from the SW Boones Ferry Road Improvement Project Out Flow #5(a storm water system Outfall which discharges onto my property). Please be aware that the remedy being designed will only buffer the current peak flow drainage on to my property, based upon the current design and construction of the SW Boones Ferry Road Improvement Project. If the City were to allow any further addition to that storm water system, it will potentially harm or take a portion of my property, which might lead to even more litigation.

I REQUEST THE COUNCIL:

- A. Recognize formally that the storm water system as currently designed for Outflow #5, will not be able to handle any additional storm water being added to the catchment area or any increase of volume or flow to Outflow #5 without possible negative results.
- B. Direct staff, that when the Basalt Creek Concept Plan is adopted, and the City updates its Storm Water Master plan to incorporate portions of the Basalt Creek Area, the City of Tualatin will prohibit any changes to the storm water system at Outflow #5 which might increase the volume or flow of water as development of the area begins- with specific concern as to the main catchment area for Outflow #5 which is east of SW Boones Ferry Road.
- C. Direct staff that I be promptly notified of any proposal, design plan or permit submitted to the City which may affect the catchment area for Outflow #5, or of any potential changes to the system as it currently stands.

Respectfully Submitted,

Grace Lucini
23677 SW Boones Ferry Road, Tualatin Oregon 97062

ATTACHMENTS:

(# 1 A-B) Copies of Chain Emails 6-21-2018 City of Tualatin (3 pages); 4-6-2018 City of Wilsonville (5 pages)

(# 2 A-C) Maps of Basalt Creek Area- Proposed Trails; Natural Resources; Proposed Trail Over Laying Metro Natural Resources; Proposed Transit Framework

(# 3) 10-25-2015 Letter Karl G. Anuta to City of Wilsonville and to City of Tualatin (2 Pages)

(# 4 A-B) Notice of Public Hearing on 7-11-2018 Wilsonville Planning Commission; Future Steps Toward Adoption of Basalt Creek Concept Plan (2 pages)

SENT AS ATTACHMENT TO THIS EMAIL- 6-11-2018 Citizen Comments- Grace Lucini- Basalt Creek Concept Plan as posted 6-4-2018

Attachment # 1 A

Email Chain 2018 6-21 City of Tualatin -Lucini-Notice (3 Pages)

G Lucini

From: G Lucini <grluci@gmail.com>
Sent: Thursday, June 21, 2018 3:49 PM
To: 'Aquilla Hurd-Ravich'; 'Karen Perl Fox'; kraushaar@ci.wilsonville.or.us; bateschell@ci.wilsonville.or.us; veliz@ci.wilsonville.or.us; 'Lynette Sanford'
Cc: 'Tim Knapp'; 'Stevens Susie'; 'Starr Scott'; 'Lehan Charlotte'; akervall@ci.wilsonville.or.us; 'Council'; 'Lou Ogden'; 'Nancy Grimes'; 'Paul Morrison'; 'Robert Kellogg'; 'Joelle Davis'; 'Frank Bubenik'; 'Jeff Dehaan'
Subject: RE: Citizen Comments-Basalt Creek Concept Plans - As Being Presented to Wilsonville Planning Commission 6-13-2018
Attachments: 2014 1-7 Request for Notice all Meetings-Basalt Creek.pdf
Flag Status: Flagged

Aquilla,
Thank you for your email.

Unfortunately, it appears your records do not reflect the numerous times I have submitted written requests to be notified of any and all Public Meetings regarding planning of the Basalt Creek Area— dating back to 2013.

You may remember I started to submit my requests for Notice in 2013, when the City of Tualatin updated the Water Master Plan- which included the Basalt Creek Area with a proposed water main located through my home/property.

I have attached a copy of a written request which was submitted 1-7-2014 to both cities via the BasaltCreek.com website, which requests Notice...

“for any and all Public Meetings relating to the planning, development, zoning, transportation, changes to infrastructure, and/or changes or potential impact to natural resources within the surrounding area.”

I can provide copies of other requests for Notice if this would be of assistance.

Please let me know if it is necessary for me to submit additional requests for Notice for any and all Public Meetings regarding Basalt Creek Planning- including and not limited to any updates to city Master Plans, Development Plans, Comprehensive Plans, etc.

I anticipate the future Actual Notices I receive as an Interested Person, will include all Public Meetings-(including but not limited to those which might be considered “informational” or might be “high level”) as provided by the Oregon Public Meetings Law.

Regards,
Grace

From: Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>
Sent: Thursday, June 21, 2018 12:30 PM
To: G Lucini <grluci@gmail.com>; Karen Perl Fox <kperlfox@tualatin.gov>; kraushaar@ci.wilsonville.or.us; bateschell@ci.wilsonville.or.us; veliz@ci.wilsonville.or.us; Lynette Sanford <LSanford@tualatin.gov>
Cc: 'Tim Knapp' <Knapp@ci.wilsonville.or.us>; 'Stevens Susie' <stevens@ci.wilsonville.or.us>; 'Starr Scott' <scottstarr97070@gmail.com>; 'Lehan Charlotte' <lehan@ci.wilsonville.or.us>; akervall@ci.wilsonville.or.us; Council <council@tualatin.gov>; Lou Ogden <logden@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>;

Paul Morrison <pmorrison@tualatin.gov>; Robert Kellogg <rkellogg@tualatin.gov>; Joelle Davis <jdavis@tualatin.gov>; Frank Bubenik <fbubenik@tualatin.gov>; Jeff Dehaan <jdehaan@tualatin.gov>
Subject: RE: Citizen Comments-Basalt Creek Concept Plans - As Being Presented to Wilsonville Planning Commission 6-13-2018

Grace,

Thank you for submitting comments about Basalt Creek and Tualatin's Park and Recreation Master Plan. This response is specific to your questions posed on page 3 of 14.

A little background on concept planning first. One of the aspects a concept plan is required by Metro to address is Parks and Open Space. So in any new urban areas cities are required to at least think about how we might serve residents in these expansion areas. Tualatin did this by including the Basalt Creek Area in our Parks and Recreation Master Plan Update. The Parks and Recreation Master Plan is a system wide 20 year plan that identifies how to serve the needs of all of Tualatin's current and future residents. We recognize that all land in the Basalt Creek area is currently privately owned and any future identified facilities will require the City to work with property owners. We also recognize that the Basalt Creek Canyon is an important natural resource that needs protection.

Last summer there was a significant public involvement effort for the Parks and Recreation Master Plan and the project team continues to accept comments. You can sign up [here](#) to be on the interested parties list. (After you click on the link, scroll to the bottom of the page) There have not been meetings to specifically address Basalt Creek but rather the system as a whole given this is a system wide plan. That said at the last meeting a brief high level description for a potential new park in the Basalt Creek Area was presented to the Project Advisory Committee. You can read the materials from that meeting [here](#) (Scroll to the bottom of page 33). These meetings are public meetings and have all been properly noticed. There will be another opportunity to review the draft plan this coming fall and if you sign up as an interested party you will receive notice when that draft is available.

As you requested we forwarded your comments to the Tualatin Planning Commission.

Thank you,

Aquilla Hurd-Ravich
503.691.3018
Check out my new# !

From: G Lucini [<mailto:grluci@gmail.com>]
Sent: Monday, June 11, 2018 2:24 AM
To: Aquilla Hurd-Ravich; Karen Perl Fox; kraushaar@ci.wilsonville.or.us; bateschell@ci.wilsonville.or.us; veliz@ci.wilsonville.or.us; Lynette Sanford
Cc: 'Tim Knapp'; 'Stevens Susie'; 'Starr Scott'; 'Lehan Charlotte'; akervall@ci.wilsonville.or.us; Council; Lou Ogden; Nancy Grimes; Paul Morrison; Robert Kellogg; Joelle Davis; Frank Bubenik; Jeff Dehaan
Subject: Citizen Comments-Basalt Creek Concept Plans - As Being Presented to Wilsonville Planning Commission 6-13-2018

The attached PDF Document are Citizen Comments regarding the Basalt Creek Concept Plan -as being presented within the Informational Packet for the Wilsonville Planning Commission Meeting scheduled for 6-13-2018.

Ms. Veliz, Would you kindly forward this email and attached document to the members of the City of Wilsonville Planning Commission members prior to the Wilsonville Planning Commission Meeting on 6-13-2018.

Should there be any difficulty in forwarding the document, I would appreciate being notified prior to 6-13-2018.

It is requested the attached document become part of the Record for the Wilsonville Planning Commission Meeting for 6-13-2018 Agenda Item II- Work Session – Basalt Creek Concept Plan

Ms. Sanford, Would you kindly forward this email and attached document to the members of the Tualatin Planning Commission.

It is requested the attached document become part of the Record for Basalt Creek Concept Planning file.

Your assistance is greatly appreciated.
Regards, Grace Lucini
503 692 9890

Attachment # 1 B

Email Chain 2018 4-6 City of Wilsonville -Lucini- Notice (5 Pages)

G Lucini

From: G Lucini <grluci@gmail.com>
Sent: Friday, April 6, 2018 6:46 PM
To: 'Bateschell, Miranda'; 'Aquilla Hurd-Ravich'; 'Karen Fox (City of Tualatin)'; 'Kraushaar, Nancy'
Subject: RE: Identified Various Public Meetings with Basalt Creek Concept Planning as Agenda Item----Notice Provided ??

Flag Status: Flagged

*Miranda,
Thank you for your phone call today.*

I have received an Updated electronic April Notice for the Basalt Concept Plan-- which now includes the upcoming 4-11-2018 Wilsonville Planning Com. Meeting.

The BasaltCreek.com website has also been updated to include the 4-11-18 meeting, and now also lists 7 additional Public Meetings to be held in the next few months by the City of Wilsonville on Basalt Creek Concept Planning. These meetings have been placed on the Calendar page of the website, and also listed individually - under Up Coming Events on the right side of each webpage

Your efforts are greatly appreciated.

I know that providing this information through these various modalities will greatly assist the public in obtaining access to current information, while we all try to understand and integrate the changes to come.

Grace

From: G Lucini <grluci@gmail.com>
Sent: Thursday, April 5, 2018 4:11 PM
To: 'Bateschell, Miranda' <bateschell@ci.wilsonville.or.us>; 'Aquilla Hurd-Ravich' <AHURD-RAVICH@ci.tualatin.or.us>; 'Karen Fox (City of Tualatin)' <KPerlFox@ci.tualatin.or.us>; 'Kraushaar, Nancy' <kraushaar@ci.wilsonville.or.us>
Subject: RE: Identified Various Public Meetings with Basalt Creek Concept Planning as Agenda Item----Notice Provided ??

*Hi Miranda,
Thanks for your prompt reply. Yes, I do have continuing questions.*

I guess I am still unclear as to why the specified public resource for the Basalt Creek Concept Plan decision making process-- BasaltCreek.com website is not current with the posting of a known Public Meeting.

Basalt Creek Concept Planning is an agenda item on the 4-11-2018 Wilsonville Planning Commission Meeting. Information on the topic is being disseminated to a public body who may eventually make recommendations to other public bodies on any one of various aspects of the Concept Plan.

As you mentioned, the multiple pages of information being provided to the Wilsonville Planning Commission is for preparation for their Work Program- which includes several additional future meetings on Basalt Creek Concept Planning.

- The **Wilsonville Planning Commission 2018 Work Program** document updated on 3-27-2018, lists Basalt Creek Concept Plan as an agenda item for several future meetings- including future Work Session May 9, 2018; and another under the heading of "Public Hearing" for June 13, 2018.
- The Wilsonville Planning Commission may eventually provide recommendations to the Wilsonville City Council on one or more aspects of the Basalt Creek Concept Plan, based upon the accumulative information provided to them during various Public Meetings on the topic.
- If the Wilsonville Planning Commission has the authority to make recommendations to a public body on a policy or administration – then it is most likely a governing body and subject to the Public Meeting Laws ORS 192.610(3)
- As interpreted within the STATE OF OREGON DEPARTMENT OF JUSTICE- ATTORNEY GENERAL'S PUBLIC RECORDS AND MEETINGS MANUAL 2014 page 139 (highlight added)

b. Subject of Meetings and Social Gatherings

The Public Meetings Law applies to all meetings of a quorum of a governing body for which a quorum is required in order to make a decision or to deliberate toward a decision on any matter. Even if a meeting is for the sole purpose of gathering information to serve as the basis for a subsequent decision or recommendation by the governing body, the meetings law will apply. 307 This requirement serves the policy expressed at ORS 192.620 that an informed public must be aware not only of the decisions of government, but also of the information upon which such decisions were made. Hence, except for on-site inspections, discussed below under Statutorily Exempt Public Meetings, information gathering and investigative activities of a governing body are subject to the law

Should there be any questions, or any discussion on the Basalt Creek Concept Plan (or on the decision-making process for the Concept Plan) during the April 11, 2018, the public should be given the opportunity to be informed of the Public Meeting and hear the questions or concerns of any of the Commission members- and the response/s provided.

An addition item which was not address within your response- was the inaccurate information stated on the BasaltCreek.com website. All 5 pages include the statement "No upcoming events"

Upcoming Events

View the monthly calendar of events [here](#).

• No Upcoming events

This statement is posted on all 5 pages of BasaltCreek.com website:

- <http://www.basaltcreek.com/contact-us/>
- <http://www.basaltcreek.com/aet-involved/>

- the April 2018 calendar imbedded within this page is blank- and
- does not include known Public Meetings on the topic
- <http://www.basaltcreek.com/category/news/>
- <http://www.basaltcreek.com/documents-resources/>
- <http://www.basaltcreek.com/contact-us/>

The repeated statement of "No upcoming events" is contradictory to known facts.

This incorrect information being broadcast as part of the Public Notice for Basalt Creek Concept Planning-may unintentionally mis lead the Public about future Public Meetings on Basalt Creek Concept Planning which are already known and already scheduled as an agenda item during Public Meeting/s of one or more governmental bodies.

Members of the Public may consequently miss their opportunity to hear how determinations were made which may directly affect themselves and/or their property.

Grace

From: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>

Sent: Thursday, April 5, 2018 2:01 PM

To: G Lucini <grluci@gmail.com>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Karen Fox (City of Tualatin) <KPerlFox@ci.tualatin.or.us>; Kraushaar, Nancy <kraushaar@ci.wilsonville.or.us>

Subject: RE: Identified Various Public Meetings with Basalt Creek Concept Planning as Agenda Item----
Notice Provided ??

Dear Grace,

My sincere apologies for the lack of communication and clarity.

The next upcoming Wilsonville Planning Commission work session for Basalt Creek is currently anticipated to take place on May 9, 2018. However, the City of Tualatin, along with us, is working with the consultant team to outline a work schedule for adoption of the Basalt Creek Concept Plan. That schedule is not finalized / agreed to as of yet, but an outline we are working with which will meet the required schedule set by Metro. As soon as we confirm those dates, they will be noticed.

The item on the April 11 PC meeting is only informational. The Planning Commission packets are the means by which to provide our commissioners with updates related to their completed or upcoming work program. I have provided the Metro COO Recommendation in their packet, as we noticed and shared with all interested parties, and I will not be presenting anything at the meeting. A Commissioner may ask me a question about the upcoming process, but this is not a work session item and is not intended for discussion. It is merely a heads up to the Commission that Metro will be making a decision on April 19 and that we will then be working on adopting the Concept Plan and coming before them for their review over the summer.

As always, thank you for your attention to this project
Do not hesitate to contact me with any other questions.

Miranda

Miranda Bateschell
Planning Manager
City of Wilsonville
503.570.1581

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: G Lucini [mailto:grluci@gmail.com]

Sent: Thursday, April 05, 2018 11:25 AM

To: Aquilla Hurd-Ravich <AHURD-RAMCH@ci.tualatin.or.us>; Karen Fox (City of Tualatin) <KPerlFox@ci.tualatin.or.us>; Kraushaar, Nancy <kraushaar@ci.wilsonville.or.us>; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>

Subject: Identified Various Public Meetings with Basalt Creek Concept Planning as Agenda Item---Notice Provided ??

2018 04-11 Wilsonville Plan Com Agenda- Basalt ...

Hi Aquilla, Karen, Nancy, and Miranda,

I see that the Wilsonville Planning Commission will be having a Public Meeting on April 11 -where Basalt Creek Concept Planning will be an agenda Item, yet this Public Meeting was not included in the Joint Cities April Notice of Public Meetings for Basalt Creek, which was mailed to the public earlier this month.

---Please see the attached Google Link of 40+ pages of information provided by staff to the Wilsonville Planning Commission for their 4-11-2018 Meeting---to support their Basalt Creek Concept Planning Update agenda item.

I also notice that the BasaltCreek.com website- (which has been identified as the resource for the public to use to learn about upcoming events regarding Basalt Creek Concept Planning Public Meetings):

- Does not include the 4-11-2018 -Wilsonville Planning Com. Public Meeting on the BasaltCreek.com --- Calendar Page (the April page actually states "No Up Coming Events"),
- Does not include the Metro Public Meeting scheduled for April 19, 2018 on the on the BasaltCreek.com --- Calendar Page (the April page actually states "No Up Coming Events"), and
- Does not include the Wilsonville Planning Com. Public meeting on Basalt Creek Concept Planning scheduled for their April 11, 2018 meeting within the BasaltCreek.com-- Main Page Narrative-- (Updated on 4-3-2018) --- yet the upcoming April 19, 2019 Metro Public Meeting is listed.
- Please see the attached screenshots of the BasaltCreek.com website taken on 4-4-2018.

As Interested Persons – especially property owners within the affected area- have limited input into the decision-making process, it is extremely important that the public be notified of these Public Meetings.

The lack of accurate or current Notice of Public Meetings to Interested Persons who have provided in writing their desire to receive Notice is very concerning—especially when the Joint Cities have specifically stated the BasaltCreek.com website should be utilized by the Public for Notice on upcoming Public Meetings on Basalt Creek Concept Planning.

The same concern applies to the monthly newsletter sent by the Joint Cities on Basalt Creek Concept Planning regarding the lack of accurate or updated Notice of Public Meetings on Basalt Creek Concept Planning.

The last page of the informational packet for the 4-11-2018 Wilsonville Planning Commission agenda, lists various dates the Planning Commission has scheduled to discuss Basalt Creek Concept Planning during future Public Meetings.

I bring this document to your attention, to assist the Joint Cities --- in providing timely and accurate Notice of all future Public Meetings on Basalt Creek Concept Planning- to all Interested Persons- and especially those who have requested Notice per the Oregon Public Meeting Laws.

Please remember the Partnering Agreement between the Joint Cities of Wilsonville and Tualatin, was revised in April 2014. The only revision to the Partnering Agreement, was the addition of a statement of compliance to meet Oregon Public Meetings Law (ORS 192.610-192.690) in notice and conduct of all public meetings for the project. The inclusion of the statement was due in part to public comments which identified numerous previous instances where proper Notice had not been provided for Public Meetings on Basalt Creek Concept Planning. It was hoped the inclusion of the statement would remind and assist future Basalt Creek Concept Planning staff members of the need for proper Notice in the future, and the need for encouraging transparency during this lengthy decision making process affecting hundreds of acres of privately owned land.

Should the staff know of additional Public Meetings being held where Basalt Creek Concept Planning is a planned agenda item, it is hoped the specifics of the meeting be included in future Notice provided to the Public- and routinely updated to those informational outlets stated by the Joint Cities as being the resource for Notice of Public Meetings on the subject.

If the Monthly Basalt Creek Concept Planning Update Notices which are sent by USPS, and electronically; and/or if the BasaltCreek.com website---are no longer going to be updated in a timely manner to reflect future Public Meetings- please change the wording within these communications, and also notify the public of the change in provision of Notice.

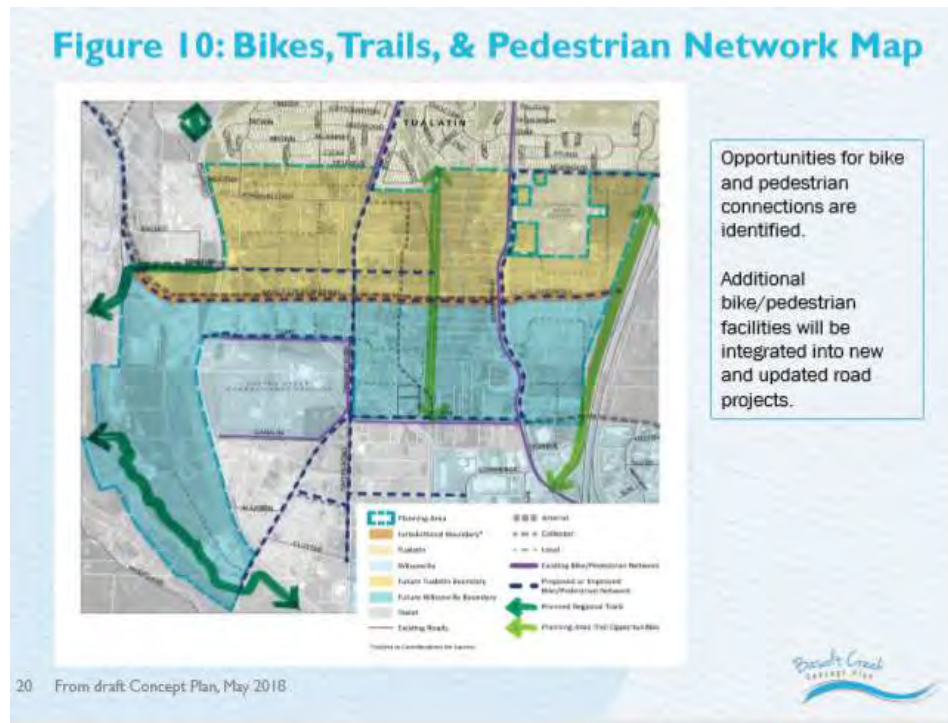
Regards,
Grace Lucini

Attachments:

- PDF 4-4-2018 screenshots BasaltCreek.com webpages -2 pages----Main page & Calendar page
- PDF 4-11-2018 Wilsonville Planning Com Agenda Item- Basalt Creek Concept Planning Update (attached via google link)
- PDF Wilsonville Planning Com 2018 Work Schedule- Basalt Creek Concept Planning – multiple dates where Basalt Creek Concept Planning is listed as proposed agenda item during a Public Meeting on specific dates: April 2018; May 2018 & June 2018-(listed as a Public Hearing)

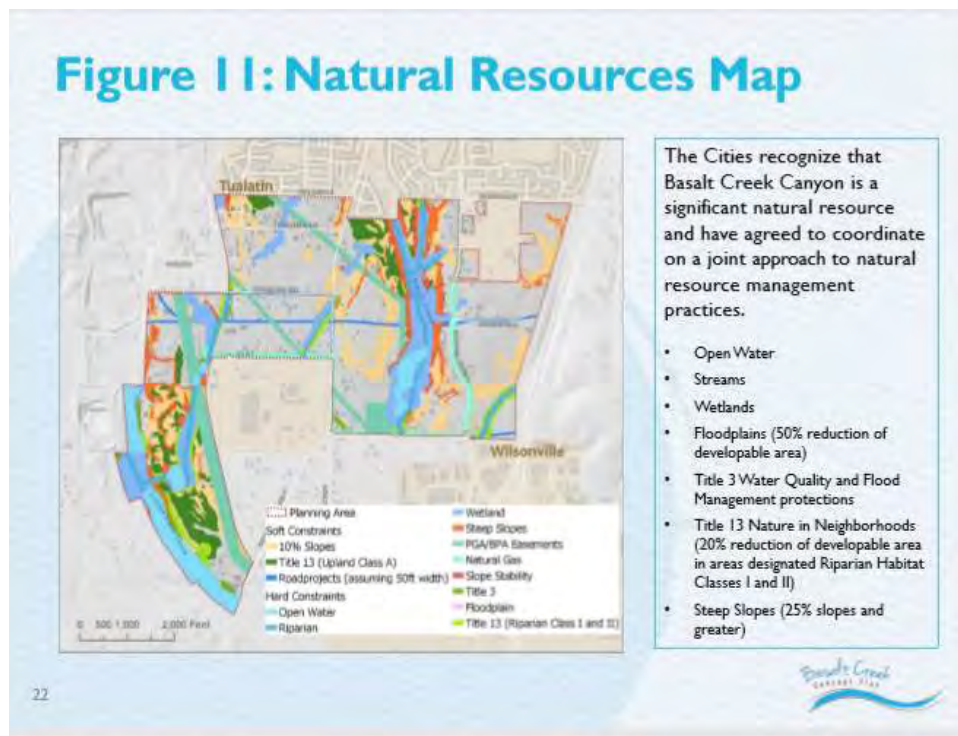
6-13-2018 Basalt Creek Concept Plan – MAP Public Trails- Pedestrians & Bike

- “Canyon” Public Trail – sited- North-South Green Arrow Center of Map- West Edge of Basalt Canyon



6-13-2018 Basalt Creek Concept Plan – Natural Resources Map

- Indicating Multiple significant Natural Resources along western edge of Basalt Canyon



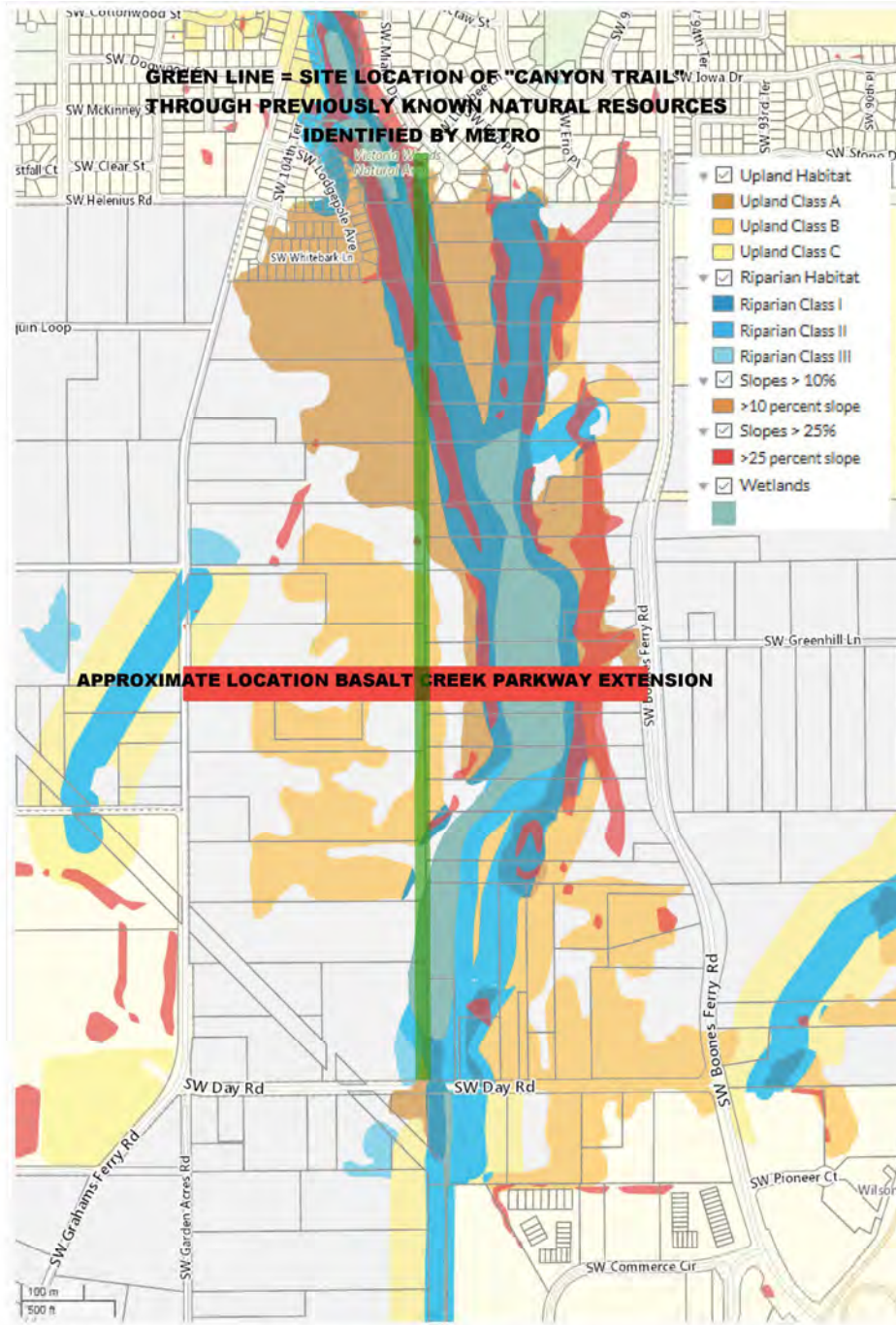
Attachment # 2B

The proposed location of the “Canyon Trail” when superimposed over a Metro Natural Resources Map- Proposed “Canyon Trail” bisects multiple known natural resources.

Metro 04-1040B requires both cities to protect the natural resources (including slopes) within the Basalt Creek Area

The location of the proposed “Canyon Trail” affects approximately 30 privately owned properties

The northern half of the proposed “Canyon Trail” is within the future jurisdiction of the City of Tualatin



 **Metro**
Data Resource Center
600 NE Grand Ave, Portland, OR 97232
503.797.1742 – drc@oregonmetro.gov

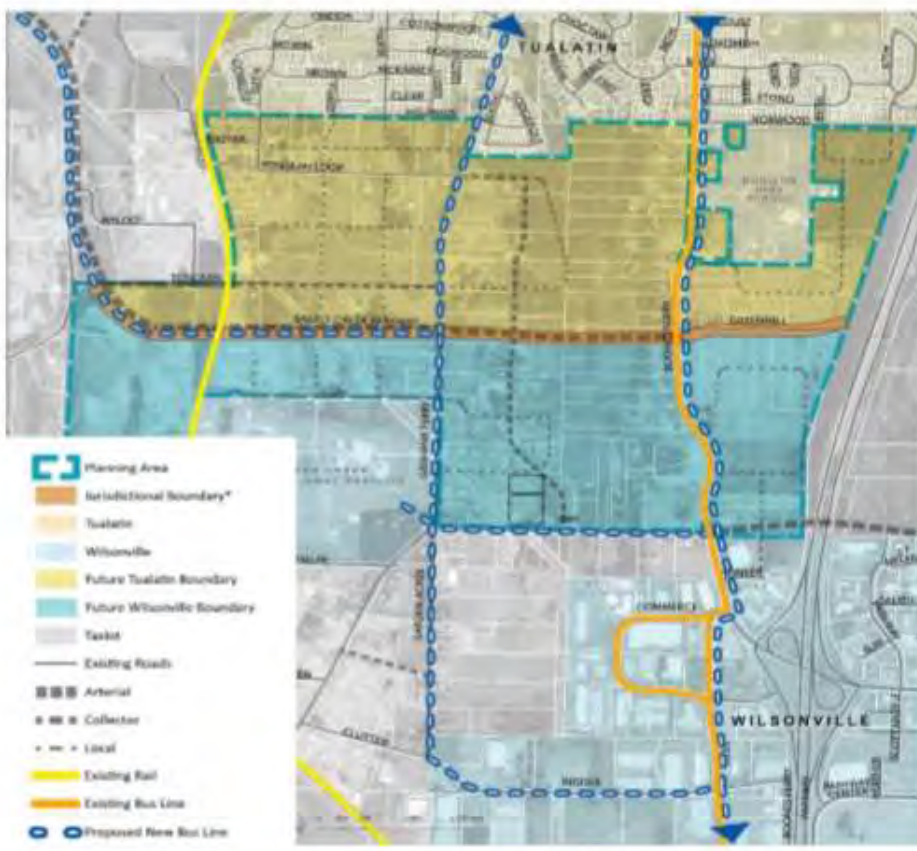
This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clatsop, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) is included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map.

6-13-2018 Map Basalt Creek Future Transit Framework

The location of the “Canyon Trail” centrally located within the Basalt Creek Area, is not located along local North-South Roads planned for the Basalt Creek Area.

However, there are various North-South roads which are planned for the Basalt Creek area, which could easily accommodate the inclusion of a Pedestrian Bike Connection as part of the ROW land acquisition and design process, while also reducing additional linear bifurcation and impact upon the natural resources within the canyon area.

Figure 11: Future Transit Framework



Transit service in area will be coordinated between TriMet and SMART.

Service will build on existing bus routes to enhance service and provide good connectivity both north-to-south and east-to-west through the planning area.

Basalt Creek

Attachment # 3

10-25-2015 Letter Karl G. Anuta to City of Wilsonville and to City of Tualatin (2 Pages)

Re: Basalt Creek Planning Area- Storm Water Run Off Issues

KARL G. ANUTA

LAW OFFICE OF KARL G. ANUTA, P.C.

735 SW FIRST AVENUE, 2ND FLOOR

PORTLAND, OREGON 97204

(503) 827-0320

FACSIMILE (503) 228-6551

TRIAL ATTORNEY
LICENSED IN
OREGON & WASHINGTON

E-MAIL
KGA@INTEGRA.NET

October 23, 2015

VIA REGULAR MAIL

City of Wilsonville
297997 SW Town Center Loop E
Wilsonville, Oregon 97070

City of Tualatin
18880 SW Martinazzi Ave
Tualatin, Oregon 97062

**Re: Basalt Creek Planning Area
Storm Water Run Off Issues**

To Whom It May Concern:

This office has been retained by John and Grace Lucini to assist them with drainage and water run off issues at their residence located in unincorporated Washington County at 23677 SW Boones Ferry Rd, Tualatin, Oregon 97062. The property is within the Basalt Creek concept planning area.

I write just to advise (or in some cases remind) you that the Lucinis have earlier this year had significant storm water flooding or drainage issues on their property. As the City of Wilsonville and the City of Tualatin proceed with planning for the surrounding area, you should keep in mind that further development upslope from the Lucini's will most likely produce further compacted or impervious surfaces. That will likely increase the stormwater run off in the vicinity. That will potentially affect the Lucini's property.

When you develop concept plans, or consider development approvals, be sure that those plans fully address the handling of drainage and storm water run off so that the stormwater flows do not harm or burden down slope and downstream neighbors (which includes but is not limited to the Lucini's). It would not be fair, appropriate, or lawful for either City to allow or approve development that causes additional storm water flows to run onto or over Lucini (or any down slope/stream neighboring) property in a way that causes or potentially causes damage.

The Lucinis have obtained the services of LaLiberte Environmental Associates Inc., to investigate the cause of the most recent flooding of their property, that occurred during a rain storm on May 18, 2015. Enclosed is a report from LEA, Inc., addressing the causes of that flooding, which appear to be associated with the recent re-development and movement of Boons Ferry Road in Washington County.

Page 1 of 2

We provide copies of this report simply as a reminder to the Cities that there needs to be **careful** planning and **careful and accurate** analysis, before any development is approved or undertaken. Failure to do so can create significant problems, both for neighboring landowners and taxpayers, and for any local government that does not properly take into account the potential effects on those neighbors/taxpayers.

We trust you will take these concerns into account, when doing your future planning in and around this same area. If you have any questions, or you wish to tour the Lucini property, please feel free to contact them directly.

Sincerely,

Karl G. Anuta

KGA/ev
Enclosures

ATTACHMENT # 4A

Notice from City of Wilsonville Planning Commission
Public Hearing Adoption of Basalt Creek Concept Plan



June 20, 2018

Greetings,

On **Wednesday, July 11, 2018, beginning at 6:00 p.m.**, the Wilsonville Planning Commission will hold a public hearing regarding adoption of the Basalt Creek Concept Plan (Case File #LP18-0005). The Planning Commission will consider whether to recommend adoption of the Plan to the City Council. No additional mailed notice will be sent to you unless you either:

- Submit testimony or sign in at the Planning Commission hearing, or
- Submit a request, in writing or by telephone, to the Planning Division.

The Wilsonville City Council is scheduled to hold a public hearing on the Basalt Creek Concept Plan (Case File #LP18-0005) on **August 6, 2018, at 7:00 p.m.** after which it may make the final decision.

The hearings will take place at **Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.** A complete copy of the relevant file information, including the staff report, findings, and recommendations, will be available for viewing seven days prior to each public hearing at Wilsonville City Hall and at the Wilsonville Public Library. The draft plan is also available **at the project website: www.Basaltcreek.com.**

Oral or written testimony may be presented at the public hearing. Written comment on the proposal to be submitted into the public hearing record is 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 by 2 pm on Tuesday, July 10, 2018. Direct written comments or testimony and any questions you have to:

Miranda Bateschell, Planning Manager
29799 SW Town Center Loop East, Wilsonville, Oregon, 97070
bateschell@ci.wilsonville.or.us, (503) 682-4960

Next Steps

To Conclude Adoption of Basalt Creek Concept Plan:

Tualatin Upcoming Meetings

- July 19, 2018 Tualatin Planning Commission: Informational
- July 23, 2018 Tualatin City Council Meeting: Adoption
- Aug 13, Tualatin City Council Meeting: Resolution

Wilsonville Upcoming Meetings

- July 11, 2018 Wilsonville Planning Commission (Hearing)
- Aug 6, 2018 Wilsonville City Council: Adoption



After Concept Plan Adoption, each City completes:

- Comprehensive Plan Amendments and Adoption
 - by May 3, 2019/1 year from Metro decision on Central Subarea
- Urban Planning Area Agreement (UPAA) Amendment with Washington County
- Annexation process starts after the above completed
- Annexation into City of Tualatin will be at the option of property owner in Basalt Creek



From: [G Lucini](#)
To: [Lou Ogden](#); [Joelle Davis](#); [Frank Bubenik](#); [Robert Kellogg](#); [Jeff Dehaan](#); [Paul Morrison](#); [Council](#); [Joelle Davis](#); [Nancy Grimes](#); [Nancy Grimes](#); [Frank Bubenik](#); [Lou Ogden](#)
Cc: [Aquila Hurd-Ravich](#); [Karen Perl Fox](#); [Lynette Sanford](#)
Subject: #2 Citizen Comments-Tualatin Council Wrk Ses 6-27-2018-Agenda Item -Basalt Creek Concept Plan -Please Include as Part of Public Record
Date: Friday, June 22, 2018 5:56:23 PM
Attachments: [2018 6-11 Citizen Comments Wilsonville Plan Com- Basalt Creek 6-13-2018.pdf](#)

File #2 of 2

PDF file my Citizen Comments - dated 6-11-2018-- Basalt Creek Concept Plan previously submitted, but provided for reference.

From: G Lucini <grluci@gmail.com>
Sent: Friday, June 22, 2018 5:53 PM
To: 'Lou Ogden' <logden@ci.tualatin.or.us>; 'Joelle Davis' <jdavis@ci.tualatin.or.us>; 'Frank Bubenik' <fbubenik@ci.tualatin.or.us>; 'Robert Kellogg' <rkellogg@tualatin.gov>; 'Jeff DeHaan' <jdehaan@tualatin.gov>; pmorrison@tualatin.gov; council@tualatin.gov; jdavis@tualatin.gov; ngrimes@tualatin.gov; 'Nancy Grimes' <ngrimes@ci.tualatin.or.us>; fbubenik@tualatin.gov; logden@tualatin.gov
Cc: 'Hurd-Ravich Aquilla' <ahurd-ravich@ci.tualatin.or.us>; 'Karen Fox (City of Tualatin)' <KPerlFox@ci.tualatin.or.us>; 'Lynette Sanford' <LSanford@tualatin.gov>
Subject: #1 Citizen Comments-Tualatin Council Wrk Ses 6-27-2018-Agenda Item -Basalt Creek Concept Plan -Please Include as Part of Public Record

Due to the email load limitations apparently in place within the City of Tualatin mail boxes, the following documents will be sent within 2 emails.

The first email will contain a PDF file with

The second email will contain a PDF file my Citizen Comments - dated 6-11-2018-- Basalt Creek Concept Plan previously submitted, but provided for reference.

It appears the email below was received by the City of Wilsonville recipients with both PDF files attached.

From: G Lucini <grluci@gmail.com>
Sent: Friday, June 22, 2018 5:36 PM
To: 'Lou Ogden' <logden@ci.tualatin.or.us>; 'Joelle Davis' <jdavis@ci.tualatin.or.us>; 'Frank Bubenik' <fbubenik@ci.tualatin.or.us>; 'Robert Kellogg' <rkellogg@tualatin.gov>; 'Jeff DeHaan' <jdehaan@tualatin.gov>; pmorrison@tualatin.gov; council@tualatin.gov; jdavis@tualatin.gov; ngrimes@tualatin.gov; 'Nancy Grimes' <ngrimes@ci.tualatin.or.us>; fbubenik@tualatin.gov; logden@tualatin.gov
Cc: 'Hurd-Ravich Aquilla' <ahurd-ravich@ci.tualatin.or.us>; 'Karen Fox (City of Tualatin)' <KPerlFox@ci.tualatin.or.us>; kraushaar@ci.wilsonville.or.us;

bateschell@ci.wilsonville.or.us; veliz@ci.wilsonville.or.us; 'Lynette Sanford' <LSanford@tualatin.gov>; 'Tim Knapp' <Knapp@ci.wilsonville.or.us>; 'Stevens Susie' <stevens@ci.wilsonville.or.us>; 'Starr Scott' <scottstarr97070@gmail.com>; 'Lehan Charlotte' <lehan@ci.wilsonville.or.us>; akervall@ci.wilsonville.or.us

Subject: Citizen Comments-Tualatin Council Wrk Ses 6-27-2018-Agenda Item -Basalt Creek Concept Plan -Please Include as Part of Public Record

Please include this email and the two attachments (Lucini Citizen Comments dated 6-22-18, and 6-11-2018) as part of the Public Record for Basalt Creek Concept Planning

On 6-25-2018, The Tualatin City Council Work Session has the Basalt Creek Concept Plan as an agenda item. This will be the first public discussion by the Tualatin City Council, of the newly revised 6-13-2018 Draft of the Basalt Creek Concept Plan and implementation.

I request the members of the Tualatin City Council, to read the attached file - Lucini Citizen Comments dated 6-22-2018- which may provide the Council an understanding of the continuing issues which I have had to face as a property owner within the Basalt Creek Area.

Included are specific requests generated by the posting of the 6-13-2018 revision of the Basalt Creek Concept Plan, and by the recent comments and discussions of the Concept Plan during the recent Public Meetings of the Wilsonville Planning Commission, and the Wilsonville Council.

I previously submitted Citizen Comments on 6-11-2018 to both Cities, a copy of which is also attached.

Only the City of Tualatin has provided me a written response to a few of the issues I presented in my 6-11-2018 communication. I have not received substantial response to many of the remaining issues on which I requested a response.

The most recent iterations of the proposed Basalt Creek Concept Plan were only made public this month which included significantly greater levels of information than previously available from the previous revision- which was posted several months prior.

Yet, with much more specific information contained within these recent versions of the Plan, the BasaltCreek.com website does not indicate any Public Involvement Events scheduled to receive feedback from the Public, or formal outreach to the affected property owners, prior to the start of public hearings to adopt the Plan.

6-11-2018

Issues Regarding Information Provided Within

Wilsonville Planning Commission 6-13-2018 -Basalt Creek Concept Planning Update Informational Packet

Aquilla Hurd-Ravich and Karen Fox- City of Tualatin, Tualatin Planning Commission
Nancy Karushaar and Miranda Bateschell- City of Wilsonville, Wilsonville Planning Commission,
Cc: Wilsonville City Council, and members
Tualatin City Council, and members

There are several references within the 6-13-18 Wilsonville Planning Commission Informational Packet on the actions being taken by one- or both- cities regarding the Basalt Creek Concept Plans, which I am requesting your comments, and/or response.

1. BACKGROUND

At the current time, my property is within the Basalt Creek concept Area, but is not within the City limits of either city, and is outside the jurisdiction of either city. It is located on the western side of SW Boones Ferry Road and east of the Canyon and is one of many other single- family homes which were built prior to the adoption of Metro 04-1040b.

My property extends west of the wetlands and past the western edge of the Canyon -including both sides of the canyon, with additional land extending west of the canyon.

My husband and I spend many hours personally studying and working to restore the wetlands and surrounding area. It is my goal to leave for many generations to come---a healthy ecosystem which will support the various types of wild life which use the area to forage and for shelter.

Property owners and residents within the Basalt Creek Concept Area will most directly feel the effects of this concept planning. Yet we were not provided an elected representative to routinely represent us during Public discussions as part of the decision-making process being made by the City Councils of Tualatin and Wilsonville.

The Cities of Tualatin and Wilsonville have orchestrated most aspects as to how Basalt Creek Concept Planning would be determined, planned and implemented.

Formal Public Involvement has been minimal, and non- existent for over 2 years- after which time concept planning continued.

No formal Public Involvement Event has been held specifically for affected property owners (who as mentioned, had no elected representation within the Basalt Creek Joint Cities Governing Body). As Concept Planning details progressed with time, affected groups of property owners requested formal meetings with staff and/or Council but were rebuffed.

The property owners and residents within the Basalt Creek Concept Area were only allowed 3 minutes (as are all citizens) during the Citizens Comment Sections of Council Meetings, to present very complex and multi-faceted issues/concerns which were created by and during the concept planning process.

The determination of the future city limits of either city within the Basalt Creek Area has not yet come to fruition within the legal process.

It is unknown when this process will finally be completed, as an Appeal has been filed regarding the Concept Plan which has not yet been heard.

2. INFORMATIONAL PACKET BEING PROVIDED TO THE WILSONVILLE PLANNING COMMISSION

I understand the complexity many of the issues which need to be resolved. I appreciate the attempts of the staff to present many issues within the Informational Packet which were taken into consideration when developing this concept plan.

It is my understanding that the property owners within the Basalt Creek Area, will not be automatically be annexed into either of the two cities, but may request to be annexed in the future or-- may elect to forgo any annexation into their identified city.

I request a response to this question: *I do not see any information within the Informational Packet which addresses possible impacts to the implementation of the Concept Plan, should one or more property owners within the Basalt Creek Area decline to annex their property into the City Limits--- What affect this may have upon the implementation of concept plans which include use of un annexed properties?*

3. IDENTIFICATION OF RECREATIONAL NEEDS/GOALS TO BE IMPLEMENTED WITHIN THE BASALT CREEK CONCEPT AREA

Many pages within the Informational Packet relate to plans for public recreational use of the land within the Basalt Creek Area. The Informational Packet includes the following statement:

At the time of this writing, Tualatin is going through a Park and Recreation Master Plan update. This update has considered the Basalt Creek area in the types of services and facilities that will be needed to serve residents and business in this area.

I request a response to these issues:

- Is the City of Tualatin in the process of updating the Park and Recreation Master Plan- and including portions of the Basalt Creek Concept Planning area within the update-as stated within the Information Packet?
 - If so, what type of recent outreach has the City taken to contact property owners within the Basalt Creek Concept Planning area to seek their involvement, or discuss potential impacts any proposed changes to the Parks and Recreation Master Plan might generate?
- Have there been any Public Meetings on any update changes to the Tualatin Park and Recreation Master Plan where Basalt Creek Concept Planning - or its inclusion into the Master Plan Update were an identified topic?
 - I have not seen any General Notice postings on the *BasaltCreek.com* regarding Public Meetings on updating the Tualatin Park and Recreation Master Plan which included the topic of the Basalt Creek Concept Area.
- As an Identified Interested Person who has provided numerous written requests to both cities, requesting to be Noticed on any Public Meeting relating to the Basalt Creek Concept Planning Area--- have I not received any communication or Actual Notice that several hundred acers within the Basalt Creek Concept Planning Area (including my property), were being actively included into an update to a City Recreation and Parks Master Plan.
 - Please provide me information as to the status of the Tualatin Parks and Recreation Master Plan Update, and when the next Public Meeting will be held regarding this.
- The Basalt Creek Concept Planning Partnering Agreement was amended to reaffirm a commitment to abide by Oregon Public Meetings Law to promote transparency of the process.
 - Historically throughout this entire concept process, there has been many instances where proper Notice has not been provided to the public, and/or to Interested Persons who have provided written request to be provided Notice on Public Meetings related to Basalt Creek Concept Planning.
 - The outcome of Basalt Creek Planning involves hundreds of acers, and directly affects hundreds of citizens, and is of importance to the general public.
 - The Basalt Creek Area is not yet within the jurisdiction of either city. Finalization of the Concept Plan has not been completed and is now under appeal.
 - Even after finalization and adoption, Individual Property owners may not wish to annex into a city. This may affect or influence Master Planning needs.
 - Consequently, the adoption of an Update to any of either city's various Master Plans to include any portion of the Basalt Creek Area seems premature at this time.
 - Any update to either city's Master Plans which to include portions of the Basalt Creek Area, can reasonably be assumed to be a component of (or implementation of) Basalt Creek Concept Planning which should had triggered Notice be given on Public Meetings regarding either city's Update to Master Plans to include portions of the Basalt Creek Area.

It is therefore requested that in effort to promote transparency and uphold the only amendment to the Basalt Creek Concept Planning Partnering Agreement and Oregon Public Meeting Laws (ORS 192.610 to 192.710), efforts be redoubled to provide proper Notice on ALL Public Meetings regarding Basalt Creek Concept Planning, including city

Master Plan Updates -or any other actions which may involve current or future implementation of any portion of the Basalt Creek Concept Planning.

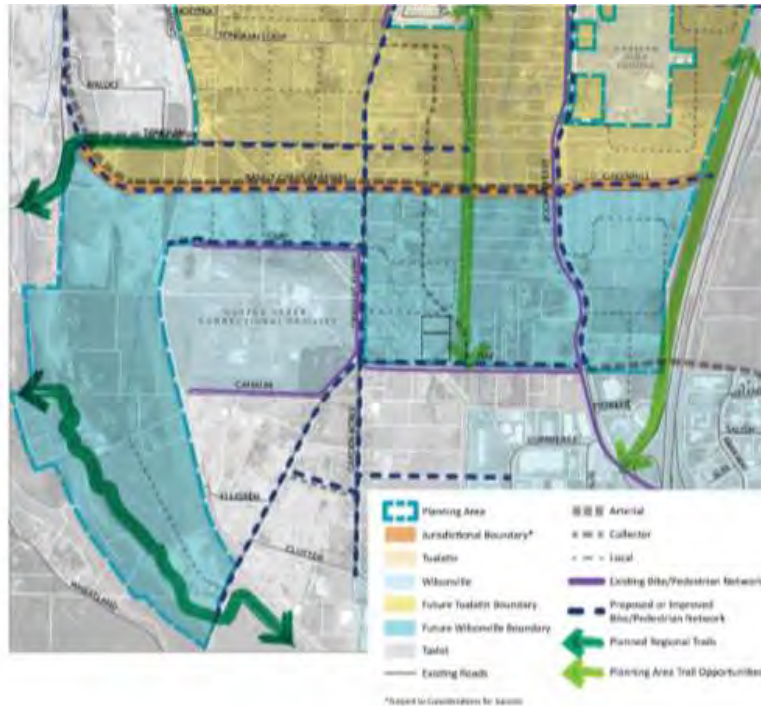
- **This should include, but not be limited to:**
 - **Posting these meetings in a timely manner on the identified website: BasaltCreek.com**
 - **Providing proper timely Actual Notice to identified Interested Persons- electronically and/or mail.**

4. IDENTIFICATION AND SPECIFIC LOCATION/ PLACEMENT OF DESIRED PUBLIC TRAILS ON PROPERTY CURRENTLY OWNED BY PRIVATE CITIZENS.

The narrative within the Informational Packet states a goal of the planners is to develop pedestrian and bike connectivity between the two cities.

The Informational Packet also provided the following statements:

- **“bike/pedestrian facilities will be integrated into new and updated road projects in accordance with State, County and City standards,**
- **“Identifying specific locations of parks and outdoor recreation was beyond the Scope of the Concept Plan.”**



While existing bike and pedestrian facilities run along Boones Ferry Road, Day Road, and sections of Basalt Creek Parkway, planned improvements will increase safety and completeness. The additional facilities will offer significant east/west connections along the new Basalt Creek Parkway and Tonquin

What is referred to within the Informational Packet as the Canyon Trail- currently placed North-South along the western side of the Canyon - runs entire western boundary of my property- and along the properties of approximately 29 other property owners.

I have not provided any indication of having interest in the locating Public Trails along or through my property. In fact, I have previously provided written objections to similar proposed takings of my property for Public Trails---I can provide upon request copies of these written communications –copies of which should also be available within your files.

It was therefore disconcerting to me to see another new document being disseminated to the Public in which the document labels a portion of my property being identified and listed as a “Public Trail Opportunity”.

I have not been approached by any staff member regarding this proposed new taking of my property. I have never received any indication if and how much I might be reimbursed for my property, if any funding is available, or when this proposed action might happen.

Yet as a direct consequence of the inclusion of this map with a specific Trail identified across privately-owned properties- immediately places a cloud over all of these properties, causing the owners immediately economic and legal impact.

My previous objections to providing Public Trails within the Basalt Creek Canyon and/or through my property centered around the protection of the natural resources within the area, and concerns of damage to the wetlands and other natural areas which I and my husband have been working to restore.

I also expressed concern as to the need for thoughtful planning of the location of any public pedestrian corridor due to the well documented news reports regarding a very similar Public Trail created for pedestrians and bikes to connect two cities- the Springwater Corridor. Unfortunately, the Springwater Corridor has developed into an unsafe public health and safety issue; has caused damage to previously identified sensitive natural areas; and requires routine monitoring for unplanned/anticipated types of public use.

The following statements are also included within the Informational Packet:

“Parks and Open Space One of the guiding principles of the Basalt Creek Concept Plan is to protect key natural resources and sensitive areas while making recreational opportunities accessible by integrating new parkland, open spaces, natural areas and trails in the planning area and connecting to existing regional networks.

This Canyon is very valuable to the area and it needs to be protected, while also having public access points in appropriate locations in order to connect to the bicycle, pedestrian and recreational facilities of the area and to serve the needs of residents and local employees.

If the planners truly believe in the statements they have included within the Informational Packet on upholding their goal to protect these natural resources, it would be noticeable in their efforts to reduce the number times and locations this natural area is being bisected and encroached upon by multiple roads; proposed over or under crossings, various utilities, and now in addition-- Public Trails not integrated along other proposed transportation routes.

I request a response to these issues: There are numerous governing documents stating requirements to protect identified elements found within the Canyon Area including the protections of slopes, and other natural resources---

Would you explain why on the Public Trails Map above---the “Canyon Trail” does not run in proximity to local roads (which are also in concept planning), but instead--has been placed in a completely separate location -deeper into the natural areas which results in even a greater number of bifurcations of the natural areas, and increasing fragmentation of the existing habitats?

I request a response to these issues:

- Are both cities in agreement with the information provided within the Public Trails map?
- Who authored/ generated the Public Trails indicating Public Trail “Opportunities” over multiple properties which are privately owned near the Basalt Creek Canyon?
- Which agency or government will be providing and funding for ongoing routine maintenance; police services; or emergency services to the “Canyon Trail”-a trail which runs through multiple jurisdictions, and possibly through islands of unannexed properties?
- And what provisions are being made to secure continuous sources of funding for these services over the entire length of the Trail?

I question how much due diligence was done prior to creating a Public Document which indicates only one location for the Public Trail within the Basalt Creek Canyon- without any alternative locations provided during its first public issuance, and without prior discussion with affected property owners.

- Just a minimal amount of research would show that the location of the proposed Public Trail within the Canyon is hampered by significant topographical constraints. The impact of these constraint seemed to be minimized within the Informational Packet. (Please see additional information provided in Section #5 regarding known significant natural constraints and limitations within the Basalt Creek Area which were authored and memorialized by various governments). The proposed location of the Canyon Trail encroaches through these natural resources.
- Construction and ongoing use of a Public Trail – open all day/year-round will create yet another bifurcation and fragmentation of the local eco system- which will directly and negatively affect the high valued riparian and upland habitats currently found in the area. These actions would be in direct conflict with the stated goals of protecting the existing natural resources within the area and within the canyon.
- Due to the current topographical location of the Public Canyon Trail, the land along the trail will most likely require leveling of the proposed pathway to be compliant with Federal ADA guidelines. This type of alteration of the area increases negative impact to surrounding habitats.
- The leveling of the trail would require high cost expenditures to minimize significant grade changes found along the proposed trail.
- Geological formations of Basalt rock along the proposed trail may require extensive construction equipment or blasting which increases negative impact to surrounding habitats and increases costs.
- The Public Trail runs along privately-owned land, with very little access to roads for construction of the path, which will also increase construction costs.
- It is also not clear how or what safety protections can be provided to a Public Trail which with very limited vehicular access, nor how the Trail would be monitored in the future to ensure appropriate use of the Trail or provide timely response to emergencies either police or medical.
- The stated location of the Trail along the Canyon is in direct conflict with another stated goal of maximizing assessed property value. The Trail on this map bisects and isolates buildable acreage located on the eastern side of the trail (on the western border of “SW Boones Ferry Rd” properties).

The inclusion of this detailed Trail map is in very sharp contrast to how information was presented for another much more significant and complex land acquisition-- future public school site locations within the Basalt Creek Area. The location of potential school sites require large acreage, complex and are highly constrained site-specific needs.

Whereas the staff elected to include a map with site specific land acquisition “locks” for the Public Trails in the Basalt Creek Area, the staff specifically stated a map which would identify potential school sites *would not be included* within the Information Packet- *thus eliminating any land “locks” which might improve land acquisition for future school sites in the area at this time.*

It is also unclear why Public Trail paths were so exactly identified as to site location within the Informational Packet at this phase of the concept planning process. A narrative of need, functional goals and general location should have been sufficient, as there are several other locations within the same area, which will provide the same connectivity; at less cost; more easily constructed; more accessible to emergency and safety and maintenance vehicles; can be more easily visually monitored; and significantly less negative impact upon the Natural Areas, - as well as being closer to the local roads which are also still in the concept stage of planning.

The Informational Packet states “identifying specific locations of parks and outdoor recreation was beyond the Scope of the Concept Plan.” If the Canyon Trail is considered a recreational use, then the planners have gone beyond the scope of the Concept Plan and exceeded their mandate.

If the Canyon Public Trail is considered a means of transportation, it would then seem appropriate the Public Trail would be more closely aligned with the proposed local roads, located on a more direct North South route between the two cities, with significant considerations given to costs relating to excessive numbers of land acquisition negotiations with approximately 30 individual property owners (over and above all other negotiations needed for road and other infrastructure negotiations), land acquisition costs, constructions costs, and ADA compliance issues.

Since we are still in the conceptual stages of this process- planners have the most flexibility to be able to incorporate the design of a Public Trail along separate paths--- but within proximity to the location of local roads (which are also being planned) --- and be able to also provide pleasant visual surroundings within the design.

In light of the extensive number of factors listed about, the only rationale I can determine which justifies the recommendation of the Canyon Public Trail at its current location is that the staff wanted to ensure they could implement a goal stated numerous times during Wilsonville Council Meetings.

During multiple Wilsonville Council meetings statements were made as to the desire to increase the marketability of their nearby future industrial area, by including unique enticements to potential developers/employers --such as providing access to the natural areas within the Canyon so that “employees will have somewhere to walk during lunch.” If this is the case---this one-sided self-serving goal with short term benefits, should not outweigh all the other considerations previously identified and the numerous governmental requirements to protect the natural resources of the area.

This supposition is supported by the statement within the Wilsonville Summary portion of the Information Packet (Attachment B page 4 of 6) ... “Locate north to south trails near the Basalt Creek Canyon and provide bicycle connections that would connect to other cities and trail systems, serving as an asset for both residents and employees in the area.”

Unfortunately, all of the comments listed within Sections #3 and #4 are just an example of the lack of concern, consideration and respect the Basalt Creek Concept planners have shown to the existing property owners and the natural resources within area.

5. REQUESTING FUTURE INFORMATION BE PROVIDED TO THE PUBLIC AND TO THE APPROPRIATE DECISION MAKERS--- TO GIVE CLEAR, REPRESENTATIVE, AND ACCURATE INFORMATION REGARDING THE EXISTING SIGNIFICANT NATURAL RESOURCES WHICH ARE LOCATED WITHIN THE BASALT CREEK AREA- AND SPECIFICALLY THE BASALT CREEK CANYON.

It is unclear to me why the following statement was included within the Informational Packet:

No land within the planning area is identified by the Washington County Comprehensive Plan as a Significant Natural Resource. The nearest Significant Natural Resource area is comprised of the Tonquin Scablands, to the west of Coffee Lake Creek.

Relationship of County significant natural resources and cities to be clarified.

The inclusion of this statement within the Informational Packet seems to only muddy information which has previously been documented and substantiated by **multiple governmental bodies - including Washington County-which have clearly identified Significant Natural Resources within the Basalt Creek Concept Area.**

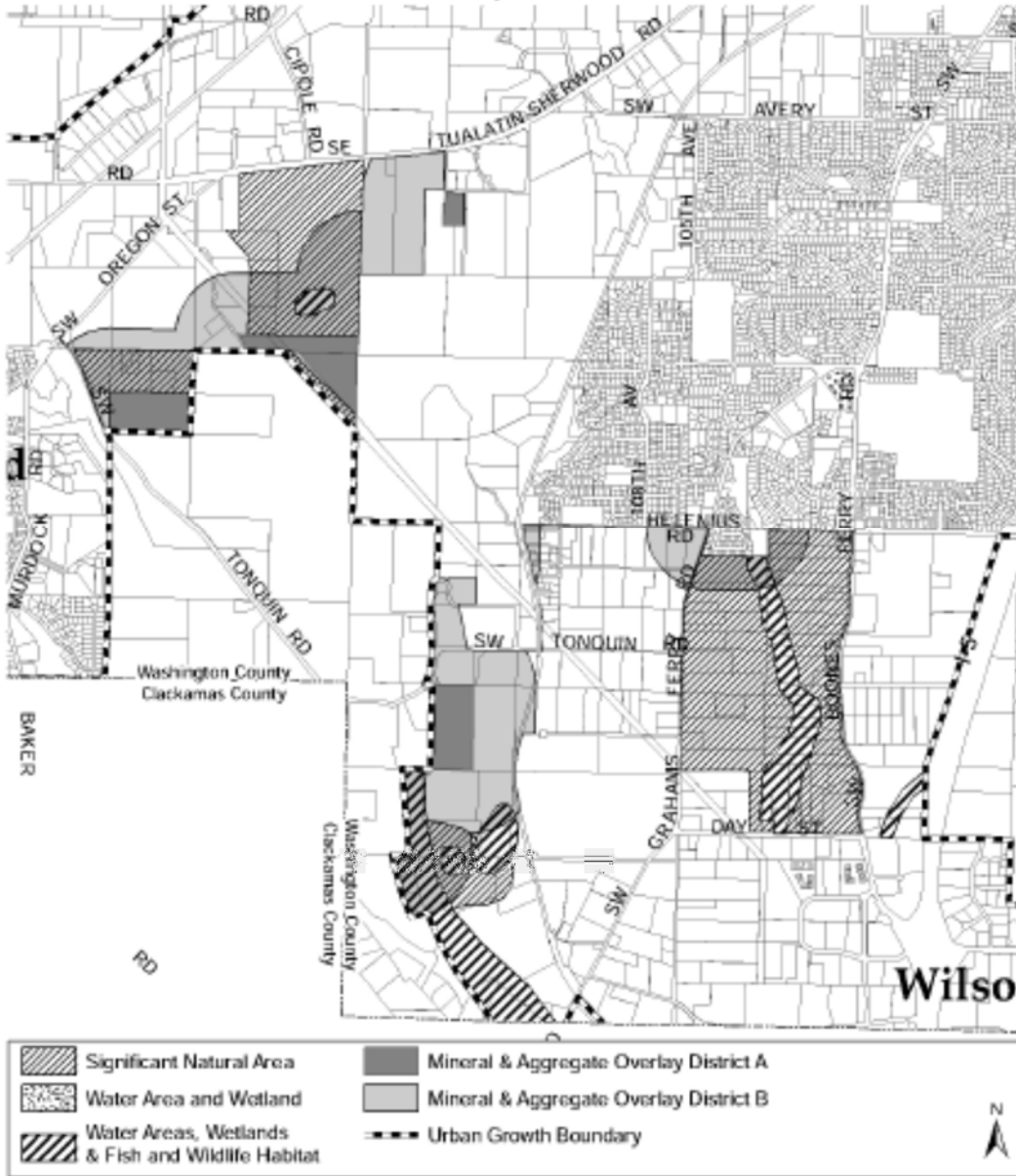
There have been multiple documents provided to the Basalt Creek staff which details the unique resources located within the entire Basalt Creek Area- many which are located near or within the Basalt Creek Canyon.

Copies of all of the following documents were provided the Basalt Creek Staff during the beginning of the Concept Planning process, and should be available within your files:

The Basalt Creek Canyon Area was clearly identified as a Significant Natural Resource by Washington County

Ordinance 671
 Exhibit 2
 Page 3 of 9
 January 18, 2007

Amend the Goal 5 Resource for Future Development Areas map (Map B) in Policy 41 (Urban Growth Boundary Expansions) of the Comprehensive Framework Plan for the Urban Area to apply the Goal 5 Resource designations identified in the Rural/Natural Resources Plan to the following areas:

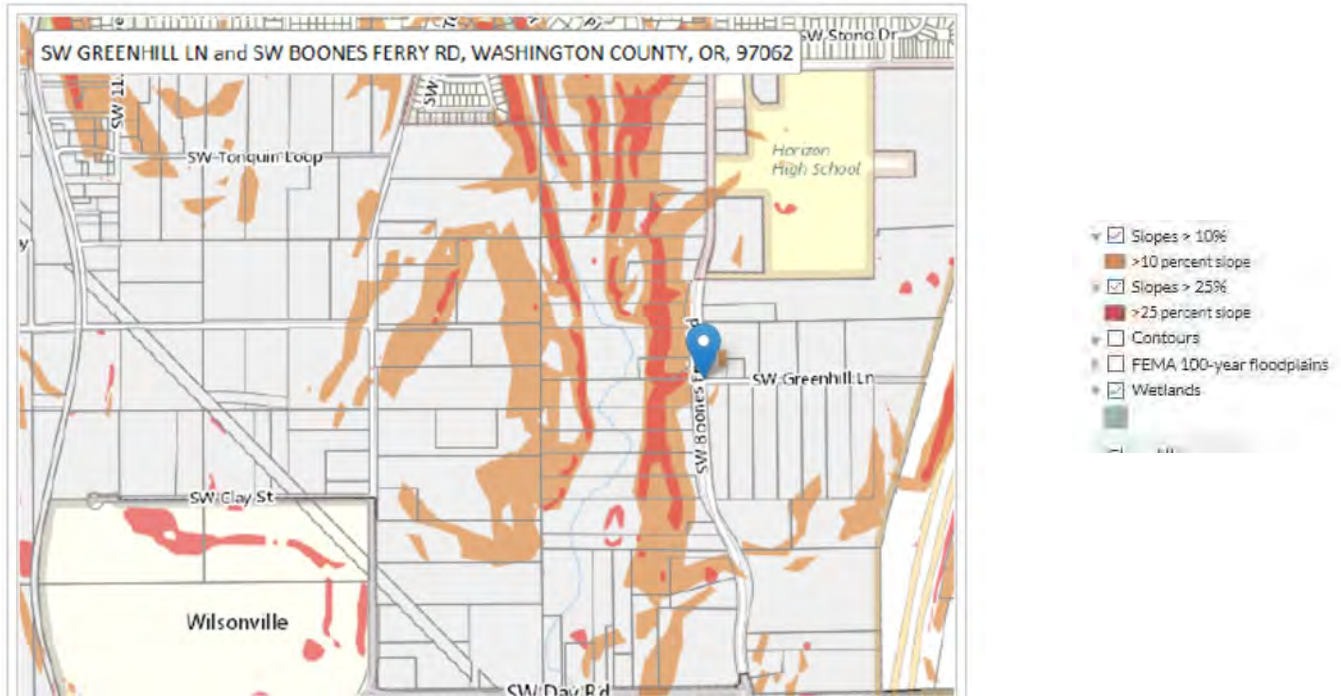


C:\GIS_MAPS_TEMP\STAFF\paw\2007\8\w_c_ashb4_ashb4_ashb4.dwg 1/17/07

Metro has also provided data as to the significant slopes which are located within the Basalt Creek Area which in part creates the Basalt Creek Canyon.

In 2004 Metro charged both Wilsonville and Tualatin with the requirement to protect the steep slopes found within what was referred to in Metro 04-2010B, as the “Tualatin Area” during concept Planning for the area.

From the following two maps, it can be easily determined there are significant topographical changes within the Basalt Creek Area, which result in dramatically steep slopes.



Metro has also provided a map of the significant grade changes within the Basalt Creek Area in relationship to the wetlands



As can be seen within these 2 maps- the rugged topography sheltered and protected the Basalt Canyon and its resources. There is a reason why this land has not been already been densely developed over the past years even though it is located close to many other attractive locations.

Care and thoughtful planning have to take place to protect this local resource for the future.

This fact was recognized when the governing tool (Metro 04-1040B) placed multiple requirements upon the cities of Wilsonville and Tualatin specifically addressing each city's responsibility to protect during Concept Planning and after – the various natural resources within the Basalt Creek Area.

The Federal government has identified and included the wetlands within the Basalt Canyon within the Federal Wetland Inventories.



The numerous plans for the construction of large expressways, arterials, collectors and local roads and, public trails within what is currently one confined natural area will now be permanently bisected at multiple locations-- causing fragmentation. This fragmentation will permanently damage the health of the existing habitats and ecosystem. *This issue cannot be emphasized enough.*

I remind the Basalt Creek Concept Area planners and their respective Councils of their responsibilities for the protection of the area's natural resources. It is hoped that short sighted economic goals to gain rapid development advantages will not cloud nor distort the need to protect fragile natural resources and ecosystems for future generations.

Respectfully submitted,
Grace Lucini

From: tom.re@comcast.net
To: [LouOgden](#); [Council](#)
Cc: [Aquilla Hurd-Ravich](#); [Karen Perl Fox](#); "[Bateschell, Miranda](#)"
Subject: 6/25/18 Work Session
Date: Tuesday, June 26, 2018 12:14:30 PM

Tom Re / 503-482-5157
23500 SW Boones Rd. Tualatin

Mayor / Tualatin Council:

There was a note of frustration coming from council during work session last night – well I am very frustrated. I have been involved with this area since BEFORE it was brought into the UGB so late comers I am not; I do have some background and knowledge of this area. Late comers are (now?) surprised that sub area was being planned for jobs? Really? I was on a property owner's focus groups with a sub area property owner and it was known to be slated for jobs then (4 years ago). The late comers that seemingly have no regard for Staff's recommendations is just totally disrespectful in my opinion.

I was absolutely taken back last night – hearing "is it possible to change the boundary line?" "what if we just don't vote to accept the concept plan?" Water? Sewer? Utilities? These are all issues that have been discussed and re-discussed by the Staff, community and the councils for both cities. Tualatin Council members jabbing at Wilsonville (and past Tualatin councils) / Wilsonville Council jabbing at Tualatin. I have attended numerous meetings for both cities (in addition to Metro and Wa County meetings) – why (and I have suggested this more than once) why is there not a representative from Tualatin at Wilsonville meetings and the same for Wilsonville? A lot of misunderstandings / misinterpretations could easily be eliminated.

Last night after the work session actually hearing a sub area property owner so happy that two Tualatin mayoral candidates are still advocating for a residential designation for the sub area and not supporting anything already agreed upon, that he (sub area property owner) is not sure who he will vote for but going to write a check to each candidate ... was very interesting to me.

Am I incorrect in understanding that both cities signed a contract with Metro and that a decision finally was made? If so, why is Tualatin council discussing "what happens if we just don't do that?".

It is way past time to move this project forward – adhering to the timeline and adopting the Concept Plan as is – is the right and correct thing to do. It is past time of holding this up for all the other property owners in both Tualatin and Wilsonville.

Thank you for your time.
Very Sincerely,

Tom Re
23500 SW Boones Ferry Rd.
Tualatin, OR. 97062
503-482-5157

Frank Bubenik

fbubenik@hotmail.com



[Visit my campaign website](#)

This e-mail, including attachments, is intended for the exclusive use of the addressee and may contain proprietary, confidential, or privileged information. If you are not the intended recipient, any dissemination, use, distribution, or copying is strictly prohibited. If you have received this e-mail in error, please notify me via return e-mail, permanently delete the original message, and destroy all copies.

From: G Lucini <grluci@gmail.com>

Sent: Wednesday, July 11, 2018 12:55 AM

To: fbubenik@tualatin.gov

Subject: Question on Acceptance of Basalt Creek Concept Plan 7-2-2018 Trail Map- Implications for City of Tualatin

Hi Frank,

I'm forwarding to you (below), an email I just sent to Ross Hoover, the new Tualatin Parks & Rec Director, regarding the newest revision of the Basalt Creek Concept Plan Draft dated 7-2-2018.

On 7-3-2018 I received a "Joint Response" email from Miranda Bateschell-Long Range Planning Director at Wilsonville, which referenced this 7-2-2018 Draft Plan as representing the most current desires of both the City of Tualatin, and of the City of Wilsonville.

However, many of the concerns I presented in my June emails to both Councils and the Planning Commissions, regarding the Trails Map within the June Drafts of the Plan--- continue to be of concern to me with the 7-2-2018 Draft. These concerns are for many of the same reasons previously identified--- centering around the siting of the north end of the Canyon Trail as depicted on the Trails Map --which is within the future jurisdiction of the City of Tualatin.

I would like to confirm with you-- if the revisions to the Trails Map within the 7-2-2018 Draft of the Plan (Copy of 7-2-2018 Concept Plan Draft- Trail Map -page 39- attached), accurately reflects the position, goals and future desires of the City of Tualatin and/or the Tualatin City Council.

Additionally, after my Citizen Comments to the Tualatin Council on June 25th--- regarding the

proposed Concept Plan Trails Map-- I had an opportunity to talk with Ross. I heard his perspective as to what level of detail/maps should or should not be included within a Concept Plan Map for Trails--verses what should be included in a City's Master Plan. This discussion caused me to generate the attached email to Ross.

Unfortunately, I will not be in town next week to attend to -and restate- the numerous concerns I have already presented in writing to the Tualatin Planning Commission- when they receive an Update on the new 7-2-2018 Draft of the Plan.

On July 23rd of the following week, the Tualatin City Council is scheduled for a Public Hearing on the most recent Concept Plan Draft.

The process to adopt a Concept Plan is obviously in full gear to meet a deadline. But, the plan should accurately reflect the goals and desires of both Cities and to provide meaningful guidance for each City when they develop their own Master Plans for implementation within their own jurisdictions.

I am available this week to discuss any questions you may have- either by phone or over coffee.

*Regards,
Grace Lucini
503 692 9890*

From: G Lucini <grluci@gmail.com>
Sent: Tuesday, July 10, 2018 10:00 PM
To: 'Ross Hoover Tualatin Parks & Rec-' <rhuover@tualatin.gov>
Cc: jdavis@tualatin.gov
Subject: RE: Basalt Creek (1 of 3)- Inclusion into Tualatin Parks & Rec Master Plan- Invite for Site Visit

*Hi Ross,
I received a response to my emails regarding the Trails Maps within the previously proposed Basalt Creek Concept Plans from June. The attached joint response from the Cities of Wilsonville and Tualatin referenced changes made to the Trails Map within the most current version of the Basalt Creek Concept Plan Draft dated July 2, 2018. However, after reviewing this revision of the Concept Plan Draft, most of the concerns I stated in my emails of 6-11 and 6-22 continue to remain.*

I bring this to your attention, as time is of the essence as both cities move towards finalizing and adopting the Plan. The Tualatin City Council will be holding their Hearing on Adoption of this version of the Concept Plan on 7-23-2018. The Tualatin Planning Commission is scheduled to receive an update on this draft during their meeting next week.

Specifics:

The 7-3-2018 email response from the Cities of Tualatin & Wilsonville provides more information than contained within the Trail Maps narrative in the current July 2nd Draft of the document:

The public Trail Opportunity along the Basalt Creek Canyon is high level concept in the Concept Plan, and is described as an opportunity when moving forward with development in this area. This opportunity was identified by the project team, which includes the consultant and both Cities, in conjunction with what we heard during public outreach and working with both City Councils. The idea and opportunity highlighted in plan is to locate the trail up on the bluff, providing visual access, but not locating the trail down below in the creek/wetlands. The plan does not call for bifurcating or impacting the habitat – any trail built would balance public access with protections, restoration and enhancement of the Canyon – additional language is being added to the Concept Plan to clarify this. There are examples of successful projects throughout the region that provide access while also preserving a natural area and this same care will be adhered to in this area. In addition, the trail is not intended to serve as the primary non-vehicular transportation route – the Concept Plan provides primary non-vehicular transportation routes along the roadway system in the Planning Area - but rather an opportunity to increase connectivity and connect people to this valuable resource.

The Concept Plan does not provide a detailed trail alignment. Specific alignment based on additional analysis (including topography and reducing both environmental and development impacts), and funding and maintenance plans, would all be determined later during infrastructure master planning and project design work. Thus, no takings are proposed. Typically right of way would be dedicated as part of development when annexation and development is proposed for those properties, even if that happens incrementally.

Please see edits to the Concept Plan (on page 38 of the July 2, 2018 draft) to further clarify the conceptual level of the trail, including modifying the depiction of the trail on the Trail map. Language was also added regarding enhancement strategies, and to clarify trails will not take priority over enhancement and protection of natural resources.

However, in the July 2, 2018 Draft of the Concept Plan Trails Map--there does not appear to be an appreciable change --the "Canyon Trail" (Centrally located on the Trails Map- running North-South) now appears as a dotted green line, as opposed to a solid green line. (ATTACHMENT)

The July 2nd Draft of the Basalt Creek Concept Plan page 38 Trail narrative (copied below)provides little guidance as to the goals or criteria or actual "strategies" to use in siting Trails within the Basalt Creek Area when each city develops their own Master Plans within their future jurisdictions.

With the conservation of significant natural areas, the plan outlines opportunities to connect these spaces to pedestrian and bike facilities in key locations to create active and passive recreation, outdoor education, and public art amenities. The two main opportunities for trails within the Basalt Creek Planning Area are a Basalt Creek Canyon Ridge Trail and the I-5 easement Trail, which are shown in Figure 11 as Planning Area Trail Opportunities marked by large light green arrows. When trail alignments are considered in the future, access to the natural resource will not take priority over protection and enhancement.

Currently, Basalt Creek Canyon is a barrier to east/west movement through the Planning Area. A north/south connection to the west of the Canyon would further improve the network and make connections to east/west roads that run north and south of the Canyon. The Basalt Creek Canyon Ridge Trail opportunity would be located upland, not within Basalt Creek, near or along the ridge of the Basalt Creek Canyon. This trail could be connected to the regional trail network by extending Tonquin Road with bike/pedestrian facilities across Graham's Ferry to the new ridge trail. There is also opportunity to create a trail parallel to I-5 in the ODOT regional easement that would provide an additional north/south connection that would connect to existing bike and pedestrian facilities.

Decision-making on investments should prioritize connections that link pedestrian and bike networks to transit stops and near locations with higher planned density. Potential funding sources for improving the bike/pedestrian network include Washington County (MSTIP) and Metro (i.e. MTIP, RFFA, SW Corridor, Natural Area Bonds).

In fact, the narrative as stated in the July 2nd Draft for Trails does not provide support for locating the Canyon Trail as sited on the Trails Map in the 7-2-2018 Draft of the Basalt Creek Concept Plan:

1. The location of the Canyon Trail as currently identified makes minimal connection to future transit network, as it is located primarily through the backyards of privately owned land with minimal intersections with other proposed roads or Bike Networks.
2. The location of the Canyon Trail as currently sited (and contrary to what is stated in the joint Cities email of 7-3-2018) does bifurcate the steep slopes, wetlands and other natural resources at the north end of the propose Trail.
 - The July 2nd Draft of the Concept Plan actually includes multiple maps -on pages 28 and 42- which indicate currently known natural resources and lists the hard constraints of riparian, open water, wetland, steep slopes which exist at same location as the currently proposed site of the north end of the Canyon Trail on page 37 of the same document.
 - This is contrary to the stated goal of protection of natural resources in current proposed placement of the Trail.

As you heard in my Citizen Comments made during the Tualatin City Council Meeting on June 25, 2018, I requested the Trails Map be removed from the Basalt Creek Concept Plan and replaced with a narrative. This action would allow each city in which the Trail will be located ---to do the proper level of due diligence and to incorporate that information into their own Master Planning for the location of trails, which meets that City's goals and needs.

If it is deemed that a Trails Map is required to be included into the Basalt Creek Concept Plan, then I request:

- the proposed location of the "Canyon Trail" be indicated as a wide swath running North-South which would provide the City of Tualatin greater flexibility in siting the proposed trail- as opposed to a dotted green line.
- I would suggest the width of the swath to be extended west to Grahams Ferry Road
 - to allow for increased flexibility in siting for optimal physical and transit connectivity – and may allow for locating the trail closer to the proposed location of the north end of Kinsman Road – and increase the ability to actually meet the stated goal of connectivity at transit stops.
 - to allow for increased flexibility in locating the north end of the Trail outside of known natural resources --which the City is responsible for protecting.

If I understood your previous comments correctly- 1) that Concept Plans should include narrative of goals/needs, and not contain maps with trails identified at specific locations; and 2) that siting of trails etc. should be done during the City's Master Plan Update- then I ask you if would be able to discuss these issues with the Tualatin staff assigned to drafting the Basalt Creek Concept Plan and/or other appropriate departments within the City.

Please let me know if you have any questions. I will be out of town next week, and will not be able to testify at the Tualatin Planning Commission when they receive an update on the July 2 draft of the Concept Plan.

Grace
503 692 9892

From: Ross Hoover <rhoover@tualatin.gov>

Sent: Wednesday, June 27, 2018 11:47 AM

To: G Lucini <grluci@gmail.com>

Subject: RE: Basalt Creek (1 of 3)- Inclusion into Tualatin Parks & Rec Master Plan- Invite for Site Visit

Hello Grace,

Thank you very much for this information! It was great to get a chance to meet you and chat at the recent Council Meeting.

As we discussed at the meeting, concept or master plans are at a high-level and are conceptual in nature. These plans stay at the vision and overview level and typically don't get into much detail.

Details, design elements, and amenities are developed and discussed through public input and engagement during specific site planning processes. To my knowledge, none of this detail work has happened in the Basalt Creek area. What I am aware of is the draft Concept Plan that was presented at the City Council Meeting that you attended.

I will read and view the information you sent. I'll let you know if I have any thoughts or questions.

Please let me know if you have any questions.

Thanks Grace!

Ross Hoover

From: G Lucini <grluci@gmail.com>

Sent: Tuesday, June 26, 2018 4:37 PM

To: Ross Hoover <rhuover@tualatin.gov>

Subject: Basalt Creek (1 of 3)- Inclusion into Tualatin Parks & Rec Master Plan- Invite for Site Visit

Hi Ross,

I was good to meet you last night during the Tualatin City Council Meeting. I appreciate you reaching out to me. Congratulations on your new job with the City, and welcome!

It looks like you are going to be stepping into a bit of a hornet's nest, with the Basalt Creek Concept Planning underway, and the multiple desires and needs of the two cities, the citizens, and the property owners within the Basalt Creek Area-- as we all look towards the future.

As I mentioned in my Citizen Comments last night during the Council Meeting, I have significant concerns regarding the two most recent drafts of the Concept Plan- (which were posted for the public this month--- after months without updates).

Of interest to you- are my concerns about the inclusion of a Trails Map with a specific location identified for what the City of Wilsonville is referring to as the “Canyon Trail”- located North-South on the western side of the Basalt Creek Canyon.

To provide you background of my concerns, I am forwarding three files. Due to their size, I will be sending you copies of the following documents- in 2 or 3 separate emails:

1) my most recent email of 6-22-2018 sent to the Councils and Staff of both Cities (PDF file)

(Page 2 start of #2 Inclusion of a Public Trails Map Specifically Siting the “Canyon” Public Pedestrian and Bike Trail – Without the of Appropriate Level of Due Diligence and Evaluation of Impact on Effected Property Owners)

2) my email of 6-11-2018 sent to the Councils, Planning Depts, and staff of both Cities (PDF file)

3) a copy of my Citizen Comments to the Wilsonville Planning Commission on 6-13-2018-a follow-up to my email of 6-11-2018, including their perspective and responses to my concerns regarding the location of the Canyon Trail- and requesting its removal from the map, and the map from the Concept Plan— being with a narrative. (Video from City of Wilsonville Planning Com. 6-13-18--- my comments start at minute 5).

Once you have had time to orient to your new position with the City, I invite you to come for an on-site visit to see my property- which includes portions of the deepest part of the Canyon and includes parts of the wetlands. Due to the significant changes of topography along the length of the Canyon – the conditions change--- as do the ecosystems throughout the area. Please feel free to email or call me when you would like to schedule a visit, or if you have questions.

As mentioned, in my verbal and written communications, I believe it is important for the affected property owners to be involved with the incorporation of the Basalt Creek Area in to the Master Plans, Development Plans, and Comprehensive Plans (and other similar documents) into the City of Tualatin.

One important step is providing Notice of all Public Meetings- to affected property owners -- when these documents are Updated to include the Basalt Creek Area. I would like to participate in the process to update the Parks and Rec Master Plan to include the Basalt Creek Area.

I look forward to working with you.

Regards,

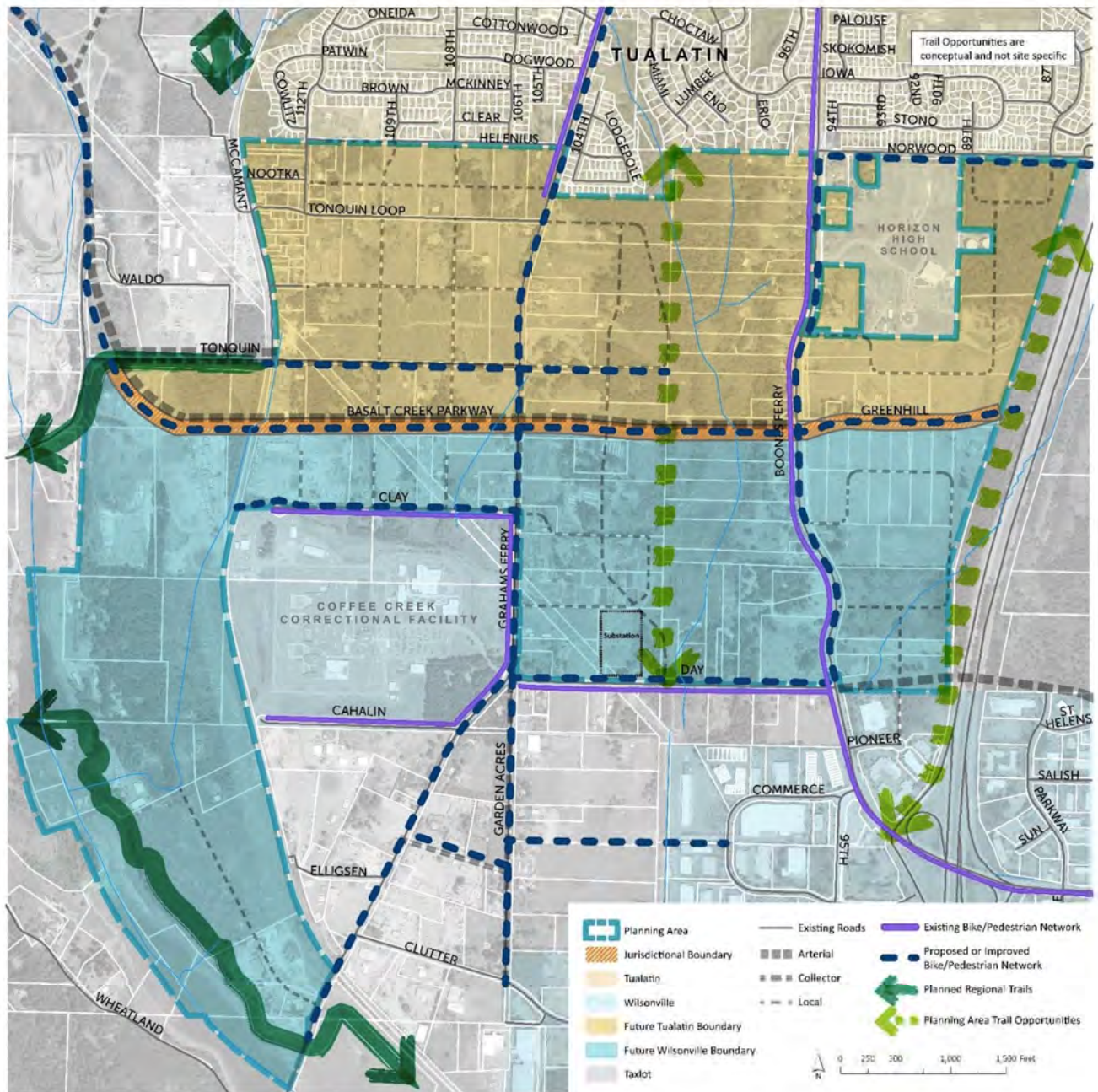
Grace Lucini

23677 SW Boones Ferry Road Tualatin OR 97062

503 692 9890

My email address is included with this email.

Figure 11 Bikes, Trails, and Pedestrian Network Map



While existing bike and pedestrian facilities run along Boones Ferry Road, Day Road, and sections of Grahams Ferry Road, planned improvements will increase safety and completeness. The additional facilities will offer significant east/west connections along the new Basalt Creek Parkway and Tonquin Road as well as an important north/south connection along the length of Graham’s Ferry Road within the Planning Area. These improvements will make connections between the proposed neighborhood commercial area on Boones Ferry Road with residential neighborhoods and employment areas as well as the future transit network. Given the nature of the Basalt Creek Parkway, an over or underpass may be preferred or necessary to make the best bike/pedestrian connections in the Planning Area.

6-11-2018

Issues Regarding Information Provided Within

Wilsonville Planning Commission 6-13-2018 -Basalt Creek Concept Planning Update Informational Packet

Aquilla Hurd-Ravich and Karen Fox- City of Tualatin, Tualatin Planning Commission
Nancy Karushaar and Miranda Bateschell- City of Wilsonville, Wilsonville Planning Commission,

Cc: Wilsonville City Council, and members
Tualatin City Council, and members

[This is a joint response from both cities \(Tualatin and Wilsonville\) to the June 11, 2018 comments sent by Grace Lucini to both City Councils and staff.](#)

There are several references within the 6-13-18 Wilsonville Planning Commission Informational Packet on the actions being taken by one- or both- cities regarding the Basalt Creek Concept Plans, which I am requesting your comments, and/or response.

1. BACKGROUND

At the current time, my property is within the Basalt Creek concept Area, but is not within the City limits of either city, and is outside the jurisdiction of either city. It is located on the western side of SW Boones Ferry Road and east of the Canyon and is one of many other single- family homes which were built prior to the adoption of Metro 04-1040b.

My property extends west of the wetlands and past the western edge of the Canyon -including both sides of the canyon, with additional land extending west of the canyon.

My husband and I spend many hours personally studying and working to restore the wetlands and surrounding area. It is my goal to leave for many generations to come---a healthy ecosystem which will support the various types of wild life which use the area to forage and for shelter.

Property owners and residents within the Basalt Creek Concept Area will most directly feel the effects of this concept planning. Yet we were not provided an elected representative to routinely represent us during Public discussions as part of the decision-making process being made by the City Councils of Tualatin and Wilsonville.

The Cities of Tualatin and Wilsonville have orchestrated most aspects as to how Basalt Creek Concept Planning would be determined, planned and implemented.

Formal Public Involvement has been minimal, and non- existent for over 2 years- after which time concept planning continued.

No formal Public Involvement Event has been held specifically for affected property owners (who as mentioned, had no elected representation within the Basalt Creek Joint Cities Governing Body). As Concept Planning details progressed with time, affected groups of property owners requested formal meetings with staff and/or Council but were rebuffed.

The property owners and residents within the Basalt Creek Concept Area were only allowed 3 minutes (as are all citizens) during the Citizens Comment Sections of Council Meetings, to present very complex and multi-faceted issues/concerns which were created by and during the concept planning process.

The determination of the future city limits of either city within the Basalt Creek Area has not yet come to fruition within the legal process.

It is unknown when this process will finally be completed, as an Appeal has been filed regarding the Concept Plan which has not yet been heard.

Staff Response:

First and foremost, the project team would like to thank you [Ms. Lucini] for your commitment to this project. There have been a number of times staff have benefited from your local knowledge and attentiveness to the Basalt Creek Concept Plan. There is no doubt your participation and attention to detail have added value to the Concept Plan.

Staff would also like to respond to your comments and address the outreach that has been conducted to property owners. At the beginning of the project, the team created a Public Involvement Plan that was implemented throughout the project. The majority of outreach, and plan analysis, occurred between 2014 and 2016. Property owners were invited specifically to participate in a land use workshop at the beginning of the project as well as the April 2016 Open House where the draft Concept Plan was presented. Furthermore, the project team provided mailed and e-mailed notices to property owners and interested parties, nearly monthly throughout the life of the project, notifying and inviting them to attend and participate in Planning Commission, City Council, and Joint Council meetings. Public input provided to the Councils and the project team shaped the final recommendations in the Concept Plan.

City of Wilsonville staff also met with affected property owners, at their homes in Basalt Creek, on a number of occasions upon invitation. At least two occasions were specific to the Concept Plan and pertaining to Basalt rock formations and the wetland. Another visit focused on stormwater drainage and one other was coordinated with Washington County to discuss the next stages of the Basalt Creek Parkway. City of Tualatin staff also met with property owners who requested meetings on a number of occasions including with you and your husband at your home.

Staff recognize the public engagement has been minimal last two years while final land use designations were determined for the Central Subarea. However, the draft Concept Plan now being presented to both Councils picks up right where it left off in 2016, which had been previously shared with the public and provided property owners opportunities to comment. The public is still encouraged to comment through the hearings process for the Basalt Creek Concept Plan.

The project team followed the public involvement plan and has met all state and city public notice requirements. While the three-minute limit at public hearings can be limiting, it is often necessary in order to provide all parties an opportunity to comment on a busy agenda. When it is possible, extended comments are allowed, such as during the June 2018 Wilsonville Planning Commission when comments and discussion with you [Ms. Lucini] exceeded twenty minutes and where staff was able to answer a number of these questions.

2. INFORMATIONAL PACKET BEING PROVIDED TO THE WILSONVILLE PLANNING COMMISSION

I understand the complexity many of the issues which need to be resolved. I appreciate the attempts of the staff to present many issues within the Informational Packet which were taken into consideration when developing this concept plan.

It is my understanding that the property owners within the Basalt Creek Area, will not be automatically be annexed into either of the two cities, but may request to be annexed in the future or-- may elect to forgo any annexation into their identified city.

I request a response to this question: *I do not see any information within the Informational Packet which addresses possible impacts to the implementation of the Concept Plan, should one or more property owners within the Basalt Creek Area decline to annex their property into the City Limits--- What affect this may have upon the implementation of concept plans which include use of un annexed properties?*

Staff Response:

It is not unusual to have properties in a UGB expansion area annex into a city at different times. This can present challenges and delay full implementation of the concept plan, but is not unusual. The affects and how this is handled really differ from place to place and is addressed uniquely in each location and situation. The project team anticipates this could occur in Basalt Creek as development interest will be the driving force on the timing of implementation of the Concept Plan. As development occurs, the two Cities will work to address any issues that do arise, including cohesiveness of development and infrastructure systems as well as implementation of public projects such as the trails.

3. IDENTIFICATION OF RECREATIONAL NEEDS/GOALS TO BE IMPLEMENTED WITHIN THE BASALT CREEK CONCEPT AREA

Many pages within the Informational Packet relate to plans for public recreational use of the land within the Basalt Creek Area. The Informational Packet includes the following statement:

At the time of this writing, Tualatin is going through a Park and Recreation Master Plan update. This update has considered the Basalt Creek area in the types of services and facilities that will be needed to serve residents and business in this area.

I request a response to these issues:

- Is the City of Tualatin in the process of updating the Park and Recreation Master Plan- and including portions of the Basalt Creek Concept Planning area within the update-as stated within the Information Packet?
 - If so, what type of recent outreach has the City taken to contact property owners within the Basalt Creek Concept Planning area to seek their involvement, or discuss potential impacts any proposed changes to the Parks and Recreation Master Plan might generate?
- Have there been any Public Meetings on any update changes to the Tualatin Park and Recreation Master Plan where Basalt Creek Concept Planning - or its inclusion into the Master Plan Update were an identified topic?
 - I have not seen any General Notice postings on the *BasaltCreek.com* regarding Public Meetings on updating the Tualatin Park and Recreation Master Plan which included the topic of the Basalt Creek Concept Area.
- As an Identified Interested Person who has provided numerous written requests to both cities, requesting to be Noticed on any Public Meeting relating to the Basalt Creek Concept Planning Area--- have I ***not*** received any communication or Actual Notice that several hundred acers within the Basalt Creek Concept Planning Area (including my property), were being actively included into an update to a City Recreation and Parks Master Plan.
 - Please provide me information as to the status of the Tualatin Parks and Recreation Master Plan Update, and when the next Public Meeting will be held regarding this.
- The Basalt Creek Concept Planning Partnering Agreement was amended to reaffirm a commitment to abide by Oregon Public Meetings Law to promote transparency of the process.
 - Historically throughout this entire concept process, there has been many instances where proper Notice has not been provided to the public, and/or to Interested Persons who have provided written request to be provided Notice on Public Meetings related to Basalt Creek Concept Planning.
 - The outcome of Basalt Creek Planning involves hundreds of acers, and directly affects hundreds of citizens, and is of importance to the general public.
 - The Basalt Creek Area is not yet within the jurisdiction of either city. Finalization of the Concept Plan has not been completed and is now under appeal.
 - Even after finalization and adoption, Individual Property owners may not wish to annex into a city. This may affect or influence Master Planning needs.
 - Consequently, the adoption of an Update to any of either city's various Master Plans to include any portion of the Basalt Creek Area seems premature at this time.
 - Any update to either city's Master Plans which to include portions of the Basalt Creek Area, can reasonably be assumed to be a component of (or implementation of) Basalt Creek Concept Planning which should had triggered Notice be given on Public Meetings regarding either city's Update to Master Plans to include portions of the Basalt Creek Area.

It is therefore requested that in effort to promote transparency and uphold the only amendment to the Basalt Creek Concept Planning Partnering Agreement and Oregon Public Meeting Laws (ORS 192.610 to 192.710), efforts be redoubled to provide proper Notice on ALL Public Meetings regarding Basalt Creek Concept Planning, including city

Master Plan Updates -or any other actions which may involve current or future implementation of any portion of the Basalt Creek Concept Planning.

- **This should include, but not be limited to:**
 - **Posting these meetings in a timely manner on the identified website: BasaltCreek.com**
 - **Providing proper timely Actual Notice to identified Interested Persons- electronically and/or mail.**

Staff Response:

A little background on concept planning first. One of the aspects a concept plan is required by Metro to address is Parks and Open Space. So in any new urban areas cities are required to at least think about how we might serve residents in these expansion areas. Tualatin did this by including the Basalt Creek Area in our Parks and Recreation Master Plan Update. The Parks and Recreation Master Plan is a system wide 20 year plan that identifies how to serve the needs of all of Tualatin's current and future residents. We recognize that all land in the Basalt Creek area is currently privately owned and any future identified facilities will require the City to work with property owners. We also recognize that the Basalt Creek Canyon is an important natural resource that needs protection.

Last summer there was a significant public involvement effort for the Parks and Recreation Master Plan and the project team continues to accept comments. You can sign up to be on the interested parties list. (tualatinoregon.gov/recreation/webforms/parks-recreation-master-plan-update, scroll to the bottom of the page) There have not been meetings to specifically address Basalt Creek but rather the system as a whole given this is a system wide plan. That said at the last meeting a brief high level description for a potential new park in the Basalt Creek Area was presented to the Project Advisory Committee. These meetings are public meetings and have all been properly noticed. There will be another opportunity to review the draft plan this coming fall and if you sign up as an interested party you will receive notice when that draft is available.

The Basalt Creek Concept Plan, like other projects in the Cities, has its own specific interested parties mailing list, for those interested in this specific project, which includes the property owners in the Planning Area. Then project specific information is sent out to that list. It is not customary for someone from one project list to be automatically added to other projects happening in the city or to be indefinitely added to every project or plan happening in a city.

For citizens interested in receiving news about all projects and announcements (including citywide plans) from the City of Wilsonville, they can sign up at <https://www.ci.wilsonville.or.us/subscribe>.

For citizens interested in Tualatin activities, anyone can sign up at www.tualatinoregon.gov/newsletter/subscriptions to receive Council Agenda packets, newsletters, and more.

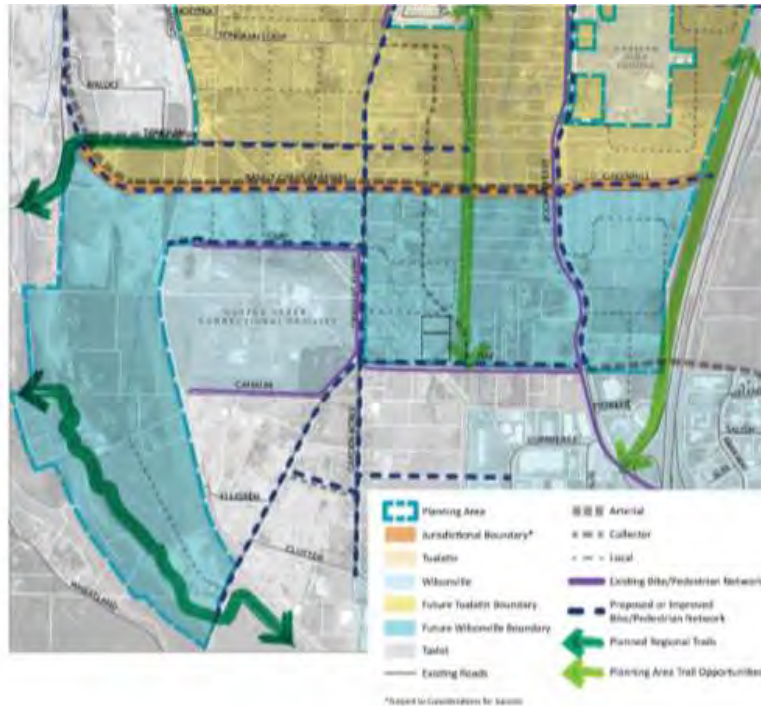
Meetings being held regarding Basalt Creek Concept Plan adoption are being notice in accordance with State law and being posted on the project website.

4. IDENTIFICATION AND SPECIFIC LOCATION/ PLACEMENT OF DESIRED PUBLIC TRAILS ON PROPERTY CURRENTLY OWNED BY PRIVATE CITIZENS.

The narrative within the Informational Packet states a goal of the planners is to develop pedestrian and bike connectivity between the two cities.

The Informational Packet also provided the following statements:

- **“bike/pedestrian facilities will be integrated into new and updated road projects in accordance with State, County and City standards,**
- **“Identifying specific locations of parks and outdoor recreation was beyond the Scope of the Concept Plan.”**



While existing bike and pedestrian facilities run along Boones Ferry Road, Day Road, and sections of Basalt Creek Parkway, planned improvements will increase safety and completeness. The additional facilities will offer significant east/west connections along the new Basalt Creek Parkway and Tonquin

What is referred to within the Informational Packet as the Canyon Trail- currently placed North-South along the western side of the Canyon - runs entire western boundary of my property- and along the properties of approximately 29 other property owners.

I have not provided any indication of having interest in the locating Public Trails along or through my property. In fact, I have previously provided written objections to similar proposed takings of my property for Public Trails---I can provide upon request copies of these written communications –copies of which should also be available within your files.

It was therefore disconcerting to me to see another new document being disseminated to the Public in which the document labels a portion of my property being identified and listed as a “Public Trail Opportunity”.

I have not been approached by any staff member regarding this proposed new taking of my property. I have never received any indication if and how much I might be reimbursed for my property, if any funding is available, or when this proposed action might happen.

Yet as a direct consequence of the inclusion of this map with a specific Trail identified across privately-owned properties- immediately places a cloud over all of these properties, causing the owners immediately economic and legal impact.

My previous objections to providing Public Trails within the Basalt Creek Canyon and/or through my property centered around the protection of the natural resources within the area, and concerns of damage to the wetlands and other natural areas which I and my husband have been working to restore.

I also expressed concern as to the need for thoughtful planning of the location of any public pedestrian corridor due to the well documented news reports regarding a very similar Public Trail created for pedestrians and bikes to connect two cities- the Springwater Corridor. Unfortunately, the Springwater Corridor has developed into an unsafe public health and safety issue; has caused damage to previously identified sensitive natural areas; and requires routine monitoring for unplanned/anticipated types of public use.

The following statements are also included within the Informational Packet:

“Parks and Open Space One of the guiding principles of the Basalt Creek Concept Plan is to protect key natural resources and sensitive areas while making recreational opportunities accessible by integrating new parkland, open spaces, natural areas and trails in the planning area and connecting to existing regional networks.

This Canyon is very valuable to the area and it needs to be protected, while also having public access points in appropriate locations in order to connect to the bicycle, pedestrian and recreational facilities of the area and to serve the needs of residents and local employees.

If the planners truly believe in the statements they have included within the Informational Packet on upholding their goal to protect these natural resources, it would be noticeable in their efforts to reduce the number times and locations this natural area is being bisected and encroached upon by multiple roads; proposed over or under crossings, various utilities, and now in addition-- Public Trails not integrated along other proposed transportation routes.

I request a response to these issues: There are numerous governing documents stating requirements to protect identified elements found within the Canyon Area including the protections of slopes, and other natural resources---

Would you explain why on the Public Trails Map above---the “Canyon Trail” does not run in proximity to local roads (which are also in concept planning), but instead--has been placed in a completely separate location -deeper into the natural areas which results in even a greater number of bifurcations of the natural areas, and increasing fragmentation of the existing habitats?

I request a response to these issues:

- Are both cities in agreement with the information provided within the Public Trails map?
- Who authored/ generated the Public Trails indicating Public Trail “Opportunities” over multiple properties which are privately owned near the Basalt Creek Canyon?
- Which agency or government will be providing and funding for ongoing routine maintenance; police services; or emergency services to the “Canyon Trail”-a trail which runs through multiple jurisdictions, and possibly through islands of unannexed properties?
- And what provisions are being made to secure continuous sources of funding for these services over the entire length of the Trail?

I question how much due diligence was done prior to creating a Public Document which indicates only one location for the Public Trail within the Basalt Creek Canyon- without any alternative locations provided during its first public issuance, and without prior discussion with affected property owners.

- Just a minimal amount of research would show that the location of the proposed Public Trail within the Canyon is hampered by significant topographical constraints. The impact of these constraint seemed to be minimized within the Informational Packet. (Please see additional information provided in Section #5 regarding known significant natural constraints and limitations within the Basalt Creek Area which were authored and memorialized by various governments). The proposed location of the Canyon Trail encroaches through these natural resources.
- Construction and ongoing use of a Public Trail – open all day/year-round will create yet another bifurcation and fragmentation of the local eco system- which will directly and negatively affect the high valued riparian and upland habitats currently found in the area. These actions would be in direct conflict with the stated goals of protecting the existing natural resources within the area and within the canyon.
- Due to the current topographical location of the Public Canyon Trail, the land along the trail will most likely require leveling of the proposed pathway to be compliant with Federal ADA guidelines. This type of alteration of the area increases negative impact to surrounding habitats.
- The leveling of the trail would require high cost expenditures to minimize significant grade changes found along the proposed trail.
- Geological formations of Basalt rock along the proposed trail may require extensive construction equipment or blasting which increases negative impact to surrounding habitats and increases costs.
- The Public Trail runs along privately-owned land, with very little access to roads for construction of the path, which will also increase construction costs.
- It is also not clear how or what safety protections can be provided to a Public Trail which with very limited vehicular access, nor how the Trail would be monitored in the future to ensure appropriate use of the Trail or provide timely response to emergencies either police or medical.
- The stated location of the Trail along the Canyon is in direct conflict with another stated goal of maximizing assessed property value. The Trail on this map bisects and isolates buildable acreage located on the eastern side of the trail (on the western border of “SW Boones Ferry Rd” properties).

The inclusion of this detailed Trail map is in very sharp contrast to how information was presented for another much more significant and complex land acquisition-- future public school site locations within the Basalt Creek Area. The location of potential school sites require large acreage, complex and are highly constrained site-specific needs.

Whereas the staff elected to include a map with site specific land acquisition “locks” for the Public Trails in the Basalt Creek Area, the staff specifically stated a map which would identify potential school sites *would not be included* within the Information Packet- *thus eliminating any land “locks” which might improve land acquisition for future school sites in the area at this time.*

It is also unclear why Public Trail paths were so exactly identified as to site location within the Informational Packet at this phase of the concept planning process. A narrative of need, functional goals and general location should have been sufficient, as there are several other locations within the same area, which will provide the same connectivity; at less cost; more easily constructed; more accessible to emergency and safety and maintenance vehicles; can be more easily visually monitored; and significantly less negative impact upon the Natural Areas, - as well as being closer to the local roads which are also still in the concept stage of planning.

The Informational Packet states “identifying specific locations of parks and outdoor recreation was beyond the Scope of the Concept Plan.” If the Canyon Trail is considered a recreational use, then the planners have gone beyond the scope of the Concept Plan and exceeded their mandate.

If the Canyon Public Trail is considered a means of transportation, it would then seem appropriate the Public Trail would be more closely aligned with the proposed local roads, located on a more direct North South route between the two cities, with significant considerations given to costs relating to excessive numbers of land acquisition negotiations with approximately 30 individual property owners (over and above all other negotiations needed for road and other infrastructure negotiations), land acquisition costs, constructions costs, and ADA compliance issues.

Since we are still in the conceptual stages of this process- planners have the most flexibility to be able to incorporate the design of a Public Trail along separate paths--- but within proximity to the location of local roads (which are also being planned) --- and be able to also provide pleasant visual surroundings within the design.

In light of the extensive number of factors listed about, the only rational I can determine which justifies the recommendation of the Canyon Public Trail at its current location is that the staff wanted to ensure they could implement a goal stated numerous times during Wilsonville Council Meetings.

During multiple Wilsonville Council meetings statements were made as to the desire to increase the marketability of their nearby future industrial area, by including unique enticements to potential developers/employers --such as providing access to the natural areas within the Canyon so that “employees will have somewhere to walk during lunch.” If this is the case---this one-sided self-serving goal with short term benefits, should not outweigh all the other considerations previously identified and the numerous governmental requirements to protect the natural resources of the area.

This supposition is supported by the statement within the Wilsonville Summary portion of the Information Packet (Attachment B page 4 of 6) ... “Locate north to south trails near the Basalt Creek Canyon and provide bicycle connections that would connect to other cities and trail systems, serving as an asset for both residents and employees in the area.”

Unfortunately, all of the comments listed within Sections #3 and #4 are just an example of the lack of concern, consideration and respect the Basalt Creek Concept planners have shown to the existing property owners and the natural resources within area.

The public Trail Opportunity along the Basalt Creek Canyon is high level concept in the Concept Plan, and is described as an opportunity when moving forward with development in this area. This opportunity was identified by the project team, which includes the consultant and both Cities, in conjunction with what we heard during public outreach and working with both City Councils. The idea and opportunity highlighted in plan is to locate the trail up on the bluff, providing visual access, but not locating the trail down below in the creek/wetlands. The plan does not call for bifurcating or impacting the habitat – any trail built would balance public access with protections, restoration and enhancement of the Canyon – additional language is being added to the Concept Plan to clarify this. There are examples of successful projects throughout the region that provide access while also preserving a natural area and this same care will be adhered to in this area. In addition, the trail is not intended to serve as the primary non-vehicular transportation route – the Concept Plan provides primary non-vehicular transportation routes along the roadway system in the Planning Area - but rather an opportunity to increase connectivity and connect people to this valuable resource.

The Concept Plan does not provide a detailed trail alignment. Specific alignment based on additional analysis (including topography and reducing both environmental and development impacts), and funding and maintenance plans, would all be determined later during infrastructure master planning and project design work. Thus, no takings are proposed. Typically right of way would be dedicated as part of development when annexation and development is proposed for those properties, even if that happens incrementally.

Please see edits to the Concept Plan (on page 38 of the July 2, 2018 draft) to further clarify the conceptual level of the trail, including modifying the depiction of the trail on the Trail map. Language was also added regarding enhancement strategies, and to clarify trails will not take priority over enhancement and protection of natural resources.

5. REQUESTING FUTURE INFORMATION BE PROVIDED TO THE PUBLIC AND TO THE APPROPRIATE DECISION MAKERS--- TO GIVE CLEAR, REPRESENTATIVE, AND ACCURATE INFORMATION REGARDING THE EXISTING SIGNIFICANT NATURAL RESOURCES WHICH ARE LOCATED WITHIN THE BASALT CREEK AREA- AND SPECIFICALLY THE BASALT CREEK CANYON.

It is unclear to me why the following statement was included within the Informational Packet:

No land within the planning area is identified by the Washington County Comprehensive Plan as a Significant Natural Resource. The nearest Significant Natural Resource area is comprised of the Tonquin Scablands, to the west of Coffee Lake Creek.

Relationship of County significant natural resources and cities to be clarified.

The inclusion of this statement within the Informational Packet seems to only muddy information which has previously been documented and substantiated by **multiple governmental bodies - including Washington County-which have clearly identified Significant Natural Resources within the Basalt Creek Concept Area.**

There have been multiple documents provided to the Basalt Creek staff which details the unique resources located within the entire Basalt Creek Area- many which are located near or within the Basalt Creek Canyon.

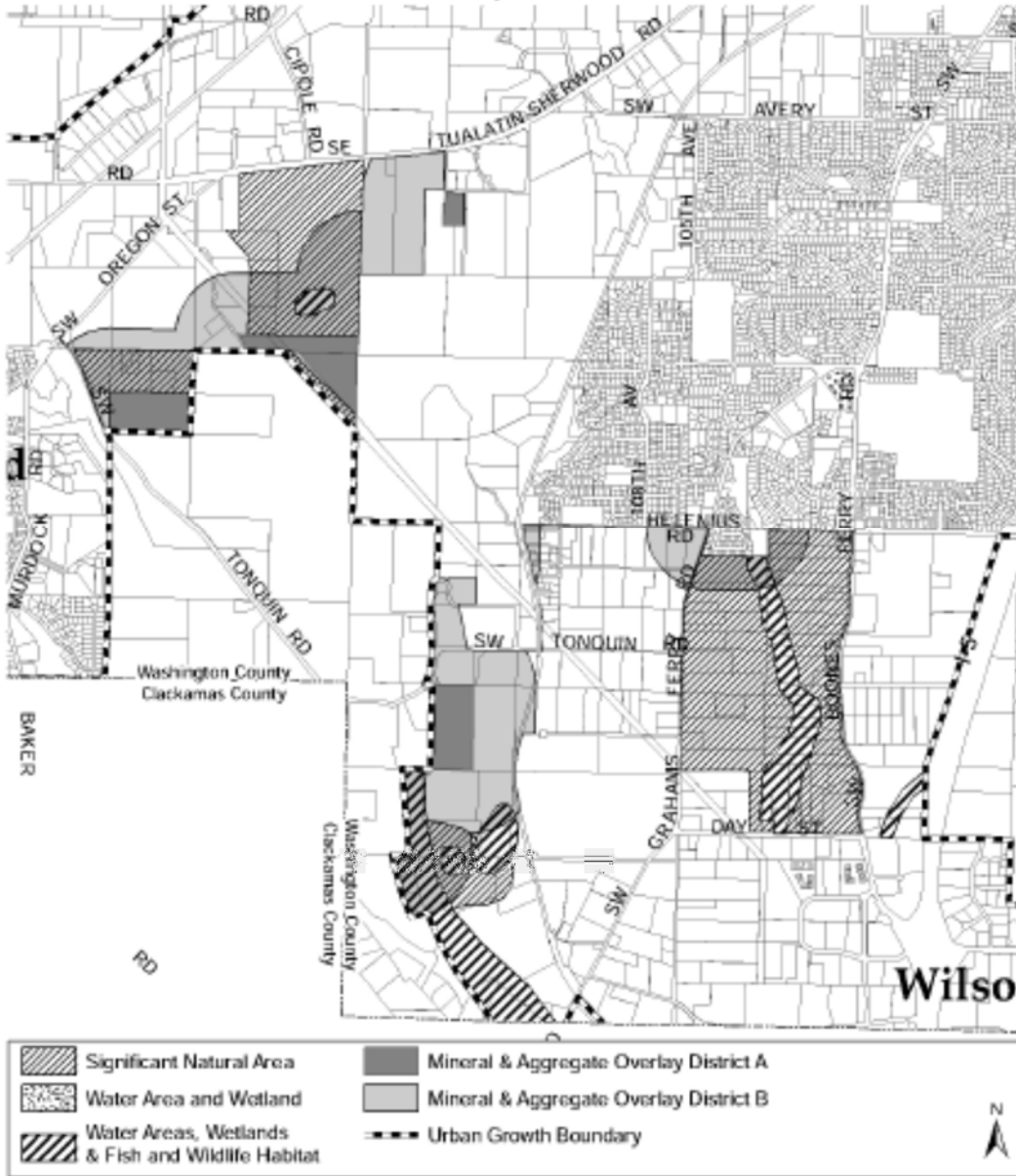
Copies of all of the following documents were provided the Basalt Creek Staff during the beginning of the Concept Planning process, and should be available within your files:

The Cities agree and the Basalt Creek Canyon is recognized as a Significant Natural Resource that will be protected and enhanced through implementation of the Basalt Creek Concept Plan. This language is draft and the Cities are still working with the consultant team to clarify this language. That is why it was highlighted in the draft included in the Wilsonville Planning Commission packet.

The Basalt Creek Canyon Area was clearly identified as a Significant Natural Resource by Washington County

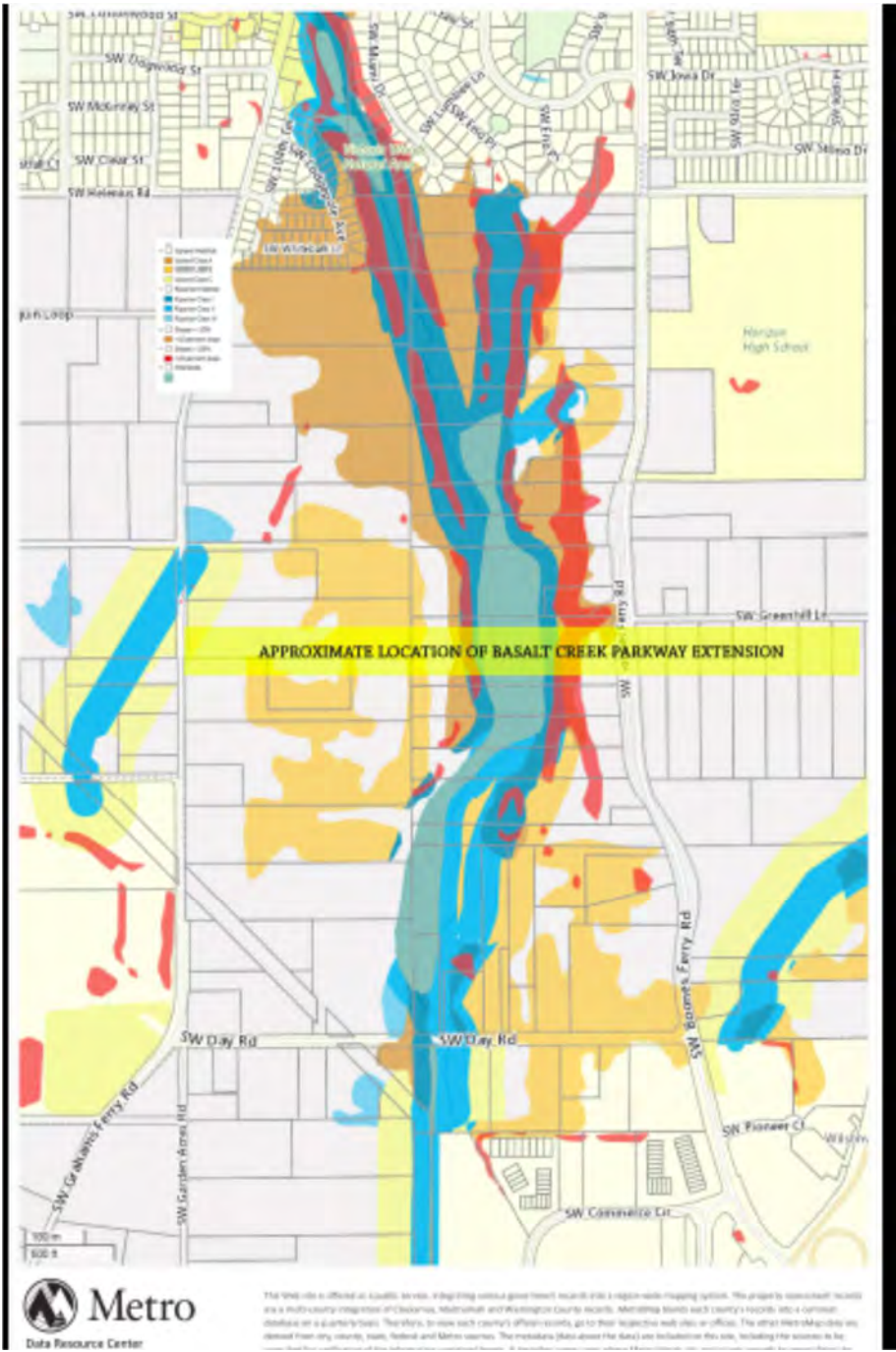
Ordinance 671
 Exhibit 2
 Page 3 of 9
 January 18, 2007

Amend the Goal 5 Resource for Future Development Areas map (Map B) in Policy 41 (Urban Growth Boundary Expansions) of the Comprehensive Framework Plan for the Urban Area to apply the Goal 5 Resource designations identified in the Rural/Natural Resources Plan to the following areas:



C:\GIS_MAPS_TEMP\STAFF\paw\2007\8664_ashb64.mxd\8664_ashb64 DW 1/17/07

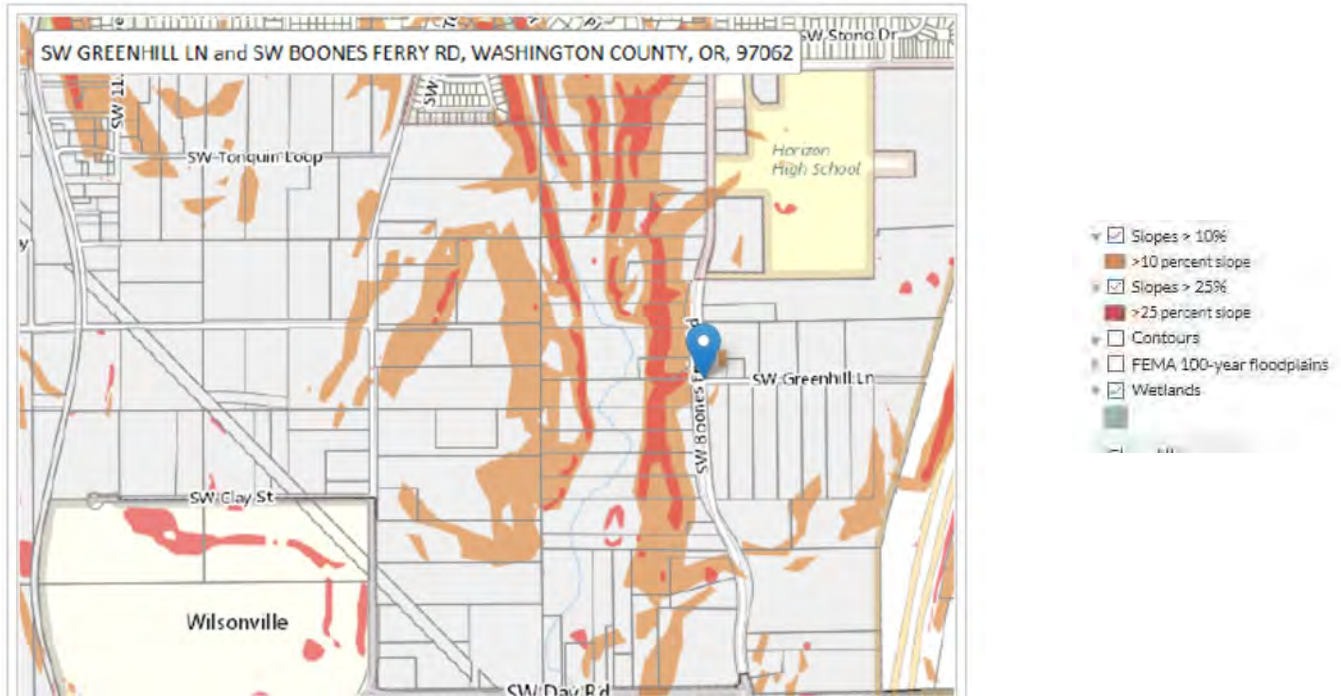
Metro has documented the existence of the highest valued Class 1 Riparian Habitat, and the highest valued Class A Upland Habitat within the Basalt Creek Area- Including a large portion of the Basalt Creek Canyon



Metro has also provided data as to the significant slopes which are located within the Basalt Creek Area which in part creates the Basalt Creek Canyon.

In 2004 Metro charged both Wilsonville and Tualatin with the requirement to protect the steep slopes found within what was referred to in Metro 04-2010B, as the “Tualatin Area” during concept Planning for the area.

From the following two maps, it can be easily determined there are significant topographical changes within the Basalt Creek Area, which result in dramatically steep slopes.



Metro has also provided a map of the significant grade changes within the Basalt Creek Area in relationship to the wetlands



As can be seen within these 2 maps- the rugged topography sheltered and protected the Basalt Canyon and its resources. There is a reason why this land has not been already been densely developed over the past years even though it is located close to many other attractive locations.

Care and thoughtful planning have to take place to protect this local resource for the future.

This fact was recognized when the governing tool (Metro 04-1040B) placed multiple requirements upon the cities of Wilsonville and Tualatin specifically addressing each city's responsibility to protect during Concept Planning and after – the various natural resources within the Basalt Creek Area.

The Federal government has identified and included the wetlands within the Basalt Canyon within the Federal Wetland Inventories.



The numerous plans for the construction of large expressways, arterials, collectors and local roads and, public trails within what is currently one confined natural area will now be permanently bisected at multiple locations-- causing fragmentation. This fragmentation will permanently damage the health of the existing habitats and ecosystem. *This issue cannot be emphasized enough.*

I remind the Basalt Creek Concept Area planners and their respective Councils of their responsibilities for the protection of the area's natural resources. It is hoped that short sighted economic goals to gain rapid development advantages will not cloud nor distort the need to protect fragile natural resources and ecosystems for future generations.

Respectfully submitted,
Grace Lucini



BASALT CREEK CONCEPT PLAN

Attachment 16: [City of Tualatin PC and CC Meeting Minutes](#)

File path:

https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/84121/c.bc.record.attachment.16.2013-2018_tualatin_pc_and_cc_meeting_minutes_-_bccp_project.pdf



BASALT CREEK CONCEPT PLAN

Attachment 16: City of Tualatin PC and CC Meeting Minutes



City of Tualatin

Attachment D:

Tualatin Planning Commission and City Council Minutes





**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
JANUARY 13, 2013**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik;
Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Wade Brooksby

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Assistant City Manager
Alice Cannon; Community Services Director Paul Hennon; Finance Director Don
Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich;
Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris;
Program Coordinator Becky Savino; Teen Program Specialist Julie Ludemann; Police
Captain Mark Gardner; Human Resources Manager Janet Newport; Public Works
Director Jerry Postema

A. CALL TO ORDER
Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:05 p.m.

B. ANNOUNCEMENTS

1. Honor Eagle Scout Justin Metschan-Baertlein

Human Resource Manager Janet Newport introduced Justin Metschan-Baertlein. Justin was awarded the honor of Eagle Scout in November for completing a bench restoration project at Ibach Park. He contributed 163 hours to the bench project and involved 20 volunteers from Troop 846 and the community.

Mayor Ogden congratulated Justin on receiving the honor of Eagle Scout and presented him with a plaque.

2. Tualatin Youth Advisory Council Update for January 2014

Member of the Youth Advisory Council (YAC) presented a PowerPoint on their latest activities and upcoming events. YAC held their annual holiday party in December which included a potluck and gingerbread house building competition. They have begun work on the annual Project FRIENDS workshop. The curriculum is currently being revised with plans to hold the workshop in April or May.

3. Centennial Public Art at Tualatin Public Library

Councilor Bubenik announced the installation of a new piece of centennial art. A reception was held earlier in the day accepting the art piece into the collection. The piece "Dynamic Continuum" is located in the entry way of the Library.

Tualatin Arts Advisory Committee Chair Buck Braden introduced artist Lynn Adamo who created this piece. Ms. Adamo explained the concept of the piece.

Chair Braden noted the committee has commissioned a 20ft steel sculpture that will be installed at the Tualatin Commons Park in March.

Mayor Ogden and Councilor Bubenik thanked that Centennial Art Committee for their work on selecting these pieces.

C. CITIZEN COMMENTS

This section of the agenda allows citizens to address the Council regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Julie Rogers shared her concerns over the change in the speed limit along Martinazzi Avenue. She noted the speed was reduced from 35mph to 25mph. She requested more information on why the speed was reduced.

Grace Lucini requested she be notified directly of meetings and discussions around the Basalt Creek Concept Plan as this directly affects her residence.

Brett Hamilton urged Council to move forward with the construction of the Seneca Street extension. He stated it will improve pedestrian safety, traffic flow, increase commerce, and provide better access to the library.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will first ask staff, the public and Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, 1) Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to approve the consent agenda.

Vote: 6 - 0 MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of December 9, 2013.
2. Consideration of the Parks System Development Charge (SDC) Annual Report for Fiscal Year 2012/2013
3. Recommendations from the Council Committee on Advisory Appointments

E. SPECIAL REPORTS

**CITY OF WILSONVILLE
CITY COUNCIL WORK SESSION NOTES
OCTOBER 29, 2013**

The Wilsonville City Council held a joint work session with the Tualatin City Council on Tuesday, October 29, 2013 at the Wilsonville City Hall beginning at 6 p.m.

Wilsonville City Council members:

Mayor Knapp
Councilor Goddard
Councilor Starr
Councilor Fitzgerald
Councilor Stevens

Tualatin City Council members:

Mayor Lou Ogden
Councilor Monique Beikman
Councilor Wade Brooksby
Councilor Frank Bubenik
Councilor Joelle Davis
Councilor Nancy Grimes
Councilor Ed Truax

Wilsonville Staff:

Bryan Cosgrove, City Manager
Mike Kohlhoff, City Attorney
Jeanna Troha, Assistant City Manager
Sandra King, City Recorder
Katie Mangle, Long Range Planner
Chris Neamtzu, Planning Director
Steve Adams, Engineering
Barbara Jacobson, Assistant City Attorney
Mike Ward, Engineering
Nancy Kraushaar, Community Development Director
Mark Ottenad, Government Affairs Director

Tualatin Staff:

Sherilyn Lombos, City Manager
Alice Cannon Rouyer, Assistant City Manager
Sean Brady, City Attorney
Ben Bryant, Management Analyst
Aquilla Hurd-Ravich, Planning Manager
Cindy Hahn, Associate Planner
Kaaren Hoffman, Engineering Manager

Also in attendance were Washington County Planners, the Consulting Team, residents from the neighboring areas, and representatives of Metro.

Mayor Knapp called the work session to order at 6:12 p.m. followed by introductions.

Staff Presentation

Members of both cities Planning staffs presented an overview of the project.

A. Overview of the project

- A Memorandum of Understanding exists between the two cities for the cooperative planning of the Basalt Creek area. Because Tualatin is the recipient of the grant, Tualatin will manage the grant funds. The Wilsonville Council will be consulted at key milestones throughout the project, and will have decision making authority on any deliverables that pertain to the Wilsonville Planning area.
- Planning will consider the regional context of the area and concurrency protocol. The Tualatin SW Concept Plan includes light industrial/business park and the area will need to be annexed into Tualatin.
- The Coffee Creek Industrial area is envisioned to be a large campus with industrial and warehousing using a form based code pattern book.
- The concept planning is a high level guide that will comply with Metro Title 11, amend the urban planning agreement with Washington County and determine what areas will be annexed to each city.
- Staff would like to hold additional joint Council work sessions at key milestones or joint decision points, such as boundary and governance.
- Each City Council will make independent decisions about the character, land use, adoption, and implementation of the plan.
- Staff recommends each City Council assign two Council members to a sub-committee to draft the decision making guidelines and provide direction to staff about the composition of a project steering committee.

Roundtable Discussion

The group participated in a roundtable discussion keeping the following objectives in mind:

- To start the project with a shared understanding of the process and potential outcomes.
- To identify issues and challenges that could be present during concept planning.

Comments, ideas and suggestions were voiced by the participants to the questions listed below.

1. What should the guiding principles be for the concept plan?

- Tualatin wants to protect its south neighborhoods
- What is advanced should be in consideration with the other city, must be compatible with, and enhance the other city
- Find continuity, enhance the other position

- A shared vision is necessary
- Need to involve additional stakeholders and the property owners
- Warehousing and trucking uses for the area was questioned
- Stay true to each city's vision
- There will be a challenge with the residential and industrial/manufacturing
- How do we have a clear understanding of, and honor each city's vision through the process
- Tualatin has grown towards the south from the north and is more residential while Wilsonville is growing from the south to the north and is industrial.
- Negotiate with Metro to maintain residential; consider how to transition from residential to industrial.
- Need to anticipate dealing with the impact of the employment numbers from Basalt Creek, traffic etc.
- Look to Coffee Creek to complement those uses that are already there so we don't conflict with them
- Should include the public and stakeholders throughout the process
- Assume the city boundaries will meet in the middle
- Avoid examples seen in the region where infrastructure is impossible to build
- Both cities should be willing to deal with the construction of infrastructure without any land grabs in mind
- The difficult topography and the ability to provide services in a sustainable way should be considered
- Enhance livability and quality of life. Provide employment opportunities, efficiently use limited resources (provide and share), serve the area in least expensive way possible
- Environmental compatibility is important, preserve the landscape, wetlands, and use them as features on campuses. Attract the appropriate uses and users.
- Important to keep in mind transportation and retain good quality standards
- Traffic flow is a concern
- Development should be attractive to potential tenants, leverage opportunity with state and Metro
- Standards should include certain types of industrial development not just any kind
- Protect the residential neighborhoods
- What characteristics do we want in the industrial development and how will we achieve that goal
- Not just about Tualatin and Wilsonville, private sector is involved also
- Topography is a challenge
- To have specific kinds/types of development need to be in touch with the market; must match resource to the right market and be real with what markets are viable there
- Encourage high quality industrial development

2. **What do you see as the big issues facing Basalt Creek?**

- There are a number of separately owned parcels
- Transportation issues and funding
- Topography is a challenge

- Funding and the regional significance; begs the need for state and federal funding so we have to have a gem to offer to developers
- Overlay includes school district that is not part of either town, how do we draw a benefit to our towns
- Transit is an issue with more jobs and additional traffic, what will TriMet be willing to do to provide
- Funding. I-5/Boone Bridge, ability for I-5 to service the area and the region. Will there be the capacity to serve.
- What is the State willing to do to service the area and or protect the industry
- Technology industry changing trucking needs - Mentor Graphics ships electronically, no trucks on the road
- Protecting residential speaks to a having a buffer – the question is how large a buffer, which city will set it aside, how large will it be
- Staging resources (staff) and timing development to occur in a planned way so the results are what we all want to see

3. **What do you want to see accomplished from Basalt Creek/West Railroad planning?**

What would a successful project look like to you? Development could occur over the next 5-15 years – what is the 5 year goal? Are there any short-term outcomes staff should know about?

- Coffee Creek should have similar uses
- Facilities accessed through a common roadway
- Identify top enabling conditions to success, identify what we already have in our transportation plans and see what we have in common
- For big ticket items package the project that would have an appeal and attract high value funding streams
- Branding the projects/sites
- West Railroad area has different character, access to the area will come from where and how
- West Railroad is a percentage of Basalt Creek – do the statements apply to both areas
- What does 5 years look like, don't know what seeds are in the area now. Do need to recognize short term potential now
- Perform an analysis of what is possible in each area given the topography and what it would take to make the land shovel ready. (Wilsonville staff noted its GIS department has started to map out infrastructure and will share that information when it is completed.)
- A successful project involves stakeholders in the area who have a strong vision of what they would like to see
- Consider what the benefits and constraints are to the area around 124th
- How does interaction with SW Concept Plan area transpire so there is no disconnect as we move from one area to another
- Alignment issue in the 124th extension needs to be determined early and development will occur around that area

- Stakeholders should be involved in that discussion – how trucking will be affected with the location of the extension
- Protecting alignment of the extension right-of-way early in the process will take investment by some public body
- Success is a clear understanding of what each city's ambition is and how they can move forward to reach the vision. What steps can we work on to begin the process to bring clarity of vision
- Would come back to the benefits of both cities, making the area attractive to benefit both cities
- Work together to make it a high demand area
- In favor of both bodies working together
- Need to match market at the right time
- Include Washington County as a partner to go through the ideas now to provide for the transportation needs and set aside right-of-way
- Raising the profile of the project with the two counties will look like success
- Benefits both Washington and Clackamas counties so need to include both during the process
- Involve Clackamas County later in the process at the time the overcrossing of I-5 occurs

4. **What are your ideas for decision making and process?**

- Some decisions will be made together, some separately
- Will have a stakeholder group for the project with wide variety of people and interests, involving a wide array of public process
- Would like to have two representatives from each council to define who will be on the stakeholder committee
- Decide land use first, neighborhood infrastructure first
- Decide what decisions we need to make
- First need to jointly create a vision we all share, then decide on how to accomplish that
- Should be jurisdictionally blind until we get down to nuts and bolts
- Agree that is the right way to do it - create vision then work out the details
- Go into this with jurisdictional blindness, no idea of where a boundary should be
- Share the vision process between the two cities
- Subcommittee begin to develop this vision and take to their Council
- Line will become evident as we plan thru this opportunity to show State a collaborative process to jointly plan the area
- Need to be cognizant of pragmatic self-interests in the outcome. Afterwards when the natural outcomes arise how to make it equitable.
- How do you go about creating a joint vision
- The subcommittee should be part of the effort to create a joint vision.
- What is the role of the subcommittee and role of the Council; don't know what it would or would not do
- Would like more Council involvement in the process rather than less. All Council members should be included in the big picture items vision.
- Subcommittee limited to two Councilors from each city to help work through the process road map. Both Councils will meet together at each milestone

- Agree with Mayor Ogden that the Council should be really involved; subcommittee would help staff develop structure of decision making and composition of steering committee
 - Large group 20 people, a diverse group to ground truth information
 - Small committee will be limited in scope to outline the process
- What are the process steps
- What will the subcommittee do? The comments made by both Councils are telling about the attitudes and perspectives.
 - Thought steering committee would be the two Councils; not clear what will be gained with a subcommittee.
 - What will the steering committee do, would rather see both Councils come together
- Important to include other property owners in the committee
- Outlining process for project; would it be helpful to have both Councils involved in the process
- Would the two Councils want to participate
- Scheduling meetings with everyone is difficult.
 - If dates are scheduled and not all Councilors can attend, will one Council outnumber the other, would that be a problem, how would that be handled
- Staff should develop the structure; do not have issue with staff coming up with plan and then the Councilors can provide input on that
- Trying to make effective use of people's time. Can see value in bouncing ideas from staff, whatever ideas come out will be vetted by both Councils
- Will provide input to structure and timeline and then come back.
 - Okay with subcommittee setting up structure of the process and recommendation on how to get other peoples' input throughout process
 - Need robust information brought back to both Councils from the subcommittee

Councilors Monique Beikman and Joelle Davis volunteered for the subcommittee from the City of Tualatin. Councilors Richard Goddard and Susie Stevens volunteered to represent the City of Wilsonville.

A consensus was reached to move forward with the subcommittee. The Councilors on the subcommittee will be communicating information to their own Council.

Work Session adjourned at 8:24 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR JANUARY 13, 2014

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Wade Brooksby

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Assistant City Manager Alice Cannon; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Engineering Manager Kaaren Hofmann; Police Captain Mark Gardner; Human Resources Manager Janet Newport; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the work session to order at 5:13 p.m.

1. *Medical Marijuana Dispensaries.*

Deputy City Manager Sara Singer stated at the December 9th work session Council discussed House Bill 3460 regarding the regulations of medical marijuana dispensaries. Council directed staff to review a variety of options for not allowing medical marijuana dispensaries and to provide information on the timeline for adoption. Deputy City Manager Singer presented three options for not allowing dispensaries in Tualatin. A zoning ordinance that would define medical marijuana dispensaries and not allow medical marijuana dispensary uses in any zone. The timeline for enactment would be approximately three months. A business license ordinance could state that a business must comply with local, state, and federal law or could include language which would require compliance with the Controlled Substance Act. This option would take approximately two meetings plus a 30 day effective date. A change to the municipal code which would define medical marijuana dispensaries and not allow it as a business, recognize that the City's zoning code does not define medical marijuana dispensaries as a permitted use, and prohibits City employees from interpreting the zoning code to allow medical marijuana dispensaries. A change to the municipal code would take approximately two Council meetings, plus a 30 day waiting period for the ordinance to be effective, unless the Council included an emergency clause..

Councilor Davis noted there are three initiatives circulating to gather signatures to add recreational marijuana use to the state ballot in November. She would like to pursue prohibiting the retail sale of recreational marijuana in the City while continuing to work toward a temporary moratorium on medical marijuana dispensaries through the municipal code.

Council discussed sunset dates for a moratorium on medical marijuana

dispensaries. Consensus was reached to have a sunset date of December 31, 2014.

Council directed staff to prepare a municipal code ordinance placing a temporary moratorium on medical marijuana dispensaries with a sunset date on December 31, 2014, and begin work on preparing a ordinance to prohibit recreational marijuana use within the city limits.

2. Seneca Street / Council Building.

Deputy City Manager Sara Singer, Engineering Manager Kaaren Hofmann, and Assistant City Manager Alice Cannon presented traffic information regarding the Seneca Street extension as requested by Council at the November 12 work session. Manager Hofmann stated DKS analyzed eight different alignment options. She explained Level of Service (LOS) and Volume/Capacity Ratios, noting the city's standards in these areas. Manager Hofmann presented the analysis, including cost and mobility standards, for the following options: the existing condition, Seneca full build out, narrower and angled Seneca Street, closed driveway at Martinazzi Ave., close driveway to Nyberg Rivers, right in/right out and left in, right in/right out, and dual signals.

Councilor Bubenik asked for more detail regarding the impacts of a right in/right out option. Manager Hofmann stated there is decreased mobility at the intersection of Tualatin Sherwood Road and Martinazzi Avenue.

Mayor Ogden spoke to the level of service matrix provided in the DKS report and his concerns with the gains in efficiency vs. cost investment of a full build out.

Council President Beikman stated the analysis reassured her the Seneca Street extension needs to go through as it will increase the safety for pedestrians and bicycles in the area.

Councilor Davis would like to see the driveway at Martinazzi Ave. closed as it would allow the Council Building to be demolished and provide additional parking for the library.

Councilor Bubenik would like to proceed with the right in/right out and left in option and use the cost savings to fix pedestrian crossings in the area. He would like to complete a facilities study so that an adequate building can be built that will meet the city's growth needs in the future.

Councilor Grimes would like to see the Seneca Street extension completed as it will improve pedestrian safety in the area and allow for better connectivity throughout the downtown. She wants to see a facilities study completed and a proper plan established for a new building.

Council President Beikman wants to mitigate the impact to the library. The full build out would allow for more parking, improve circulation, and increase safety for pedestrians in the area. She stated having CenterCal complete the build out now will be cheaper for the City.

Councilor Truax would like to see this area enhanced by connecting Seneca Street



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR APRIL
28, 2014**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby;
Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Joelle Davis

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Assistant City Manager
Alice Cannon; Community Services Director Paul Hennon; Planning Manager Aquilla
Hurd-Ravich; Deputy City Recorder Nicole Morris; Water Division Manager Mick
Wilson; Maintenance Services Division Manager Clayton Reynolds; Police Captain
Larry Braaksma; Human Resources Manager Janet Newport

A. CALL TO ORDER
Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:03 p.m.

B. ANNOUNCEMENTS

1. Proclamation Declaring May as Older Americans Month in Tualatin

Mayor Ogden read the proclamation declaring May as Older Americans Month in Tualatin.

2. Proclamation Declaring the week of May 4-10, 2014 National Drinking Water Week

Councilor Truax read the proclamation declaring the week of May 4-10, 2014 National Drinking Water Week.

3. New Employee Introduction- Jason Horner, Water Utility Technician I

Public Works Director Jerry Postema introduced Jason Horner, Utility Technician I- Water Division. The Council welcomed him.

4. Proclamation Declaring the Week of May 4 - May 10, 2014 Public Service Recognition Week

Councilor Brooksby read the proclamation declaring the Week of May 4-10, 2014 Public Service Recognition Week.

Mayor Ogden thanked all City staff for their hard work and dedication to the City of Tualatin.

5. Proclamation Declaring Saturday May 17, 2014 as National Kids to Parks Day in Tualatin

Council President Beikman read the proclamation declaring Saturday May 17, 2014 as National Kids to Parks Day in Tualatin.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to approve the consent agenda.

Vote: 6 - 0 MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of April 14, 2014 and the Special Work Session of April 15, 2014
2. Recommendation for Approval of an Intergovernmental Agreement with Oregon State Police and the Tualatin Police Department to Provide Fingerprint Services to the Public.
3. Consideration of **Resolution No. 5189-14** Authorizing the City Manager to Sign a Contract for Asset Management Software with NexGen Asset Management
4. 2013 Annual Report of the Tualatin Library Advisory Committee

E. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

1. Consideration of **Ordinance No. 1373-14** to Prohibit Medical Marijuana Facilities from Locating in Tualatin until May 1, 2015 - 2nd Reading.



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR APRIL
28, 2014

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby;
Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Joelle Davis

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Assistant City Manager
Alice Cannon; Community Services Director Paul Hennon; Deputy City Manager Sara
Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris;
Associate Planner Cindy Hahn; Maintenance Services Division Manager Clayton
Reynolds; Police Captain Larry Braaksma; Management Analyst Ben Bryant; Public
Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:05 p.m.

1. Basalt Creek Concept Plan Project Update.

Planning Manager Aquilla Hurd-Ravich and Associate Planner Cindy Hahn presented an update on the Basalt Creek Concept Plan, partnering agreement, and public involvement strategy. Planner Hahn presented the updated partnering agreement noting the only significant change is the inclusion of a statement regarding compliance with Oregon Public Meetings Law.

Planner Hahn presented the public involvement plan. She noted four engagement techniques with five levels of involvement will be utilized. Techniques include engagement materials, targeted stakeholder outreach, public events, online surveys, and informational updates and announcements. The project website will be redesigned to help keep stakeholders engaged. Public workshops and open houses will start in June. Work products that will come from this outreach include an existing conditions report, final alternative scenarios, preferred scenario, final boundary map, and Title 11 compliance memo. Next steps include producing a calendar of milestones, guiding principles, and evaluation measures.

Councilor Bubenik asked how citizens could join the concerned person's mailing list. Planner Hahn stated citizens can submit a comment form on the website and they will be added to the list. Councilor Bubenik asked how often updates will be sent. Planner Hahn stated updates will be sent once a month in addition to news releases and formal meeting notices.

2. Metro Councilor Dirksen.

Metro Councilor Craig Dirksen presented a PowerPoint updating Council on the status of Metro programs. He updated the Council first on the Regional Transportation Plan (RTP) update. The update is currently in the public comment period with final action from the Joint Policy Advisory Committee on Transportation (JPACT) and Metro Council to happen in July. Councilor Dirksen explained the draft Active Transportation Plan (ATP) incorporates all of the bike and pedestrian projects from local and regional plans into one comprehensive document along with a set of policies and actions to help build the network.

Mayor Ogden expressed concern over the ATP, specifically that the plan does more than simply list a set of local projects, but also has many prescriptive measures. Councilor Dirksen explained the ATP project list is comprised of projects that are submitted by each jurisdiction and are ultimately folded into the RTP. While the ATP goes beyond the project list and includes policies and actions to support the active transportation network, no prescriptive measures were put in the legally binding RTP. Mayor Ogden asked if Tualatin had submitted projects for the RTP list. Councilor Dirksen stated cities take projects from their Transportation System Plans (TSP) and submit them to be on the RTP. Tualatin's projects are listed in the draft RTP.

Councilor Dirksen briefed the Council on Climate Smart Communities noting it is a state requirement that each region reduce carbon emissions from cars and small trucks 20% below 2005 levels. Metro has been tasked with creating a plan for our region and is currently working towards a preferred approach. A joint Metro Policy Advisory Committee (MPAC) and JPACT meeting will be held in May to discuss strategies and recommend a draft preferred approach.

Councilor Brooksby asked who is part of the stakeholder group. Councilor Dirksen responded stakeholders include members of the business community and elected officials.

Councilor Dirksen updated the Council on Metro's natural areas. He stated parks and trails are getting healthier due to a 5 year levy. The levy will restore and improve 16,000 acres of open spaces and parks. Brief updates were given on the Convention Center Hotel project, Oregon Zoo improvements, and Cirque du Soleil TOTEM at the Expo Center.

City Manager Lombos asked about a long-term master plan being put in place for when the levy expires. Councilor Dirksen stated Metro is looking for a permanent revenue source to sustain the programs put in place from the levy.

3. *Economic Development Strategic Plan Update.*

Economic Development Manager Ben Bryant and Consultant Janet Young presented an update on the Economic Development Strategic Plan. Manager Bryant briefed the Council on the strategy committee's process for updating the plan. He noted four meetings were held and members developed and prioritized a strategy and recommended the draft plan as presented.

Consultant Young presented the synopsis of the draft plan. She noted the overall goal of the plan is to continue in a leadership role as one of the premier economic activity centers in the greater Portland metropolitan region. She stated it will also be



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR MAY 12, 2014

Present: Mayor Lou Ogden; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Council President Monique Beikman

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Assistant City Manager Alice Cannon; Community Services Director Paul Hennon; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Assistant Planner Colin Cortes; Engineer Associate Tony Doran; Program Coordinator Becky Savino; Teen Program Specialist Julie Ludemann; Public Works Director Jerry Postema

A. CALL TO ORDER
Pledge of Allegiance

Mayor Ogden call the meeting to order at 7:05 p.m.

B. ANNOUNCEMENTS

1. Tualatin Youth Advisory Council Update for May 2014

Members of the Tualatin Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. YAC is preparing to host the Project FRIENDS workshop on May 23. All three local elementary schools will be participating in anti-bullying lessons. The committee has finished selecting movies for Movies on the Commons. Showings will take place on Saturday evenings throughout July and August. The committee will also be responsible for selling concessions at these events. Upcoming YAC activities include volunteering at the Tualatin TRYathlon, putting on the Teen Kaleidoscope Run, and new member recruitment.

2. Tualatin TRYathlon 2014

Julie Ludemann, Teen Program Specialist, announced the Tualatin TRYathlon. The event will be held on June 7th and is a non-competitive, non-timed, kids event. There will be a free kids fun zone and low cost bike helmets for sale at the event.

3. "If I Were Mayor..." 2014 Contest Winners

Julie Ludemann, Teen Program Specialist, presented the "If I Were Mayor..." contest winners. She explained the competition is sponsored by the Oregon Mayors Association and is a unique opportunity to promote local government education in our community. The winners from the three categories included: Gabriel Ingham, 4th-5th grade poster, Kathryn Melvin, middle school essay, and Adam Dezay, high school video and PowerPoint. The winning entries have been forwarded to the state wide competition for judging and winners will be announced mid-June.

4. Proclamation Declaring the Week of May 11 – 17, 2014 as "National Police Week" in the City of Tualatin

Councilor Davis stated she participated in this years Citizen Academy sponsored by the Tualatin Police Department. She found the academy to be both educational and fun. She encouraged all of Tualatin's citizens to participate.

Councilor Davis read the proclamation declaring the week of May 11 – 17, 2014 as "National Police Week" in the City of Tualatin.

5. Proclamation Declaring the Week of May 18-24, 2014 as Emergency Medical Services (EMS) Week

Councilor Grimes read the proclamation declaring the week of May 18-24, 2014 as Emergency Medical Services (EMS) Week.

Jason Rogers, Ambulance Operations Manager, for Metro West Ambulance accepted the proclamation.

6. Proclamation Declaring the Week of May 18-24, 2014 as National Public Works Week

Councilor Truax read the proclamation declaring the week of May 18-24, 2014 as National Public Works Week.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Dale Potts and Don Comstock invited the citizens of Tualatin to attend a Memorial Day Celebration on May 26, 10:45 a.m., at Winona Cemetery. There will be a ceremony followed by a free picnic event hosted by the Tualatin VFW Men's Auxiliary.

Kathy Newcomb expressed concerns regarding proposed pedestrian crossings and parking at the Seneca Street extension site. She submitted a letter for the record. Mayor Ogden asked staff to look into the issues presented and follow-up with Ms. Newcomb.



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF June 19, 2014

TPC MEMBERS PRESENT:

Alan Aplin
Adam Butts
Jeff DeHaan
Bill Beers
Cameron Grile
Jan Giunta

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Ben Bryant
Lynette Sanford

TPC MEMBER ABSENT: Nic Herriges

GUESTS: Grace Lucini

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the May 15, 2014 TPC minutes. Ms. Hurd-Ravich, Planning Manager, stated that there was communication from Grace Lucini to amend the minutes to include additional information regarding notices. After discussion, it was agreed to keep the minutes as written, but add the materials submitted by Ms. Lucini at the May 15, 2014 TPC meeting as an attachment. MOTION by Giunta SECONDED by Butts to approve the minutes with the amendment. MOTION PASSED 6-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA:

None

4. ACTION ITEMS:

A. Basalt Creek Concept Plan Project – Update and Review of Draft Guiding Principles and Existing Conditions Information

Cindy Hahn, Associate Planner, presented an update on the Basalt Creek Concept Plan Project, including draft guiding principles and preliminary information about existing

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

conditions, which included a PowerPoint presentation.

Ms. Hahn went through the schedule which begins with the public involvement plan and guiding principles and will continue through the end of 2015 with public hearings and adoption. Development and construction could begin in 2017. A Community Workshop was held on June 17 to gather input that will be used to create several alternative concepts for future development in the Basalt Creek area.

The next steps in this process include a joint Council meeting on July 16 at 6:00 pm in the Tualatin Police Training Room. This meeting will focus on guiding principles, evaluation measures, and existing conditions information gathered to date. The next joint meeting is anticipated for December. The next steps in the planning process include creating alternative development concepts, evaluate and test alternative scenarios, and choose a preferred alternative. The Planning Commissions and City Councils of both Tualatin and Wilsonville will receive regular updates throughout the planning process.

Mr. DeHaan asked who was responsible for writing the draft guiding principles. Ms. Hahn responded that the draft came from the consultants and staff members. Mr. DeHaan acknowledged that the changes increased readability. Ms. Giunta asked if Wilsonville is planning additional residential development or if they're solely focusing on commercial and industrial. Ms. Hurd-Ravich responded that the focus is on commercial and industrial. Ms. Giunta asked if there is a way to increase the residential component and to incorporate livability of residential neighborhoods. Ms. Hurd-Ravich answered that she will make note of that. Mr. Aplin mentioned that the word "commercial" has been omitted from the fourth Guiding Principles. Ms. Hahn will make note of that.

Ms. Hahn continued to discuss the demographic and environmental differences between Tualatin and Wilsonville. Ms. Giunta mentioned that there are wonderful wildlife areas in Basalt Creek and she is hoping that corridors are established to facilitate the movement of wildlife and the preservation of our ice age heritage.

Ms. Hahn stated that an instant polling system was conducted at the workshop and the results will be forthcoming. The focus was on the different land uses and whether they're appropriate in this area. The results of this polling and the on-line survey will be incorporated into a report for the development. Mr. DeHaan asked how many people attended the workshop. Ms. Hahn answered there were 40-50, and consisted of mostly land owners. Ms. Hurd-Ravich added that a map exercise was conducted at the meeting and these results will be digitized and put on our website.

Grace Lucini, 23677 SW Boones Ferry Rd.

Ms. Lucini stated she is following up on a comment made at our last meeting regarding the compliance with public notification. She stated that her comments are on behalf of herself and the other citizens directly or indirectly affected by the Basalt Creek planning area. She stated the public meetings law 192.610 and 192.690 and the Oregon Department of Justice manual, January 2011, states an important issue regarding

public notice. Ms. Hurd-Ravich acknowledged that we are in agreement that property owners and interested parties will be advised about upcoming meetings by email and a monthly hard copy will be mailed.

B. Metro's Climate Smart Communities Project

Ms. Hurd-Ravich, Planning Manager, presented the Metro's Climate Smart Communities Project, which included a PowerPoint presentation. This project was enacted in 2009 as part of a statewide transportation funding bill to develop an approach for reducing greenhouse gas (GHG) emissions from small trucks and cars. The plan must seek to reduce emissions 20% below 2005 levels by 2035. The plan must be completed by 2014.

Ms. Hurd-Ravich went through the slides which detailed the elements of each scenario. The desired outcomes will include building vibrant communities, equity, economic prosperity, transportation choices, clean air and water, and climate leadership. What Metro has found so far, based on the local and regional plans, is that we can accomplish this 20% reduction except that these plans are not fully funded.

On May 30, the Metro Policy Advisory Committee (MPAC) and the Joint Policy Advisory Committee on Transportation (JPACT) made a joint recommendation to the Metro Council on a draft approach for testing. There are nine recommendations that are intended to provide Metro staff with sufficient direction to move forward with testing a draft approach that will be subject to further discussion and potential refinement after analysis.

Ms. Giunta asked where in the policy choices does it include fuel efficient vehicles. Ben Bryant, Economic Development Manager, answered that in the previous slide it detailed that in 2010 vehicles averaged 29.2 miles per gallon and in 2035, the goal is 68.5 mpg. Ms. Giunta asked why they didn't include heavy trucks. She stated that in CA and WA they have restrictive emission standards and the greenhouse gas levels are dropping. Ms. Hurd-Ravich responded that she will ask the question and get back to her. Mr. Bryant continued with the presentation that covered the straw poll results and what this means for communities.

Ms. Hurd-Ravich added that the immediate next steps in this process include Metro staff evaluating the draft preferred and develop implementation recommendations. In September, they report back results to the regional advisory committees. From September through November, public and local government reviews results and draft preferred approach and in November and December final refinements and adoption will occur.

Ms. Giunta asked about the implications for Tualatin and why it's important to us. Mr. Bryant stated that Metro recognizes that local cities are already implementing plans to increase vibrancy and town centers, but what's left are the regional issues which include transit and parking management that will influence future regional transportation

plans and urban growth boundaries. Discussion followed regarding different transit options and the limitations.

5. **COMMUNICATION FROM CITY STAFF:**

None

6. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated we are lacking agenda items for the July meeting and it may be canceled. In August, there is a full agenda with a Basalt Creek update and an update from Tom Mills at Trimet regarding the SW Enhancement Study. There will also be information regarding the Plan Text Amendment on Mohave Court which is the area behind Applebees. In addition, there may be information regarding the Tigard ballot initiative that was passed in March. Mr. Grile asked about additional sign variances for Nyberg Rivers. Ms. Hurd-Ravich responded that we have not received any recently. Mr. DeHaan asked about the Espedal site. Ms. Hurd-Ravich answered that they recently submitted an architectural review. The project has been scaled back and did not need a variance.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None.

8. **ADJOURNMENT**

MOTION by Beers SECONDED by Aplin to adjourn the meeting at 7:57 pm. MOTION PASSED 6-0.



Lynette Sanford, Office Coordinator



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JULY
14, 2014**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby;
Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Joelle Davis

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;
Present: Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy
City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City
Recorder Nicole Morris; Teen Program Specialist Julie Ludemann; Maintenance
Services Division Manager Clayton Reynolds; Economic Development Manager Ben
Bryant; Assistant City Manager Alice Cannon

A. CALL TO ORDER
Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:03 p.m.

B. ANNOUNCEMENTS

1. Tualatin Youth Advisory Council Update for July 2014

Members of the Tualatin Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. The YAC hosted a 5K Kaleidoscope run to kick-off summer for students in grades 6-12. The committee continues to participate in Movies on the Commons every Saturday night by selling concessions for the event. The committee is planning a Youth/Elected Leader Social to be held early next year.

2. ArtSplash Art Show and Sale 2014

Recreation Program Specialist Julie Ludemann announced ArtSplash Art Show and Sale to be held July 18-20, 2014.

3. New Employee Introduction- Kelsey Lewis, Program Coordinator

Community Services Director Paul Hennon introduced Program Coordinator Kelsey Lewis. The Council welcomed her.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Grace Lucini presented concerns regarding the guiding principles put in place for the Basalt Creek Planning area.

Margi Peterson spoke in regards to traffic concerns on Boones Ferry Road. She requested to have trees trimmed which are obstructing views of signage in the area and have an additional flashing speed sign installed.

Gunnar Olson asked Council to continue to move forward with the process to have parking permits put into place in the Fox Hills area.

Linda Moholt made comments on TriMet's presentation during the work session. She stated TriMet needs to continue to work on scheduling and service to outside areas.

Loyce Martinazzi and Art Sasaki presented the Council with photo books of Tualatin's history. These books are available for purchase at the Tualatin Historical Society.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to approve the consent agenda.

Vote: 6 - 0 MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Regular Meeting of June 23, 2014
2. Consideration of an Amendment to the Intergovernmental Agreement with Washington County Consolidated Communications Agency

E. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

1. Consideration of Acceptance of the Economic Development Strategic Plan



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR JULY 14, 2014

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Joelle Davis

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;

Present: Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Associate Planner Cindy Hahn; Engineering Manager Kaaren Hofmann; Maintenance Services Division Manager Clayton Reynolds; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:04 p.m.

1. *TriMet's Southwest Service Enhancement Plan.*

TriMet Senior Planner Tom Mills presented the Southwest Service Enhancement Plan. Planner Mills stated TriMet is currently gathering feedback on the plan and is here today to present feedback from stakeholder meetings and current recommendations. He recapped data gathered from meetings held to date. The draft plan was presented and included expansion of the community connector service. He noted the draft is a long term vision and does not include high capacity transit lines.

Mayor Ogden asked how likely it is that these recommendations will take place. Planner Mills stated TriMet sees the recommended service areas as markets with unmet needs and that have the potential for future investment.

Mayor Ogden would like to see the area better served as job growth is occurring in the area.

Councilor Grimes asked about funding for the proposed service to the Riverpark area. Planner Mills stated a plan to transition the local shuttles to Ride Connection is being worked on. After this transition the next step would be to consider boundary expansions with Riverpark being a good fit for this type of service in Tualatin.

2. Basalt Creek Project Update.

Planning Manager Aquilla Hurd-Ravich and Associate Planner Cindy Hahn presented updates on the Basalt Creek Concept Plan. Planner Hahn shared the project schedule noting the project is in the visioning, analysis, and developing alternative scenarios phase. Public workshops and stakeholder focus groups have been conducted. Input gathered from these meetings is being used to help establish three alternatives for the project. An inventory of existing conditions related to housing and employment, environmental constraints, transportation, and infrastructure is being compiled at this time. Planner Hahn provided preliminary findings for each category. She stated next steps include completing stakeholder outreach, finalizing constraints and existing conditions, and developing themes. A Joint City Council with Wilsonville will be held on July 16.

Councilor Truax requested further information on the topography of the area. Manager Hurd-Ravich stated this information is still being gathered as part of the existing conditions.

Mayor Ogden would like to have more information on the existing conditions before the process goes any further. He stated he would not be able to make any decisions without this information.

Councilor Grimes agreed that she would like this information before the process continues any further. Manager Hurd-Ravich stated the joint meeting will be an educational meeting about already known existing conditions.

Council President Beikman expressed concern over prioritizing the guiding principles for this project so that it is clear what the end result of this plan should be.

Councilor Bubenik expressed concerns over the amount of developable land for industrial uses as set forth by Metro. Assistant City Manager Cannon stated she is working with Metro on the parameters put in place for this area. She noted Metro is supportive of the concept planning process.

Councilor Brooksby asked when the existing conditions would be complete. Manager Hurd-Ravich stated a presentation to Council will be made in August that will include land use themes, a existing conditions report, and buildable land maps.

3. Parking Permit Zone, NW Fox Hill Neighborhood.

Police Chief Kent Barker presented information on the proposed Fox Hills parking permit zone. He presented a proposed parking zone, as well as proposed signage, applications, and permits. He noted the proposed zone will impact 62 residences. Proposed outreach would include letters to each residence as well as a neighborhood meeting.

Councilor Truax would like to see a survey conducted of all the residents to gather feedback.

Council gave direction to have a survey of the impacted residences completed.



OFFICIAL MINUTES OF THE SPECIAL WORK SESSION OF THE TUALATIN CITY
COUNCIL FOR JULY 16, 2014

Present: Tualatin Mayor Lou Ogden; Tualatin Council President Monique Beikman; Tualatin Councilor Joelle Davis; Tualatin Councilor Wade Brooksby; Tualatin Councilor Frank Bubenik; Tualatin Councilor Nancy Grimes; Tualatin Councilor Ed Truax; Wilsonville Mayor Tim Knapp; Wilsonville Councilor Scott Starr; Wilsonville Councilor Julie Fitzgerald; Wilsonville Councilor Susie Stevens

Staff Present: Sherilyn Lombos, Sean Brady, Aquilla Hurd-Ravich, Nicole Morris, Cindy Hahn, Alice Cannon, Bryan Cosgrove, Mike Kohlhoff, Chris Neamtzu, Katie Mangle, Nancy Kraushaar

Attendees: John Fregonese, Leila Aman, Erica Smith, Andy Cotugno

A. AGENDA

Mayor Ogden called the meeting to order at 6:05 p.m.

B. CALL TO ORDER

C. WELCOME AND INTRODUCTIONS

D. PRESENTATIONS

1. Project Update

Project Manager Leila Aman presented the project schedule. Key decisions points for the Councils were highlighted. She noted the project is currently in the technical and background analysis phase. When the process is complete the plan will include a land use concept and configuration, local roadway connections, a multimodal network, natural resource protection areas, utilities, and jurisdictional boundaries.

2. Existing Conditions

Principle Consultant John Fregonese presented the existing conditions. He spoke to housing and employment, environmental constraints, transportation, and infrastructure presently in the area.

Mayor Knapp noted Wilsonville has capacity to accommodate the area but have no future plans for increasing capacity to their sewer treatment facility. Mr. Fregonese explained further that both cities could serve the area and infrastructure growth is not a road block for the area.

Mayor Ogden asked what types of businesses have the potential to build in this area with the present constraints. Mr. Fregonese gave examples of several business types that would work within the constraints of the land.

Metro Policy Advisor Andy Cotugno explained Metro is responsible for managing the Urban Growth Boundary (UGB) and spoke to the UGB process for boundary determination. The Basalt Creek area was brought into the UGB in 2004 with a Metro ordinance with the idea that the area would be used for industrial job growth.

Wilsonville Councilor Starr asked what a typical area like this looks like for joining industrial and residential uses. Mr. Cotugno stated Metro leaves this to the City's to decide what this area will look like.

Tualatin Councilor Davis asked what protections Metro has in place to protect natural areas. Mr. Cotugno stated Metro has identified some protections in their ordinance. He also noted each jurisdiction has the ability to adopt protections.

Wilsonville Councilor Fitzgerald expressed concerns over the impact to the quality of life in the affected area and wants to assure a balance is struck. Mr. Fregonese explained that quality of life concerns will be addressed when alternatives for the area are discussed.

Mayor Knapp stated he would like to assure there is distinct definition between the two cities.

Mayor Ogden asked about the Growth Management review and how this area could be affected. Mr. Cotugno explained the area was brought into the UGB as part of the 20 year land supply requirement. He stated the area is intended to be used as industrial land.

Mayor Ogden asked how many alternatives would be presented for consideration. Mr. Fregonese stated 3-4 scenarios would be presented.

Discussion ensued on the type of industrial uses that might be appropriate for the Basalt Creek area and what form residential uses might take.

Mayor Ogden noted that contiguity with existing industrial areas, such as the Southwest Tualatin Concept Plan area, are important in determining uses as well as jurisdictional boundaries.

3. Workshop Outcomes

Mr. Fregonese stated land use scenarios will include input from stakeholder interviews, community workshops, online surveys, and joint Council input. He presented instant polling and mapping results from a recent community workshop.

Mayor Knapp noted a majority of the participants at the workshop were Tualatin residents. He wants to make sure that both cities perspectives are included when the scenarios are presented.

Wilsonville Councilor Starr expressed concerns over the feedback received from the workshop as the uses presented were not industrial land uses.

Tualatin Council President Beikman expressed concerns with the mapping exercise and the expectations it created for citizens who attended the meeting.

Tualatin Councilor Davis wants to be sure protections are put in place for the natural areas as this land is developed. Mayor Knapp and Ogden concurred.

E. ROUNDTABLE DISCUSSION

1. Discussion

Due to time constraints Mr. Fregonese recapped Council feedback. Key takeaways included:

- Use the context – area brought into UGB for industrial use – as a guide in developing land use scenarios.
- Creativity is important; both Mayors and several Councilors expressed interest in seeing national and international examples of blended development – industrial with residential and small-scale retail/personal services; opportunity exists to create something new and different.
- Listen to and address community concerns.

F. NEXT STEPS

1. **Planning Activities:** Brief outline of next steps in the planning process.
2. **Joint Council Meeting #3:** December 2014

G. ADJOURNMENT

Mayor Ogden adjourned the meeting at 8:03 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING
FOR AUGUST 25, 2014**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Community Services Director Paul Hennon; Deputy City Manager Sara Singer; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Police Captain Larry Braaksma; Assistant City Manager Alice Cannon

A. CALL TO ORDER
Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:02 p.m.

B. ANNOUNCEMENTS

1. New Employee Introduction: Zoe Monahan, Management Analyst

Assistant City Manager Alice Cannon introduced Management Analyst Zoe Monahan. The Council welcomed her.

2. New Employee Introduction: Rich Mueller, Park & Recreation Manager

Community Services Director Paul Hennon introduced Park and Recreation Manager Rich Mueller. The Council welcomed him.

3. Tualatin Riverpark Greenway Gap Project Update

Community Services Director Paul Hennon announced the grant award of \$1.585 million from the Connect Oregon V grant for the completion of the Tualatin River Greenway project. More information on the grant acceptance and the project will be presented at a future Council work session.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Tualatin Chamber of Commerce Director Linda Moholt spoke on behalf of C&E Rentals regarding overgrown vegetation at the corner of Tualatin-Sherwood Road and Teton Avenue. She stated the vegetation in the area is unsightly to have located in front of their business. Assistant City Manager Alice Cannon stated staff has been in contact with the company and they are working towards a resolution.

Tualatin Historical Society Member Larry McClure announced the 4th Annual Wine Tasting Auction to be held at the Tualatin Heritage Center on September 12. He invited all citizens to attend.

Gordon Rute presented issues regarding the Basalt Creek area. He spoke to the lack of buildable residential development in Tualatin and concerns with water, sewer and stormwater service to the area.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to approve the consent agenda.

Vote: 7 - 0 MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of July 28, 2014
2. Consideration of an Updated Washington County Master Interagency Teams Intergovernmental Agreement
3. Consideration of Approval of a New Liquor License Application for The Growler Guys
4. Consideration of Approval of a New Liquor License Application for New Seasons Market - Nyberg Rivers

E. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

F. COMMUNICATIONS FROM COUNCILORS

Councilor Bubenik participated in the Tualatin Riverkeepers Paddle Event this past weekend. He encouraged everyone to participate next year.

G. ADJOURNMENT

Mayor Ogden adjourned the meeting at 7:30 p.m.



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR AUGUST 25, 2014

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Police Captain Larry Braaksma; Assistant City Manager Alice Cannon

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:04 p.m.

1. *Update on the Regulation of Marijuana Dispensaries.*

Deputy City Manager Sara Singer presented the public involvement plan for gathering input on medical marijuana dispensaries in Tualatin. Information on other cities regulations were presented. Goals for the public involvement plan were listed. Potential survey questions were presented for feedback. Deputy City Manager Singer noted a summary of the proposed recreational marijuana regulations has been included in the packet. The proposed public involvement schedule was presented and was based off the sunset date in the current ordinance.

Councilor Bubenik asked if public outreach would be driven by the Citizen Involvement Organizations (CIO) or by staff. Deputy City Manager Singer stated it would be a collaboration between both including CIO hosted meetings and general public meetings.

Councilor Brooksby asked about the distribution of the citizen survey. Deputy City Manager Singer explained the survey would be available on the City's website and communications would be through the CIO networks and social media. She noted that a statistically valid survey would cost the City an estimated \$10,000.

Councilor Davis asked if survey questions were targeted at medical or recreational marijuana. Deputy City Manager Singer stated questions were left open so a sense of both topics could be gauged.

Council President Beikman would like to see the two topics separated in the survey.

Councilor Truax thought the intention of tonight's discussion was on medical marijuana dispensaries. City Manager Lombos stated the draft questions were presented as a starting point for feedback. She noted Measure 91 on Recreational

Marijuana came out after the City's moratorium was adopted making it difficult to keep the two topics separate.

Mayor Ogden is interested in pursuing a survey that includes both topics. He would prefer a statistically valid survey to get an accurate view of where Tualatin citizens stand on the issues.

Councilor Truax stated when Measure 91 is voted on in November he will then have the information he needs to make a decision.

Councilor Brooksby asked about the costs to the police department to monitor dispensaries. City Manager Lombos stated that a cost analysis on the effect has not been done at this time.

Councilor Davis asked if the City could ban recreational use. City Attorney Brady stated that a ban would have to be done by a citizen initiative.

City Manager Lombos asked if the Council would like medical marijuana dispensaries regulated with time, place and manner restrictions. Council consensus was to proceed in that direction.

Councilor Grimes asked for clarification on the time frame. City Manager Lombos walked the Council through the timeframe working backwards from the ordinance expiration date of May 1, 2015.

Council directed staff to look into conducting a statistically valid survey.

2. *Basalt Creek Project Update.*

Planning Manager Aquilla Hurd-Ravich and Associate Planner Cindy Hahn presented the Basalt Creek Project update. Manager Hurd-Ravich stated tonight's presentation has captured responses to questions from prior meetings. Associate Planner Hahn recapped the history and regional context of the area. She stated in 2004 Metro identified industrial land needs as part of the 2004 UGB Expansion. Criteria for selection of land were the area had to be within two miles of Interstate 5, 1onemile from existing industrial areas, relatively flat, and exception land. Overall industrial employment was a priority for Metro during the expansion.

Associate Planner Hahn presented a draft report of existing conditions for infrastructure comparing conditions for Tualatin and Wilsonville. Stormwater, wastewater, water, and transportation were covered. Associate Planner Hahn also covered the land capacity analysis which combines constraints with the land supply. Preliminary numbers were presented for buildable, stable, and constrained areas.

Assistant City Manager Cannon noted consultants for the project will be at the next meeting to answer further questions from the Council.

Councilor Grimes asked for more information regarding the water supply to the area and the ability for Tualatin to provide water without citizens having to bear the cost. Assistant City Manager Cannon stated this will need to be a policy discussion in the future when more information is available.



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
SEPTEMBER 8, 2014**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Police Captain Larry Braaksma; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:01 p.m.

B. ANNOUNCEMENTS

1. Tualatin Youth Advisory Council Update, September 2014

Members of Tualatin Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. New member recruitment is underway. The committee will begin reviewing applications and conducting interviews soon. Movies on the Commons this year was success with 2,000 people attending nine movies. YAC raised money selling concessions to send members to the National League of Cities (NLC) Conference. Upcoming events include participation in the Pumpkin Regatta, the annual YAC Haunted House, NLC Conference, and the Youth and Elected Leader Social.

2. Nyberg Rivers Opening Traffic Management Plan Update

Deputy City Manager Sara Singer shared updates on the traffic management plan for the grand opening of Cabela's on September 18. Heavy traffic congestion hours were shared and citizens were advised to plan ahead. Information regarding the plan has been communicated through the city's website, email, press releases, and social media.

3. "Lazy River" Public Art Dedication Announcement

Councilor Frank Bubenik announced the art installation of the "Lazy River" by Joseph Rastovich at Tualatin Commons Park. He noted the installation is part of the Centennial Public Art project. The art was installed on August 6 and the reception was held on August 22.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Tualatin Chamber of Commerce Director Linda Moholt spoke to parking concerns in the Core Area Parking lots during the grand opening of Cabela's. She requested time limits be enforced in the core area lots during the opening to allow for ample parking for other businesses.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to adopt the consent agenda as amended.

Vote: 7 - 0 MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of August 25, 2014
2. Consideration of an Intergovernmental Agreement Between the Tigard-Tualatin School District (TTSD) and the City of Tualatin for the School Resource Officer Program
3. Consideration of **Resolution Number 5208-14** Authorizing Execution of an Intergovernmental Agreement Between The City Of Tualatin and Washington County for the Tualatin River Greenway Gap Completion Project

E. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

1. Consideration of **Resolution Number 5209-14** Authorizing Execution of a Donation Agreement with Nyberg CenterCal II, LLC for the Tualatin River Greenway Gap Completion Project



**OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR
SEPTEMBER 8, 2014**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Community Services Director Paul Hennon; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Engineering Manager Kaaren Hofmann; Police Captain Larry Braaksma; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:03 pm

1. *Basalt Creek Project Update.*

Planning Manager Aquilla Hurd-Ravich introduced Principle Consultant John Fregonese as part of the Basalt Creek consultant team. Mr. Fregonese presented a summary of stakeholder feedback. Community workshops, online survey, focus groups, and joint Council themes were discussed. Themes included employment, retail, housing, natural areas, transportation, and infrastructure.

Mr. Fregonese presented the land suitability analysis. The analysis included hard and soft constraints for the area. The land supply is broken into three classifications: vacant, redevelopable, and stable land. The land suitability is categorized into four classifications: A-least constrained and larger parcels, B- Modestly constrained and medium-sized parcels, C- Modestly constrained and small to medium sized lots, D- stable or constrained. Mr. Fregonese discussed Metro's forecast for the Basalt Creek area. The forecast included the creation of 2,600 jobs and 1,386 households for the area.

Mr. Fregonese discussed scenario planning for the areas including the development process. Development themes will be created and will include a conventional development, industrial focus, creative mixed uses, and a strong natural features scenario.

Councilor Bubenik asked what input will go into the model scenarios. Mr. Fregonese explained the base model will use constraint maps and modeling of work already done on the area. From there creative input from different sources will be used to establish alternate scenarios.

Councilor Brooksby wants to ensure that the scenarios include adequate housing to support new industrial jobs in the area.

Councilor Davis explained Basalt Creek is going to have access to the SW Concept Plan area and would like to see Basalt Creek used for residential so the two areas work together. She also expressed concerns with the location of the main arterial into the area and would like to see it moved to the south. Mr. Fregonese explained buffering the two areas is one of the issues they are working on solving.

Mayor Ogden asked how Metro's forecast impacts the area. Mr. Fregonese explained it is what Metro is expecting the City will generate from the area. He noted Metro typically defers to the local jurisdictions as to what is best for the area and noted the numbers are just a starting point.

Mayor Ogden asked if parcels are large enough to support industrial uses. Mr. Fregonese stated the sites are good for research and development facilities which are suitable to the overall area.

Mayor Ogden asked about sanitary sewer in the area. Mark Anderson, CH2M Hill, stated the area gravity flows towards Wilsonville. Mayor Ogden asked about cost feasibility of pumping the sanitary sewer into Tualatin. Mr. Anderson stated he does not have exact numbers for the area but the general principle is to not pump unless you have to. Mr. Fregonese explained City limits do not have to coordinate with service in the areas.

Mayor Ogden asked about the next joint meeting. Mr. Fregonese stated the next joint meeting will be December. Assistant City Manager Alice Cannon noted staff will be back monthly to present updates to the Council.

2. *Fox Hills Parking Permit Survey.*

Police Capitan Larry Braaksma presented the Fox Hills parking permit survey results. Surveys were sent on August 4 to 62 potentially impacted residents. 45 surveys were returned and tallied. Six questions were asked and results for each were presented.

Council President Beikman and Councilor Truax both agreed it was clear the residents do not want parking permits issued in the area.

Councilor Grimes presented a proposal of painting a no parking curb on the first block near the congested intersection. She perceives this to be the problem area for residents.

Mayor Ogden asked about communications with Stafford Hills Racquet Club regarding the parking issues. Councilor Truax stated they have contracted for offsite parking with another facility. City Manager Lombos stated staff has been working with Stafford Hills Racquet Club and they have been timely and responsive.

Mayor Ogden asked if they had additional space to build more parking. Councilor Truax responded he believes they have space to expand for future parking needs.



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF September 18, 2014

TPC MEMBERS PRESENT:

Alan Aplin
Adam Butts
Jeff DeHaan
Bill Beers
Cameron Grile
Jan Giunta (arrived after agenda item 2)

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Lynette Sanford

TPC MEMBER ABSENT: Nic Herriges

GUESTS:

1. **CALL TO ORDER AND ROLL CALL:**

Alan Aplin, Chair, called the meeting to order at 6:31 pm and reviewed the agenda. Roll call was taken.

2. **APPROVAL OF MINUTES:**

Mr. Aplin asked for review and approval of the June 19, 2014 TPC minutes. MOTION by Beers SECONDED by DeHaan to approve. MOTION PASSED 5-0.

3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):**

None

4. **ACTION ITEMS:**

None

5. **COMMUNICATION FROM CITY STAFF:**

A. TriMet's Service Enhancement Plan

Tom Mills, a Planner for TriMet, presented an update on the Southwest Service Enhancement Plan. This plan has been implemented to better serve the growing region by adding local and regional service throughout the region. Mr. Mills stated that when he met with the Planning Commission back in December of 2013, the plan was in the

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

public outreach and data analysis phase. The draft vision is now in the gathering feedback phase. Once feedback is gathered, the plan will be revised and they hope to have revisions finalized by spring.

Mr. Mills shared a PowerPoint presentation which detailed maps of where Tualatin residents work and live. He added that TriMet held six community meetings for public input including four key population meetings and a Charette. Over 200 people participated in the various workshops and in addition, a survey was conducted on-line and through the mail which drew over 1800 responses.

Mr. Mills continued with the slideshow that detailed the current bus lines. The lines currently consist of service heading north and south and acknowledged that east/west service is lacking throughout the region. There is also interest among citizens to be able to ride public transit to PCC. Lastly, Mr. Mills discussed expanding the community connector service, which includes the Tualatin shuttle.

Mr. Aplin inquired about the possibility of additional park and ride lots. Mr. Mills replied that the current plan does not include future park and ride lots due to the cost involved, but there is an option for this to be funded in the future by neighborhood partners such as churches and movie theaters. Mr. DeHaan inquired about the 76 bus and the ridership required for it to run more frequently. Mr. Mills answered that it's determined by boarding rides per vehicle, and the 76 bus is not quite up to the tipping point. Mr. DeHaan asked about rush hour commuter hours and if there is consideration about adding a run in the middle of the day. Mr. Mills answered that he does not predict there will be a demand for mid-day or late night service, outside of rush hour. Ms. Giunta asked if TriMet is looking at high capacity bus service, such as articulated buses. Mr. Mills answered that they are not discussing that at this time. Mr. Mills added that there is a survey on-line on the Tualatin Facebook page.

B. Basalt Creek Concept Plan – Project Update

Cindy Hahn, Associate Planner, presented a status update on the Basalt Creek Concept Plan which included a PowerPoint presentation. Ms. Hahn stated that there was a public workshop in June and a joint Council meeting in July which focused on themes derived from stakeholder input, a land capacity analysis, and a summary of the development themes that will be used to develop land use scenarios for the study area. Another joint Council meeting is scheduled for December and there will be an open house in January to look at the alternatives.

Ms. Hahn reported many Tualatin and Wilsonville residents participated on the online survey and attended the workshop. The themes that came out of the workshop included protecting the existing neighborhoods, open to a range of employment and commercial uses, and appropriate transitions between land uses. The themes that resulted from the online survey included less focus on housing, additional support for retail and restaurants, less support for warehousing and industrial, and interest in public access to natural resources.

Ms. Hahn added that Manufacturing is a big part of the economy in Oregon and it is the second highest of output in the nation. In 2012 it represented 55.16 million dollars. Mr. Beers inquired about manufacturing area and how to keep truck traffic at a minimum. Ms. Hahn answered that warehouse and distribution is associated with a lot of truck traffic, whereas a high-tech campus style of business would be less.

Mr. DeHaan asked if there has been analysis to determine which manufacturing and industrial type facilities would work best in Basalt Creek. Ms. Hurd-Ravich responded that industrial land developers were consulted to determine what the area would support. Ms. Hahn added that there was less demand for retail development since there are many nearby; however, there was a desire for smaller retail businesses.

Ms. Hahn stated that developers have acknowledged that regarding residential development, there is a demand for single story houses for the seniors. A housing preference survey was conducted and the result was that there is clearly a preference for single-family detached houses on moderate sized lots even though smaller lots are becoming more acceptable. Ms. Hahn stated that natural areas are also a priority as well as active recreational activities.

Ms. Hahn reported that the next steps include the discussion of alternative land use scenarios in October. In November, findings will be drafted on infrastructure and refinement of alternative land use scenarios. The review of land use scenarios is scheduled for December and the alternatives will be presented to the public for feedback at the open house in January.

6. FUTURE ACTION ITEMS

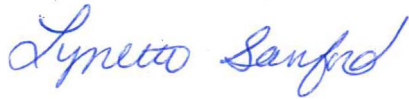
Ms. Hurd-Ravich stated that the Planning Commission meeting scheduled in October has a light agenda and may be canceled. In November, there will be updates. Ms. Giunta inquired about the Stafford Hamlet area. Ms. Hurd-Ravich responded that this topic will be on the Council agenda in October and the Planning Commission will discuss this in November. Mr. Grile inquired asked about the Nyberg Rivers sign along the freeway and noted how small it is in comparison to the one advertising Nyberg Woods. Ms. Hurd-Ravich responded that the development could not ask for a sign variance because they City no longer allows new freeway oriented signs. Nyberg Woods was able to use the existing sign. Ms. Hurd-Ravich added that LA Fitness is in a different planning zone and may request a sign variance for a larger sign.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. DeHaan inquired about Riverhouse property on Boones Ferry Rd. Ms. Hurd-Ravich responded that the Code Enforcement Officer forced them to remove the trailer, the tarps on the fence, and trim the weeds.

8. **ADJOURNMENT**

MOTION by Grile SECONDED by DeHaan to adjourn the meeting at 8:06 pm. MOTION PASSED 6-0.



Lynette Sanford, Office Coordinator



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
NOVEMBER 24, 2014

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Engineering Manager Kaaren Hofmann; Assistant City Manager Alice Cannon

A. CALL TO ORDER
Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:09 p.m.

B. ANNOUNCEMENTS

1. Starry Nights and Holiday Lights 2014 Announcement

Recreation Program Specialist Heidi Marx invited all citizens to attend Starry Nights and Holiday Lights. The event will be held on December 5, 5:30-8:30 p.m., at the Lake at the Tualatin Commons.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Del Judy invited older adults to the Staying At Home workshop on December 6, 10 a.m., at the Heritage Center. The workshop aims to help older adults remain in their homes for as long as possible.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to adopt the consent agenda.

Vote: 7 - 0 MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of November 10, 2014
2. Consideration of Recommendations from the Council Committee on Advisory Appointments
3. Consideration of **Resolution No. 5219-14** Extending the Term of the Cable Television Services Agreement with Comcast of Oregon II, Inc.

E. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

1. Consideration of **Ordinance No. 1377-14** Amending Ordinance No. 1371-14 to Correct a Scrivener's Error in the Text of the Legal Description (ANN-14-02)

Planning Manager Aquilla Hurd-Ravich presented Ordinance No. 1377-14 to correct a scrivener's error in the text of a legal description. The Council held a public hearing and adopted an ordinance on the Rayborn Property on May 27, 2014. Upon submittal of the boundary changes to the Oregon Department of Revenue (DOR) it was discovered there were some errors in the legal description. This ordinance will make the appropriate corrections.

MOTION by Councilor Ed Truax, SECONDED by Council President Monique Beikman for first reading by title only.

Vote: 7 - 0 MOTION CARRIED

MOTION by Councilor Ed Truax, SECONDED by Council President Monique Beikman for second reading by title only.

Vote: 7 - 0 MOTION CARRIED

MOTION by Councilor Ed Truax, SECONDED by Council President Monique Beikman to adopt Ordinance No. 1377-14 amending Ordinance No. 1371-14 to correct a scrivener's error in the text of the legal description (ANN-14-02).

Vote: 7 - 0 MOTION CARRIED

2. Consideration of **Resolution No. 5218-14** Awarding the Bid for the Construction of a new Steel Water Reservoir located at 24300 SW 82nd Avenue.

Engineering Manager Kaaren Hofmann presented a resolution awarding the bid for the construction of a steel water reservoir located at the C2 reservoir. Manager Hofmann explained the four service levels with service level C being the second smallest pressure level. She explained the City's Water Master Plan notes service level C has an existing storage deficiency that requires a new reservoir. The design for the new tank was started in 2009 but not completed until 2014 due to a



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Nicole Morris, Deputy City Recorder

DATE: 12/08/2014

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of November 24, 2014

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of November 24, 2014.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of November 24, 2014
City Council Regular Meeting Minutes of November 24, 2014



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION
FOR NOVEMBER 24, 2014

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Engineering Manager Kaaren Hofmann; Assistant City Manager Alice Cannon

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:38 p.m.

1. *Civic Facilities Update.*

Deputy City Manager Sara Singer updated the Council on the Civic Facilities Study. The Civic Facilities Study Task Force has been formed and their first meeting was held in October.

Councilor Bubenik stated the Chamber of Commerce would like to be represented on the task force. Council consensus was to allow the chamber a position on the task force.

Manager Singer spoke to the Civic Facilities Study goals and project objectives. A group of two task force members and two city staff members served on the consultant selection committee. The committee met with candidates and unanimously selected Yost Grube Hall (YGH) Architecture. The Civic Facilities Study Task Force will have their next meeting on December 10 at 6:30 p.m. where the consulting group will attend for the first time.

Mayor Ogden urged all citizens to actively participate in this process.

2. *Charter Amendment Implementation Ordinance.*

City Attorney Sean Brady presented a draft ordinance to implement the rail charter provisions from the September 16th election. He noted many of the terms in the charter amendment were undefined and the intent of this implementation ordinance is to provide guidance to city staff. The draft ordinance carries out the intent of the voters through language in the amendment with consideration to the explanatory statement and the arguments provided in the voters pamphlet. Attorney Brady provided a brief summary of each section of the draft ordinance.

NOTES FROM DECEMBER 2, 2014 JOINT CITY COUNCIL MEETING

BASALT CREEK CONCEPT PLAN – BASE CASE SCENARIO

Tualatin Mayor & Council highlighted

SUMMARY OF KEY POINTS:

- Desire to look at alternative locations for jurisdictional boundary than the E-W Arterial.
- Interest in commute patterns, achieving a jobs/housing balance in the area to reduce reverse commuting.
- Tualatin has desire for more residential; Wilsonville for more employment land.
- Interest in looking at buffering alternatives to transition from residential to industrial and office. Recreational facilities or sports fields were suggested as a possibility.
- Desire to look at alternative locations and ways to include neighborhood commercial in the planning area.
- Concern with cost of sewer infrastructure, how the area will be served, and how to make the area marketable and cost comparative within the region given topographic constraints.
- Interest in possible coordination of sewer service between the cities.
- Concern about truck traffic and how it is factored into the transportation analysis.
- Interest in revenue based on land use and future assessed value.

DISCUSSION NOTES - SORTED BY SPEAKER

Speaker	Subject	Comments
Knapp & Starr	Stormwater	Need to coordinate on treatment, compliance, design standards between cities. Will more land be needed for treatment (stormwater facilities)?
Stevens	Basalt rock	How deep? What is the cost of putting in pipes?
Davis	Trip cap	Who determined this number?
Bubenik	Land use	Will an alternative be presented with more residential? Would this fit within the trip cap? It would be ideal to have a better jobs/housing balance in the planning area
Goddard	VC/Traffic	Why is there a discrepancy between intersection & land VC?
Goddard	Stormwater	Is on-site retention being considered?
Goddard	Boundary	Why is the boundary following the E-W Arterial?
Starr	E-W Arterial	Why was the north prong of the I-5/99W Connector not included in the traffic analysis? Curious how much traffic is local & how much is regional Need to look at where people are coming from/going to

Ogden	Sewer	How much of the proposed system is over 25 feet deep? Shallower? What is the cost of a gravity system? What is the break point on cost to make it marketable & cost comparative with the region?
Ogden	Traffic/land use	How do you influence direction of traffic & trips? How do you balance jobs & housing?
Knapp	Roads	Is the Greenhill overcrossing happening before or after 2035?
Bubenik	Utilities	Is there a cost savings to either City of moving the service area boundary north or south?
Fitzgerald	Traffic/trips	How is commuting factored into the model?
Knapp	Employment	What is the jobs/acre for different employment types? Per JF: 10/ac industrial; 20/ac office & retail
Ogden	Land use	Why is residential located where it is & at the densities shown? Why is residential used to buffer existing residential? Doesn't this create a similar problem to what currently exists (residential next to industrial)? Is the 50/50 single to multifamily ratio for the city as a whole? Region? Planning area?
Grimes	Phasing	With the jurisdictional boundary as shown, would Tualatin have to wait to develop?
Brooksby	Traffic	How is truck traffic volume accounted for in analysis? How does this affect VC, intersections, lanes? How is freight modeled? Per JF: Model includes a % of freight
Knapp	Utilities	Don't pipes follow roads? Per AB: Need to look at gravity system in more detail Is it possible that service boundary might be different than political boundary? Would it be feasible to share utilities?
Knapp	Sewer	Could Wilsonville service the entire planning area?
Ogden	Utility cost	Are costs comparable to region? Is the planning area competitive with the region? What are revenue trade-offs? Cost benefit?
Knapp	Boundary	Seems artificial; makes more sense to have a boundary other than the E-W Arterial
Knapp	Land use	There should be more office in Wilsonville's part Move high tech closer to the Elligsen interchange
Ogden	Land use	What is best use for the planning area is all goes to Tualatin or Wilsonville? If jurisdictionally blind How do we get at jurisdictional equity? Or does it matter?
Starr	Land use	Could use regional sports facility or complex as a buffer between residential and industrial
Goddard	Land use	Does not want high density housing; suggest take out multifamily How do you buffer without using residential? West RR area: Combine natural areas with office/flex development (like Nike)

Goddard	Traffic	Does not want roundabouts
Davis	Land use	Wants more residential; multifamily is okay to include
Davis	E-W Arterial	Move it south & let Greenhill serve the local area
Grimes	Land use	Are there other ways to include Neighborhood Commercial? Add more to serve employers, employees, residents? Need to consider existing employment and residential, not just new development, when determining land use; keep things in perspective, in context
Stevens	Land use	Employment lands are job creators Sports complex is not a job creator; it is a traffic generator; where will all the patrons/users eat?
Brooksby	Land use	Need more residential to serve employees, provide housing locally
Ogden	Land use/balance	What are Metro requirements for jobs vs residential? Per JF: 2300 jobs, no residential requirement
Knapp	General	Wilsonville in less complicated than Tualatin; Tualatin needs to make tough choices
Ogden	General	What is Tualatin's end goal?
Grimes	Land use	Housing is important; need more residential in city as a whole, not just as buffer in planning area Need balance between jobs & housing
Ogden	Land use	Doesn't concur that more residential land is needed in planning area (or city as a whole)

DISCUSSION NOTES - SORTED BY SUBJECT

Speaker	Subject	Comments
Stevens	Basalt rock	How deep? What is the cost of putting in pipes?
Goddard	Boundary	Why is the boundary following the E-W Arterial?
Knapp	Boundary	Seems artificial; makes more sense to have a boundary other than the E-W Arterial
Knapp	Employment	What is the jobs/acre for different employment types? Per JF: 10/ac industrial; 20/ac office & retail
Davis	E-W Arterial	Move it south & let Greenhill serve the local area
Starr	E-W Arterial	Why was the north prong of the I-5/99W Connector not included in the traffic analysis? Curious how much traffic is local & how much is regional Need to look at where people are coming from/going to
Knapp	General	Wilsonville in less complicated than Tualatin; Tualatin needs to make tough choices
Ogden	General	What is Tualatin's end goal?
Brooksby	Land use	Need more residential to serve employees, provide housing locally

Bubenik	Land use	Will an alternative be presented with more residential? Would this fit within the trip cap? It would be ideal to have a better jobs/housing balance in the planning area
Davis	Land use	Wants more residential; multifamily is okay to include
Goddard	Land use	Does not want high density housing; suggest take out multifamily How do you buffer without using residential? West RR area: Combine natural areas with office/flex development (like Nike)
Grimes	Land use	Are there other ways to include Neighborhood Commercial? Add more to serve employers, employees, residents? Need to consider existing employment and residential, not just new development, when determining land use; keep things in perspective, in context
Grimes	Land use	Housing is important; need more residential in city as a whole, not just as buffer in planning area Need balance between jobs & housing
Knapp	Land use	There should be more office in Wilsonville's part Move high tech closer to the Elligsen interchange
Ogden	Land use	Why is residential located where it is & at the densities shown? Why is residential used to buffer existing residential? Doesn't this create a similar problem to what currently exists (residential next to industrial)? Is the 50/50 single to multifamily ratio for the city as a whole? Region? Planning area?
Ogden	Land use	What is best use for the planning area is all goes to Tualatin or Wilsonville? If jurisdictionally blind How do we get at jurisdictional equity? Or does it matter?
Ogden	Land use	Doesn't concur that more residential land is needed in planning area (or city as a whole)
Starr	Land use	Could use regional sports facility or complex as a buffer between residential and industrial
Stevens	Land use	Employment lands are job creators Sports complex is not a job creator; it is a traffic generator; where will all the patrons/users eat?
Ogden	Land use/balance	What are Metro requirements for jobs vs residential? Per JF: 2300 jobs, no residential requirement
Grimes	Phasing	With the jurisdictional boundary as shown, would Tualatin have to wait to develop?
Knapp	Roads	Is the Greenhill overcrossing happening before or after 2035?
Knapp	Sewer	Could Wilsonville service the entire planning area?
Ogden	Sewer	How much of the proposed system is over 25 feet deep? Shallower? What is the cost of a gravity system? What is the break point on cost to make it marketable & cost comparative with the region?
Goddard	Stormwater	Is on-site retention being considered?

Knapp & Starr	Stormwater	Need to coordinate on treatment, compliance, design standards between cities. Will more land be needed for treatment (stormwater facilities)?
Brooksby	Traffic	How is truck traffic volume accounted for in analysis? How does this affect VC, intersections, lanes? How is freight modeled? Per JF: Model includes a % of freight
Goddard	Traffic	Does not want roundabouts
Ogden	Traffic/land use	How do you influence direction of traffic & trips? How do you balance jobs & housing?
Fitzgerald	Traffic/trips	How is commuting factored into the model?
Davis	Trip cap	Who determined this number?
Bubenik	Utilities	Is there a cost savings to either City of moving the service area boundary north or south?
Knapp	Utilities	Don't pipes follow roads? Per AB: Need to look at gravity system in more detail Is it possible that service boundary might be different than political boundary? Would it be feasible to share utilities?
Ogden	Utility cost	Are costs comparable to region? Is the planning area competitive with the region? What are revenue trade-offs? Cost benefit?
Goddard	VC/Traffic	Why is there a discrepancy between intersection & land VC?

GRACE LUCINI
23677 SW Boones Ferry Road
Tualatin, Oregon 97062
December 7, 2014

To: All Tualatin City Council Members and Wilsonville City Council Members -Joint Cities Basalt Creek Concept Planning Meeting -**Meeting December 2, 2014**
All Wilsonville Planning Commission Members -Commission Meeting -**December 10, 2014**
All Tualatin Planning Commission Members -Commission Meeting - **December 18, 2014**

Re: Basalt Creek Area Concept Planning

Please Include this communication as part of the public record for the Basalt Creek Area Concept Planning-- to be associated with the Public Meetings listed above.

I have been observing the Basalt Creek Concept Planning process. Several unaddressed issues become apparent as the Basalt Creek Area Base Case Scenario is presented. These issues are created when the comments and presentations on the concept planning process are compared to the stated intent of Metro Ordinance 04-1040B----which is the basis for the entire concept planning process.

Unaddressed issues are:

1. The entire Basalt Creek Concept Planning process is based upon the current designated location of the East West Connector
2. The utility, safety, feasibility, and cost of the East-West Connector has not been established due to the lack of the appropriate level of due diligence
3. Due to lack of appropriate level of due diligence, if the location or design of the East-West Connector needs to be revised-planning based upon the current location will be of questionable use---- at the expense of the taxpayers.
4. Current presentations on conceptual planning for the Basalt Creek Area do not appear to conform to statements which are specific to the future development of the Tualatin Study Area within Metro Ordinance 04-1040B, which is the basis and authorizing tool for the Basalt Creek planning process.
5. The Base Case presentation – the first of three alternative scenarios to be presented for consideration-includes road and infrastructure detail which will need to accommodate the stated primary purpose of the 124th-East West Connector – which is to have limited local access /cross traffic to increase the volume and flow of regional freight traffic from Highway 99 to Interstate 5 unless overpasses are constructed for local roads across the 5-6 lane 6% grade East-West Connector –adding significant design and construction costs.
6. The Base Case Scenario presentation provides an extremely high level magnitude discrepancy factor for anticipated cost factors on construction through known masses of large basalt rock formations and mountain

ridges and steep grades. Topographical maps and onsite inspection of the location of the proposed concept plan (as presented) - easily suggests cost factors will weigh significantly towards the upper end of construction costs.

An update on the Basalt Creek Concept Planning Project is being presented on the progress on the staff and consultants' findings and to present their Base Case primary Base Case scenario for Concept Planning. Two additional scenarios are to be developed within the next month based upon the feedback provided by the City Councils, and their respective Planning Commissions.

When Metro authorized the process of the concept planning for the Basalt Creek Area in 2004, Metro Ordinance 04-1040B included remarks specific to the Basalt Creek Concept Planning process including:

- Establishment of a Highway 99-I-5 Regional Freight Transportation Connection
- Utilizing the Connection as a basis for jurisdictional boundaries
- Zoning on the north side of the Connector to be "Outside Residential Neighborhoods"
- Zoning on the south side of the Connector to be "Industrial"
- Acknowledged and Identified over ½ of the acreage within the Tualatin Study area and the Coffee Creek Study area was not conducive for Industrial Development
- And provided for the Evaluation and Protection of the Natural Resources within the Basalt Creek Area as part of the process

METRO ORDINANCE 04-1040B

II. Specific Findings for Particular Areas Added To UGB in Task 2 Remand Decision - Metro Ordinance 04-1040B

E. Tualatin

"The City of Tualatin and many residents of the area expressed concern about compatibility between industrial use and residential neighborhoods at the south end of the city. They have also worried about preserving an opportunity to choose an alignment between Tualatin and Wilsonville for the I-5/99W Connector; the south alignment for this facility passes through the northern portion of the Tualatin Study Area."

"In response to these concerns, the Council placed several conditions upon addition of this area to the UGB. First, the Council extended the normal time for Title 11 planning for the area: two years following the identification of a final alignment for the Connector, or seven years after the effective date of Ordinance No. 04-1040B, whichever comes sooner. This allows Title 11 planning by Washington County, the cities of Tualatin and Wilsonville and Metro to accommodate planning for the Connector alignment. "

"Second, the Council states that, so long as the alignment for the Connector falls close to the South Alignment shown on the 2040 Growth Concept Map, it will serve as the buffer between residential development to the north (the portion least suitable for industrial uses) and industrial development to the south (the portion of the area most suitable for industrial use)"

II. SPECIFIC CONDITIONS FOR PARTICULAR AREAS - Metro Ordinance 04-1040B

C. Tualatin Area

"Washington County or, upon annexation to the Cities of Tualatin or Wilsonville, the cities, in conjunction with Metro, shall complete Title 11 planning within two years following the selection of the right-of-way alignment for

the I-5/99W Connector, or within seven years of the effective date of Ordinance No. 04-1040, whichever occurs earlier.

Title 11 planning shall incorporate the general location of the projected right of way alignment for the I-5/99W connector and the Tonquin Trail as shown on the 2004 Regional Transportation Plan. If the selected right-of-way for the connector follows the approximate course of the "South Alignment," as shown on the Region 2040 Growth Concept Map, as amended by Ordinance No. 03-1014, October 15, 2003, **the portion of the Tualatin Area that lies north of the right-of-way shall be designated "Outer Neighborhood" on the Growth Concept Map; the portion that lies south shall be designated "Industrial."**

The governments responsible for Title 11 planning shall consider using the I-5/99W connector as a boundary between the city limits of the City of Tualatin and the City of Wilsonville in this area."

Staff Report Suitability for Industrial Development- Metro Ordinance 04-1040B

Table 2. Chief Operating Officer's Recommendation

EXPANSION AREAS	Total Acres	Net Acres	Dominant Earthquake Zone ⁴	SUITABILITY FACTORS		
				Access	Proximity	Slope less 10%
<i>Damascus West</i>	102	69	D	✓	✓	✓
<i>Tualatin (MPAC-partial)</i>	646	339	D	✓	✓	✓
<i>Quarry (partial)</i>	354	236	D	✓	✓	✓
<i>Borland Rd N. (partial)</i>	575	164	A	✓	✓	✓
<i>Beavercreek (partial)</i>	63	30	D	--	✓	✓
<i>Coffee Creek (partial)</i>	264	97	D	✓	✓	✓

(Indicates approximately ½ of the Tualatin Study Area and less than ½ of the Coffee Creek Study Area was appropriate and/or anticipated to be Industrial Development)

Condition IG of Exhibit F - Metro Ordinance 04-1040B

"Requires the county or city to consider Metro's inventory of Goal 5 resources in their application of Goal 5 to the Tualatin Study Area. Title 3 (Water Quality, Flood Management and Fish and Wildlife Conservation) of the UGMFP requires the county or city to protect water quality and floodplains in the area. Title 11 of the UGMFP, section 3.07.1120G, requires the county or city to protect fish and wildlife habitat and water quality."

Entire Concept Planning process based upon location on East West Connector

It has been stated the location of the East West Connector as adopted by the Basalt Creek Concept Planning PAG Group in December 2012, and then adopted by Washington County Ordinance 767 in 2013, is to be incorporated and included as an existing factor within the Basalt Creek Concept Plan.

This is an important factor, as the East-West Connector is geographically located in the middle of the Basalt Creek Area, and includes a bridge which will tower approximately 100 feet into the air at the eastern end where it is anticipated the width of the bridge will be 5-6 lanes wide (to make accommodations for slow acceleration of freight trucks due to the steep grade).

(Please see attached Preliminary Design for East West Connector including topographical cross-section)

- A. It should be noted, the 124th East West connector does not in fact terminate at Interstate 5, nor do plans include any direct connection onto Interstate 5. All of the Interstate 5 regional freight traffic will be directed onto surface arterials and collectors which will then feed into an already compromised Elligsen/ Interstate-5 Interchange, competing with other local commercial and residential traffic.
- B. Preliminary design of the East West Connector indicates cut and fill of large amounts of land in order to achieve a minimum 6% road grade for regional freight traffic (which is within Washington County standards, but exceeds Federal Highway recommendations for design of highways for freight traffic).
- C. Preliminary design of the East West Connector indicates the East West Connector requires traffic stop lights at the top and bottom of a 6% grade bridge --- a known significant factor which will decrease speed and flow of freight traffic through the intersections and surrounding area.
- D. The steep expressway grade of the East West Connector will significantly and negatively impact local traffic when the 6% grade bridge over the wetlands becomes icy and the East-West Connector becomes slick and unsafe. Due to the above and below ground-level design of the East-West Connector (road cut and lengthy 100 foot bridge elevation); timely emergency vehicle access to attend accidents will be reduced due to limited access roads or off road access.
- E. The 6% grade of the Connector exceeds Federal ADA Recommendations may limit multimodality use of the East West Connector which is contrary to the current emphasis of State, Regional and local transportation goals. Design changes to accommodate ADA recommendations may increase design and construction costs which were not included during East-West Connector location discussions.
- F. Due to the need to cut and fill large amounts of land to construct the East-West Connector (which may also include an additional cross traffic proposed local road) in this area of known and identified - wetlands, high value riparian, and high value uplands habitat---- Have the appropriate State and Federal agencies been consulted and these projects properly vetted as to impact on known wetlands and Significant Natural Resources identified within Goal 5, 3 and 13 standards?
- G. Was the specific location and design of the East-West Connector as identified in Washington County Ordinance 767 reviewed or vetted by those agencies responsible for protection of local, state and federal natural resources- as addressed in Metro 04- 1040B.

If the appropriate reviews by the appropriate State and Federal agencies was not done during and as part of the Tualatin –Wilsonville IGA and/or PAG evaluation process (as to the specific location and design of the East West Connector within the Basalt Creek Area) and its impact upon identified Significant Natural Resources has not been determined-- it is not known if the present location of the Connector will require changes in location or design to comply with water quality standards or other environmental constraints.

If there are additional design features which are needed to reduce the 6% grade of the East-West Connector, or significant bridge design accommodations needed to increase multi-modal use- the ability and cost to achieve these changes---this information needs to be identified and included in the Concept Planning process for purpose of funding and to ensure compatibility with future planning.

Has the integrity and stability of the one basalt rock formation within the known wetlands upon which Washington County plans to use as the center footing for large 5-6 lane regional freight bridge ---has the appropriate level of due diligence been done to determine its feasibility for its intended use?

It seems appropriate these basic feasibility issues should be addressed and resolved immediately if the entire concept design process for the Basalt Creek Area revolves upon the viability of the specific location of this 5-6 lane connector and bridge before any concept scenario is presented for evaluation to the Cities or public.

Based upon the above, the design and location of the East-West Connector seems extremely counter intuitive for an expressway whose main purpose is to increase the flow of regional freight through this area- especially when other alternative scenarios did not pose such problems.

Spending time, effort and costs in concept planning based upon the location of the East-West Connector when appropriate feasibility studies specific to the connector's planned location may not have been obtained ---may be a significant oversight in the planning process. This may eventually cause a significant and unnecessary expense to taxpayers and may cause an unnecessary delay in resolution and implementation of the plan--- should the present location of the East West Connector be deemed inappropriate for construction.

Boundary and Zoning Issues

1. Comments continue to be raised regarding the utilization of the East-West Connector as a basis for jurisdictional boundaries (as suggested in Metro Ordinance 04-1040B)--due to concerns about different types of zoning on the north and south sides of the Connector.

If the current location of the East-West Connector remains as indicated- a significant portion bisects land with known wetlands, and Significant Natural Resources which pose constraints upon development limiting development on approximately ½ of either side of the East-West Connector. And, due to the topography of the area, the eastern bridge portion of the East West Connector is anticipated to rise 100 feet above the ground. Consequently there will not be development at face to face street level on a large portion of the East-West Connector. Both of these issues should ease some concerns expressed about driving along the East West Connector and seeing different types of development abutting the expressway at street level and should be able to remove this concern as a limiting factor in the decision making process.

2. Those preparing concept zoning plans within the Basalt Creek Area should be cognizant and respectful of the numerous existing homes and neighborhoods which were built under the zoning, the laws and the regulations in place at time. It is these people and families who will bear significant impact by changes in governance or zoning implemented by this process. It is again important to recognize the residents and property owners within the Basalt Creek Area have no elected representation within the Basalt Creek Concept Planning process.

Issues which should be addressed regarding the proposed Basalt Creek Base Case Scenario:

If the entire basis of the 124th East-West Connector is predicated on increasing the flow of Regional Freight Traffic from Highway 99 to Interstate 5 –in part by limiting the number of local access points interrupting the speed and flow of truck

traffic—then questions should be asked regarding the Base Case Scenario proposing a local road which intersect the East-West Connector and not included within the preliminary design plan for the East West Connector

- What type of traffic control is intended at the intersection of the 5 lane East-West Connector and the Base Case proposed local road which runs north and south parallel and between SW Boones Ferry Road and SW Grahams Ferry Road (as identified in the December 2014 Basalt Creek Concept Plan Base Case Scenario)?
- is a less expensive traffic light sufficient to meet the local traffic needs without significantly interrupting truck east-west truck traffic (which is estimated by Washington County Staff will be twice the volume of current Tualatin Sherwood Highway traffic)?
- will an overpass/s be required for proposed local north south roads, and
- who will pay for significant design and construction upgrade improvements to the East-West Connector plans, as well as the additional design & construction costs for the local road for any overpass across the 6% grade 5-6 lane Expressway through undulating topography?

Please see the attached topographical map –Indicating the approximate locations of the East-West Connector and the proposed Base Case north-south local road which intersects the Connector in the middle of a steep ridge.

A Recommendation for future Basalt Creek Concept Planning discussions and presentations:

As the topography of this area presents important constraints to the entire concept planning due to an extremely wide range of topographical features including steep grades and natural wetlands, it seems reasonable future concept plans should be presented with topographical overlays when making presentations to city officials and to the public-- to provide greater understanding and visual conceptualization of this complex project.

I appreciate your consideration of these issues when you forward your comments, recommendations or suggestions to the Basalt Creek Concept Planning staff and consultants as they make their revisions and create the next- and last- two alternative scenarios to be presented in February 2015.

Respectfully submitted,

Grace Lucini

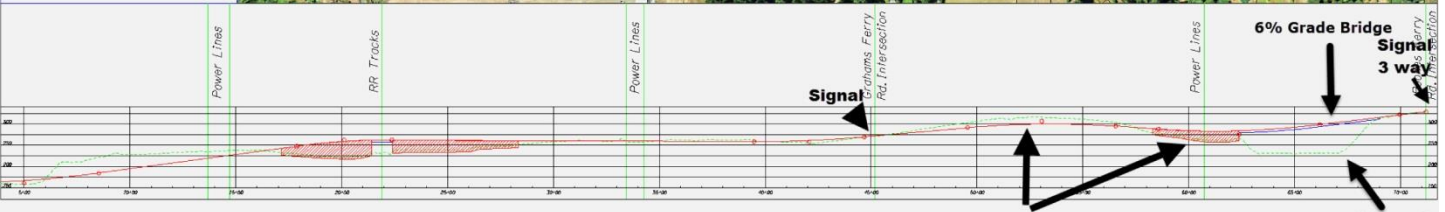
Attachments:

Preliminary Design for East West Connector-Washington County
Topographical Map East West Connector with Base Case Local Road Overlay

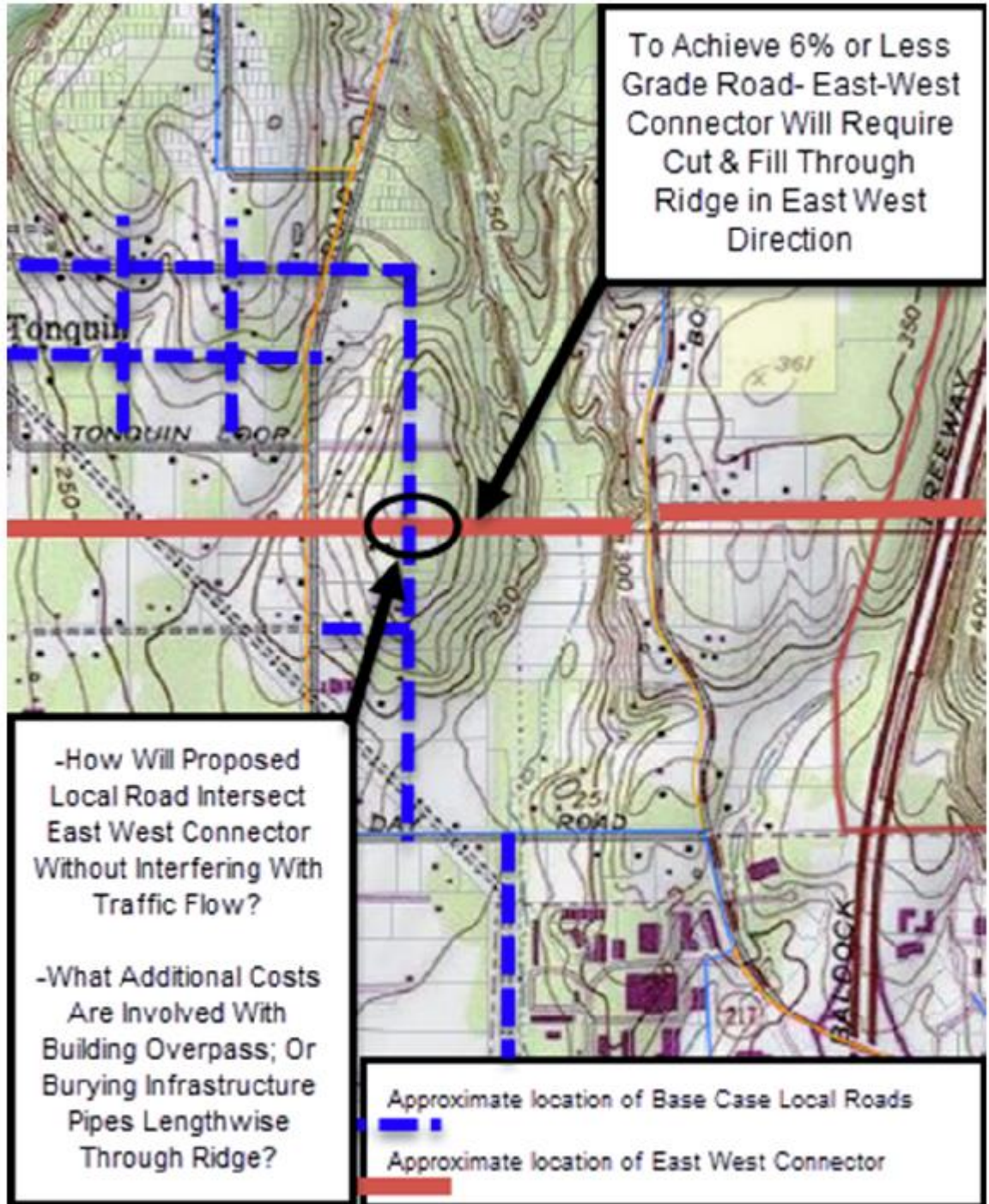
CC: Cindy Hahn, City of Tualatin
Aquilla Hurd-Ravich, City of Tualatin
Chris Neamtzu, City of Wilsonville

Basalt Creek Preliminary Design - East-West Connector

January 2012



Note- Cross Section of Cut and Fill Needed to Reduce Grade of Bridge





City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF December 18, 2014

TPC MEMBERS PRESENT:

Alan Aplin
William Beers
Jan Giunta

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Lynette Sanford

TPC MEMBER ABSENT: Nic Herriges, Jeff DeHaan, Adam Butts, Cameron Grile

GUESTS:

1. **CALL TO ORDER AND ROLL CALL:**

Alan Aplin, Chair, called the meeting to order at 6:29 pm and reviewed the agenda. Roll call was taken.

2. **APPROVAL OF MINUTES:**

Mr. Aplin asked for review and approval of the November 20, 2014 TPC minutes. Since there were only three members present, the approval of the minutes was postponed until the next meeting.

3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):**

Susan Noack, 9522 SW Siletz, Tualatin, OR

Ms. Noack stated that she has been a Tualatin resident since 2001. She is currently retired, very involved in the Senior Center, and a representative of the City Task Force on Aging. Ms. Noack noted that Joe Lipscomb is the Chairman of this committee and its purpose is to investigate the needs of seniors in the community and present the findings to the City. This organization is focusing on goals for seniors: local transportation, street and sidewalk safety, a program with local churches called "You are not alone" – a wellness program for seniors, and additional educational programs regarding the needs of seniors. Ms. Noack stated that this committee meets the third Tuesday of every month at the Juanita Pohl Center.

Ed Casey, 22255 SW 102nd Place, Tualatin, OR

Mr. Casey stated that he is a 42 year resident of Tualatin and he is also involved with the City Task Force on Aging. Mr. Casey noted that 17% of the population in Tualatin is over 50, and the aging population is growing. He wanted the Commission members to keep this in mind when they are making decisions about future land uses and

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

transportation issues which will affect senior citizens. Ms. Hurd-Ravich inquired how to get in contact with the group. Mr. Casey said to contact Joe Lipscomb.

4. **ACTION ITEMS:**

None

5. **COMMUNICATION FROM CITY STAFF:**

A. Basalt Creek Concept Plan – Project Update

Cindy Hahn, Associate Planner, presented a summary of the December 2 Joint City Council meeting with Wilsonville, including a review of a Base Case land use scenario that has been developed and evaluated. This presentation is for information purposes and to gather input to help create two additional scenarios in winter 2015.

Ms. Hahn stated that the Base Case Scenario includes a range of land uses such as light industrial and warehousing, office park, industrial tech/flex space, single-family residences, townhomes and apartments, neighborhood commercial, and undeveloped natural areas. Building the Base Case Scenario included stakeholder input regarding concerns about cut-through traffic, desire for green spaces and trails, small-scale retail to service local neighborhoods and workers, and market demand for updated industrial developments. Ms. Giunta asked about the east/west arterial route. Ms. Hurd-Ravich responded that this concept plan will not revisit the east/west connector.

Ms. Hahn continued with the presentation that included the land use development types, the indicators (evaluation criteria), transportation, and wet infrastructure. Mr. Beers inquired about the consideration of multi-family housing. Ms. Hahn responded that the considerations for multi-family included freeway access and the increase in traffic. The multi-family housing is to include a mix of townhomes, apartments, and single-family homes. Ms. Giunta raised the concern of traffic with multi-family housing and would like to see it reduced. She also expressed concern about the livability impact on single-family residences. She mentioned that she has heard that the Tualatin residents would prefer single-family over multi-family housing.

Ms. Hahn noted that new households, jobs and trips generated in the Transportation Refinement Plan and the Urban Growth Report were used as guides in choosing different land uses for the planning area. The Base Case Scenario results in substantially fewer new households and substantially more jobs than either the Transportation Refinement Plan forecast or the Urban Growth Report forecast.

Ms. Giunta asked if in the foreseeable future, will 124th be extended past Grahams Ferry and if development will occur before that. Ms. Hurd-Ravich responded that that there will be some development occurring before the east/west connector is built. The timeframe is approximately by 2035, depending on funding and discussions with the county.

Ms. Hahn continued discussing wet infrastructure. Preliminary cost estimates for the base Case infrastructure, including sewer, storm water and potable, water, are \$44.6 million for Tualatin and \$32.4 million for Wilsonville. These estimates do not include all existing system upgrades that might be needed for water and storm water. The estimates are at a very conceptual level for comparative purposes. Ms. Giunta asked if a bond will pay for this. Ms. Hurd-Ravich added that Clean Water Services has been in discussion with the financial aspects of this and will look at revenues from the developers, including system development charges (SDC) fees. Ms. Giunta would like it noted that she is cautious moving forward with the Basalt Creek plan due to questions about the project being financially viable.

The next steps in this process including a Joint Council meeting in February, a public open house in March, individual Council work sessions in April, and in spring/summer a preferred scenario will be developed. A short discussion followed regarding the impact on the school district and high density housing.

Gordon Scott, PO Box 2594, Tualatin, OR

Mr. Scott stated that Sherwood was going to build a school where Horizon Community Church is which was changed to Tigard-Tualatin, so the boundaries do change.

Grace Lucini, 23677 SW Boones Ferry Rd, Tualatin, OR

Ms. Lucini questioned that if the East/West connector is identified and established where it is, has the due diligence been completed regarding water quality standards. Ms. Hurd-Ravich said detailed analysis was completed and they identified a site off Grahams that will serve for water quality.

Ms. Lucini added that the concerns in her letter need to be addressed and resolved before the plans are made for the road connection. Ms. Lucini added that a natural area goes through her property and there are many complications with that.

6. FUTURE ACTION ITEMS

A. 2015 Meeting Calendar

Ms. Hurd-Ravich stated the 2015 TPC meeting dates will continue to be held on the third Thursday of every month. In January, elections will be held for a Chair and Vice Chair. A sign variance for LA Fitness will be coming before the Commission members as well a preliminary look at medical marijuana dispensaries.

Mr. Beers stated that he is representing the Planning Commission at the City Facilities Task Force. They are taking a look at existing facilities and determining future needs, including a new City Hall. Ms. Giunta added that Riverpark CIO will be discussing this topic at their next meeting along with City staff.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None.

8. **ADJOURNMENT**

MOTION by Aplin to adjourn the meeting at 8:10 pm.



_____ Lynette Sanford, Office Coordinator



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
FEBRUARY 23, 2015

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Engineer Associate Tony Doran; Assistant City Manager Alice Cannon; Accounting Supervisor Matthew Warner; Public Works Director Jerry Postema

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:07 p.m.

B. ANNOUNCEMENTS

1. Proclamation Declaring February 23-27, 2015 as Future Business Leaders of America Week

Mayor Ogden presented the proclamation declaring February 23-27, 2015, as Future Business Leaders of America week. The Tualatin High School Future Business Leaders of America officers accepted the proclamation.

2. Employee of the Year Proclamation

City Manager Sherilyn Lombos presented Matt Warner, Accounting Supervisor, as the 2014 Employee of the Year. She commended Mr. Warner on his contributions to the City of Tualatin.

Councilor Davis read the proclamation declaring Matt Warner as the 2014 Tualatin Employee of the Year.

C. SPECIAL REPORTS

1. Tualatin Tomorrow Annual Progress Report

Deputy City Manager Sara Singer and Tualatin Tomorrow Advisory Committee (TTAC) Chair Candice Kelly presented the Tualatin Tomorrow Advisory Committee annual progress report. Chair Kelly stated the committee completed their five year vision update, which was adopted by the Council this past year. The plan produced eight focus areas, 18 community goals, and 100 actions. Committee activities over the year included partner recruitment, holding monthly TTAC meetings, partner events, and a partner survey. These activities have led to partners completing 73 of the 100 proposed actions. The committee goals for the upcoming year include continued partner recruitments for increases community involvement, holding a spring/summer partner event, and continued outreach and education on partner activities and vision progress.

Councilor Bubenik, council liaison for TTAC, thanked Chair Kelly and the committee for their work over the year. He also thanked Deputy City Manager Singer for her great work with the committee.

D. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

None.

E. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Ed Truax, SECONDED by Council President Monique Beikman to adopt the consent agenda.

Aye: Mayor Lou Ogden, Council President Monique Beikman, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of February 9, 2015
2. Consideration of Recommendations from the Council Committee on Advisory Appointments
3. Consideration of **Resolution No. 5215-14** Authorizing the City Manager to Execute a Revocable Permit to Allow Retaining Walls and Landscaping over Public Stormwater and Sanitary Sewer Easements at 22300 SW 106th Avenue



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR
FEBRUARY 23, 2015

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Community Services Director Paul Hennon; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Assistant City Manager Alice Cannon; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:42 p.m.

1. *Marijuana Facilities.*

Planning Manager Aquilla Hurd-Ravich and Associate Planner Cindy Hahn presented proposed amendments to establish reasonable time, place and manner regulations for marijuana facilities. Manager Hurd-Ravich stated the draft ordinance is based on feedback from Council at the January 26 meeting and the Planning Commission meeting on February 19. Current regulations and draft code definitions were briefly discussed. Proposed developmental standards such as compliance with state requirements, hours, entrances, and odor were presented. Location proposals included allowing facilities in light, general and manufacturing business parks, providing a 3,000 foot buffer from residential areas, schools, city parks, and libraries. Proposals also considered prohibiting co-location or retail dispensaries with other marijuana facilities, 2,000 foot buffer between facilities, and limiting facilities to 3,000 square feet in size. Standards for edible marijuana, butane extraction, and home growing were also reviewed.

Manager Hurd-Ravich presented suggestions from the Planning Commission. Suggestions included allowing dispensaries in the Industrial Business Park Overlay District and small mixed uses in manufacturing districts, a reduction in facility separation to 1,000 feet, allowing 24 hour grow operations, deletion of ambiguous language in edible standards, and specifying language for homegrown marijuana standards.

Next steps for the draft ordinance includes holding a public hearing and ordinance adoption in March to allow the ordinance to be in effect before the end of the moratorium on May 1.

Mayor Ogden asked if the Planning Commission was ok with the 3,000 foot buffer. Manager Hurd-Ravich stated in general they agreed with the buffer. He asked if

they were interested in allowing facilities in all industrial districts of just the Franklin Business Park. Manager Hurd-Ravich stated she did not have clarity on that from the Commission.

Councilor Truax stated he does not support the draft ordinance and he feels certain items are unreasonable. He suggested the ordinance be reworked to fall in line with the ballot measure that was passed. Specifically he would like to see retail facilities allowed in commercial zones.

Councilor Bubenik concurred with Councilor Truax. He would like see facility separation reduced to 1,000 feet and grow operations separated into their own category. Mayor Ogden asked for clarification as to why growers should be in their own category. Councilor Bubenik stated facility sizes and hours of operations for a grow facility have different needs than those of retail or medical facilities. Mayor Ogden asked staff for clarification on what the types of activities could be performed during the proposed hours. City Attorney Brady stated the proposed hours would allow businesses only to be open to the public during certain hours but would allow other business activities to occur outside those hours.

Councilor Bubenik would like to see facility sizes for grow operations greatly increased. Councilor Grimes requested information regarding the size needs of a standard grow operation. Mayor Ogden, Council President Beikman, and Councilor Brooksby disagreed with increasing allowable facility sizes.

Council President Beikman would like to see the 3,000 foot buffer zone reduced to 2,000 feet. She asked if this would allow facilities to then locate in the Industrial Business Park Overlay area. Manager Hurd-Ravich stated it would then allow facilities in the area. Mayor Ogden expressed concern with allowing this as it would expose the northern part of Tualatin to allowing facilities within close proximity of our neighboring cities.

Councilor Truax asked how sections of unincorporated land would be affected by the proposed ordinance. Manager Hurd-Ravich stated the city's ordinance would not affect these areas as they would fall under Washington County standards.

Councilor Davis stated her primary concerns around legalization of marijuana would not be addressed by the proposed ordinance, as her concerns are related to youth access. She would like to see the proposed ordinance reduce the buffer to 2,000 feet and move grow operations into their own category.

Council consensus was reached to direct staff to keep the buffer at 3,000 feet. Consensus was reached to move growing facilities into their own category. The category should still restrict facility size to 3,000 square feet and not restrict operating hours.

Councilor Davis expressed concerns over the ordinance potentially restricting the city from receiving tax revenue for marijuana sales. Mayor Ogden stated the ordinance can be changed at anytime if this were to happen.

2. *Basalt Creek Project Update.*



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR MAY 11, 2015

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes

Absent: Councilor Wade Brooksby; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Teen Program Specialist Julie Ludemann; Human Resources Analyst Debra Bullard; Police Captain Mark Gardner; Assistant City Manager Alice Cannon; Library Manager Jerianne Thompson; Parks and Recreation Manager Rich Mueller; City Engineer Jeff Fuchs; Recording Secretary Colleen Resch; Librarian II Aimee Meuchel; Public Service Manager Sarah Jesudason; Management Analyst II Carrie Severson; Public Works Director Jerry Postema

A. CALL TO ORDER
Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:15 p.m.

B. ANNOUNCEMENTS

1. Tualatin Youth Advisory Council Update, May 2015

Members of the Tualatin Youth Advisory Council (YAC) presented a PowerPoint on their latest activities and upcoming events. The YAC held their annual Project FRIENDS event on April 24. The YAC presented ideas to investigate further which included utilizing social media to promote volunteer opportunities, job preparation workshops, internship programs and a teen coffee house. Upcoming events include Movies on the Commons, Tualatin TRYathlon and Teen Kaleidoscope Run.

2. America's Best Communities Grant Award

Tualatin Tomorrow Advisory Committee Member John Bartholomew and Tualatin Chamber of Commerce CEO Linda Moholt announced Tualatin's entry for America's Best Communities Grant Award has been selected as one of the 50 nationwide quarter finalists. He said Tualatin will receive a \$35,000 award from the national sponsors, and \$15,000 from a local corporate sponsor (Intel) and must commit to raising an additional \$15,000 in matching donations from our community

by August 4, 2015. These funds are to be spent to further develop the initial entry into a more detailed plan for economic development and community revitalization. In the competition's later rounds, eight semifinalist teams will be chosen to receive \$100,000 each, and will continue on to compete for the three grand prize awards of \$3 million, \$2 million and \$1 million. He commented on fundraising opportunities and upcoming deadlines.

3. Proclamation Declaring the Week of May 18-23, 2015 as Emergency Medical Services (EMS) Week

Councilor Grimes read the proclamation declaring the week of May 18-23, 2015 as Emergency Medical Services (EMS) Week.

Sean Russell with Metro West Ambulance accepted the proclamation and presented the City with a plaque.

4. Proclamation Declaring Saturday May 16, 2015 as National Kids to Parks Day in Tualatin

Council President Beikman read a proclamation declaring Saturday, May 16, 2015 as National Kids to Parks Day.

5. Proclamation Declaring the Week of May 10 - 16, 2015 as "National Police Week" in the City of Tualatin

Councilor Davis read a proclamation declaring May 10-16, 2015 as National Police Week.

6. Employee Recognition - Aimee Meuchel, OYAN You're Excellent Award

Teen Librarian II Aimee Meuchel was awarded the OYAN You're Excellent Award at the 2015 Oregon Library Association annual conference, by the Oregon Young Adult Network. This award recognizes an individual or organization that has made a positive and significant contributions to teens in Oregon libraries.

7. New Employee Introduction: Carrie Severson, Management Analyst II, Operations

Public Works Director Jerry Postma introduced Management Analyst II Carrie Severson. The Council welcomed her.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.



STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL
Date 5-26-15
Recording Secretary C. Resch

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Colleen Resch, Recording Secretary

DATE: 05/26/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of May 11, 2015.

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of May 11, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes for May 11, 2015
City Council Meeting Minutes for May 11, 2015



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR MAY
11, 2015

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik;
Councilor Joelle Davis; Councilor Nancy Grimes

Absent: Councilor Wade Brooksby; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Community Services
Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara
Singer; Planning Manager Aquilla Hurd-Ravich; Information Services Manager Lance
Harris; Associate Planner Cindy Hahn; Police Captain Mark Gardner; Assistant City
Manager Alice Cannon; City Engineer Jeff Fuchs; Recording Secretary Colleen
Resch; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order at 6:15 p.m.

1. Basalt Creek Concept Plan Briefing.

Assistant City Manager Alice Cannon provided an overview of the project and asked staff to share the results of the Sanitary System Alternatives Analysis for the Basalt Creek planning area. She said staff will seek direction as to whether service boundaries should line up with jurisdictional boundaries and if shared service agreements are an acceptable approach.

Planning Manager Aquilla Hurd-Ravich, Associate Planner Cindy Hahn and Andy Braun with Clean Water Services presented a PowerPoint on their efforts to re-evaluate the sanitary sewer system, seek a more efficient system considering both construction and long-term operating and maintenance costs. The analysis presents three additional sanitary sewer alternatives for consideration, with updated cost estimates. Alternative 1 is to minimize pump stations, which proposes three pump stations and upgrades at Martinazzi lateral and upper Tualatin trunk. The con for this alternative is poor phasing opportunities. The pros are approximate equal flow between cities, the least amount of pump stations, low impact on existing system and the lowest cost with a total cost of \$44 million. Alternative 2 is to minimize impacts to the existing Tualatin system which proposes five pump stations and upgrades to the Martinazzi lateral. This alternative has better phasing opportunities for Tualatin in the northeast but poor phasing in the central and northwest region with a total cost of \$47.2 million. Alternative 3 is a hybrid alternative system which proposes four pump stations, has better phasing and requires upgrades to Martinazzi lateral and upper Tualatin trunk with a total cost of \$47.3 million. She discussed the pros and cons of each alternative including the Base Case Alternative and said the project team's initial analysis concludes the most efficient system is Alternative 1 which proposes minimizing pump stations.

Andy Braun commented on the role of Clean Water Services and their interest in



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JUNE 8,
2015

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby;
Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Ed Truax

Absent: Councilor Nancy Grimes

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Community Services
Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara
Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris;
Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Teen
Program Specialist Julie Ludemann; Police Captain Larry Braaksma; Economic
Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Library
Manager Jerianne Thompson; Parks and Recreation Manager Rich Mueller; Public
Works Director Jerry Postema

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:02 p.m.

B. ANNOUNCEMENTS

1. Recognition of the 2015 "If I Were Mayor..." Contest Winners in the Poster, Essay,
and Presentation Categories

Julie Ludemann, Recreation Supervisor, presented the "If I were Mayor..." contest winners. She explained the competition is sponsored by the Oregon Mayors Association and is a unique opportunity to promote local government education in our community. The winners from the three categories included: Ellie Cunnington, 4th-5th grade poster, Amber Hall, middle school essay, and Emma Patton, high school video and PowerPoint. The winning entries have been forwarded to the state wide competition for judging and winners will be announced mid-June.

Mayor Ogden presented the winners with certificates of participation.

2. Announcing the 2015 Tualatin Science and Technology Scholarship Winner

Council President Beikman announced Madison Cochran as the 2015 Tualatin Science and Technology Scholarship winner. Madison was selected as the winner by the scholarship committee comprised of City Council representative Monique Beikman, School Board representative Dr. Barry Albertson, and Chamber of Commerce representative Denise Macriganis. Madison's accomplishments were noted.

3. YAC Update for June 2015

Members of the Tualatin Youth Advisory Council (YAC) presented a PowerPoint on their latest activities and upcoming events. The YAC participated in the Tualatin TRYathlon on June 6 at Tualatin High School. YAC members volunteered as route monitors and event ambassadors. YAC members are currently preparing for the Kaleidoscope Run to be held on June 12. The event acts as a beginning of summer celebration for grades 6-12. Movies on the Commons will start on Saturdays in July and August. YAC has selected the films and will be selling concessions.

4. New Employee Introduction- Paul Ilg, Building Inspector

Assistant City Manager Alice Cannon introduced Building Inspector II Paul Ilg. The Council welcomed him.

C. **CITIZEN COMMENTS**

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

None.

D. **CONSENT AGENDA**

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Wade Brooksby to adopt the consent agenda.

Aye: Mayor Lou Ogden, Council President Monique Beikman, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Ed Truax

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of May 26, 2015



STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL
Date 6/22/15
Recording Secretary N. Morris

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Nicole Morris, Deputy City Recorder

DATE: 06/22/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of June 8, 2015

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of June 8, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes for June 8, 2015
City Council Meeting Minutes for June 8, 2015



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR JUNE
8, 2015

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby;
Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Ed Truax

Absent: Councilor Nancy Grimes

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Community Services
Director Paul Hennon; Deputy City Manager Sara Singer; Planning Manager Aquilla
Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager
Lance Harris; Associate Planner Cindy Hahn; Police Captain Larry Braaksma;
Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon;
Management Analyst II Kelsey Lewis; Parks and Recreation Manager Rich Mueller;
Management Analyst II Zoe Monahan; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order 5:14 p.m.

1. ***Community Enhancement Award Recommendation.***

Management Analyst Kelsey Lewis and Tualatin Arts Advisory Committee (TAAC) member Gary Thompson presented the Community Enhancement Award recommendation. Mr. Thompson stated the award is to recognize art endeavors in the community. The TAAC recommended the Mastodon sculpture at the Nyberg Rivers Shopping Center be granted this award.

City Manager Lombos stated the official awarding would come to the Council on June 22.

2. ***Tualatin River Greenway Trail Gap Completion Project Update.***

Community Services Director Paul Hennon presented an update on the scope, schedule, and budget for the Tualatin River Greenway Gap Completion Trail project. Director Hennon stated the new bicycle and pedestrian path will be 10 to 12 feet wide and will span three quarters of a mile between Barngrover Street and the old RV of Portland site on Nyberg Lane. Trail alignment and existing conditions were reviewed.

Mayor Ogden asked what the old RV site would look like. Director Hennon stated a gravel path will connect to the existing concrete path and will include additional fencing along the trail for safety. Mayor Ogden asked if negotiations would be complete before the trail opening. Director Hennon stated the intention is to have negotiations completed.

Director Hennon stated the trail will contain 7 interpretative areas. Interpretive



OFFICIAL MINUTES OF THE SPECIAL JOINT CITY OF TUALATIN AND CITY OF WILSONVILLE WORK SESSION FOR JUNE 17, 2015

Present: Mayor- Tualatin Lou Ogden; Mayor-Wilsonville Tim Knapp; Council President- Tualatin Monique Beikman; Council President- Wilsonville Scott Starr; Councilor- Tualatin Joelle Davis; Councilor- Tualatin Wade Brooksby; Councilor- Tualatin Frank Bubenik; Councilor- Tualatin Nancy Grimes; Councilor- Tualatin Ed Truax; Councilor- Wilsonville Susie Stevens; Councilor- Wilsonville Charlotte Lehan; Councilor- Wilsonville Julie Fitzgerald

Staff Present: City Manager- Tualatin Sherilyn Lombos; City Attorney- Tualatin Sean Brady; Planning Manager- Tualatin Aquilla Hurd-Ravich; Deputy City Recorder- Tualatin Nicole Morris; Associate Planner- Tualatin Cindy Hahn; Assistant City Manager- Tualatin Alice Cannon; City Engineer- Tualatin Jeff Fuchs; Accounting Supervisor- Tualatin Matthew Warner; Planning Director-Wilsonville Chris Neamtzu; Community Development Director-Wilsonville Nancy Krausharr; Long Range Planning Manager- Wilsonville Miranda Bateswchell; Development Engineering Manager- Wilsonville Steve Adams; City Attorney- Wilsonville Mike Kohlhoff; City Manager-Wilsonville Bryan Crosgrove

Attendees: John Fregonese, Leila Aman, Erica Smith, Mark Anderson, Kelli Walters, Ray Delahanty, Matthew Craigie, Brian Vanneman, Andy Braun

A. CALL TO ORDER

Mayor Ogden called the meeting to order at 6:00 p.m.

The Councils introduced themselves.

B. PRESENTATION AND DISCUSSION

Mayor Knapp encouraged Consultant Fregonese to not spend time going through the PowerPoint as both Council's had already received the information. He would like the focus tonight to be on the Councils discussing the options.

Consultant Fregonese briefly recapped the presentation. He noted two boundary options have been established with each having a mix of different land use scenarios. Constraints for the area were reviewed and he recommended the West Railroad area is set aside from tonight's considerations. Developable acres, land use mixes, jobs and employment types, transportation and trips, sewer and water costs, and assessed value were recapped. Consultant Fregonese noted each boundary option meets regional goals and constraints while providing high quality employment, housing opportunities,

appropriate transitions, responsiveness to real estate markets, efficient infrastructure systems, and development that pays for itself. The next steps for both Councils is to refine the options, conduct public outreach, prepare draft and final concept plans, and adopt plan amendments. Consultant Fregonese opened discussion for the Councils asking them to consider the criteria that was set forth while working toward their preferred alternatives.

Mayor Knapp stated Wilsonville had discussed these options and concluded they are highly interested in high paying jobs through a uniquely attractive industrial sector. He expressed their concerns regarding the ability to cluster industries together in options presented tonight. Mayor Knapp also noted the concept of equity needs to be defined in these cases. Wilsonville Council also discussed previously their concerns with cross jurisdictional uses of sewer.

Mayor Ogden asked the group to consider if the current objectives still accurately reflect where each City stands in the process.

Mayor Knapp requested high value jobs be added to the list of values.

Councilor Davis requested environmental protections of natural resources in the Basalt Creek area be added to the list.

Consultant Fregonese stated options presented tonight are not plans but models. Innovative uses will be further encouraged in the planning stage as the process currently is in the testing and measuring stage.

Council President Starr stated he is not interested in moving forward with Option One as presented. He concurred with Consultant Fregonese in setting the West Railroad area aside during this process. He would like to focus on making infrastructure and revenue more equitable for both cities. Council President Starr expressed his concern with the potential cost to upgrade the interchange at Elligsen with increased traffic into that area from the Basalt Creek planning area. Consultant Ray Delante, DKS stated the intersection was studied and the upgrades have been included in the modeling.

Councilor Fitzgerald stated she would like to preserve the natural resources in the area while optimizing its value to future residential and employment sectors.

Mayor Ogden wants to focus less on proposed uses as they will be further studied during the comprehensive planning process. He would like to focus on preserving the capacity of the infrastructure and natural resources while recognizing and respecting the desired uses of the other city.

Council President Beikman agreed with Mayor Knapp in further defining the term "equity" for each city. She would like to clearly lay out high priorities for each city and work on which option meets those needs.

Consultant Fregonese stated each city may need to set the numbers aside and do what feels best for each community. He asked Consultant Mark Anderson to address the cross jurisdictional concerns with the sewer extension. Consultant Anderson stated it is not uncommon to have cross jurisdictional boundaries for utilities. The gross costs for different alternatives were evaluated and a measurable savings in the cost of infrastructure was noted when sewer flows in a direction that crosses jurisdictional

boundaries. He stated a shared service is the most cost effective way to serve the area.

Councilor Lehan expressed she is less concerned with equity and more concerned in producing an overall good plan. She stated Wilsonville made a commitment to the region to make this area a significant job generating area and it is highly important to stick to that promise. Councilor Lehan added she believes Wilsonville does not have the capacity to support residential in the area.

Council President Beikman stated Tualatin made assurances to Metro that the residential neighborhoods in the area would be appropriately buffered.

Mayor Ogden asked if there were potential options for sewer services where Tualatin provided services to Wilsonville. Consultant Anderson reviewed the map pointing out sewer service locations and who the providers would be in each scenario. He noted the scenario where 15% of the total sewer flow heads into Tualatin and 35% of the flow into Wilsonville would save 2.5-3 million dollars.

Mayor Knapp expressed concerns with the phasing and timing of sewer services. He stated Wilsonville would not need to phase as quickly as Tualatin as the industrial area would grow slower than the residential area.

Consultant Matt Craigie spoke to the residential and industrial markets for both cities. He noted Tualatin has a high demand for residential. The industrial market with a build to suite style building is very strong.

Mayor Knapp expressed concern over upfront cost of sewer with a uncertain return since the industrial area in Wilsonville will take longer to build out than residential in Tualatin.

Clean Water Services representative Andy Braun stated the cross jurisdictional approach is the most cost effective for all parties. He stated Clean Water Services would assist Wilsonville in the laying of the gravity line as it would offset the long term cost associated with having to build pump stations.

Mayor Knapp stated his concern with option one is the new developable acres skews towards Tualatin. The imbalance in developable acres feels inequitable to him. The option also does not allow for clustering in the industrial area. He would like to see more similar uses along the connector roads as well. Option Two in his opinion finds more balance in his areas of concern.

Council President Starr would like to see a better balance between assessed value and taxes. He sees Option Two as a better base to work from.

Mayor Ogden stated assessed value is not a good measure of equity as it does not take into account the cost of services. He sees developable acres as a better measure.

Councilor Lehan agreed with Mayor Knapp in the fact that she would like to see a larger block of land to accommodate industrial clustering. She wants more light industrial area and less employment transition.

Councilor Stevens would like to see the boundary moved down in Option One. It gives Tualatin more developable acres for residential while creating a buffer of mixed use. The moving of the line down offers Wilsonville the industrial clustering they desire. She noted if the area is designed well the natural areas can then be used to create the needed

buffers.

Councilor Davis's main point of interest in the planning process is the Basalt Creek canyon and wetlands. She is concerned with the citizens who live along the canyon and would like to see them as Tualatin residents. She sees uniform jurisdiction in the area, by one city, as the best option for the canyon area.

Council President Beikman stated Tualatin selected Option One as the best option. It allows Tualatin the ability to properly buffer the current residential areas. She also is interested in setting the West Railroad area aside.

Mayor Knapp expressed concern with new residential construction in Tualatin putting additional pressure on Wilsonville's road system.

Councilor Bubenik noted Boones Ferry Road is a County road. He added improvements would be made to this section of road when the 124th Street extension is completed.

Mayor Ogden asked the Tualatin Council how important the canyon is to them. Consensus amongst the Tualatin Council was the canyon as a whole would be in Tualatin's jurisdiction.

Councilor Lehan agreed the canyon needs to be looked at as whole and whoever has jurisdiction needs to have overlay protections in place to protect the wetlands.

Councilor Davis wants the canyon residents to feel a sense of community, which would only be accomplished if they all resided in one jurisdiction.

Council President Starr asked how the West Railroad area became part of this process.

Council President Beikman stated she was under the impression Wilsonville asked to have the area included in the study. Wilsonville Planning Director Chris Neamtzu stated he believed Tualatin staff expressed interest in the area and asked it be discussed during the comprehensive planning process. City Manager Lombos clarified Metro asked the area be included as part of the overall planning process. She added Tualatin currently has no interest in including the West Railroad area in their jurisdiction.

Consultant Fregonese summed the conversation stating consensus was reached on the Basalt Creek Canyon being in Tualatin's jurisdiction and with staff to work out the boundary on the west end using the Council's conversation as a guideline.

Mayor Knapp noted the offset in acreage will still need to be addressed.

City Manager Crosgrove asked what it would take to put the land into productive capacity. He also noted it is important to Wilsonville to offer high quality development and high paying jobs.

Mayor Knapp requested the consultants look at relocating the jurisdictional boundary as he feels the road is not the best solution.

Mayor Ogden expressed concerns and took issue with the amount of unconstrained developable acres in Option Two. He also had concern with Wilsonville having a net

negative financial impact for services. He would like both of these items balanced.

Councilor Truax stated it is important for the plan to make sense for both communities while being fiscally responsible in the end. He wants the land for both communities to be profitable in the sense that it pays for itself.

C. ADJOURNMENT

Mayor Ogden adjourned the meeting at 8:10 p.m.

_____ / Nicole Morris, Recording Secretary



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION

-

MINUTES OF June 18, 2015

TPC MEMBERS PRESENT:

Alan Aplin
Adam Butts
Bill Beers
Jeff DeHaan
Mona St. Clair
Janelle Thompson
Cameron Grile

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Ben Bryant
Clare Fuchs
Lynette Sanford

TPC MEMBER ABSENT:

GUESTS: Allison Reynolds

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the May 21, 2015 TPC minutes. MOTION by Beers by SECONDED by Butts to approve the minutes. MOTION PASSED 7-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

4. ACTION ITEMS:

A. Sign Variance for Cabela's store in the Office Commercial (CO) and Central Commercial (CC) planning district at 7555 SW Nyberg Street (Tax Map and Lot 2S124B2100, 2S124A2507 and 2700) (SVAR-15-01) (Quasi-Judicial)

Mr. Aplin read the quasi-judicial script for sign variances.

Clare Fuchs, Senior Planner, presented the staff report for the Sign Variance for Cabela's temporary banners which included a PowerPoint presentation. The sign variance request would allow 10-foot high banners and 120 square foot banners

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

instead of 3-foot maximum height and 42 square foot banners the code allows.

Ms. Fuchs stated the temporary banner sign code outlines that a banner shall not be erected sooner than 30 calendar days prior to a new business opening, which doesn't pertain to Cabela's since it's already open. A banner shall be displayed at least seven days and may be displayed up to 60 days; and a banner shall be no greater than three feet in height from top to bottom and 42 square feet in area. Cabela's plan is to switch out the banners based on the scheduled events.

Ms. Fuchs explained that the decision alternatives include approval, approval with amendments, or request for the applicant to modify or denial of the application.

Mr. Beers asked if the banners are required to be up a minimum of seven days. He noted that the application packet showed nine banners. If they use all nine banners, it will be over the 60 day limit. Ms. Fuchs responded that the Commission members may want to make a motion to waive the seven day requirement. Ms. Thompson asked if the 60 day limit is per banner or the combined total of the banners. Ms. Fuchs responded that the 60 day limit is for the combined total. Mr. Aplin asked if the banners will be mounted in the same location each time. Ms. Fuchs responded that the banners will be located on the front façade of the building, not the I-5 frontage. Mr. DeHaan asked the cost of the temporary banner permit. Ms. Fuchs responded that it costs \$70. Mr. DeHaan asked about enforcement of the signs. Ms. Fuchs responded that the City of Tualatin has a Code Enforcement Officer who works for the Police department. If the banner is up longer than the approved period, the officer will contact them and issue a citation, if necessary.

Allison Reynolds, Radler, White, Parks and Alexander, 111 SW Columbia, Suite 1100, Portland, OR 97201

Ms. Reynolds was representing the law firm of Radler, White, Parks and Alexander, on behalf of Cabela's. Ms. Reynolds stated that Cabela's plan was to mount the banners for three to four days each to highlight each sale. If the Commission members decide to enforce the seven day maximum, then Cabela's would determine the specific sales they want to highlight. Ms. Reynolds noted that the store is tucked back in the corner of the site and the size requested matches the façade and the scope of the permanent signs.

Ms. Fuchs stated that the Planning Commission could amend the resolution to have eight of the signs up for the seven day maximum and the ninth sign up for three to four days. They could also choose to have all nine signs up for three to four days each. Ms. Reynolds noted that they would prefer to have the signs up for three to four days instead of the full seven. This would still meet the 60 day maximum requirement.

Mr. DeHaan asked if they considered putting the signs on the I-5 frontage. Ms. Reynolds replied that Cabela's decided the front of the building was sufficient to

effectively advertise their particular sales. Mr. DeHaan asked if the placement of the signs is dictated within the variance. Ms. Fuchs responded that the applicant is requesting the signage be mounted on the front southeast elevation exclusively.

Mr. DeHaan expressed concern about this variance becoming precedence for other businesses in Tualatin wanting additional signage. Ms. Hurd-Ravich responded that the other businesses would have to establish a hardship based on the same criteria and have to go through the same sign variance process.

MOTION by Beers SECONDED by St. Clair to recommend approval of Sign Variance SVAR-15-01. MOTION PASSED 6-1. (DeHaan dissenting)

B. Consideration of Resolution 05-15TPC for a temporary banner sign variance for Cabela's store located in the Office Commercial (CO) and Central Commercial (CC) Planning District.

MOTION by Beers SECONDED by Butts to approve the resolution as written. MOTION PASSED 6-1. (DeHaan dissenting)

5. COMMUNICATION FROM CITY STAFF:

A. Industrial Site Readiness Project

Ben Bryant, Economic Development Manager, presented an overview of the Industrial Site Readiness project which included a PowerPoint presentation. Mr. Bryant stated the purpose of this meeting is to make the Planning Commission members aware of the study and stated that he will be back in September with additional details.

Mr. Bryant acknowledged that in 2012, Metro developed an inventory of the region's large (25 acres or larger) industrial sites needed for high-paying manufacturing and other traded-sector employers. At that time, there were 56 large sites identified for future industrial jobs. However, the analysis found that most sites in the region have many constraints requiring significant investments and new policies to make them ready for development.

In Tualatin's Planning Area, there were five sites identified. Those sites included:

- PacTrust Koch Corporate Center
- Intel Property
- Tigard Sand & Gravel
- Tonquin Industrial Area
- Morse Brothers, Inc.

Mr. Bryant stated that Tualatin partnered with Washington County, Forest Grove, and Hillsboro to conduct an analysis of the sites. The purpose was to answer the

following questions:

- What is the value of the existing site?
- What is a potential development pattern?
- How much is the cost of infrastructure to serve the site?
- What is the value of the land in “shovel-ready” form? Is there a financial gap?
- What are the public financial benefits?

Mr. Bryant presented the site analysis of two of the properties. The first was the Itel property which consists of 41 acres and the second was the Tigard Sand and Gravel site which consists of 72 acres. Mr. Bryant stated that they worked with a development company to maximize the sites for development.

Mr. Bryant stated the next steps in this process will be taking the sites and analyzing the infrastructure and site costs as well as the public benefits (property taxes and income taxes). Mr. Bryant noted that we are collaborating with the City of Sherwood, who completed a similar concept plan.

Mr. DeHaan asked if there is a market gap and if the public benefits are great enough, will there be a public investment to make this happen. Mr. Bryant responded that is part of it, but this can also help us shape our capital improvement plans and benefit the property owners.

Mr. Aplin asked if there is an active marketing plan. Mr. Bryant responded that we will know more about the marketability plan when we know the costs involved.

B. Basalt Creek Concept Plan Briefing – Land Use Scenarios and Jurisdictional Boundary Options

Cindy Hahn, Associate Planner, presented an update on the Basalt Creek Concept Plan which included a PowerPoint presentation. Ms. Hahn stated that the purpose is to familiarize the Planning Commission with this material and to provide a verbal summary of discussion between the Tualatin and Wilsonville City Councils that occurred at the Joint City Council meeting on June 17, 2015. The focus of the last few months was conducting a more detailed sewer alternative analysis.

Ms. Hahn stated that two jurisdictional boundary options were developed for City Council consideration. Boundary Option 1 results in a near equal split of the 391 developable acres in the planning area between Tualatin and Wilsonville, while Boundary Option 2 allocates roughly 40% of the developable acreage to Tualatin and 60% to Wilsonville.

Ms. Hahn went through the slides that showed detailed maps of the current city limits, proposed city limits, existing transportation network, and the proposed local street network.

Ms. Hahn presented the slides that detailed the two land use scenarios for each option. Both options include land for residential development, a small amount of neighborhood retail, and employment transition lands in Tualatin. Land Use Option 1 also includes land for industrial development. Ms. Hahn presented an overview of the anticipated performance of the transportation system at buildout of the area. Ms. Hurd-Ravich added that the diagram is from a regional model and does not include public transportation. Mr. Grile confirmed that the regional model accounts for a small percentage of public transportation trips.

Ms. Hahn stated that the next steps in this process include modifying the option based on the Joint City Council feedback, conduct public outreach, prepare the draft final concept plan, and draft and adopt plan amendments and reports in each City.

Ms. Hahn added that at the Joint Council Session the previous evening, there was discussion about equity and what is fair to each jurisdiction. Tualatin had a work session on June 8, where the Council leaned heavily towards Option 1. At the Wilsonville work session on June 15, their Council leaned heavily towards Option 2. Ms. Hahn noted that the reasons our Council favored Option 1 was due to the desire to keep the residential area together. They were also concerned about the canyon and Basalt Creek. There was also discussion about wanting Basalt Creek to be under one regulatory jurisdiction. In the end, Wilsonville was in agreement with Tualatin taking in the residential area, but in order to do that we need to look at the west side of the creek and determine where to shift the boundary so that Wilsonville would have additional employment land.

Mr. Beers inquired about the multi-family zones and didn't think that a survey to the property owners was a good method to determine where to locate multi-family land. Ms. Hurd-Ravich responded that this is a way to model uses to find out how it's going to impact trips and infrastructure in terms of utilities and costs. Ms. Hahn noted that the property owners near Horizon School are interested in multi-family; the rest will be residential detached units including townhomes.

Mr. Aplin inquired about the potential pump station. Ms. Hahn responded that the sewer system will be in Wilsonville with additional details to be determined. Mr. Aplin asked about the SDC fees and which City's are higher. Ms. Hurd-Ravich responded that Wilsonville's are a bit higher than Tualatin's.

6. FUTURE ACTION ITEMS

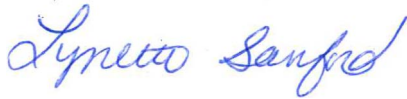
Ms. Hurd-Ravich stated that there are no agenda items or updates for the July Planning Commission meeting and it will most likely be canceled. The Commission members agreed to cancel the July meeting and a decision will be made about the August meeting at a later date.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Butts stated that he is relocating and will no longer be a Commission member as of September.

8. **ADJOURNMENT**

MOTION by Beers SECONDED by DeHaan to adjourn the meeting at 8:09 pm
MOTION PASSED 7-0.



Lynette Sanford, Office Coordinator



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
AUGUST 24, 2015**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Wade Brooksby

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;

Present: Community Services Director Paul Hennon; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Assistant City Manager Alice Cannon; Management Analyst II Kelsey Lewis; City Engineer Jeff Fuchs; Project Engineer Dominique Huffman

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:02 p.m.

B. ANNOUNCEMENTS

1. New Employee Introduction- Dominique Huffman, Project Engineer

Assistant City Manager Alice Cannon introduced Project Engineer Dominique Huffman. The Council welcomed her.

2. America's Best Community Grant Update

Deputy City Manager Sara Singer, Candice Kelly, and Linda Moholt presented an update on the America's Best Community (ABC) grant. Deputy City Manager Singer shared the community engagement strategy for the grant. The vision and strategy were recapped including short and long term goals and potential challenges for the community moving forward. The next ABC Communities Partner event will be held on September 17, 6 pm, at Hayden's Lakefront Grill. The meeting will cover an overview of the Community Revitalization Plan and gather input from participants on mobile maker space alternatives, engaging the business community, and serving the underserved population of Tualatin. If citizens are unable to make the meeting surveys will be distributed to receive feedback.

Ms. Kelly encouraged all citizens to become engaged in this process by liking Tualatin ABC on Facebook and Twitter.

Ms. Moholt stated the Chamber supports this project as work force is one of the biggest concerns for employers in our area. She also noted the additional meeting space this future facility could provide is greatly needed in the community.

Deputy City Manager Singer stated citizens and community partners exceeded the fundraising goal raising over \$19,000. The prize for reaching this goal from Frontier is \$35,000 with a fundraising match from Intel of an additional \$15,000.

Mayor Ogden presented a check to the Tualatin ABC group from City County Insurance Services on his behalf.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to adopt the consent agenda.

Aye: Mayor Lou Ogden, Council President Monique Beikman, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Nancy Grimes, Councilor Ed Truax

Other: Councilor Wade Brooksby (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Regular Meeting of July 27, 2015
2. Consideration of Recommendations from the Council Committee on Advisory Appointments
3. Consideration of Resolution No. 5247-15 Authorizing the City Manager to Execute a Revocable Permit to Allow Construction of a Fence in Right-Of-Way for SW Alabama Street.
4. Consideration of Approval of a New Liquor License Application for Dotty's #13
5. Consideration of Approval of a New Liquor License Application for Covey Ridge Winery dba Woven Wineworks
6. Consideration of Approval of a New Liquor License Application for Big Eddy Tap House

E. SPECIAL REPORTS



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 09/14/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of August 24, 2015

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of August 24, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of August 24, 2015
City Council Regular Meeting Minutes of August 24, 2015



Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Wade Brooksby

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Management Analyst II Zoe Monahan; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:05 p.m.

1. ***Basalt Creek Concept Plan Briefing.***

Assistant City Manager Alice Cannon and Planning Manager Aquilla Hurd-Ravich briefed the Council on the Basalt Creek Concept Plan project updates. Manager Hurd-Ravich presented boundary option three and preliminary analysis results for consideration. Key points from the last joint meeting with Wilsonville were recapped. It was noted boundary option three was created in response to the feedback from the meeting. Boundary option three was presented and transition areas along the boundary for buffering were highlighted. The next steps for decisions regarding the new boundary will occur at the next joint meeting on September 8. Future decision points for the fall include the refinement of preferred land use alternatives followed by open houses and the preparation of the draft Basalt Creek Concept Plan.

Manager Hurd-Ravich presented additional information including three boundary options total developable acres, land use mixes, total number of jobs and households, total trips, assessed value at buildout, and annual property tax at buildout. The consultant team summary was briefly reviewed.

Councilor Truax referenced a letter sent from Mr. Cross. He asked about Mr. Cross's concerns regarding his properties being split between cities. Manager Hurd-Ravich stated Mr. Cross's properties are located solely in Wilsonville. Manager Cannon noted boundary option three does not split any property lines.

Manager Hurd-Ravich recapped the difference between the three boundary options.

Mayor Ogden stated he did not believe the mix of residential and industrial in this option is a good value for the people who live in Tualatin. This mix creates more trips in turn creating more congestion. He understands the need for residential capacity but does not believe it should be done at the exclusivity of other options. His



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 10/12/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of September 14, 2015

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of September 14, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of September 14, 2015
City Council Meeting Minutes of September 14, 2015



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
SEPTEMBER 14, 2015**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby;
Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Joelle Davis

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Community Services
Director Paul Hennon; Deputy City Manager Sara Singer; Deputy City Recorder
Nicole Morris; Information Services Manager Lance Harris; Teen Program Specialist
Julie Ludemann; Police Captain Mark Gardner; Pohl Center Supervisor Matt Saviello;
Assistant City Manager Alice Cannon; Library Manager Jerianne Thompson; Human
Resources Director Janet Newport; Library Public Services Manager Sarah
Jesudason

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:01 p.m.

B. ANNOUNCEMENTS

1. Tualatin Youth Advisory Council Update for September 2015

Members of the Tualatin Youth Advisory Council (YAC) presented a PowerPoint on their latest activities and upcoming events. The YAC is now accepting applications for new members through September 25. YAC participated in 9 Movies on the Commons events throughout the summer. The proceeds for the sale of concessions at the events will help send YAC members to the National League of Cities Conference. YAC is currently preparing for the West Coast Giant Pumpkin Regatta and Haunted House in October. Planning for the Van Raden Teen Center is underway.

2. League of Oregon Cities "If I Were Mayor" Statewide Student Contest Winner Announcement

Recreation Supervisor Julie Ludemann announced Emma Patton as the 2nd place state wide winner of the "If I Were Mayor" contest. Mayor Ogden congratulated Ms. Patton and presented her with an award on behalf of the League of Oregon Cities.

3. Proclamation Declaring the City of Tualatin a Purple Heart City



Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Joelle Davis

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;
Present: Deputy City Manager Sara Singer; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Police Captain Mark Gardner; Assistant City Manager Alice Cannon; Management Analyst II Zoe Monahan

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:04 p.m.

1. *SW Corridor Plan Update.*

Assistant City Manager Alice Cannon and Management Analyst Zoe Monahan presented an update on the SW Corridor Plan. Manager Cannon reviewed the steering committee schedule. She stated the landscape of the plan continues to change as further research is conducted. Upon review it has been determined there is not enough funding to bring high capacity transit to downtown Tualatin. The Bridgeport location is still being reviewed. Bus transit improvements are still being worked on and additional bus service will be added in Tualatin.

Mayor Ogden stated the plan is still in the cost analysis and ridership analysis phase. The steering committee is still determining where high capacity transit would be the most beneficial.

Manager Cannon stated she will be back in a month to present the key issues report to the Council.

Mayor Ogden added the best chance for improved high frequency service to the area is to be connected to the SW Corridor High Capacity System.

2. *City Facilities Study.*

Deputy City Manager Sara Singer presented an update on the City Facilities Study. She stated initial results were presented to the Council in June where the Council directed staff to proceed with the due diligence process on the Oregon Nurses Association (ONA) Building and to continue reaching out to the property owners of the lot on the Commons. Manager Singer stated staff is working with the architects to develop the scope of work and cost estimates for the due diligence process on the ONA building. Council was updated that ONA is now the sole owner of the building and is currently considering a long term lease for the first floor. Manager

Singer received the quote back from DKS for a complete traffic study in the amount of \$16,000. Once all of the estimates have been compiled Manager Singer will bring the information to Council for further direction.

Councilor Bubenik asked what the cost to buy out the lease in the ONA building would be. City Manager Lombos stated it would be over a million dollars.

Manager Singer stated the owners at the Commons location expressed interest in selling the site. The site is estimated to cost \$2.7 million. One of the current tenants at the location has a ten year lease. New construction on the site is estimated at \$13.8 million.

Manager Singer is working with SRG on a scope of services that would examine how the existing City Offices could be reconfigured to meet the Library's needs. The estimated cost to renovate is \$900,000.

Councilor Bubenik asked what the cost of construction at the Police Department site would be. City Manager Lombos stated the cost of new construction on the site would be about \$14 million.

Mayor Ogden asked if Block C could be added to the list of potential sites. He is not interested in doing another study but is curious to see if the footprint of the space needed for City Hall would work in the location.

Mayor Ogden expressed concerns with traffic at the Commons location. Manager Singer stated staff's recommendation is to complete a traffic analysis to determine if additional traffic could be accommodated.

Councilor Truax stated he is not in favor of moving forward with studying the ONA building as there are better options for the same amount of money. He would like to move forward with a traffic study for the Commons site, Block C, and the Police Department.

Council President Beikman would like to proceed with a traffic study first to see what is viable in that respect. After the traffic study is complete she would then be able to make a decision on which locations to proceed with a due diligence process. City Manager Lombos asked for clarification on which locations she would like studied. Council President Beikman stated the Police Department, ONA building, the Commons, and Block C.

Councilor Grimes would like the property owners of Block C contacted first to see if they are even interested in selling. If they are interested she would then like the property included in the traffic study.

City Manager Lombos summarized stating staff will follow-up with the owners of Block C to see if they are willing sellers, move forward with the traffic study, and put the due diligence process on hold for the ONA building until the results of the traffic study are available.

3. *Outside Agency Grants.*

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

The Wilsonville City Council met with the City of Tualatin City Council on Wednesday, December 16, 2015 starting at 6 p.m. at the Wilsonville City Hall.

Wilsonville City Council members present:

Mayor Knapp
Council President Starr
Councilor Fitzgerald
Councilor Stevens
Councilor Lehan

Wilsonville Staff present:

Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Barbara Jacobson, City Attorney
Mike Kohlhoff, Special Projects Attorney
Sandra King, City Recorder

Nancy Kraushaar, Community Development
Director
Miranda Bateschell, Long Range Planner
Steve Adams, Engineering Manager
Susan Cole, Finance Director

City Councilors from the City of Tualatin included:

Lou Ogden, Mayor
Monique Beikman, Council President
Wade Brooksby, Councilor
Frank Bubenik, Councilor
Joelle Davis, Councilor
Nancy Grimes, Councilor
Ed Truax, Councilor

Staff representing Tualatin:

Sherilyn Lombos, City Manager
Alice Cannon, Assistant City Manager
Colin Cortes, Assistant Planner

Cindy Hahn, Associate Planner
Jeff Fuchs, City Engineer

Consultants involved in the work effort:

Jon Fregonese, President, Fregonese Associates
Andy Cotugno, Metro Planning Director

The purpose of the joint meeting is to:

1. Hear about the continued Basalt Creek Planning efforts.
2. Provide direction on the latest boundary option and functional elements of the Basalt Creek Concept Plan.

CALL TO ORDER

Mayor Knapp called the joint Council meeting to order at 6:05 p.m. Roll call was completed via self-introductions.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

PRESENTATION (Fregonese)

John Fregonese commented the purpose of the meeting was to review the boundary option evaluations since the cities were at the point where agreement on the boundary was critical, and to review the next steps. Over the past two years work has been done to evaluate land suitability, guiding principles, a number of scenarios were considered and many issues worked out to where he was confident about the ability to move forward.

Mr. Fregonese identified the base case and four boundary options that had been considered, analyzed, and evaluated. Through that evaluation process service provisions and transportation issues have been worked out. The project was at the point where a decision had to be made on the boundary to move ahead in the process.

Andy Cotugno discussed the history of Basalt Creek and the regional significance of the area. Thirty years ago discussion began about the possibility of an I-5/99W connector, which led to talk about building a “western bypass” freeway to Hillsboro. Although the western bypass was not built, the I-5/99W connector idea remains on the table. When Metro added land to the UGB, one of the conditions was to figure out where that road was to be located and not to allow urbanization in this area until the location of this road was identified to insure the possibility of the connector was not precluded because of urbanization.

That led to the examination of the I-5/99W connector with the proposal on the table at the time for a freeway connection; however, it was concluded this was not the best idea for organization of the land in Tualatin and Wilsonville and Sherwood. Rather, an arterial based approach would be a better option. This arterial based approach was included in the regional plan although the location of the road was not identified. The process with Basalt Creek presented a good solution for the transportation system plan for the area while recognizing future extensions to the west and east may be possible.

When the area was added to the UGB Metro was looking for additional job lands, but heard concerns about neighborhoods from Tualatin and the incompatible development being alongside Tualatin’s boarder. The challenge is to determine land uses while recognizing what is already built and taking into consideration the natural features and neighborhood conflict areas.

Mr. Fregonese stated it was important to understand how significant the barrier Basalt Creek Parkway will be.

Mayor Knapp added staff felt the elected officials needed to understand the Parkway concept better, what is it going to look like and how it will interface with the surrounding properties and how it will affect the flow of traffic and industry in that vicinity.

Miranda Bateschell, Long Range Planning Manager, explained staff had met with Washington County about what the Parkway would look like, and in particular the elevation changes and the profile of the Parkway. Ms. Bateschell described the elevation changes from the western edge to Grahams Ferry for the phase one design plan.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mayor Knapp commented it was clear that the Parkway is a significant physical feature that will frame interaction. Three intersections were planned for the parkway: Tonquin Road, Grahams Ferry and eventually at Boones Ferry. He noted no driveways will be coming onto the Parkway; all driveways will be oriented to the north on Tonquin, and on the south Clay Street. Grahams Ferry Road will become a significant route with industry facing onto Grahams Ferry. When the Transportation Refinement Plan was being addressed one of the things discussed was the need to be sure the existing transportation facilities on the ground are capable of accepting the impact of the traffic that will be on the Parkway and he felt it was critical that it is developed in a way that enables the area to be successful.

The Mayor referred to the handout titled “Basalt Creek Development – Considerations for Success” which listed nine elements. He noted the Mayors and Council Presidents of both cities along with staff from both cities, met and talked about the nine items listed on the handout as matters that needed to be kept in mind if the area is to be successful economically and meet the needs of the region. The Considerations for Success talks about some of the things that need to happen for the area to be a success.

Mayor Knapp addressed the nine items:

1. Sewer – each city serve its own area, as much as possible. This will help each city operate independently, without needing to coordinate on each development in their jurisdictional part of Basalt.
2. Stormwater – all flows received by Wilsonville to be guided by Wilsonville protocols and design standards. Wilsonville must meet the standards for discharge under the Wilsonville permits.
3. Recognize Regional need for industrial lands drove the Basalt designation in 2004. Consider Regional all Title 4 designations on the Basalt lands best suited and concept planned for industrial in both cities. Assurance of consistent follow through on industrial/employment development in both cities will be of joint benefit, and help such development to be successful.
4. Recognize the critical need for receiving roadways to be improved BEFORE the Parkway sends transportation load onto them. Invest SDC’s, TDT (transportation development tax), and potential supplemental SDCs generated by Basalt development in both cities, INTO Basalt improvements. (Past Washington County precedent has been to spend 75% of such supplemental SDC’s and TDT in the originating area.)

Mayor Knapp would like to see 100% of the SDC’s and TDT funds go to the transportation improvement in Basalt Creek, and for both cities to agree to that.

5. Recognize that the transportation improvements agreed to and planned (in the Basalt Creek Transportation Refinement Plan) are based on projected loads from the identified system. Any substantial additional traffic loads from external locations will likely overload the system and cause it to fail. Therefore major re-evaluation and additional system capacity improvements will be necessary in the event the Region decides to direct other traffic through Basalt.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

6. It is important that both cities respect the trip cap for the area and find a way to preserve each city's share. Additional review of trip caps with land uses should occur moving forward.
7. Recognize the need for both cities to be jointly committed to seeking Regional investment in future I-5 crossings. Those crossings will become critical to allowing industrial/employment growth in Basalt, thereby meeting Regional objectives. Without Regional involvement, the crossings will never get built.
8. Strongly consider not building Kinsman Road north of Day. Constraints on its intersection location with Day, high cost of new construction, and fact it would serve only development on its west side all indicate a poor return for the investment. Invest in Grahams Ferry Road improvements instead, which will serve the same lands.
9. Plan on having a joint city agreement on managing the Natural Area along Basalt Canyon. Development is eventually expected along the west side of the canyon which would then be an appropriate location for a bike/pedestrian trail connecting the cities. Such connection would be an asset to both residents and employees in the area, if thoughtfully planned and connected to "through" trails on both north and south.

Mayor Knapp indicated these nine items were the focus of the discussion that took place a week and a half ago. He felt the participants had a good understanding and agreement on why these considerations were important to the overall project. Mayor Knapp asked Council Presidents Starr and Beikman if they had any comments.

Council President Beikman said that transit was talked about. And that it was in both of the jurisdictions interests to lobby Tri-Met and any other regional provider to provide transit services to the area since it was a significant regional industrial area.

Council President Starr added if the funds the businesses pay to Tri-Met could go to SMART that would make the most sense. He noted number three and number six, and that there was substantial discussion about protecting the integrity of the plan so it would stand from election to election and not be changed to protect the amount of money invested in developing the plan, and that each city would find success in the plan as it is built out. Regarding number six both cities agreed it was vital that both cities find a way the trip cap remains in place so the transportation plan will not fail.

Mayor Ogden echoed Council President Beikman's comments that the ideals presented here are important. For the area to function as planned with respect to the land use and transportation capacity that is likely to be in place, and the ability to serve that area and recognizing the transportation system that Washington County is putting into place that facility is really there to serve the region of Tualatin east, Sherwood, and north Wilsonville. We recognize an arterial with limited access will be moving traffic from Tualatin, and Wilsonville in both directions; however it is not a major arterial that will emulate the I-5/99W connector. To the extent that anything like that is considered in the future it will have to honor the land use and planning that is in place here and we're not going to be providing a corridor for that. By default we are precluding a future for a 99W connector, so all the more important to recognize that the transportation piece has to work there and it cannot be overloaded nor can Basalt Creek Parkway be overloaded. Mayor Ogden supported the ideals.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Regarding transit Mayor Ogden recognized a system will be needed to serve the area, and serve it “blind” to the user. It should be a transit system that works regardless of the provider, and is efficient from a tax and return standpoint. A detailed discussion would be necessary in the future on transit services.

Mayor Knapp stated Wilsonville reoriented its entire SMART system toward the WES Station and committed to meet every train and promised Wilsonville employers that their employees would be at their place of employment in ten minutes from when the train arrived. Wilsonville is committed to continuing to provide that type of service to the Basalt Creek area employers. Details regarding transit providers will need to be worked out since Tri-Met controls some of that decision. If the two cities speak jointly to Tri-Met there may be a higher possibility of success.

Mayor Ogden responded whatever is the best solution as long as the two cities are in concert with each other there is a better chance of success in dealing with TriMet. That needs to be the motto on whatever we are doing in that area with extraterritorial money. There should be a coordinated effort between the two jurisdictions, to represent the best interests of our citizens. As we lay the foundation for the mutual agreements we lay the underpinnings of how we proceed in the future on the needs in that area.

Mayor Knapp wanted to know if the councilors had questions or comments.

Councilor Truax expressed his pleasure in the nine Considerations of Success, and the willingness for the two adjoining jurisdictions to enter into an agreement dealing with sewer and stormwater was unique. He applauded the participants of the small group meeting, and with the positive tone that runs through this and felt they were close to having the framework.

Councilor Lehan seconded Councilor Truax’s remarks. She thought the small group players distilled out the essential pieces, and while they are not agreed to in detail it clearly states what the cities are intending to do in a general sense, and what the goals are. She was glad to see the commitment, in particular numbers three and six, about the trip caps and the need for the land use piece to follow along. Councilor Lehan pointed out the other partner necessary was the regional government, Metro, to rise to this level of commitment in terms of the trip caps and in terms of the land uses. This whole development grew out of the industrial lands study of 2004, and at that time she recalled Tualatin and Wilsonville were always vying for the most land zoned industrial. Both cities were at 31-32% of land zoned industrial while no other city in the region was close to 30%. Tualatin and Wilsonville lead in terms of industrial percentage and capacity for the size of the cities. What we are looking for besides recognizing that Tualatin and Wilsonville are carrying the region in terms of industrial land, is that regional recognition in terms of trip caps and further industrial and to back up the cities in terms of making this project work.

Councilor Beikman felt funding is limited and it was important for the two cities to work out plans for the SDCs and TDTs and emphasize this area is a regionally significant industrial area and that the regional government needs to recognize that with dollars for the infrastructure so the

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

project can function properly. Regarding item number six and the traffic trip cap, the city of Tualatin had no interest in adding additional traffic to areas that are not planned for; it was important to buffer the neighborhoods in Tualatin.

Councilor Davis expressed her disagreement with the location of Basalt Creek Parkway in that it should not cut across the canyon, it is too far north, the boundary will split the neighborhood and the responsibility for caring for and maintaining the canyon. The neighborhood on the Wilsonville side will become an island when Wilsonville has been clear its intent for Basalt Creek is industrial and not residential. Councilor Davis' intent is to maintain the area around the east side of the canyon, and to protect the canyon and insure the neighborhood is saved as a cohesive piece on the Tualatin side.

Councilor Lehan said she would not have chosen the current boundary until she realized the elevation of the Parkway and how access to the Parkway was limited. When a road is between 5-30 feet in the air it becomes a significant barrier.

Mayor Knapp stated because of the physical constraints of the Parkway and because of the need to have development clustered around roads that will serve the nodes of industrialization, overlaid by the physical characteristics of the Parkway have led to the decision that the Parkway location is the most logical jurisdictional boundary line between the two cities. The slide showing the jurisdictional boundary line between the two cities was displayed again.

Mayor Knapp said the direction to staff would incorporate the Considerations for Success, including the addition of number ten which mentions transit service, as drafted the language reads, "Cities will work jointly to secure transit service for business and residents of Basalt Creek through SMART or Tri-Met."

Mr. Cosgrove recommended councilors to state their general support or raise their concerns, and direct staff to bring back a resolution on what they have seen this evening.

Regarding the transit issue Mayor Ogden felt the language should be less specific; rather the language could suggest something that is jurisdictionally blind to the user, cost effective, and has some mutual relationship to both districts.

Mayor Knapp did not want the transit service to be locked into only one possible provider. He understood if Wilsonville expanded its boundary to the Parkway and annexed that area the City would still not have a right to not collect Tri-Met taxes in the new expansion area.

Mayor Ogden did not want to walk away with any conceptions that may come back and be a surprise. For example, the notion of 75% of the SDCs or TDT money going to the district but that will not be enough for transportation and additional financing tools will need to be found. He thought the shortage of transportation funding and the need for transportation should be expressed and that all of the money raised in this area should benefit the area; but placing a number on it tonight may be restrictive.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mayor Knapp did not think what was written contradicted that, it recognizes the need and investing those funds generated in the district back into the district is what it says in concept. The other is a footnote regarding the Washington County's past precedent. The Mayor asked each council member to provide their thoughts.

Councilor Bubenik shared some of the concerns raised by Councilor Davis about Basalt Creek being two jurisdictions and the neighborhoods split into two different cities. Other than that he thought the plan was good. Consideration number nine protects the canyon to insure it is maintained. He was in support of moving forward in the process and the Considerations for Success and the boundary proposal.

Councilor Lehan saw the logic in the boundary being Parkway. She was comfortable with the Considerations for Success. Regarding the canyon she was committed to protecting the natural area. The Councilor noted Wilsonville's zoning did not put pressure on property owners to develop any faster than they wanted to. The Elligsen property south of Costco is an example, it is still being farmed and there is no pressure to change its use. She thought the canyon was a beautiful asset and having trails connecting the area to both cities was a good idea. Councilor Lehan supported the boundary.

Councilor Brooksby felt the same as Councilors Davis and Bubenik, he supported the current boundary as chosen reluctantly and thought it should be lower, he is concerned the Parkway could be further south to be more effective. The Councilor agreed that property owners should not be pressured to develop.

Councilor Fitzgerald supported the boundary and thought it was a good plan. She identified number eight as a good element to focus on Grahams Ferry Road rather than Kinsman. She supported the idea of the cities working together for regional transportation money for road improvements. Regarding transit, item number ten, the Councilor hoped an efficient and appealing system is developed that gets people to use it, alleviating congestion.

Councilor Beikman agreed.

Councilor Starr agreed and asked who decided to locate the Parkway where it is.

Mr. Cotugno said Washington County led the process but it was carried out through this joint city planning process.

Councilor Starr confirmed it was a neutral third party (Washington County) that determined where the road went. This is a deviation from where some may have remembered, the west side of the area and north of the Parkway is more land that was added into Tualatin with good industrial potential which is a 'win' recognizing Tualatin was giving up some of the canyon area. Referring to item four, the Councilor wanted 100% because there is never enough money for transportation. He supported the idea of jointly approaching the state and region for funding. Councilor Starr suggested wording item number ten to recognize and support SMART and/or another transportation service; however, in the Wilsonville boundary it would be SMART, and in

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Tualatin we would support what Tualatin wanted to do. He supported the placement of the boundary.

Councilor Truax indicated his support of the boundary. He was in general support of the whole proposal with the understanding that each item of consideration for success will merit a lot of work. Regarding transit, we should take SMART from the Parkway north; Tualatin will work to support servicing the area in the most efficient way, both from a service and economic standpoint.

Councilor Davis agreed with Councilor Truax's transit comments. There were elements of the Considerations for Success she agreed with, the sewer and stormwater pieces, the discussions around the SDCs and TDT is going in the right direction. The Councilor has fundamental disagreements with the project in terms of the canyon, the neighborhood to the east of the canyon and the alignment of the Basalt Creek Parkway.

Councilor Grimes was in general agreement for the proposed boundary. She was concerned about the canyon and the green space and the elevated bridge/roadway cutting across the canyon; however those concerns were mitigated to some degree by the commitments from both councils to protect the green space, which provides protection to the Tualatin neighborhood. The desire for jobs needs to be balanced with the need to protect Tualatin livability. Councilor Grimes appreciated the Considerations for Success and the framework as long as they are not viewed as narrow constraints.

Councilor Stevens would like the decisions to be memorialized quickly so funds will not be wasted should it be decided to do something differently in the future. Items that there is agreement on should be the first to be memorialized, an IGA to protect the canyon as a natural resource between the two cities; likewise the bike/ped pathway. Another element that can be memorialized is the decision not to build Kinsman Road. The Councilor liked the fact that the Parkway will be identified as the boundary between the two communities. She felt the Considerations for Success are close to being goals for success, and the document should be memorialized so that decisions are known in the future.

Mayor Knapp thought the two city managers had received clear direction from their councilors on what direction staff needs to take. He asked Mr. Fregonese how to take the general consensus and what to expect in way of documentation and how to build something that will memorialize the ideas expressed.

Mr. Fregonese explained a concept plan will memorialize these ideas in concept. He will prepare the concept plan for the two cities to adopt. A Title 11 memo to Metro governs the regional aspects of the concept plan. Each city will adopt a comprehensive plan amendment which will have implementation components to it. Agreements between the two cities outlining what each city will be responsible for need to be written. Both cities will have urban planning area agreements with Washington County. He thought both cities would want the area to remain rural and not develop until it has been annexed into each city. Additional agreements with Tri-Met, Clean Water Services may be necessary, and the concept plan will list those. The concept plan will have the foundation for each city to take on and sign the more formal agreement

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

starting with the concept plan and IGA between the two cities in terms of where you go from here.

Councilors will see a draft of the concept plan that has all the ideas in one document with a list of how each item will be implemented and be put into force.

Mayor Knapp thought there were a lot of things to be accomplished which falls to each city's staff. He asked if Washington County rules enabled things to happen that we don't want to happen, and how to keep that from happening; do we have control over that.

Mr. Fregonese said each city has an existing Urban Services Agreement with Washington County, and he thought the agreement could be review and a discussion held with the County.

Councilor Truax stated he was willing to have a discussion on the future of Kinsman Road.

Councilor Lehan wanted councilors from both cities to keep in mind I-5 is the life blood arterial for both cities, and nothing we do should cause the interchanges or I-5 to fail.

Mayor Ogden thanked Mayor Knapp for his leadership throughout the process. This was the first time there has been a jurisdictional planning effort addressing the concerns of both cities.

Mayor Knapp felt a good basis was in place for moving forward. He expressed appreciation to the staffs of both cities for their work. While there are concerns, they will try to mitigate those concerns and find the best way to handle them.

Mayor Knapp adjourned the meeting at 7:37 p.m.

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF September 17, 2015

TPC MEMBERS PRESENT:

Alan Aplin
Bill Beers
Jeff DeHaan
Cameron Grile
Mona St. Clair
Janelle Thompson
Angela Demeo

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Luxhoj Hahn
Lynette Sanford

TPC MEMBER ABSENT:

GUESTS: Mike Smith

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the June 18, 2015 TPC minutes. MOTION by Grile SECONDED by Beers to approve the minutes as written. MOTION PASSED 7-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

4. ACTION ITEMS:

None

5. COMMUNICATION FROM CITY STAFF:

A. Basalt Creek Concept Plan Project Briefing

Cindy Luxhoj Hahn, Associate Planner, presented the Basalt Creek Concept Plan Project Briefing, which included a PowerPoint presentation. Ms. Luxhoj Hahn stated that

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

at the Joint Council meeting in June, the project team presented two boundary and land use alternatives to the base case scenario. At that meeting, the two Councils discussed the land use types, key indicators and potential benefits of the two draft boundary options. The Tualatin City Council favored Option 1 while the Wilsonville City Council favored Option 2. At that meeting, direction was received to prepare a boundary Option 3 which was taken to a Council work session on August 24th.

Ms. Luxhoj Hahn stated the Joint Council meeting on June 17th was very productive in terms of coming to a consensus on several issues. Some of the issues included:

- Buffering between employment and residential uses along Greenhill Lane.
- Residential properties along Boones Ferry Rd should remain intact as a cohesive community and should be included in Tualatin.
- Protecting Basalt Creek Canyon was a priority and that Tualatin should be responsible for the majority of the protection.
- Remove West Railroad from Tualatin's jurisdiction.
- Buffer existing residential neighborhoods from employment lands.
- Maximize gravity sewer and minimize pump stations.

Ms. Luxhoj Hahn mentioned that there was continued conversation around the positives and negatives of locating a jurisdictional boundary along property lines rather than roads west of Basalt Creek canyon.

Ms. Luxhoj Hahn went through the slides that detailed the total developable acres for Tualatin and Wilsonville including the land use mix, the number of jobs created, total housing units, and the total trips generated.

Ms. Luxhoj Hahn stated that the joint Tualatin and Wilsonville City Council meeting scheduled for October has been postponed, but they are still on track to prepare a draft Basalt Creek Concept Plan, refine the preferred Land Use Alternatives, and hold a public open house.

Mr. Aplin stated that the Council made the decision to recognize the constraints of the topography and was satisfied that the residential property meets current needs, but there was concern about the balance between residential needs and jobs. Ms. Luxhoj Hahn added that they can vary the land uses to add additional jobs but that if there aren't enough jobs generated, there will be a lack of money for services.

Mr. DeHaan asked if the City of Wilsonville is opposed to giving up west railroad. Ms. Hurd-Ravich stated that west railroad is highly constrained with a flood plain, power line easement, and access constraints which were the reasons it was taken out of the analysis. Ms. Luxhoj Hahn added the north side is owned by Knife River concrete plant and they have no intention of selling.

Mr. Beers asked how many of the proposed households were multi-family. Ms. Luxhoj Hahn answered that it's at 6 percent. Mr. Beers expressed concern about the price of housing and increased traffic from the added employment area. Mr. Aplin asked about

Greenhill Rd and if it's projected to cross I-5. Ms. Hurd-Ravich responded that Day Rd is proposed to go around the Mercedes dealership and anticipated to be an extension across I-5. Mr. Aplin asked about property taxes earned compared to cost of services. Ms. Hurd-Ravich responded that Council is comfortable that it will be a balanced community with the capital projects covered by development.

Mr. DeHaan asked if the citizens in the area are inquiring about the proposed uses. Ms. Hurd-Ravich responded that they have heard from a few of the residents and a market analysis was completed regarding the viability of the land uses. Residential land is in demand by developers and Tualatin is currently lacking in that area.

Ms. Thompson asked who makes the final vote. Ms. Hurd-Ravich answered that it will first have to be agreed upon by the City Councils, the Urban Planning Agreement will need amended, and then it will go to Metro for approval.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that there are no items on the agenda for October and the meeting will likely be cancelled. Food Carts will be presented to Council on October 26th, which may be presented to the Planning Commission at a later date.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Grile inquired about the gas station on 99W. Ms. Hurd-Ravich responded that a Neighborhood Developer meeting was held regarding the annexation of that piece of property. The proposal is for a gas station, mini mart, and card lock. Ms. Hurd-Ravich acknowledged there were many comments from citizens, but no application has been submitted. Mr. Beers asked about the result of the facilities study for a new City Hall. Ms. Hurd-Ravich responded that on Monday evening, Council gave direction to have a traffic study conducted on the ONA building, police site, Block C (which is the gravel lot off of Boones Ferry Rd) and the property on the Commons which currently houses Lee's Kitchen and the former Wichita Pub.

Ms. Demeo inquired about the Hagen's grocery store site and if there were inquiries. Ms. Hurd-Ravich responded that there has been no word on that site. Mr. Aplin inquired about the RV Park of Portland site. Ms. Hurd-Ravich responded that their intention is to construct multi-family housing, but no applications have been submitted. She added that the southern side is not zoned for high density residential so they will have to go through a Plan Map Amendment process.

Mr. DeHaan inquired about the Riverhouse property off of Boones Ferry Rd. Ms. Hurd-Ravich responded that there have been a few calls on the property and it has been sitting vacant for approximately 10 years. That site was not considered in the facilities study.

8. **ADJOURNMENT**

MOTION by Beers, SECONDED by DeHaan to adjourn the meeting at 7:20 pm
MOTION PASSED 7-0.



Lynette Sanford, Office Coordinator



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
OCTOBER 12, 2015

Present: Mayor Lou Ogden; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Ed Truax

Absent: Council President Monique Beikman; Councilor Nancy Grimes

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;

Present: Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Recreation Supervisor Julie Ludemann; Assistant City Manager Alice Cannon; Library Manager Jerianne Thompson; Management Analyst II Kelsey Lewis; Parks and Recreation Manager Rich Mueller; Human Resources Director Janet Newport; Public Works Director Jerry Postema

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:05 p.m.

B. ANNOUNCEMENTS

1. Tualatin Youth Advisory Council Update for October 2015

Members of the Tualatin Youth Advisory Council (YAC) presented a PowerPoint on their latest activities and upcoming events. The YAC will be participating in the West Coast Giant Pumpkin Regatta by hosting the concession stand, pumpkin crafts, face painting, and pumpkin bowling. The annual YAC Haunted House will be held October 21-24, 7-10pm, at the Van Raden Community Center. Monies raised from the two events will be used to allow members to attend the National League of Cities Conference.

2. Proclamation Declaring October 18-24, 2015 as National Friends of the Library Week

Proclamation moved to item E.2

3. Honor Eagle Scout Sid Sylace

Human Resources Manager Janet Newport introduced Sid Sylace. Sid was awarded the honor of Eagle Scout for replacing seven fence posts in the split rail fencing at Jurgen's Park. Mayor Ogden congratulated Sid on receiving the honor of Eagle Scout and presented him with a plaque.

4. West Coast Giant Pumpkin Regatta Announcement

Recreation Supervisor Julie Ludemann invited all citizens to attend the 12th Annual West Coast Giant Pumpkin Regatta to be held on Saturday, October 17, 10am-4pm, at the Tualatin Commons.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Emily Gonzalez expressed concerns regarding the proposed gas station in the Pony Ridge Area. She asked the Council to consider the risks to children and the impacts on the community.

Ted Saedi spoke about his concerns regarding the proposed gas station in Pony Ridge. His concerns included adverse affects in traffic, safety, property value, and security. He requested a master plan be prepared for the commercial area along Pacific Drive and Hwy 99.

Barbara Ouellette echoed Mr. Saedi's concerns regarding the location of the proposed gas station in the Pony Ridge Area.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Joelle Davis, SECONDED by Councilor Ed Truax to adopt the consent agenda.

Aye: Mayor Lou Ogden, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Joelle Davis, Councilor Ed Truax

Other: Council President Monique Beikman (Absent), Councilor Nancy Grimes (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of September 14, 2015



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 11/09/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of October 12 and 26, 2015

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of October 12 and 26, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: [City Council Work Session Minutes of October 12, 2015](#)
[City Council Regular Meeting Minutes of October 12, 2015](#)
[City Council Work Session Minutes of October 26, 2015](#)
[City Council Regular Meeting Minutes of October 26, 2015](#)



Present: Mayor Lou Ogden; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Ed Truax

Absent: Council President Monique Beikman; Councilor Nancy Grimes

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;
Present: Community Services Director Paul Hennon; Planning Manager Aquilla Hurd-Ravich;
Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris;
Assistant City Manager Alice Cannon; Management Analyst II Kelsey Lewis; Parks
and Recreation Manager Rich Mueller; Management Analyst II Zoe Monahan; Public
Works Director Jerry Postema; Management Analyst Carrie Severson

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:07 p.m.

1. ***Metro Update with Councilor Craig Dirksen.***

Metro Councilor Greg Dirksen presented an update on Metro activities over the last quarter. He distributed the Regional Snapshot to the Council. The snapshot is a new monthly handout produced by Metro that will be covering different topics of importance.

Councilor Dirksen updated the Council on the SW Corridor Steering Committee meeting. He stated the main barrier to bringing light rail into downtown Tualatin is cost. He noted the federal government process does not allow the committee to discard a option based on cost. The committee in turn has declared the option nonviable and has been removed from consideration.

Mayor Ogden stated Bridgeport Village is the likely terminus for Tualatin. The area is still being studied and he does not want this option removed from the table due to funding capacity. Councilor Dirksen added no further decisions will be made until February.

Councilor Dirksen updated the Council on the Urban Growth Boundary (UGB) remand. The State remanded the study back to Metro and Metro Council is now working on addressing the findings from the State. Metro has been in conversations with Clackamas County regarding the remand but the County is not interested in the direction Metro is heading with the plan. Metro would like to keep the scope narrow and not reopen the boundary map. The first public hearing on the remand was held on October 8 with the majority of participants agreeing to keeping the scope narrow.

Mayor Ogden stated Tualatin's concern with the study is transportation. The

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

The Wilsonville City Council met with the City of Tualatin City Council on Wednesday, December 16, 2015 starting at 6 p.m. at the Wilsonville City Hall.

Wilsonville City Council members present:

Mayor Knapp
Council President Starr
Councilor Fitzgerald
Councilor Stevens
Councilor Lehan

Wilsonville Staff present:

Bryan Cosgrove, City Manager	Nancy Kraushaar, Community Development Director
Jeanna Troha, Assistant City Manager	Miranda Bateschell, Long Range Planner
Barbara Jacobson, City Attorney	Steve Adams, Engineering Manager
Mike Kohlhoff, Special Projects Attorney	Susan Cole, Finance Director
Sandra King, City Recorder	

City Councilors from the City of Tualatin included:

Lou Ogden, Mayor
Monique Beikman, Council President
Wade Brooksby, Councilor
Frank Bubenik, Councilor
Joelle Davis, Councilor
Nancy Grimes, Councilor
Ed Truax, Councilor

Staff representing Tualatin:

Sherilyn Lombos, City Manager	Cindy Hahn, Associate Planner
Alice Cannon, Assistant City Manager	Jeff Fuchs, City Engineer
Colin Cortes, Assistant Planner	

Consultants involved in the work effort:

Jon Fregonese, President, Fregonese Associates
Andy Cotugno, Metro Planning Director

The purpose of the joint meeting is to:

1. Hear about the continued Basalt Creek Planning efforts.
2. Provide direction on the latest boundary option and functional elements of the Basalt Creek Concept Plan.

CALL TO ORDER

Mayor Knapp called the joint Council meeting to order at 6:05 p.m. Roll call was completed via self-introductions.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

PRESENTATION (Fregonese)

John Fregonese commented the purpose of the meeting was to review the boundary option evaluations since the cities were at the point where agreement on the boundary was critical, and to review the next steps. Over the past two years work has been done to evaluate land suitability, guiding principles, a number of scenarios were considered and many issues worked out to where he was confident about the ability to move forward.

Mr. Fregonese identified the base case and four boundary options that had been considered, analyzed, and evaluated. Through that evaluation process service provisions and transportation issues have been worked out. The project was at the point where a decision had to be made on the boundary to move ahead in the process.

Andy Cotugno discussed the history of Basalt Creek and the regional significance of the area. Thirty years ago discussion began about the possibility of an I-5/99W connector, which led to talk about building a “western bypass” freeway to Hillsboro. Although the western bypass was not built, the I-5/99W connector idea remains on the table. When Metro added land to the UGB, one of the conditions was to figure out where that road was to be located and not to allow urbanization in this area until the location of this road was identified to insure the possibility of the connector was not precluded because of urbanization.

That led to the examination of the I-5/99W connector with the proposal on the table at the time for a freeway connection; however, it was concluded this was not the best idea for organization of the land in Tualatin and Wilsonville and Sherwood. Rather, an arterial based approach would be a better option. This arterial based approach was included in the regional plan although the location of the road was not identified. The process with Basalt Creek presented a good solution for the transportation system plan for the area while recognizing future extensions to the west and east may be possible.

When the area was added to the UGB Metro was looking for additional job lands, but heard concerns about neighborhoods from Tualatin and the incompatible development being alongside Tualatin’s boarder. The challenge is to determine land uses while recognizing what is already built and taking into consideration the natural features and neighborhood conflict areas.

Mr. Fregonese stated it was important to understand how significant the barrier Basalt Creek Parkway will be.

Mayor Knapp added staff felt the elected officials needed to understand the Parkway concept better, what is it going to look like and how it will interface with the surrounding properties and how it will affect the flow of traffic and industry in that vicinity.

Miranda Bateschell, Long Range Planning Manager, explained staff had met with Washington County about what the Parkway would look like, and in particular the elevation changes and the profile of the Parkway. Ms. Bateschell described the elevation changes from the western edge to Grahams Ferry for the phase one design plan.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mayor Knapp commented it was clear that the Parkway is a significant physical feature that will frame interaction. Three intersections were planned for the parkway: Tonquin Road, Grahams Ferry and eventually at Boones Ferry. He noted no driveways will be coming onto the Parkway; all driveways will be oriented to the north on Tonquin, and on the south Clay Street. Grahams Ferry Road will become a significant route with industry facing onto Grahams Ferry. When the Transportation Refinement Plan was being addressed one of the things discussed was the need to be sure the existing transportation facilities on the ground are capable of accepting the impact of the traffic that will be on the Parkway and he felt it was critical that it is developed in a way that enables the area to be successful.

The Mayor referred to the handout titled “Basalt Creek Development – Considerations for Success” which listed nine elements. He noted the Mayors and Council Presidents of both cities along with staff from both cities, met and talked about the nine items listed on the handout as matters that needed to be kept in mind if the area is to be successful economically and meet the needs of the region. The Considerations for Success talks about some of the things that need to happen for the area to be a success.

Mayor Knapp addressed the nine items:

1. Sewer – each city serve its own area, as much as possible. This will help each city operate independently, without needing to coordinate on each development in their jurisdictional part of Basalt.
2. Stormwater – all flows received by Wilsonville to be guided by Wilsonville protocols and design standards. Wilsonville must meet the standards for discharge under the Wilsonville permits.
3. Recognize Regional need for industrial lands drove the Basalt designation in 2004. Consider Regional all Title 4 designations on the Basalt lands best suited and concept planned for industrial in both cities. Assurance of consistent follow through on industrial/employment development in both cities will be of joint benefit, and help such development to be successful.
4. Recognize the critical need for receiving roadways to be improved BEFORE the Parkway sends transportation load onto them. Invest SDC’s, TDT (transportation development tax), and potential supplemental SDCs generated by Basalt development in both cities, INTO Basalt improvements. (Past Washington County precedent has been to spend 75% of such supplemental SDC’s and TDT in the originating area.)

Mayor Knapp would like to see 100% of the SDC’s and TDT funds go to the transportation improvement in Basalt Creek, and for both cities to agree to that.

5. Recognize that the transportation improvements agreed to and planned (in the Basalt Creek Transportation Refinement Plan) are based on projected loads from the identified system. Any substantial additional traffic loads from external locations will likely overload the system and cause it to fail. Therefore major re-evaluation and additional system capacity improvements will be necessary in the event the Region decides to direct other traffic through Basalt.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

6. It is important that both cities respect the trip cap for the area and find a way to preserve each city's share. Additional review of trip caps with land uses should occur moving forward.
7. Recognize the need for both cities to be jointly committed to seeking Regional investment in future I-5 crossings. Those crossings will become critical to allowing industrial/employment growth in Basalt, thereby meeting Regional objectives. Without Regional involvement, the crossings will never get built.
8. Strongly consider not building Kinsman Road north of Day. Constraints on its intersection location with Day, high cost of new construction, and fact it would serve only development on its west side all indicate a poor return for the investment. Invest in Grahams Ferry Road improvements instead, which will serve the same lands.
9. Plan on having a joint city agreement on managing the Natural Area along Basalt Canyon. Development is eventually expected along the west side of the canyon which would then be an appropriate location for a bike/pedestrian trail connecting the cities. Such connection would be an asset to both residents and employees in the area, if thoughtfully planned and connected to "through" trails on both north and south.

Mayor Knapp indicated these nine items were the focus of the discussion that took place a week and a half ago. He felt the participants had a good understanding and agreement on why these considerations were important to the overall project. Mayor Knapp asked Council Presidents Starr and Beikman if they had any comments.

Council President Beikman said that transit was talked about. And that it was in both of the jurisdictions interests to lobby Tri-Met and any other regional provider to provide transit services to the area since it was a significant regional industrial area.

Council President Starr added if the funds the businesses pay to Tri-Met could go to SMART that would make the most sense. He noted number three and number six, and that there was substantial discussion about protecting the integrity of the plan so it would stand from election to election and not be changed to protect the amount of money invested in developing the plan, and that each city would find success in the plan as it is built out. Regarding number six both cities agreed it was vital that both cities find a way the trip cap remains in place so the transportation plan will not fail.

Mayor Ogden echoed Council President Beikman's comments that the ideals presented here are important. For the area to function as planned with respect to the land use and transportation capacity that is likely to be in place, and the ability to serve that area and recognizing the transportation system that Washington County is putting into place that facility is really there to serve the region of Tualatin east, Sherwood, and north Wilsonville. We recognize an arterial with limited access will be moving traffic from Tualatin, and Wilsonville in both directions; however it is not a major arterial that will emulate the I-5/99W connector. To the extent that anything like that is considered in the future it will have to honor the land use and planning that is in place here and we're not going to be providing a corridor for that. By default we are precluding a future for a 99W connector, so all the more important to recognize that the transportation piece has to work there and it cannot be overloaded nor can Basalt Creek Parkway be overloaded. Mayor Ogden supported the ideals.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Regarding transit Mayor Ogden recognized a system will be needed to serve the area, and serve it “blind” to the user. It should be a transit system that works regardless of the provider, and is efficient from a tax and return standpoint. A detailed discussion would be necessary in the future on transit services.

Mayor Knapp stated Wilsonville reoriented its entire SMART system toward the WES Station and committed to meet every train and promised Wilsonville employers that their employees would be at their place of employment in ten minutes from when the train arrived. Wilsonville is committed to continuing to provide that type of service to the Basalt Creek area employers. Details regarding transit providers will need to be worked out since Tri-Met controls some of that decision. If the two cities speak jointly to Tri-Met there may be a higher possibility of success.

Mayor Ogden responded whatever is the best solution as long as the two cities are in concert with each other there is a better chance of success in dealing with TriMet. That needs to be the motto on whatever we are doing in that area with extraterritorial money. There should be a coordinated effort between the two jurisdictions, to represent the best interests of our citizens. As we lay the foundation for the mutual agreements we lay the underpinnings of how we proceed in the future on the needs in that area.

Mayor Knapp wanted to know if the councilors had questions or comments.

Councilor Truax expressed his pleasure in the nine Considerations of Success, and the willingness for the two adjoining jurisdictions to enter into an agreement dealing with sewer and stormwater was unique. He applauded the participants of the small group meeting, and with the positive tone that runs through this and felt they were close to having the framework.

Councilor Lehan seconded Councilor Truax’s remarks. She thought the small group players distilled out the essential pieces, and while they are not agreed to in detail it clearly states what the cities are intending to do in a general sense, and what the goals are. She was glad to see the commitment, in particular numbers three and six, about the trip caps and the need for the land use piece to follow along. Councilor Lehan pointed out the other partner necessary was the regional government, Metro, to rise to this level of commitment in terms of the trip caps and in terms of the land uses. This whole development grew out of the industrial lands study of 2004, and at that time she recalled Tualatin and Wilsonville were always vying for the most land zoned industrial. Both cities were at 31-32% of land zoned industrial while no other city in the region was close to 30%. Tualatin and Wilsonville lead in terms of industrial percentage and capacity for the size of the cities. What we are looking for besides recognizing that Tualatin and Wilsonville are carrying the region in terms of industrial land, is that regional recognition in terms of trip caps and further industrial and to back up the cities in terms of making this project work.

Councilor Beikman felt funding is limited and it was important for the two cities to work out plans for the SDCs and TDTs and emphasize this area is a regionally significant industrial area and that the regional government needs to recognize that with dollars for the infrastructure so the

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

project can function properly. Regarding item number six and the traffic trip cap, the city of Tualatin had no interest in adding additional traffic to areas that are not planned for; it was important to buffer the neighborhoods in Tualatin.

Councilor Davis expressed her disagreement with the location of Basalt Creek Parkway in that it should not cut across the canyon, it is too far north, the boundary will split the neighborhood and the responsibility for caring for and maintaining the canyon. The neighborhood on the Wilsonville side will become an island when Wilsonville has been clear its intent for Basalt Creek is industrial and not residential. Councilor Davis' intent is to maintain the area around the east side of the canyon, and to protect the canyon and insure the neighborhood is saved as a cohesive piece on the Tualatin side.

Councilor Lehan said she would not have chosen the current boundary until she realized the elevation of the Parkway and how access to the Parkway was limited. When a road is between 5-30 feet in the air it becomes a significant barrier.

Mayor Knapp stated because of the physical constraints of the Parkway and because of the need to have development clustered around roads that will serve the nodes of industrialization, overlaid by the physical characteristics of the Parkway have led to the decision that the Parkway location is the most logical jurisdictional boundary line between the two cities. The slide showing the jurisdictional boundary line between the two cities was displayed again.

Mayor Knapp said the direction to staff would incorporate the Considerations for Success, including the addition of number ten which mentions transit service, as drafted the language reads, "Cities will work jointly to secure transit service for business and residents of Basalt Creek through SMART or Tri-Met."

Mr. Cosgrove recommended councilors to state their general support or raise their concerns, and direct staff to bring back a resolution on what they have seen this evening.

Regarding the transit issue Mayor Ogden felt the language should be less specific; rather the language could suggest something that is jurisdictionally blind to the user, cost effective, and has some mutual relationship to both districts.

Mayor Knapp did not want the transit service to be locked into only one possible provider. He understood if Wilsonville expanded its boundary to the Parkway and annexed that area the City would still not have a right to not collect Tri-Met taxes in the new expansion area.

Mayor Ogden did not want to walk away with any conceptions that may come back and be a surprise. For example, the notion of 75% of the SDCs or TDT money going to the district but that will not be enough for transportation and additional financing tools will need to be found. He thought the shortage of transportation funding and the need for transportation should be expressed and that all of the money raised in this area should benefit the area; but placing a number on it tonight may be restrictive.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mayor Knapp did not think what was written contradicted that, it recognizes the need and investing those funds generated in the district back into the district is what it says in concept. The other is a footnote regarding the Washington County's past precedent. The Mayor asked each council member to provide their thoughts.

Councilor Bubenik shared some of the concerns raised by Councilor Davis about Basalt Creek being two jurisdictions and the neighborhoods split into two different cities. Other than that he thought the plan was good. Consideration number nine protects the canyon to insure it is maintained. He was in support of moving forward in the process and the Considerations for Success and the boundary proposal.

Councilor Lehan saw the logic in the boundary being Parkway. She was comfortable with the Considerations for Success. Regarding the canyon she was committed to protecting the natural area. The Councilor noted Wilsonville's zoning did not put pressure on property owners to develop any faster than they wanted to. The Elligsen property south of Costco is an example, it is still being farmed and there is no pressure to change its use. She thought the canyon was a beautiful asset and having trails connecting the area to both cities was a good idea. Councilor Lehan supported the boundary.

Councilor Brooksby felt the same as Councilors Davis and Bubenik, he supported the current boundary as chosen reluctantly and thought it should be lower, he is concerned the Parkway could be further south to be more effective. The Councilor agreed that property owners should not be pressured to develop.

Councilor Fitzgerald supported the boundary and thought it was a good plan. She identified number eight as a good element to focus on Grahams Ferry Road rather than Kinsman. She supported the idea of the cities working together for regional transportation money for road improvements. Regarding transit, item number ten, the Councilor hoped an efficient and appealing system is developed that gets people to use it, alleviating congestion.

Councilor Beikman agreed.

Councilor Starr agreed and asked who decided to locate the Parkway where it is.

Mr. Cotugno said Washington County led the process but it was carried out through this joint city planning process.

Councilor Starr confirmed it was a neutral third party (Washington County) that determined where the road went. This is a deviation from where some may have remembered, the west side of the area and north of the Parkway is more land that was added into Tualatin with good industrial potential which is a 'win' recognizing Tualatin was giving up some of the canyon area. Referring to item four, the Councilor wanted 100% because there is never enough money for transportation. He supported the idea of jointly approaching the state and region for funding. Councilor Starr suggested wording item number ten to recognize and support SMART and/or another transportation service; however, in the Wilsonville boundary it would be SMART, and in

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Tualatin we would support what Tualatin wanted to do. He supported the placement of the boundary.

Councilor Truax indicated his support of the boundary. He was in general support of the whole proposal with the understanding that each item of consideration for success will merit a lot of work. Regarding transit, we should take SMART from the Parkway north; Tualatin will work to support servicing the area in the most efficient way, both from a service and economic standpoint.

Councilor Davis agreed with Councilor Truax's transit comments. There were elements of the Considerations for Success she agreed with, the sewer and stormwater pieces, the discussions around the SDCs and TDT is going in the right direction. The Councilor has fundamental disagreements with the project in terms of the canyon, the neighborhood to the east of the canyon and the alignment of the Basalt Creek Parkway.

Councilor Grimes was in general agreement for the proposed boundary. She was concerned about the canyon and the green space and the elevated bridge/roadway cutting across the canyon; however those concerns were mitigated to some degree by the commitments from both councils to protect the green space, which provides protection to the Tualatin neighborhood. The desire for jobs needs to be balanced with the need to protect Tualatin livability. Councilor Grimes appreciated the Considerations for Success and the framework as long as they are not viewed as narrow constraints.

Councilor Stevens would like the decisions to be memorialized quickly so funds will not be wasted should it be decided to do something differently in the future. Items that there is agreement on should be the first to be memorialized, an IGA to protect the canyon as a natural resource between the two cities; likewise the bike/ped pathway. Another element that can be memorialized is the decision not to build Kinsman Road. The Councilor liked the fact that the Parkway will be identified as the boundary between the two communities. She felt the Considerations for Success are close to being goals for success, and the document should be memorialized so that decisions are known in the future.

Mayor Knapp thought the two city managers had received clear direction from their councilors on what direction staff needs to take. He asked Mr. Fregonese how to take the general consensus and what to expect in way of documentation and how to build something that will memorialize the ideas expressed.

Mr. Fregonese explained a concept plan will memorialize these ideas in concept. He will prepare the concept plan for the two cities to adopt. A Title 11 memo to Metro governs the regional aspects of the concept plan. Each city will adopt a comprehensive plan amendment which will have implementation components to it. Agreements between the two cities outlining what each city will be responsible for need to be written. Both cities will have urban planning area agreements with Washington County. He thought both cities would want the area to remain rural and not develop until it has been annexed into each city. Additional agreements with Tri-Met, Clean Water Services may be necessary, and the concept plan will list those. The concept plan will have the foundation for each city to take on and sign the more formal agreement

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

starting with the concept plan and IGA between the two cities in terms of where you go from here.

Councilors will see a draft of the concept plan that has all the ideas in one document with a list of how each item will be implemented and be put into force.

Mayor Knapp thought there were a lot of things to be accomplished which falls to each city's staff. He asked if Washington County rules enabled things to happen that we don't want to happen, and how to keep that from happening; do we have control over that.

Mr. Fregonese said each city has an existing Urban Services Agreement with Washington County, and he thought the agreement could be review and a discussion held with the County.

Councilor Truax stated he was willing to have a discussion on the future of Kinsman Road.

Councilor Lehan wanted councilors from both cities to keep in mind I-5 is the life blood arterial for both cities, and nothing we do should cause the interchanges or I-5 to fail.

Mayor Ogden thanked Mayor Knapp for his leadership throughout the process. This was the first time there has been a jurisdictional planning effort addressing the concerns of both cities.

Mayor Knapp felt a good basis was in place for moving forward. He expressed appreciation to the staffs of both cities for their work. While there are concerns, they will try to mitigate those concerns and find the best way to handle them.

Mayor Knapp adjourned the meeting at 7:37 p.m.

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF January 21, 2016

TPC MEMBERS PRESENT:

Alan Aplin
Bill Beers
Angela Demeo
Cameron Grile
Mona St. Clair (arrived after Agenda item 4 started)
Janelle Thompson

STAFF PRESENT

Aquilla Hurd-Ravich
Lynette Sanford

TPC MEMBER ABSENT: Jeff DeHaan

GUESTS: Sherman Leitgab.

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:34 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the December 17, 2015 TPC minutes. MOTION by Demeo SECONDED by Grile to approve the minutes as written. MOTION PASSED 5-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

4. ACTION ITEMS:

A. Elect a Chair and Vice Chair to Represent the Tualatin Planning Commission.

Mr. Aplin asked the Commission members if they wanted to take over the role of Chairman of the Planning Commission. MOTION by Grile, SECONDED by Beers to retain Mr. Aplin as Chair and Mr. Beers as Vice Chair. MOTION PASSED 5-0.

5. COMMUNICATION FROM CITY STAFF:

A. Legacy Meridian Park Medical Center – Preview of Proposed Code Language

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

for PTA15-0001.

Ms. Hurd-Ravich presented the Plan Text Amendment (PTA15-0001) from Legacy Meridian Park Medical Center which included a PowerPoint presentation. Legacy is proposing changes to the Tualatin Development Code (TDC) Chapter 38 Sign Regulations, specifically to Section 38.230, which regulates signs in the Medical Center Planning district.

Legacy Meridian Park Medical Campus is located at 19300 SW 65th Ave. Legacy Meridian owns all property in the Medical Center (MC) planning district with the exception of land owned by Tualatin Senior Center LLC, which operates the Brookdale senior living facility in the NW corner of the district. There is no other property in the City designated MC. Legacy is proposing to replace most of the existing signs on their Tualatin campus. This PTA is to provide language that allows for safer, more legible, and clearer wayfinding and identify signs. These changes would allow Legacy Meridian to:

- Provide clearer direction to drivers approaching the campus.
- Aid visitors and patients to find their way to campus buildings and parking lots.
- Allow Legacy to clearly identify the campus.
- Provide consistency with signage at other Legacy Health systems campuses throughout the Portland metro area where the proposed comprehensive sign program has been or is in the process of being implemented.

Ms. Hurd-Ravich explained that the current code allows monument, wall and hospital identification signs. The proposed amendments would allow freestanding pole signs, additional monument signs, additional wall signs, and a campus sign master plan process. Mr. Grile asked if monument signs are allowed elsewhere in the City. Ms. Hurd-Ravich responded that they are allowed in the commercial areas with restrictions.

Ms. Hurd-Ravich went through the slides that displayed images of the proposed signs and their locations, along with their height and sign face area limits. Ms. Hurd-Ravich explained that the City Attorney suggested the regulation has to have a relationship within 30 feet of the right-of-way and the regulations relax beyond that. Discussion ensued regarding property boundaries, corners, and entrances.

Ms. Demeo asked if the wall sign on the parking structure falls under the main or tenant category. Ms. Hurd-Ravich answered that it falls under the main sign category. Ms. Hurd-Ravich mentioned that a category has been added to include overhead canopies.

Ms. Hurd-Ravich explained that the Campus Sign Master Plan option will avoid future plan text amendments if changes to campus sign programs do not meet code. It will maintain City oversight and approval process and provide greater flexibility for

property owners in the Medical Center Planning District.

Ms. Hurd-Ravich stated that the next steps include the preview of draft language, which will go to the Council Work Session on February 8. There will be a Planning Commission recommendation on March 17 and a public hearing before the City Council on March 28.

Mr. Beers stated that regarding the Master Plan option, a staff review is the right place to start but if it doesn't meet code, it may be helpful for the Planning Commission to review it. Ms. Hurd-Ravich agreed.

Mr. Grile asked if Legacy planned on going through this process or if the code changes will meet their needs. Ms. Hurd-Ravich answered that the code changes will meet their needs. Mr. Aplin asked if this is the first time the City has tried to implement the master plan process. Ms. Hurd-Ravich responded that we have other places where we've incorporated a master plan but this is the first time we've proposed a sign master plan.

B. Basalt Creek Update from the Joint Tualatin and Wilsonville Council Meeting

Ms. Hurd-Ravich gave an update on the Basalt Creek Joint Council meeting with Tualatin and Wilsonville that was held on December 16, 2015. This meeting was held to discuss a preferred land use and boundary option for the Basalt Creek planning area, to discuss priorities for each City, and to discuss alternatives for achieving those goals.

Ms. Hurd-Ravich stated that over the last two years, the committee has been able to accomplish land suitability, guiding principles, base case, utility design, and evaluations.

Ms. Hurd-Ravich went through the slides that detailed land suitability analysis and the base case boundary options. Ms. Hurd-Ravich explained that at the Joint Council meeting, the project team provided a brief summary of five options. The project team also shared additional information collected for the meeting pertaining to the alignment and vertical profile of the future SW 124th Ave. and Basalt Creek Parkway as well as building development orientation and massing opportunities. With this information, the Wilsonville and Tualatin City Councils discussed priorities and remaining considerations to be addressed in the preferred concept plan. At the conclusion of the discussion, the Councils directed the project team to draft a preferred Basalt Creek Concept Plan with the Basalt Creek Parkway serving as the jurisdictional boundary and with agreements outlined regarding the considerations of success

Ms. Hurd-Ravich stated that the next steps include focusing on project deliverables and lay out a process to reach consensus and finalize the project. A comprehensive plan amendment will need to be drafted for Wilsonville and Tualatin.

Ms. Hurd-Ravich noted that there were considerations for success. They are:

- Sewer – Each City to serve its own area
- Stormwater – flows received by Wilsonville guided by their protocols
- Recognize Regional need for industrial land
- Critical need to improve existing roadways
- Recognize regional impacts to Basalt transportation system
- Respect the established trip cap
- Jointly seek regional investment in future I-5 crossing
- Consider not building Kinsman north of Day Rd
- Joint City agreement to manage the Natural Area

Ms. Hurd-Ravich stated that Wilsonville opted out of Trimet and use SMART (South Metro Area Rapid Transit) for their transportation needs. If they extend their jurisdictional boundary north, they want to also extend SMART to serve their employment area. Tualatin and Wilsonville will need to work together to come up with a solution since Tualatin uses Trimet. Mr. Beers asked if the businesses south of Basalt Creek Parkway will pay Trimet taxes. Ms. Hurd-Ravich answered that they probably will not, but more discussion will follow.

6. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that there are currently no items on the agenda for the February 18th meeting, so it will be cancelled. In March, the Annual Report will be presented and approved and there will be a recommendation on the Legacy signs.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Ms. Demeo mentioned that she saw a mobile food trucks and asked the status. Ms. Hurd-Ravich said that we will be holding off on the food truck discussion since we short-staffed and in the process of hiring. Mr. Aplin asked about the status of the new City Hall. Ms. Hurd-Ravich answered that they are in the process of conducting traffic analysis on two sites – the Police site and the building by the Commons Lake.

8. **ADJOURNMENT**

Mr, Allin adjourned the meeting at 7:37 PM.



Lynette Sanford, Office Coordinator



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF May 19, 2016

TPC MEMBERS PRESENT:

Alan Aplin
Jeff DeHaan
Angela Demeo
Cameron Grile
Mona St. Claire
Janelle Thompson

STAFF PRESENT

Aquilla Hurd-Ravich
Zoe Monahan
Alice Cannon
Karen Perl Fox
Charles Benson III
Erin Engman
Lynette Sanford

TPC MEMBER ABSENT: Bill Beers

GUESTS: Sara Singer, Joe Lipscomb, Sherman Leitjeb, Grace Lucini

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:32 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the March 17, 2016 TPC minutes. MOTION by St. Clair SECONDED by Thompson to approve the minutes as written. MOTION PASSED 6-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

Joe Lipscomb, a member of the Tualatin Area Aging Task Force, gave an update on the group and expressed concerns of the members. Mr. Lipscomb stated that the Aging Task Force has become involved with transportation mobility, the SW Corridor Plan, and accessibility to transit centers. Mr. Lipscomb noted that they are interested in safe sidewalks and pedestrian paths, which currently do not meet the needs of the aging population. The group is also looking at housing issues and is working with AARP. Mr. Lipscomb acknowledged that adding light rail will not help the aging population and other issues of concern are sidewalk width, crosswalk location, and traffic signal timing.

Mr. Aplin stated that he received a Service Enhancement Plan update from TriMet that addresses some of these issues.

Alice Cannon, Assistant City Manager, stated that TriMet adopted a Service

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

Enhancement Plan that maps out the investments for the next 20 years. She added that Tualatin will open a new transit line between Sherwood and Tualatin on May 31, which will run during the commuting hours.

4. **ACTION ITEMS:**

None.

5. **COMMUNICATION FROM CITY STAFF:**

Ms. Cannon announced that the Planning Division has new staff members. Erin Engman is the new Assistant Planner who most recently worked for HDR Consulting. She has 5-8 years of experience in planning, and is also a talented graphic designer. Charles Benson is the new Associate Planner. He has experience in the private and public sector and has worked in Massachusetts and New York. Karen Fox is our new Senior Planner. She has an extensive background and will be working on long-range projects including Basalt Creek and updating the Development Code.

Ms. Cannon also announced that Melinda Anderson is the new Economic Development Manager and Chris Ragland is the new Building Official.

A. Civic Center Outreach.

Sara Singer, a former employee of the City Manager's office, is a consultant for the Civic Center Outreach project. Ms. Singer noted that she has been working on this project since 2013 and is here this evening to present an update.

Ms. Singer stated that during the months of May and June, she is working with the City to gauge public support for a new City Hall and expanded library. The City of Tualatin has never had a City Hall or "Civic Center" and the staff members are currently working out of seven different buildings around town. In 2014 the Council Building was torn down to make way for the Nyberg street expansion. This displaced some City staff members along with the Municipal Court and Council Chambers. Following that, the City conducted a long range facilities study and collected hundreds of ideas from the community on locations for a future Civic Center. Nine different sites were studied, which was narrowed down to two feasible options: the site next to the Tualatin Police Department and a site on the Tualatin Commons.

Ms. Singer explained that the site on the Tualatin Commons would house a three-story structure with 30,450 square feet of office space. 13,220 square feet could be leased, which would generate revenue for the City and create opportunity for expansion. By adding a new building here, it could revitalize the commons with the retail space and civic presence. The traffic study for this location was favorable over the Police site.

Ms. Singer stated that the Police Department site would be a two-story building with

30,290 square feet of office space, but no leasable space. Ms. Singer explained that by consolidating services in either of these locations, the City would create additional space for the Library to expand at its current location.

Ms. Singer noted that the cost of the Tualatin Commons site is \$32.1 million which would include the cost of purchasing the site. The cost of the Police site is \$24 million. Both of these options include the Library expansion. Outreach for these options has included an on-line survey and the Bridgeport Farmers Market. Council is seeking input as they consider adding this to the November 2016 ballot for the voters to decide.

Ms. St. Clair inquired about parking at the Commons site. Ms. Singer replied that there would be underground parking that would need to be raised above the flood plain and there will be surface parking at the back of the building. Ms. Demeo asked about the impact of displacing the businesses in the strip mall at the Commons site. Ms. Singer replied that conversations have been made with the property owner and the leases would need to be negotiated. Mr. Aplin asked if the Commons cost included the tenant space revenue. Ms. Singer replied that it does not. Ms. Thompson asked why the Commons site is higher in price. Ms. Singer replied that the City will have to purchase the space and the construction will take longer. Ms. Demeo asked how long construction will take. Ms. Singer replied it would be roughly 18 months for the Police Site and the Commons site would take approximately 21 months. Mr. Aplin asked when a decision will be made to put this on the ballot. Ms. Singer replied that Council will make a decision on July 11.

Mr. DeHaan acknowledged that he liked the options and supports putting them on the ballot, but was disappointed that the Council Chambers had to be demolished. He added that he believes the Commons needs revitalization, but traffic is an issue.

Mr. Aplin inquired about encroaching on the water with landscaping. Ms. Singer replied that it would have a plaza along the water with the retail space. Ms. St. Clair asked if having City employees in that location will make it more likely for a retail tenant to survive. Ms. Singer replied that the belief is that the City offices would create an anchor for the space and also increase activity by the lake.

Ms. Hurd-Ravich asked about other jurisdictions using the rental space. Ms. Singer replied that Washington County is currently looking for additional office space and depending on the timing; this could be a great opportunity for County services in the City.

Mr. Grile asked if there are other examples of City offices with ground floor retail space. Ms. Singer replied that Hillsboro and Beaverton have similar situations and that the Beaverton office generates a million dollars of revenue income per year. Mr. Grile asked if their offices are approximately the same size as to what we're proposing. Ms. Singer replied that both of their buildings are larger.

B. Southwest Corridor – Shared Investment Strategy

Zoe Monahan, Management Analyst, gave an update on the SW Corridor. Ms. Monahan stated that the project is moving forward. The Steering Committee recently selected light rail as the mode and decided not to continue to study a direct tunnel to PCC. The project team is getting ready for a Draft Environmental Impact Study (DEIS) process to study the proposed alignment which will likely extend from Portland to Tigard and terminating at Bridgeport Village.

Ms. Monahan stated that this is a multi-modal project for bicycle, pedestrian, and roadway projects along with the transit line. In 2013 the Steering Committee accepted a large list of projects that go along the alignment. Ms. Monahan presented a diagram that showed the links and stated there will be a public involvement process that will begin in August and September. Ms. Monahan added that there is still time for input from the Commission members.

Ms. Cannon added that one idea was to extend the Tualatin River Greenway Trail north along the freeway and ending at a park and ride near the new station. Ms. Cannon stated that this could cost as much as 25 million and asked if it was worth addressing. She added that we cannot fund locally and may need transit funds.

Mr. Aplin asked if the light rail was the most expensive option. Ms. Monahan replied that it is more expensive initially, but it allows additional capacity in the long term over rapid bus transit.

Mr. DeHaan asked if they have a name for the new light rail line and he proposed the purple line. He also mentioned that he was disappointed that the Tualatin option was dropped from the potential routing and asked if it was dropped due to expense or public comment. Ms. Monahan said there are constraints in the landscape and it would have been expensive. She added that serving downtown Tualatin is important and the new 97 bus line is a way to provide service. This will eventually link to the new light rail in Bridgeport.

Ms. Demeo expressed concern about the extra traffic at Bridgeport Village and noted that it's already extremely busy beginning at 3 pm. She wondered if a traffic study has been conducted. Ms. Monahan replied that in the impact study, a traffic analysis will be added. Ms. Cannon added that traffic usually improves with light rail.

Ms. Thompson stated that linking our existing pathways is a good idea because one constraint we have is crossing the river and easier access across the river would be beneficial.

Mr. Aplin inquired about the cost. Ms. Monahan replied that the estimate is around 2.4 billion and the estimate for reaching the downtown area was 3 billion. Mr. Grile asked if there was discussion about how much federal funding would be involved.

Ms. Monahan replied that hopefully half of it would be funded by federal funds. Ms. Cannon added that the main reason Tualatin was dropped was due to funding and the expense involved. Mr. DeHaan reiterated that it could have really impacted Tualatin in a good way.

C. Basalt Creek Open House Update

Karen Perl Fox, Senior Planner, gave an update on Basalt Creek which included a Power Point presentation. Ms. Perl Fox stated that we are in the early stages of the Basalt Creek plan. On April 28, 2016 an Open House was held which included conceptual land uses, infrastructure design and other elements to engage and inform citizens about the project.

Ms. Perl Fox noted that this engagement event included an informative presentation by Consultant John Fregonese. The presentation included an overview of the concept planning progress to date and the timeline going forward to complete it. There was also an interactive polling event, an open question and answer session and small group discussions with staff from Tualatin and Wilsonville organized around a series of topics presented on large posters.

Ms. Hurd-Ravich stated that in January the two Councils decided on a preferred boundary which will follow the Basalt Creek Parkway. Also identified were ten considerations for success which included items such as sewer, storm, and water. Following that meeting, an Agency Review Team meeting was held which included interested agencies such as Metro, Washington County, Clean Water Services, TriMet, Smart, and the Tigard-Tualatin School District. The information gathered at this meeting will be combined with the open house information.

Ms. Perl Fox stated that the themes from the Joint Council session included capitalizing on the area's assets, protect existing neighborhoods, integration of employment and housing, and high quality design and amenities for employment.

Ms. Perl Fox went through the slides which detailed maps of the road network concept, land use concept, bikes, trails and pedestrian network, transit network, and the parks and natural areas. She also presented the results from the interactive polling that was conducted.

The next steps in this process are working on the Draft Concept Plan, presenting the draft for Council feedback, and then finalizing the plan. This Concept Plan will include:

- The planning process
- Considerations for success
- Land use plan
- Service plan for water, stormwater and sewer
- Transportation plan

- Implementation strategies

The additional documents that will be developed are:

- Metro Regional Framework Plan Memo
- Draft Comprehensive Plan Amendment for Wilsonville
- Draft Comprehensive Plan Amendment for Tualatin
- Intergovernmental Agreements for a variety of topics

Ms. Perl Fox noted stated that the tentative review process will be presented at the Wilsonville City Council meeting on June 6 and a Tualatin City Council meeting on June 13.

Mr. Aplin inquired about the intergovernmental agreement and if we will serve our own jurisdiction or share. Ms. Hurd-Ravich replied that each City will serve its own jurisdiction. There are some areas in Basalt Creek that may be more efficiently served by one jurisdiction over the other.

Mr. DeHaan asked if Planning Commission will have an action item regarding the Basalt Creek Plan. Ms. Hurd-Ravich replied that they will be making a recommendation that will go to Council and when it comes time to implement the comprehensive plan amendments, the Planning Commission will be involved in making recommendations on legislative items.

Mr. Aplin asked about how the SW Concept Plan will affect the Basalt Creek area. Ms. Hurd-Ravich replied that they looked at the SW Concept Plan and will determine what type of land use would be assigned there. They have looked at efficiencies by combining these two planning areas.

Mr. DeHaan inquired how this would be funded. Ms. Hurd-Ravich noted that this will be paid for with development fees, but there will have to be some investment by developers to capture that funding. The other piece is to put these improvements into the Capital Improvement Plan. A market analysis was conducted and there is a high demand for residential.

Ms. Demeo asked about the reasoning for the crossover to I-5 and Day Rd. Ms. Hurd-Ravich responded that the crossover came from the Transportation Refinement Plan and the counties are responsible for the funding.

Grace Lucini, 23677 SW Boones Ferry Rd, Tualatin, OR

Ms. Lucini is a resident of the unincorporated area of Washington County within the Basalt Creek Concept Planning Area. She had questions and concerns that she brought to the Planning Commission, which have been added to the minutes as an attachment.

Sherman Leitjeb, 23200 SW Grahams Ferry Rd, Tualatin, OR

Mr. Leitjeb has lived in the Basalt Creek Planning Area for approximately 26 years and is in the real estate business. He had a few concerns to bring to the Commission. The first concern he noted was that the area in the canyon is being described as a creek, but in reality has very little water and is a breeding ground for mosquitoes.

Mr. Leitjeb expressed apprehension regarding the Kinsman Rd extension. He believes a large road is undesirable in the canyon and is financially irresponsible. He does support the Boones Ferry Rd and Grahams Ferry Rd expansion.

Mr. Leitjeb also noted that he did not appreciate how the questions were being phrased to the public. For example, the public is in support of parks but he feels the parks will not be utilized because the residents are being forced out. The residents in that area bought their homes hoping for future residential, not industrial or multi-family. He requested a buffer area for the existing homeowners as a transition.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that we will bring back the discussion on food carts later in the summer. There will also be additional discussion on the draft of the Basalt Creek Concept Plan.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Ms. Demeo inquired about openings on the Planning Commission. Ms. Hurd-Ravich responded that when a three year term is up, the members have to reapply. Mr. Grile stated that he will not be reapplying due to family commitments.

8. ADJOURNMENT

MOTION by Aplin to adjourn the meeting at 8:20 pm.



Lynette Sanford, Office Coordinator

PUBLIC COMMENTS –

Hard Copy sent to City of Tualatin 5-20-16

5-19-16 TUALATIN PLANNING COMMISSION MEETING

Grace Lucini

23677 SW Boones Ferry Road, Tualatin OR 97062

I am a resident of unincorporated Washington County within the Basalt Creek Concept Planning Area.

My neighbors and I have no elected representation within the concept planning process- no one to advocate for our homes and property rights.

Since 2011, I have attended or viewed almost all of the public meetings held on the Basalt Creek Transportation Refinement Planning by Washington County, the City of Wilsonville, and the City of Tualatin. I have done the same for the Basalt Creek Concept Planning meetings by the City of Wilsonville and the City of Tualatin.

COMMENTS

I appreciate the current efforts to keep the public and interested persons notified as to public meetings on Concept planning. It took a lot of time to constantly have to monitor websites to learn about these public meetings for all three governmental agencies. I request the Notices of Public meetings on this subject continue as the staff prepares to present their final Concept Plan later this year.

In the Future -I request ...

1. When the Basalt Creek area is described in the media and in meetings- it is usually referred to as 800+ acers of undeveloped land.
2. There are many people who have long standing existing homes within the area. In fact, one development with very nice homes – homes which would make any city proud- was built before many of the neighborhoods in the City of Tualatin.
 - a. We bought homes built in this area which were appropriately zoned for our homes at the time.
 - b. Many of us have lived in these homes for 10 or 20+ years.
 - c. I take a very high interest in my home and the property it sits on. I am working to restore the wetlands on my property.
 - d. We have the attributes of a neighborhood, but have not been given the same consideration or protections from negative impacts or requirements for “buffering” from the Basalt Creek Transportation plans or Concept Planning ---as have the residents currently within the city limits of Tualatin.

- e. To continually have project staff refer to my home and those of my neighbors as “undeveloped land” paints an inaccurate picture of the area being planned. It is somewhat disrespectful as well as inaccurate in implying that all 800+ acres are an empty canvas needing to be planned for development.
- f. Ironically, some of us will eventually become citizens of Tualatin.
- g. Yet- with the construction of the Grahams Ferry Road Boones Ferry Connector- a majority of this neighborhood I mentioned -will be demolished or significantly and negatively impacted with the building of the connector bridge. This neighborhood was not given the same considerations as neighborhoods in Tualatin.

NATURAL AREAS-PARKS

The Planning Commission is being asked about planning for Natural Areas within the Basalt Creek Area.

1. As the Planning Commission considers this request- please keep in mind- the wetlands between Grahams Ferry Road and Boones Ferry Road are privately owned. The wetlands are in the middle of my property- with useable property on the east and west sides of the wetlands.
 - a. To envision a walking trail along the wetlands will require the public acquisition of privately owned land from many different property owners.
 - b. If the trails are planned along the wetlands, the trail would cut my property in half and reduce my use and enjoyment of my property.
2. The current map presented at the Open House indicates a public trail along the western edge of my property. In light of the recent news articles regarding the Spring Water Trail, I am not overly interested in creating a similar situation on or along my property.

QUESTIONS WITHIN SCOPE OF PLANNING COMMISSION:

I am requesting these questions be included within the minutes of this Planning Commission Meeting.

Many of these questions should not be a surprise to the project staff, as they have been previously presented in writing or previously asked in person- and yet do not appear to be addressed in the subsequent reiterations of the proposed maps.

TRANSPORTATION

1. Grahams Ferry Boones Ferry Connector
 - a. *A major premise of the Basalt Creek Concept Planning-- including changes in jurisdiction as well as changes framework for the transportation system ----is based upon the location of the future connector between Grahams Ferry Road and Boones Ferry Road*

- b. At what point in time will geo technical testing be done on the basalt 100' island in the middle of the wetland which is the planned footing for the connector bridge? This island the primary basis upon which WA County determined the location of the future bridge.
- c. It is my understanding that basalt rock and basalt rock formations have varying degrees of density and strength- and not all basalt rock used from nearby quarries can be used in road construction.
- d. What happens should the testing of the basalt island prove not to be desirable with regard to transportation plans- zoning etc.

2. Kinsman Road Extension

- a. At the last Basalt Creek Joint Cities Meeting of both Tualatin and Wilsonville City Councils Meeting- it was discussed and agreed upon that the Kinsman extension north of Day Road would be tabled.
- b. Why is the extension still on the current maps?
- c. If there are still plans for the extension- how will the extension cross the Grahams Ferry -Boones Ferry Connector- since the connector will require a significant V cut into the ridge running north to south. Is it anticipated Kinsman extension will be a fly over or be dug under the 5-6 lane expressway?
- d. To facilitate better understanding of the impact of proposed roads and the ability to actually implement- I have previously requested the staff provide a topographical overlay in their presentations. I again request this additional information be provided to those who may not be aware of the mountain ridges and a significantly deep ravine which exists within the area- through which roads have been planned.

3. Access to I-5 at Exit 286- Day Road & Boones Ferry Road Intersection

- a. The intersection and interchange is already congested at peak hours.
- b. During a WA County presentation to the Tualatin City Council on their recommended location for the Grahams Ferry Road/ Boones Ferry Rd Connector-the project engineer acknowledged the anticipated volume of traffic at the Day Road Boones Ferry intersection will be 2 ½ times the volume on the Tualatin Sherwood Highway.
 - i. When asked about the existing and anticipated congestion- the comment that ***we have to get use to waiting for more than one signal change*** does not seem to understand the importance of local knowledge and the magnitude of the current problem
 - ii. Waiting more than one signal rotation is not a generally accepted standard by most municipalities
 - iii. And not an appropriate response by a facilitator/planner of a multi-governmental group whose goal is to address future transportation needs in planning future growth and development.

ZONING

1. Requesting clarification of the level of importance being given to what is being designated as Natural Area west of Boones Ferry Road
 - a. During the discussions between WA County, Wilsonville and Tualatin- it was decided a 5-6 lane bridge (with additional bike and pedestrian lanes) would be built which will bisect this natural area
 - i. Design plans for the bridge and expressway show significant cut and fill into the wetlands and through Class 1 Riparian areas and also Class A Upland areas
 - ii. Construction of the bridge will greatly impact the natural area; wetlands and surrounding habitat and wildlife
 - iii. Upon completion there will be negative influences by
 1. Night time light pollution
 2. 24 hour a day ---noise; air pollution; and wetland environmental pollution from freight trucks and other vehicles attempting ascent or decent down a 6% grade with signaled intersections at the top and at the bottom of the segment between Grahams Ferry and Boones Ferry
 - b. But the proposed zoning for the same area only indicates natural area and no development
 - c. Why is there a discrepancy in use of this area? Which pollutes more ----the construction of the bridge and the thousands of trucks and vehicles 24 hours a day using the bridge; or single family homes?
2. Zoning east of SW Boones Ferry Road north of Greenhill Lane
 - a. Is it reasonable to plan for neighborhood/commercial development across from existing single family homes?
 - b. Current Tualatin residents get significant consideration in the planning process for buffering between existing residences and other zone uses
 - c. Should existing residents within the Basalt Creek be given the same considerations for buffering as Tualatin residents receive?
 - d. Can the location of the neighborhood-commercial development be relocated from what is already going to be a high volume road- Boones Ferry Road?
 - e. If the location of the proposed neighborhood-commercial area cannot be relocated,
 - i. can requirements for neighborhood-commercial construction be designated for retail on the ground floor and residential above (to blend into the existing community and the planned community) or some other method which will enhance and blend with the residential neighborhood environment--and

- ii. can architectural considerations be applied as to the view from SW Boones Ferry Road- as this will be the entrance to Tualatin and well as the view from the local residents who already live in the area.

STORM WATER DRAINAGE

1. The area within the natural area west of Boones Ferry Road is within the Willamette Watershed.
 - i. Maps presented at the Open House indicate water runoff from east of Boones Ferry Road will be diverted to drain west.
 - ii. How will contaminated water from streets and sediment which flows into the ravine on the west side of Boones Ferry Road be treated prior to flowing to the Willamette?

I ask that the Planning Commission consider these questions now and in the future as you review the information presented, and ask for further clarification as needed.

After the presentation of my comments, I appreciated the request by Aquilla Hurd-Ravich, Planning Manager for the City of Tualatin for a copy of my comments that my concerns could receive further evaluation and provide response.

Respectfully submitted,

Grace Lucini



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
OCTOBER 10, 2016**

Present: Council President Monique Beikman; Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Mayor Lou Ogden; Councilor Wade Brooksby; Councilor Joelle Davis

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele;

Present: Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Engineer Associate Tony Doran; Teen Program Specialist Julie Ludemann; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Parks and Recreation Manager Rich Mueller; City Engineer Jeff Fuchs; Associate Planner Charles Benson; Senior Planner Karen Fox; Public Works Director Jerry Postema

A. CALL TO ORDER

Pledge of Allegiance

Council President Beikman called the meeting to order at 7:05 p.m.

B. ANNOUNCEMENTS

1. Update on the Tualatin Youth Advisory Council's Activities for October

Members of the Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. YAC will be participating in the West Coast Giant Pumpkin Regatta on October 15. They will be running concessions, pumpkin crafts, face and t-shirt painting, and pumpkin bowling. The annual Haunted House will be held on October 21-22 and 28-29, from 7-10 p.m., at the Van Raden Community Center. They encouraged all citizens to attend both events.

2. West Coast Giant Pumpkin Regatta Announcement

Recreation Supervisor Julie Ludemann and Program Specialist Heidi Marx invited all citizens to attend the 13th Annual West Coast Giant Pumpkin Regatta to be held on Saturday, October 15, 10am-4pm, at the Tualatin Commons.

3. New Employee Introduction- Veronica Montenegro, Library Assistant I

Community Services Director Paul Hennon introduced Library Assistant Veronica Montenegro. The Council welcomed her.

4. City Award Announcements

City Manager Sherilyn Lombos announced the City won the City County Insurance Services Silver Safety Award and the League of Oregon Cities Award for Excellence for the Trail Project. She thanked all City staff for their hard work.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Paul Morrison spoke to issues with the proposed zoning on the Basalt Creek Project. He stated he would like to see more transitional zoning in the residential areas.

Sherman Leitgeb spoke to the potential negative impacts of the proposed zoning for the Basalt Creek Project. He stated the zoning will have a very negative impact directly on the Victoria Gardens property owners.

Herb Koss stated he worked directly with OTAC to create the proposal that offers the necessary buffers and transitioning for the Victoria Gardens property owners. He was happy to hear the Council consider the proposal.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Ed Truax, SECONDED by Councilor Nancy Grimes to adopt the consent agenda.

Aye: Council President Monique Beikman, Councilor Frank Bubenik, Councilor Nancy Grimes, Councilor Ed Truax

Other: Mayor Lou Ogden (Absent), Councilor Wade Brooksby (Absent), Councilor Joelle Davis (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of September 12, 2016
2. Consideration of Approval of a New Liquor License Application for Saint Irene's
3. Consideration of Approval of a New Liquor License for Tualatin Gas & Food
4. Consideration of Approval of a New Liquor License Application for La Sen Vietnamese Grill



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 10/24/2016

SUBJECT: Consideration of Approval of the Minutes for the Work Session and Regular Meeting of October 10, 2016

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the Work Session and Regular Meeting of October 10, 2016.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minute of October 10, 2016
City Council Regular Meeting Minutes of October 10, 2016



Present: Mayor Lou Ogden- via phone; Council President Monique Beikman; Councilor Frank Bubenik; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Councilor Wade Brooksby; Councilor Joelle Davis

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele;

Present: Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Parks and Recreation Manager Rich Mueller; City Engineer Jeff Fuchs; Associate Planner Charles Benson; Senior Planner Karen Fox; Economic Development Manager Melinda Anderson; Public Works Director Jerry Postema

CALL TO ORDER

Council President Beikman called the meeting to order at 5:07 p.m.

1. *Food Carts: Update on Public Outreach & Code Components.*

Planning Manager Aquilla Hurd-Ravich and Associate Planner Charles Benson presented the public outreach and proposed code updates on mobile food units. Manager Hurd-Ravich presented background on the process to date, noting staff has continued to conduct public engagement and further refine the code updates. Associate Benson recapped public engagement efforts including survey results. Manager Hurd-Ravich spoke to survey results from the Commercial CIO group. She stated the group's unanimous consensus was food carts would hurt their businesses. Staff also attended a Tualatin Chamber of Commerce meeting where their board discussed the ordinance internally. They will provide feedback.

Associate Benson presented updated policy considerations from staff. Suggestions included incorporating the policy into the Tualatin Municipal Code, application reviews at the staff level, obtaining a business license, require a permit for stays longer than four hours, require a connection to City infrastructure, prohibit operations on unimproved sites, and restrict signage. Items no longer under consideration were reviewed.

Councilor Truax asked if food carts that were fully contained would be permitted. Manager Hurd-Ravich stated there wouldn't be a way around the regulation they would have to hook up. She noted that food carts staying for less than four hours would not need to meet that requirement.

Councilor Truax asked about parking spot regulations. Manager Hurd-Ravich stated this is why improved locations would only be considered because they had been through the architectural review process.

Manager Hurd-Ravich reviewed the timeline for the project stating staff would be back at the November 14 work session with a draft ordinance for consideration.

Councilor Grimes asked if restroom and seating requirements would need to meet the County's standards. Manager Hurd-Ravich stated the County has specific requirements the food cart would have to meet.

Councilor Bubenik asked if in the information presented to the CCIO, if there was a differentiation made between a pod and a cart. Manager Hurd-Ravich stated it was not made clear because the policy direction was different at the time. Councilor Bubenik stated he would like to simplify the policy direction. He also noted he is not interested in having food pods in Tualatin.

Councilor Truax stated he doesn't think a policy needs to be put in place at all as he does not see Tualatin as a food cart destination.

Council President Beikman stated the scope of the project has gone outside of what the Council originally envisioned. She would like to see it simplified by adding language stating food carts cannot park overnight.

Councilor Bubenik stated that would solve a majority of the issues and would like to ensure they have a business license as well.

Mayor Ogden stated he is concerned with the pushback the Council has received from the restaurant industry. He would like to take the time to work with business owners and see what would work for them.

Council President Beikman does not want to push the topic off any longer with more feedback. She just wants the ordinance simplified.

Councilor Bubenik stated he is no rush to complete this and would like more feedback from the restaurant industry.

Mayor Ogden stated he won't vote to approve anything until it has been vetted by the restaurant industry.

Manager Hurd-Ravich stated staff will compile feedback from the Council and be back with an ordinance.

2. *Basalt Creek Land Use Concept Map & Project Update.*

Planning Manager Aquilla Hurd-Ravich and Senior Planner Karen Fox presented an update on the Basalt Creek Concept Plan. Manager Hurd-Ravich spoke to concept map refinements with key feedback being to refine employment land uses, residential land uses, and consider both private ownership and environmental constraints in the Basalt Creek Canyon. The land use concept maps were refined to better highlight actual uses in Tualatin. The manufacturing park is now the largest part followed by residential uses, both uses are balanced. A summary of acres and trips was reviewed. Manager Hurd-Ravich reviewed and updated the Council on the ten considerations for success. Planner Fox noted other recent activities including the Basalt Creek IGA being reinstated, the concept plan draft is underway, and community involvement is ongoing.

Manager Hurd-Ravich spoke to public comments specific to land use. One topic of discussion has been the Victoria Gardens Homeowners Association proposal. The proposal requests single family residential to buffer their neighborhood to the south. The Council can consider two options. Option one to zone the area RML, which would likely be a better transition to employment lands. Option two is to change adjacent property to the south to RL, which is preferred by the HOA. Manager Hurd-Ravich noted Tualatin is currently balance. Any changes will tip the balance and create further discussion on policy considerations.

Manager Hurd-Ravich presented another proposal from Otak regarding the area south of Victoria Gardens. The proposal contained three options. Option A contains a mix of low and high density residential to serve as transition to employment and the Canyon. Option B offers residential to wrap around the new loop road surround employment uses. Option C offers a mix of housing types and densities with small amounts of commercial.

Manager Hurd-Ravich stated staff is seeking direction from Council on the proposals. Next steps for the project include an agency review team meeting, individual council meetings to discuss the draft concept plan, and a joint council meeting.

Councilor Grimes asked how staff would deal with trips over capacity. Manager Hurd-Ravich stated Washington County is comfortable with the margin of error.

Councilor Bubenik asked if Otak's idea would make the trip count higher. Manager Hurd-Ravich stated it wouldn't necessarily increase the trips but they would have to evaluate the proposal further. Assistant City Manager Alice Cannon stated it would be worth the City investigating the option further.

Councilor Truax would like to further evaluate Otak Option C. He likes the combination of uses and the transition and buffering.

Mayor Ogden stated he believes all the land that can be used for jobs should be used for jobs as it is the primary function of the land. All other non-suitable land should then be used for residential.

Council President Beikman asked why the neighborhood commercial was removed from the plan. Manager Hurd-Ravich stated they made it Manufacturing Park to add more flexibility to the area. Council President Beikman stated she likes Otak Option C as she is concerned with buffering around the neighborhoods as well.

Councilor Bubenik would also like to explore Otak Option C. He wants to make sure there is traffic calming work done in the area as noise will be the main issue. He wants to ensure buffering is built into the standards.

Council President Beikman and Mayor Ogden both concurred that the buffering standards need to be in place before development happens.

Manager Hurd-Ravich recapped stating staff will explore Otak Option C and further evaluate the trip capacity for the option while incorporating design stands for appropriate buffering

3. ***Economic Development Update.***

Moved to a meeting date to be determined.

4. ***UPDATE: Hazelbrook Road Parking Concerns.***

City Engineer Jeff Fuchs presented additional information on the Hazelbrook Parking issue. Engineer Fuchs provided a summary of the parking issue along both sides of the roadway occasionally constricting traffic. Since the last presentation staff monitored the area and most of the cars parking in the area belonged to renters in the apartment complex. Options for improvement include: leave as is, prohibit parking on both sides, prohibit parking on westbound lane, install no parking signs, or install a bike lane on the eastbound side.

Councilor Bubenik stated his biggest concern in the area is cars parking on the south side of the road heading east through the curves. He suggested making the area no parking through the curves.

Council consensus was reached to make the area no parking eastbound through the curves.

5. ***Council Meeting Agenda Review, Communications & Roundtable.***

None.

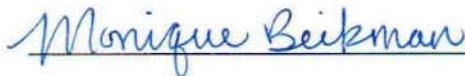
ADJOURNMENT

The work session adjourned at 6:56 p.m.

Sherilyn Lombos, City Manager



/ Nicole Morris, Recording Secretary



/ Monique Beikman, Mayor Pro Tem



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF October 20, 2016

TPC MEMBERS PRESENT:

Alan Aplin
Kenneth Ball
Angela Demeo
Travis Stout
Mona St. Clair
Janelle Thompson

STAFF PRESENT

Aquilla Hurd-Ravich
Karen Perl Fox
Charles Benson
Lynette Sanford

TPC MEMBER ABSENT: Bill Beers

GUESTS: Herb Koss, Linda Moholt, Levi Levasa, Grace Lucini, Mehdi A. Sanaei

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the September 15, 2016 TPC minutes. MOTION by Demeo SECONDED by Thompson to approve the minutes as written. MOTION PASSED 6-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None.

4. ACTION ITEMS:

None.

5. COMMUNICATION FROM CITY STAFF:

A. Basalt Creek Land Use Concept Map and Project Update.

Aquilla Hurd-Ravich, Planning Manager and Karen Perl-Fox, Sr. Planner updated the Commission members on the Basalt Creek Concept Plan. Ms. Hurd-Ravich

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

mentioned that the presentation is the same one that was brought to Council on October 10th. The presentation will include review and affirmation of conceptual land uses, review progress on Ten Considerations for Success, and the next steps to conclude the Concept Plan.

Ms. Hurd-Ravich stated that the Draft Basalt Creek Land Use Concept Map was presented at the April 2016 open house. After Council review and input at the June 2016 Work Session and ongoing community involvement, feedback included refining employment land uses, refining residential land uses, and to consider both private ownership and environmental constraints in Basalt Creek Canyon.

Ms. Hurd-Ravich presented a map that detailed the changes from the April 2016 draft to the October 2016 draft. The updated map slightly refined where low and medium residential density is, and a balance between employment and residential areas.

Ms. Perl Fox went through the slide that detailed the Summary of Acres and Trips between June 2016 and October 2016 for Tualatin and Wilsonville.

Ms. Hurd-Ravich stated that there are Ten Considerations for Success. These include:

- Sewer
- Storm Water
- Industrial Lands
- Transportation Funding
- Future Regional Transportation Projects-Basalt creek
- Trips
- Basalt Creek Parkway and I-5 Crossings
- North-South Collector (Kinsman Rd)
- Basalt Creek Canyon
- Public Transportation

Ms. Perl Fox noted that other recent activities included:

- Basalt IGA Reinstatement approved
- Concept Plan draft underway
- Ongoing community involvement
- Public feedback on the process
- Public feedback on the Land Use Concept Map

Ms. Demeo asked if the existing land owners in Basalt Creek are spread throughout the entire area or clustered around the canyon. Ms. Perl Fox answered that they are spread throughout the area and some are near the industrial park zone. Ms. Demeo asked how this will affect the current residents. Ms. Hurd-Ravich replied that they will not become non-conforming until they're annexed in.

Ms. Hurd-Ravich noted that the City has heard from homeowners in the Victoria Gardens subdivision who were concerned about the area to the south and wanted continuity regarding the zoning. It is proposed to be zoned Medium-Low Density which is the current zoning of Victoria Gardens.

Mr. Ball asked if there are any plans for the existing homeowners to claim eminent domain. Ms. Hurd-Ravich said that there were not.

Ms. Hurd-Ravich went through the slides that detailed the proposal from Otak. This proposes a mix of low and high density residential to serve as transition to employment and the canyon. Council has asked us to research whether this proposal with work and to look at the land and how it can support jobs.

Mr. Aplin noted that a lot of the topography is not suitable for employment; it would be helpful to have elevation maps. Mr. Ball asked about the impact of traffic to the rural areas and if an impact study was conducted. Ms. Hurd-Ravich answered affirmatively. There are plans to improve Tonquin Rd and the County is in the process of studying Grahams Ferry, Boones Ferry, and Day Rd.

Ms. Hurd-Ravich noted that the next steps include meetings with the Agency Review Team, individual Council meetings, and a joint City Council meeting.

Mr. Aplin asked if Wilsonville is also refining their maps. Ms. Hurd-Ravich answered that they have had their own work sessions and staff will be working with them. Ms. Thompson asked how Otak got involved. Ms. Hurd-Ravich responded that a property owner contact them. Ms. Demeo asked if there is consideration for additional schools in the area. Ms. Hurd-Ravich answered that the entire area is in the Sherwood School District and they will continue to be part of the discussion along with the Tigard-Tualatin School District. Ms. Demeo asked where the schools can be located. Ms. Hurd-Ravich responded that they can be built in any residential zone.

Mr. Ball asked if Council considered the possibility of declining home values of the existing properties, especially if they are adjacent to commercial areas. Ms. Hurd-Ravich responded that there has been discussion regarding buffer and transition zones between residential and employment zones and how to maintain home values.

Herb Koss, Sherwood Grahams Ferry Inv. LL, Koss Real Estate

Herb Koss stated that he has been in the development business for 40 years. He brought Otak into this because he managed the LLC of the 10 acres south of Basalt Creek. He's been in contact with Washington County and was told that there will be an 18-20 foot cut in his property where the road will go through. From an access standpoint, an industrial zone would not work. After meeting with Don Hansen from

Otak, they decided that residential zoning seemed the most appropriate. Traffic has to balance out and multi-family housing will need to be reduced. He also noted that he didn't think there was a market for retail space in that area. There is also a concern about the power lines in the area, which would be better suited for an RV storage type facility. Mr. Koss added that they will be meeting with Otak and Fregonese to continue discussion and consider traffic counts.

Grace Lucini, 23677 SW Boones Ferry Rd, Tualatin, OR

Ms. Lucini is a resident of the unincorporated area of Washington County within the Basalt Creek Concept Planning Area. She has questions and concerns that she brought to the Planning Commission, which have been added to the minutes as an attachment.

Mr. Aplin asked Ms. Lucini where the proposed road would be located on her property. Ms. Lucini responded that it is unclear at this time where the road will go but there is a five to six lane bridge proposed south of her property. Ms. Lucini wants individual property owners to decide what to do with their property.

Mehdi A-Sanaei, 23845 SW Boones Ferry Rd

Mr. A-Sanaei asked Ms. Hurd-Ravich to define medium-low density zoning. Ms. Hurd-Ravich responded that it's defined as dwelling units' per acre. For low-density it's 1 to 6.4 dwelling units per acre and lot sizes average 6500 square feet; medium-low density is up to 10 dwelling units per acre. Mr. A-Sanaei asked for a copy of the zoning code. Ms. Hurd-Ravich responded that she will email him a copy.

Mr. A-Sanaei inquired about the maps on the PowerPoint presentation and wanted clarification on the Basalt Creek Canyon area and residential areas. He also wanted clarification about the access on the west side of his property and who proposed it. Ms. Hurd-Ravich responded that this particular concept was proposed by other property owners in the area but has not yet been accepted by the Council.

Mr. Koss wanted to clarify that the plan submitted by Otak is a concept and additional planning is forthcoming.

Levi Levasa, Autumn Sunrise LLC, 485 S State St, Lake Oswego, OR

Mr. Levasa wanted to give credit to City staff members for their work over the past three years he's been involved and for accepting input from property owners and developers. He's excited about the future and hopes the concept plan will get approved quickly.

Ms. Demeo asked what the next steps are for the Commission members. Ms. Hurd-Ravich replied that they've been tasked to refine and bring back to Council. It will be brought to the Commission members in December. Ms. Demeo asked if there is

additional outreach planned. Ms. Hurd-Ravich responded that there will be additional outreach, but not until the first of the year.

B. Mobile Food Unit (Food Cart) Ordinance: Public Outreach and Code Component Update

Ms. Hurd-Ravich stated that a year ago last fall, the Council directed staff to research food cart ordinances in the metro area. In August, project framing was presented to the Council. Staff also presented a timeline with milestones for consideration, which included an outline of suggested public engagement/involvement with stakeholders and continued research and monitoring of food cart operations in Tualatin. Ms. Hurd-Ravich added that this ordinance will not affect the special events in the Commons or parks.

Charles Benson, Associate Planner, presented the update which included a PowerPoint presentation. Mr. Benson stated that previously data was unavailable regarding the public's opinions regarding food carts. We came up with a seven question survey, which was open from September 1-30, 2016. This survey link was emailed to the Tualatin Chamber of Commerce, industrial and restaurant business license holders, and to the Citizen Involvement Organizations. Mr. Benson noted that we had a total of 415 responses in all.

Mr. Benson went through the slides which detailed the survey results. Overall, the results from this survey show public support for the idea of allowing an increased presence of food carts in Tualatin. When business and property owners were asked whether they would support a food cart on their parking lot or on their property respectively, support dropped noticeably.

Ms. Hurd-Ravich stated that the City's Community Development Department was invited to a Special CCIO Membership Feedback Meeting on September 7, 2016 to provide an update on the proposed food cart regulations and to solicit feedback from CCIO membership. The CCIO members in attendance were generally opposed to the idea of allowing food trucks in Tualatin. Seventy percent of the respondents of the seven-question CCIO survey were from the restaurant industry, with a large majority (90 percent) of those stating that they viewed food carts as bad for their individual businesses. The only somewhat positive view of food trucks involved operations in the City's industrial/manufacturing areas. Ms. Hurd-Ravich added that the same presentation was presented to the Tualatin Chamber of Commerce on September 26, 2016. The Chamber stated that they would continue internal discussions on the proposed food cart ordinance.

Mr. Benson acknowledged that we revised our suggestions based on the feedback received. These suggestions include:

- Add food cart/pod regulations to the Tualatin Municipal Code
- Food Cart/pod site review at staff-level

- To obtain a Tualatin business license
- Require a food cart/truck permit any time a mobile unit is parked on a site longer than four consecutive hours.
- Require food carts/pods to be responsible for their own trash/recycling collection and removal
- Require food cart/pod operators to follow all applicable Washington County and Clean Water Services sanitary/health provisions
- Require connection to City's water and sewer infrastructure
- Prohibit operations on vacant/unimproved sites
- Restrict signage to vehicle itself

Ms. Hurd-Ravich noted that the next steps include coming back to the Commission for a recommendation and a City Council hearing in December.

Mr. Aplin asked if the food carts would have to leave every day. Ms. Hurd-Ravich replied that overnight stays are not allowed. Mr. Ball noted that the last survey omitted the question of permanent or non-permanent status. He suggested to bring the survey back and ask the question prior to City Council. Ms. Hurd-Ravich replied that they could consider it if there is a need for broader input.

Ms. Demeo asked if the existing mobile cart businesses operating in the industrial areas will have to change their operation. Ms. Hurd-Ravich responded that they will be required to obtain a business license.

Linda Moholt, Tualatin Chamber of Commerce

Ms. Moholt stated that there is acceptance from the public for food carts as an alternative dining experience and these carts can lead to a regular brick and mortar business. Ms. Moholt acknowledged that at the CCIO meeting, 100 percent of the chamber members were opposed to food carts except for special event occasions. It's hard for businesses to compete with the food carts due to cost of producing, pricing, staffing with the minimum wage laws, electricity, and taxation. There is also concern that food carts do not follow health codes.

Ms. Moholt noted that in the City of Tualatin, 50 percent of our tax base is from businesses. Furthermore, food carts do not give anything back to our community, sports teams, local non-profits, and they do not create jobs. Ms. Muholt added that if they are allowed, they should only be located in the industrial/manufacturing areas and at special events.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that there will be a Capital Improvement Plan update in November or December. In November, there will be an update on food carts. In December, the Basalt Creek land use item will be brought back, where we will discuss the frame work and a code update.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Ms. Thompson inquired about the RV Park of Portland site. Ms. Hurd-Ravich responded that it is currently an incomplete application and the project has been on hold. It will come before the Commission members as a Plan Map Amendment at some point.

8. ADJOURNMENT

MOTION by Aplin to adjourn the meeting at 8:28 pm.



Lynette Sanford, Office Coordinator

TUALATIN PLANNING COMMISSION MEETING

10-20-2016

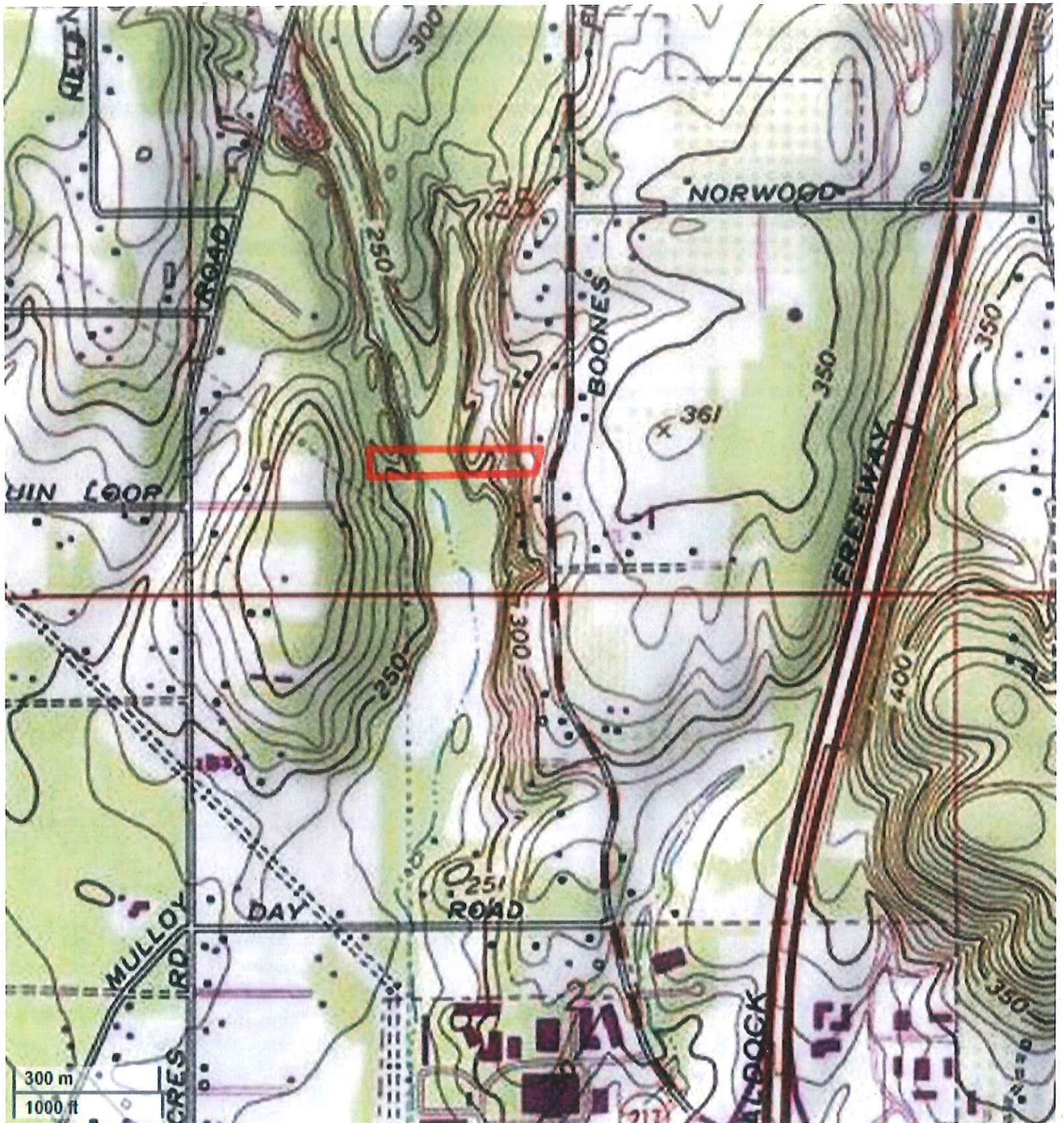
Basalt Creek Update- Koss/Otak Proposal "C"

Citizen Comments- Grace Lucini

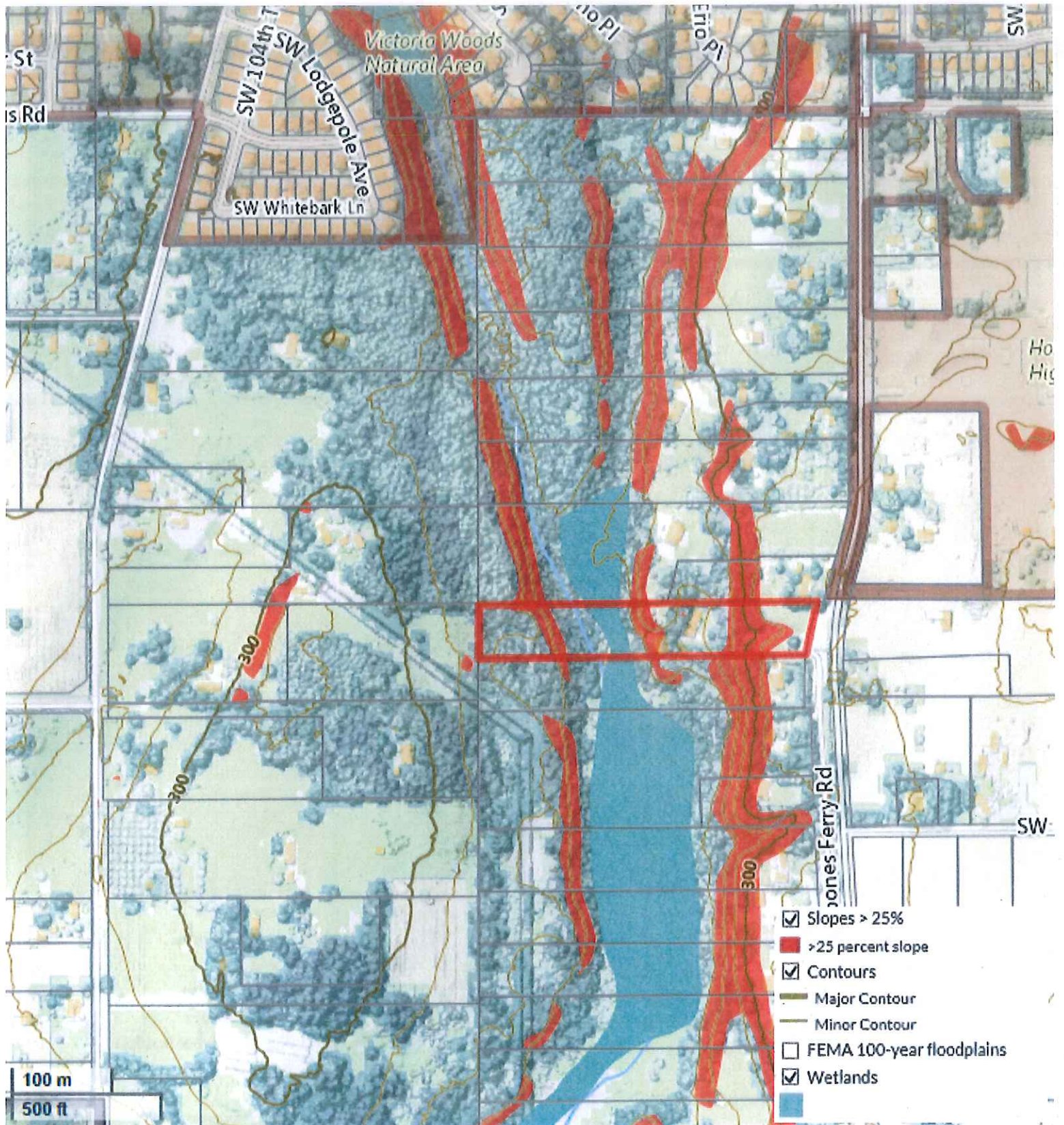
1. Give consideration to gradient residential housing from the NE to the SW to buffer existing neighborhoods.
2. Include future concept planning for--- local road access and infrastructure for all buildable land west of wetlands- please see maps attached.
3. Recognize that major constraints within the area for development
 - a. Topography
 - b. Wetlands and Storm/Road Drainage
 - c. BPA power lines
 - d. Volume, Speed, Type (freight vs residential), and potential destination of traffic adjacent to residential area
 - e. Size and Scope of Area with multiple property owners
4. Develop recommendation as to how to incorporate health and safety concerns into Concept Plan for residential areas for Items 2a through 2d
5. Do not limit ideas for future development plans to one plan (Proposal "C") at this time
 - a. Allow ONLY Concept planning at the appropriate level at this time
 - b. Provide a level playing field for all property owners and/or developers once Concept Planning is established.
 - i. Allow individual property owners to decide when they and how they want to develop their property.
 - ii. Allow property owners to present their vision for their property for development either individually/ in groups/ or through a developer- through existing due process.
 - iii. Many developers are beginning to contact existing property owners-
 1. Why should only one property owner/developer be able to forward his business proposal at this time?
 2. Several viable development ideas may arise once the Concept Plan is established.
6. Due to the fact the area under consideration is not currently within the jurisdiction of the City of Tualatin, but is within the Concept Planning stage, a greater responsibility is placed on the City to be cognizant of the various claimant groups within the area, which requires a continuing need to provide transparency of the process.

It is requested the all members of the Basalt Creek Concept Planning staff, their consultants and the City of Tualatin (now and in the future) encourage collaborative communication between affected property owners and potential developers prior to presenting development proposals to the city. This may help avoid existing property owners from being blindsided by a development proposal which directly impacts their property-being prematurely presented for consideration to the City Council.

Attachments- Maps (5)



LOCATION OF LUCINI PROPERTY WITHIN BASALT CREEK AREA
Topographical View (Same Perspective As Road Identification & BPA Lines Map)



CLOSER VIEW OF LUCINI PROPERTY WITHIN BASALT CREEK AREA

Development

Same Perspective as Property Lines –Contours- Slopes Greater than 25%- Wetlands



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
NOVEMBER 28, 2016**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik;
Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele;
Present: Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams;
Assistant City Manager Alice Cannon; Senior Planner Karen Fox; Public Works
Director Jerry Postema

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:03 p.m.

B. ANNOUNCEMENTS

1. Proclamation Declaring December 10, 2016 as Human Rights Day in the City of Tualatin

Reza Rahman, Human Rights Council (HRC) of Washington County, briefed the Council on HRC's mission, accomplishments, and goals for the year.

Council Davis read the proclamation declaring December 10, 2016 as Human Rights Day in the City of Tualatin.

2. Starry Nights and Holiday Lights 2016 Announcement

Recreation Program Specialist Heidi Marx announced the 13th Annual Starry Nights and Holiday Lights. The event will be held this Friday, December 2, 5pm, at the Lake of the Commons. She invited all citizens to attend.

3. New Employee Introduction- Dan Fischer, Utility Technician

Public Works Director Jerry Postema introduced Utility Technician Dan Fischer. The Council welcomed him.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Lois Fox expressed concerns with the zoning in the Basalt Creek area near her property. She noted it is not fit for grading to create employment transition.

Sherman Leitgeb expressed concern with Council looking for expediency in the Basalt Creek process and not looking at the right decision for the land. He stated Metro left it to the Council to determine the best use of the land.

Hannah Childs expressed similar concerns with the slope and the ability to grade the area. She would like the Council to more appropriately zone the area.

Scott Powell does not want to see industrial businesses in the area as it currently has established residential.

Paul Morrison presented his overall concerns with the Basalt Creek Concept Plan including agreement amongst the governing agencies, budget, and the zoning of certain areas.

Margo Traines expressed concerns regarding the overall noise level in Tualatin. She presented the Council with research regarding appropriate noise levels and requested the Council to address the issue.

Heather Hutchinson expressed concern with the Basalt Creek area being suitable for employment transition due to the slope and the dense basalt rock in the area. She would like the Council to explore different zoning to better fit the area.

Don Hanson, OTAK, spoke on behalf of Herb Koss. He stated he proved the South Center topography for staff to evaluate what a development would look like in this portion of the Basalt Creek area. He stated the South Center development is half the slope of the area in discussion and is not ADA compliant. In addition he added that the slope of the area would make a industrial development on this land extremely difficult.

Randy Alvstad requested the Council keep the area in question zoned residential.

Lark Leitgeb requested the Council adopt the OTAK proposal for the area, as it was residents in the area want.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Monique Beikman, SECONDED by Councilor Ed Truax to adopt the consent agenda.



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 12/12/2016

SUBJECT: Consideration of Approval of the Minutes for the Work Session and Regular Meeting of November 28, 2016

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the Work Session and Regular Meeting of November 28, 2016.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of November 28, 2016
City Council Regular Meeting Minutes of November 28, 2016



Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:36 p.m.

1. *Metro Update with Councilor Craig Dirksen.*

Metro Councilor Craig Dirksen provided the Council with handouts on regional highlights on housing, jobs, transportation, and changing communities. He presented an update on the renewed Parks and Natural Areas Levy. The renewed levy will fund planning on the Chehalem Ridge, restoration on the River Island Natural Area, and allow the ability to award \$205,000 in community restoration grants. The Regional Leadership Forums was held and focused on transportation challenges and potential solutions. Metro was granted \$130 million in Regional Flexible Funds to be spent on active transportation and freight movement. JPACT will be making a decision in January on how the funds will be spent in 2019-21. Councilor Dirksen noted the Herman Road Project has been submitted as a priority project for funding.

Councilor Dirksen updated the Council on the Equitable Housing Grants. \$575,000 will be awarded to assess and reduce barriers to affordable housing in seven cities in the region. Metro has adopted the Strategic Plan for Racial Equity and Diversity. Design work on the River Walk at the Willamette Falls is still underway. An open house was held in November to review design options. The Convention Center Hotel design has been approved with an official groundbreaking to be held in the spring of next year.

2. *Basalt Creek Land Use Map.*

Assistant City Manager Alice Cannon and Senior Planner Karen Fox presented an update on the Basalt Creek Concept Plan. Manager Cannon stated staff is looking for two actions from Council tonight: confirm land use concept map and accept staff recommendations. A brief overview of the project history was presented. A scenario progression from 2014 to concurrent was reviewed.

Planner Fox spoke to concept map refinements. Staff took feedback from the public, Council and Intergovernmental partners to make minor refinements. Staff



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
FEBRUARY 13, 2017**

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Management Analyst II Kelsey Lewis; City Engineer Jeff Fuchs

A. CALL TO ORDER
Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:08 p.m.

B. ANNOUNCEMENTS

1. Update on the Tualatin Youth Advisory Council's Activities for February

Members of the Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. Five YAC senior members will attend the National League of Cities, March 11-15, where they will learn about civic engagement, leadership development, and networking. Members are finishing preparations for Project FRIENDS to be held on May 19. Park After Dark was held on January 20 with 25 youth attendees. The next Park After Dark is scheduled for March 17.

2. New Employee Introduction- Stacy Ruthrauff, Human Resource Director

City Manager Sherilyn Lombos introduced Human Resource Director Stacy Ruthrauff. The Council welcomed her.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

None.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Joelle Davis, SECONDED by Councilor Nancy Grimes to adopt the consent agenda as amended.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of January 23, 2017
2. Consideration of **Resolution No. 5309-17** granting a Conditional Use Permit to Calmax Technology to allow a machine shop of 7,500 gross square feet or larger in the Light Manufacturing Planning District for property located at 10850 SW Leveton Drive (Tax Map 2S1 22AD, Tax Lot 00400) (CUP-16-0001).

E. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

1. Consideration of Recommendations from the Council Committee on Advisory Appointments

Mayor Ogden read the recommend candidates by name. He thanked all those who participated in the interview process and for their future service on the committees.

MOTION by Councilor Nancy Grimes, SECONDED by Councilor Jeff DeHaan to approve committee appointments as recommended by the Council Committee on Advisory Appointments.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

F. COMMUNICATIONS FROM COUNCILORS



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 02/27/2017

SUBJECT: Consideration of Approval of the Minutes for the Work Session and Regular Meeting of February 13, 2017

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the Work Session and Regular Meeting of February 13, 2017.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of February 13, 2017
City Council Regular Meeting Minutes of February 13, 2017



Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Management Analyst II Kelsey Lewis; City Engineer Jeff Fuchs; Senior Planner Karen Fox; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:06 p.m.

1. ***Basalt Creek Planning Area Land Uses.***

Planning Manager Aquilla Hurd-Ravich and Senior Planner Karen Fox presented an update on the Basalt Creek Planning Area land uses. Manager Hurd-Ravich briefly reviewed the history of the project. She highlighted the guiding principles and the scenario progression. The current option is option 6 where Council directed staff to explore Tualatin Central Subarea further including OTAK proposal C. Staff's opinion on the area is it is suitable for long term employment. Planner Fox noted Washington County commissioned a study on the Central Subarea on the proposed Tualatin side. The conclusion of the study was that it is feasible to develop employment uses on the land. Planner Fox summarized stating the most recent land use concept map has support from Tualatin's IGA partners, represents a balanced approach to employment and residential, and provides a long-term supply of land.

Councilor Kellogg stated the Metro ordinance bringing the land into the area referenced all land north of an arterial should be residential. He noted Basalt Creek Parkway would qualify and should be deemed residential according to the ordinance. Manager Hurd-Ravich responded that Metro has shown flexibility with designations since the beginning of the process.

Councilor Morrison asked about the trip cap in relation to the area being residential. Manager Hurd-Ravich stated the area has above the recommended jobs so Metro's requirements will still be met.

Councilor Morrison asked why the Metro ordinance deemed the area residential. Mayor Ogden provided history on the ordinance and land designations.

Councilor Morrison asked about the tree cut of 18-20 feet on both sides of Basalt

Creek Parkway. Manager Hurd-Ravich stated Washington County would have to answer that question since they will be in charge of constructing the road.

Council President Davis stated the road needs to be moved further south to improve the ability for freight to use the road safely.

Councilor Bubenik asked if the discrepancies in the Washington County Finance and Engineering report had been followed up on. Assistant City Manager Cannon stated staff raised the concerns with the County but they have yet to receive a response.

Mayor Ogden stated he believes long term the area is good for manufacturing uses. Manager Hurd-Ravich stated this specific area was more challenging than the rest because of the topography and access. She noted long term there is already available employment land in both cities and the employment land proposed for Wilsonville is more desirable.

Council President Davis asked if there was Council consensus on whether the area immediately south of Victoria Gardens should be RML/Medium Low Density. Council consensus was it should be.

Council President Davis asked the Council if the Central Subarea is suitable for employment uses. Council President Davis stated she feels it is not appropriate to build industrial businesses on that type of topography. She would like to see affordable housing in the area, thus she is in favor of a residential designation.

Councilor Bubenik stated he would like to see the area designated residential.

Councilor Kellogg asked what type of residential it would be designated. Assistant City Manager Cannon stated staff would have to make a recommendation on that once Council has decided a designation.

Councilor Grimes stated she has seen nothing in writing that contradicts the original directive from Washington County and Metro for the area and would be fine with a residential designation. She asked how a residential designation would affect the trip cap. Assistant City Manager Cannon stated the hope is it would remain neutral.

Councilor Morrison stated he is in favor of a residential designation.

Council consensus was reached to direct staff to designate the central subarea residential.

Councilor Kellogg stated he would like to address the concept of public transit stations being included in the concept plan. Assistant City Manager Cannon stated if there is a consensus staff can begin to have discussion to add placeholders to the plan.

Council President Davis said the area would also be considered in future Transportation System Plans.

Council consensus was reached to proceed with discussions on how to carry out

adding place holders for transit stations.

2. 2018-2027 Capital Improvement Plan.

Management Analyst Kelsey Lewis and City Engineer Jeff Fuchs presented the 2018-2027 Capital Improvement Plan (CIP). Analyst Lewis stated projects are prioritized by staff based on the following criteria: council goals, health and safety, regulatory requirements, master plans, and service delivery needs. She added projects are broken into five project categories including facilities equipment, parks and recreation, technology, transportation, and utilities. Funding sources for these projects include system development charges, water, wastewater, and storm rates, gas taxes, the general fund, and grants and donations. This year's CIP projects total roughly \$6 million dollars. Analyst Lewis briefly reviewed the project list by category. She noted the CIP is a planning tool to help guide the annual budgeting process. The public involvement process was reviewed and summary of the comments were provided.

Councilor Kellogg asked if the trail acquisition funds were for the greenway trail. City Manager Lombos stated those funds are a place holder for when opportunities to purchase properties become available. There is nothing specific earmarked at this time.

Councilor Grimes asked about funding for the signal on 65th and Sagert. Assistant City Manager Cannon stated the contractor is putting in improvements instead of paying all the SDC's in the area.

Councilor Bubenik asked about the Pohl Center Kitchen Design renovation project. City Manager Lombos stated funding for that project would have to come from the Community Development Block Grant, only matching funds were included in the CIP. Councilor Bubenik stated funding from the grant will be competitive and recommended increasing the matching funds.

Councilor Morrison asked about the funding for a traffic light at Teton and Tualatin Road. Engineer Fuchs stated the light is scheduled in the 5-10 year project range. Councilor Davis said she would like the option of a traffic circle explored instead of a light.

Councilor Morrison asked about funding for the Martinazzi and Sagert project. Engineer Fuchs stated the project falls outside of the 10 year milestone for the CIP but will be considered for the Transportation System Plan (TSP) update.

Councilor DeHaan asked how it would even be possible to fund the unfunded list at a total \$430 million. Engineer Fuchs stated the project list contains mainly projects identified in the TSP which are several years from being funded. City Manager Lombos stated the largest majority of projects are transportation and parks and recreation.

3. Public Meetings – a Briefing.

City Attorney Sean Brady presented an informational briefing on public meetings. He covered topics including public meeting types and requirements of public meeting laws. A recess was taken at 6:59 p.m. to conduct the Regular Council Meeting. The meeting resumed at 7:23 p.m. Attorney Brady continued covering the topics of serial meetings, information gatherings, and tips to avoid violations.

4. Council Meeting Agenda Review, Communications & Roundtable.

None.

ADJOURNMENT

The work session adjourned at 8:12 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF February 16, 2017

TPC MEMBERS PRESENT:

Bill Beers
Alan Aplin
Angela Demeo
Mona St. Clair
Janelle Thompson

STAFF PRESENT

Aquilla Hurd-Ravich
Lynette Sanford

TPC MEMBER ABSENT: Kenneth Ball, Travis Stout

GUESTS: None.

1. CALL TO ORDER AND ROLL CALL:

Beer Beers, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Beers asked for review and approval of the January 19, 2017 TPC minutes. MOTION by Aplin SECONDED by Thompson to approve the minutes as written. MOTION PASSED 5-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None.

4. ACTION ITEMS:

A. 2016 Annual Report of the Tualatin Planning Commission

Ms. Hurd-Ravich presented the 2016 Tualatin Planning Commission Annual Report. Every year the report is presented to Council - this year it is scheduled for March 27, 2017.

The Municipal Code states that no later than April 1 of each year, the Commission shall file with the City Council its annual report of the activities of the Commission. The annual report shall include a report of the activities by the Commission during the preceding year, in addition to specific recommendations to the City Council relating to

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

the Planning process, plan implementation measures within the City, or future activities of the Commission.

Ms. Hurd-Ravich stated that the Planning Commission is the official Committee to fulfill Goal 1: Citizen Involvement of Oregon's statewide land use planning program. The purpose of Goal 1 is to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phase of the land use planning process.

Ms. Hurd-Ravich stated that last year, the Commission made recommendations on two Plan Text Amendments, heard multiple updates from staff regarding various projects including Basalt Creek, The Capital Improvement Plan, Industrial Site Readiness, Civic Center Outreach, Southwest Corridor, and Mobile Food Units.

Ms. Hurd-Ravich added that Angela Demeo attended a Planning Commissioner Training hosted by the Oregon City Planning Director's Association in September.

5. COMMUNICATION FROM CITY STAFF:

A. Update on Basalt Creek Land Use Concept Plan Map

Ms. Hurd-Ravich stated that on January 13, 2017, the Council discussed Basalt Creek at their work session. Ultimately, the Council's direction was to make the area in question residential and work with partners to have a place holder for a WES station. Ms. Hurd-Ravich noted that staff felt the need to go to Council since we have three new Council members, additional information from Washington County, and numerous testimonies from the property owners.

Mr. Aplin asked about Washington County's views. Ms. Hurd-Ravich responded that as staff, we acknowledged that we need elected leadership with our partners. It will require the Mayor and Council reaching out to Washington County, Wilsonville, and Metro. Ms. Demeo asked if area we're referring to is the 94 acres south of Victoria Gardens. Ms. Hurd-Ravich answered affirmatively. Ms. Demeo asked if this information will be communicated to the property owners. Ms. Hurd-Ravich answered that it will be noted in the monthly update we send out to the surrounding property owners and the residents who have chosen to be on our mailing list. Ms. Hurd-Ravich added that there were many property owners in attendance at this meeting and an article regarding this was printed in the Tualatin Times.

Ms. Hurd-Ravich stated that our next steps include the City Managers of Wilsonville and Tualatin meeting with staff and the City Mayors. Depending on when the meeting will be held, we may have an update for the Commission in April.

Mr. Aplin asked if this could set us back with relation to Wilsonville. Ms. Hurd-Ravich responded that Wilsonville is concerned about clustering employment together with residential land and the marketability of that. They are also concerned about community design and trip counts.

Ms. Hurd-Ravich stated that last month we brought forth information about the code update. We have recently signed a contract with a consultant and they are currently reading through the code and auditing as needed. Hurd-Ravich encouraged the Commission members to gather input from others and return with the feedback received.

Ms. Demeo asked if the development code is in printed form. Ms. Hurd-Ravich responded that it is currently all web based. Ms. Demeo asked if the links on our web site will be corrected. Ms. Hurd-Ravich responded that if a broken link is found, please report it. When the web was updated a year ago, all the links had to be fixed.

Ms. Hurd- Ravich noted that the last steps regarding food carts include gathering input from the Chamber. We will be compiling the input, circulate the input to the community, and take the draft ordinance to Council in the spring.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that the next TPC meeting will be held jointly with the Architectural Review Board on Monday, March 20, 2017. Sean Brady, our City Attorney, will present information regarding the land use process including how to conduct land use hearings. In April, we may have an update on Basalt Creek and Food Carts.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

None.

8. ADJOURNMENT

MOTION by Beers to adjourn the meeting at 6:58 pm.



Lynette Sanford, Office Coordinator



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JULY 24, 2017

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant City Manager Alice Cannon; City Engineer Jeff Fuchs; IS Director Bates Russell; Associate Planner Charles Benson; Economic Development Manager Melinda Anderson

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:15 p.m.

B. ANNOUNCEMENTS

1. New Employee Introduction- Terrance Leahy, Water Division Manager

Public Works Director Jeff Fuchs introduced Water Division Manager Terrance Leahy. The Council congratulated him on his promotion.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

City of Wilsonville Mayor Tim Knapp shared insight from their City Council regarding the Basalt Creek project. He stated the original intent of the plan was to preserve and encourage the use of employment land over the next 20 years. They believe this land can serve the cities in the future as high quality employment lands. He stated places to build employment are constrained in the Metro and this land needs to be preserved for employment.

Tom Childs expressed he would like to see the Basalt Creek parcel in question designated residential.

Debbie Luster stated there has been increased noise in the industrial park off of 105th. She would like the City to address the noise concerns.

Herb Koss stated the cost to keep the parcel of land in question industrial is not financially feasible as the land can't be developed as employment land.

Gordon Root referenced Metro's original ordinance for the Basalt Creek area. He stated the parcel in question needs to be deemed residential because Tualatin does not have any more developable residential land. He added the demand for residential land in Tualatin is high.

Ashley Leigh, owner of Whole Babies Preschool, addressed concerns that had been raised by her neighbors. She assured the Council the school is doing everything they can to ease neighborhood concerns.

Scott Powell spoke in favor of a residential designation for the parcel in Basalt Creek.

Sherman Leitgeb spoke in opposition of the City of Wilsonville's proposal. He would like to see the area deemed residential.

Hannah Childs spoke in favor of the Basalt Creek parcel in question being deemed residential.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Frank Bubenik, SECONDED by Council President Joelle Davis to approve the consent agenda.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of July 10, 2017

E. PUBLIC HEARINGS – Quasi-Judicial

1. Consideration of a Conditional Use Permit for MITCH Charter School to Expand the Campus and Operations of a Kindergarten through Grade 12 School in the Light Manufacturing (ML) Planning District at 19430 SW 90th Court (Tax Map 2S1 23DB, Tax Lot 00200) (CUP-17-0001).



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 08/14/2017

SUBJECT: Consideration of Approval of the Minutes for the Work Session and Regular Meeting of July 24, 2017

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the Work Session and Regular Meeting of July 24, 2017.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: [City Council Work Session Minutes of July 24, 2017](#)
[City Council Regular Meeting Minutes of July 24, 2017](#)



Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; City Engineer Jeff Fuchs; IS Director Bates Russell; Associate Planner Charles Benson; Economic Development Manager Melinda Anderson

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:06 p.m.

1. **Basalt Creek.**

City of Wilsonville Community Development Director Nancy Kraushaar presented background information on the Basalt Creek project. The part of the proposal up for discussion tonight is the conversion of the 40 acres of land to residential. She stated this proposal is in opposition of the original intent which was to provide for employment opportunities through industrial land. The project has been through several City Council meetings, open houses, and this proposal came to fruition in October 2016. When the proposal was made the City of Wilsonville hired KPFF to complete a study on employment land uses in the area. The primary argument the City of Wilsonville has heard regarding the area is that it is too steep and rocky for employment use. In May the City of Wilsonville received the report from KPFF. The City of Wilsonville Council does not believe transitioning the area to residential supports the joint vision and they believe the area can successfully accommodate employment in the area.

Matt Dylan, KPFF Consulting, presented the findings from the analysis the City of Wilsonville hired them to complete. He noted the study does not determine employment uses just identified if the area can be developed. His analysis found the area is not feasible for residential. He presented a video of what the area could look like with different uses. Mr. Dylan noted the analysis did not look for the cheapest solutions just the best fit for the area. Mr. Dylan spoke to current uses in the area and showed three potential employment schemes.

Councilor DeHaan asked if typography was taken into account when creating the schemes. Mr. Dylan stated typography was considered, but lot lines were not.

Councilor Davis asked about the discrepancy in acreage provided by Wilsonville and OTAK. City of Wilsonville Long Range Planning Manager Miranda Bateschell

stated GIS maps show 63 gross acres with 41 net constrained acres.

Councilor Grimes joined the meeting at 5:40 p.m.

Councilor DeHaan asked if today's presentation covered all of Wilsonville's objections. Ms. Bateschell stated they are a good basic summary of the Council's thoughts and concerns.

Councilor Davis asked if the cross sections of roads are meant to represent future visions. Mr. Dylan stated it is just a mix of what could be possible but nothing is defined at this time.

Mayor Ogden stated he wants to fully understand the reality of what is actually viable on the site. He feels the land should be industrial but has concluded based on the evidence provided that it is not a viable solution due to what would have to happen to make construction possible. Mayor Ogden asked what specifically would be required to make KPFF's schemes be produced. Mr. Dylan explained their study did not include costs.

Councilor Bubenik asked about gradeability in the area since feedback he received from landowners is that they have not been able to dig in the area. Mr. Dylan reference previous geotechnical reports done on the area and stated further studies would need to be completed. Ms. Kraushaar stated some of the geotechnical work that has been completed showed that the land was inconsistent.

Councilor Grimes asked about trip generation concerns in the area. Ms. Kraushaar noted trip generations for employment uses are well within the trip cap for the area. Wilsonville had not looked into trip generation for residential uses in the area.

Councilor Davis spoke to concerns regarding the impacts to the wetlands in the area. She stated the schemes change the entire character of the area and don't offer buffering to current residential land. Mr. Dylan stated the schemes only show possibilities and are not actual proposals. He noted scheme A shows the least impact to the area and each scheme there after shows a step up in development intensity.

Councilor Davis asked if the Wilsonville Council had a preferred scheme. Ms. Bateschell stated their interests lied with protecting the wetlands which was represented in schemes A and B.

Councilor Bubenik stated he has no concerns with industrial next to residential because there are several areas in Tualatin already operating that way. Mr. Kraushaar stated it is more about industrial clustering for Wilsonville.

Councilor Davis stated she would like to see the Basalt Creek Parkway located further to the south.

Don Hanson and Tony Weller of OTAK presented a PowerPoint in opposition to the study presented by Wilsonville. Mr. Hanson stated their presentation looks at the area and what is actually feasible. OTAK evaluated KPFF's schemes and the associated costs to complete such schemes. Mr. Weller explained how developments in the area has already been completed and how the basalt beds

where dealt with in the area. He stated residential is the best approach for the area because it requires less grading of the land. Mr. Hanson explained the development costs and spoke to the residential trip caps.

2. Council Rules.

Due to lack of time this item will be placed on a future meeting agenda.

3. Climate Cities.

Due to lack of time this item will be placed on a future meeting agenda.

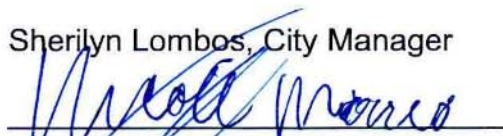
4. Council Meeting Agenda Review, Communications & Roundtable.

None.

ADJOURNMENT

The work session adjourned at 7:08 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF January 19, 2017

TPC MEMBERS PRESENT:

Alan Aplin
Bill Beers
Angela Demeo
Travis Stout
Mona St. Clair
Janelle Thompson
Kenneth Ball

STAFF PRESENT

Aquilla Hurd-Ravich
Karen Perl Fox
Jeff Fuchs
Lynette Sanford

TPC MEMBER ABSENT:

GUESTS: Don Hanson, Grace Lucini, Sherman Leitjab, Tom Childs, Lois Fox, Jim Odams, George DeDoux, and Marrin Mast.

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the October 20, 2016 TPC minutes.
MOTION by Thompson SECONDED by St.Clair to approve the minutes as written.
MOTION PASSED 7-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

4. ACTION ITEMS:

A. Elect a Chair and Vice Chair to Represent the Tualatin Planning Commission

Mr. Aplin asked the Commission members if they would like to become the Chairman and Vice Chairman of the Planning Commission. Bill Beers offered to be the Chairman and Kenneth Ball volunteered to be the Vice Chairman. MOTION PASSED 7-0.

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

5. COMMUNICATION FROM CITY STAFF:**A. Capital Improvement Plan 2018-2027**

Jeff Fuchs, City Engineer, presented the Capital Improvement Plan (CIP) which included a PowerPoint presentation. Mr. Fuchs stated that he is filling in for Kelsey Lewis who was unable to attend the meeting. Mr. Fuchs noted that the CIP is a ten year project roadmap and is more of a planning tool than a schedule. This plan is reviewed and revised annually.

The project categories of the CIP are Facilities and Equipment, Parks and Recreation, Technology, Transportation and Utilities. Mr. Fuchs noted that Ms. Lewis programmed the Transportation System Plan (TSP) into the CIP to balance revenue against planned expenditures.

Mr. Fuchs stated that the priorities are Council goals, health and safety, regulatory requirements, master plans, and service delivery needs. Funding sources include system development charges, water, sewer and storm rates, gas taxes, general fund, and grants and donations. The summary total is \$6,029,000.

Mr. Fuchs went through the slides that detailed the project categories and the costs for each. The CIP schedule includes presenting to the various Committees in January and it goes to Council for approval in February.

Mr. Aplin asked if the new City Hall is part of this plan. Mr. Fuchs replied that it does not fall within a 10 year window so it was not included.

Mr. Stout asked how the five year portion compares to last year. Mr. Fuchs replied that the projects shift around depending on the delivery. The general fund is the category that changes the most. Mr. Fuchs added that the majority of the transportation projects are on a sliding schedule.

Ms. Thompson asked if the developer was supporting the project on 65th & Sagert or if it is derived from City funds. Mr. Fuchs replied that the Sagert project is a System Development Charge (SDC) reimbursement expense - they will pay for the impact of their development and we will reimburse them for the portion above and beyond their development. Mr. Fuchs added that the traffic signal in that area should be installed by early summer.

Ms. Demeo asked if the Sagert and Martinazzi intersection project will surface next year. Mr. Fuchs responded that they will take a midterm look at the traffic study and reexamine the high traffic areas.

B. Update on Basalt Creek Land Use Concept Plan Map

Karen Perl Fox, Senior Planner, and Aquilla Hurd-Ravich, Planning Manager, presented an update on the Basalt Creek Land Use Concept Map. This includes an overview of the work staff carried out on the exploration of the central subarea as directed by City Council at their October 10, 2016 work session. This update will also include Council's confirmation on the Concept Map at the November 28, 2016 work session.

Ms. Hurd-Ravich stated that Metro brought the Basalt Creek Planning area into the Urban Growth Boundary in 2004 as employment land and Metro was awarded the CET Grant to fund the concept planning. In 2011-2013 Tualatin worked with partners Washington County, Metro and Wilsonville, and ODOT to define the transportation spine. This resulted in a transportation refinement plan and two intergovernmental agreements (IGAs) at the beginning and towards the end of the project. In 2013, the concept planning kicked off with a joint meeting with Wilsonville.

In 2014 staff worked through the guiding principles list which included:

- Maintain and complement the cities unique identities
- Meet regional responsibility for jobs and housing
- Design cohesive and efficient transportation and utility systems
- Maximize assessed property value
- Capitalize on the area's unique assets and natural location
- Explore creative approaches to integrate jobs and housing
- Create a uniquely attractive business community unmatched in the metro region
- Ensure appropriate transitions between land uses
- Incorporate natural resource areas and provide recreational opportunities as community amenities and assets

Ms. Hurd-Ravich presented the maps which detailed the progression and the revisions from the feedback received. This proposed jurisdictional boundary was discussed at a joint council work session in December 2015 and both councils agreed on the proposed jurisdictional boundary following Basalt Creek Parkway. Ms. Hurd-Ravich added that this information was presented to Council on June 13, 2016. Council feedback posed the question of how this concept could support campus industrial and how the trip cap would be managed.

Ms. Perl Fox stated that feedback from the public, Council, and the intergovernmental partners led to minor refinements. These include 93 acres of Manufacturing Park, 3 acres of neighborhood commercial, and 88 acres of residential – which represents a balance between employment and residential land.

Ms. Perl Fox added that public input prompted questions on the Basalt Creek central subarea – the area immediately south of Victoria Gardens to the jurisdictional

boundary. This represents approximately 42 buildable acres. Council directed the land to match the same planning district as Victoria Gardens, which is RML (Medium low density). For the central subarea on the Tualatin side, Council directed exploration of the OTAK proposal to determine if the land is suitable for employment uses.

Ms. Perl Fox noted that staff met with OTAK to explore the property owner's proposal, consider opportunities for employment and constraints in the area, and consider infrastructure needed for different proposed uses. Ms. Perl Fox emphasized that we are in partnership with other agencies and they do not want to reduce employment land for more residential. We received a letter from Washington County in October emphasizing that the land is prime for industrial and employment uses.

Ms. Perl Fox continued presenting the slides that detailed the summary of acres and trips, and the most recent land use concept map. Ms. Hurd-Ravich added that based on all the information, staff's position is to recommend that Council accept the land use map as presented.

Ms. St. Clair asked about the area designated for high density and how many homes are expected. Ms. Perl Fox responded that it's approximately 2-3 acres of land, so it would be around 100 units. Ms. St. Clair asked if there will be enough housing for the people who will be working in the industrial/employment area. Ms. Hurd-Ravich responded that the group didn't plan on a housing unit for each employee. Ms. St. Clair stated that the people in the employment area will expect to live where they work. Mr. Aplin asked if we are limited on high density zoning areas. Ms. Hurd-Ravich responded that we are constrained by trip numbers.

Mr. Beers asked if the trip model took into account the different business sectors in the area. He was concerned about the high price of housing in the area and as a result, many employees may have to commute in from other areas. Ms. Hurd-Ravich added that the models accounted for bike and pedestrian transportation as well as public transportation, but doesn't narrow down trip times.

Don Hanson, OTAK, 808 SW 3rd, Portland, OR 97204

Mr. Hanson works for OTAK and was hired to assist the property owners in the ten acres in the southern portion of the study area, north of Basalt Parkway. He has been tracking this process and is concerned about this area being zoned employment land due to the vast amount of Basalt rock. Mr. Hanson distributed a map which detailed the topography concerns. This map has been added as an attachment to the minutes.

Mr. Hanson stated that they consulted an excavator and a broker to obtain their opinion on the area and both expressed concern about the conditions. Mr. Hanson noted that Washington County and the engineering firm Mackenzie viewed the

property. They submitted a map and evaluated the property strictly for employment uses; they did not take into account the residential transition area. Mr. Hanson stated that they were unaware that there is no access road and the access points are limited to Grahams Ferry Rd and Tonquin Rd. Mr. Hanson acknowledged that there should be additional residential land in this area which would be more adaptable to the difficult topography.

Grace Lucini, 23677 SW Boones Ferry Rd

Ms. Lucini is a resident of the unincorporated area of Washington County directly adjacent to the east of the study area. Ms. Lucini has questions and concerns regarding the report evaluation of the central subarea that she bought to the Planning Commission. The handout has been added to the minutes as an attachment.

Sherman Leitgeb, 23200 SW Grahams Ferry Rd

Mr. Leitgeb noted that he is concerned about the subarea because he lives there. Mr. Leitgeb stated that 329 acres is already zoned industrial which has not been built on. He's concerned that the land will not be developed. Mr. Leitgeb noted that experts from Pactrust and excavation companies have stated that they are not interested in the land due to the amount of rock and slope.

Tom Childs, 23470 SW Grahams Ferry Rd

Mr. Childs stated that the people living in the Basalt area need to be acknowledged and if the land is designated industrial, it will not be built upon. Mr. Childs mentioned that there is not enough housing to support retail or small businesses. If this land is developed into industrial property, he will not be able to sell his home for a profit and find another place to live. Mr. Childs believes that the decisions considered should benefit the current homeowners, not Metro, Wilsonville, or Washington County.

Lois Fox, 23550 SW Grahams Ferry Rd

Ms. Fox stated that she toured the property with City staff and acknowledged that there is rock throughout her property which makes it unsuitable to build on. Ms. Fox mentioned that she was taken aback when the City Council mentioned that they will revisit the zoning if it doesn't work out or is not saleable. She has not heard from anyone other than a government official who thinks this is a good use for this property. She added that she would like to invite Washington County staff to tour her property.

Mr. Hanson added that moving forward, it makes sense to have a peer review or workshop for everyone to get together to express ideas clearly and have comments.

Jim Odams, 24005 SW Boones Ferry Rd

Mr. Odams lives in unincorporated Washington County and is not a resident of Wilsonville or Tualatin. He stated that he has not been approached by anyone for permission to tour his property even though the proposed bridge and alignment go through his property. Mr. Odams commented that it is frustrating to be a property owner in the proposed development area without representation.

Ms. Hurd-Ravich added that the alignment is through Washington County and the City can point out to them that the property owners have not been approached. The cities have not been involved in the geotechnical study, but will bring it up with the other agencies.

Ms. Demeo stated that Metro brought the Basalt area in as employment land and asked if the intent was to zone the entire area for employment. Ms. Hurd-Ravich replied that the Council fought back and the City didn't want the land at all. There was a concession to allow some residential to provide transition between employment and residential. Ms. Demeo asked if there was a dictated amount of acreage or percentage for residential and employment in the whole area, including Wilsonville. Ms. Hurd-Ravich replied that it is 70-30 percentage split. Ms. Lucini added that there is a Metro ordinance (04-1040B) which recommends the dividing line at Basalt Creek Parkway should be zoned residential to the north. Mr. Leitgeb added that Tualatin is the only City which stated they need additional housing.

Mr. Ball asked if the land has been surveyed by geotechnical engineers. Ms. Hurd-Ravich said at a concept plan level, they don't go into that detail – this happens in future steps.

Mr. Beers inquired about the jobs goal for the Basalt area and if there is a target to reach. Ms. Hurd-Ravich responded that Metro completes the analysis of population employment growth and projects the numbers. The jobs numbers are reflective of the scenario modeling and employment types, and jobs per acre. Tualatin met the Metro target in terms of employment. Ms. Thompson asked if the targets have to be met for jobs per residence. Ms. Hurd-Ravich responded that Metro has design types, but they don't have an employee per acre type.

Mr. Leitgeb mentioned that he met with a Wilsonville council member and the council member stated that Wilsonville only cares about the trip counts and not receiving Tualatin's sewage. The projected jobs is based on all of the land being developed into employment, if it doesn't get developed because of unsuitable conditions of slope and rock, you will need to take the jobs out of the equation for that section of the property. Ms. Perl Fox stated that she heard from the City of Wilsonville that they are concerned with the clustering of employment as well as the trip counts.

Mr. Childs stated that if the land is designated commercial and doesn't get developed, there will be no SDC fees or taxes collected. If it's developed residential, there will be sewer, water, taxes, and revenue generated. There will also be less land annexed into the City.

Mr. Aplin asked what the next steps were. Ms. Hurd-Ravich responded that this will return to Council on February 13. There are new Council members so there may be different views regarding this process. The concept plan cannot be completed until the land use map is agreed upon.

Ms. Lucini asked the Planning Commission what their thoughts are regarding moving forward. Mr. Aplin responded that the Council will hear feedback from the Commission members, but it is up to them to decide. Ms. Hurd-Ravich added that the minutes will be available to the Council members regarding the comments received.

Mr. Hanson asked if the Planning Commission will make a recommendation to Council. Ms. Hurd-Ravich said that they will eventually do so. Once the draft is complete it will return to the Planning Commission. When it's adopted into the Comprehensive Plan, the recommendation will be made.

C. Framing for Priority Project: Update the Tualatin Development Code

Ms. Perl Fox presented the Framing for Priority Project: Update the Tualatin Development Code, which included a PowerPoint presentation. Ms. Perl Fox stated that at the 2014 Council Advance, the Council identified the Tualatin Development Code (TDC) update as a priority project. This is focused on the TDC - not the Municipal Code or other City requirements.

Ms. Perl Fox provided background information about the Tualatin Community Plan (Comprehensive Plan). This covers Chapters 1-30 of the TDC and provides land use goals and policies for the City. This was adopted in 1979; some chapters were updated in 2012.

Ms. Perl Fox stated that the Development Code (Land Use Regulations) covers Chapters 31-80 of the TDC. These chapters include planning districts (zoning), natural resource and floodplain requirements, community design standards, procedures and application requirements, subdivisions and partitions, and sign regulations.

Ms. Perl Fox noted that there are three phases of approach. These include:

- Phase 1: Code Clean up (Audit and Amendments)
- Phase 2: Outreach and Policy Review
- Phase 3: Writing a Work Program

Mr. Ball asked if the code is written and amended by a committee. Ms. Perl-Fox responded that consultants are involved as well as input from the Planning Commission.

Ms. Perl Fox noted that the amendment process can be a complicated process. The current code has many errors that need to be corrected, as well as it being confusing to read. This process may require several years to implement in total.

Ms. Perl Fox stated that the schedule includes:

- Quarter 1 – Audit
- Quarters 2 and 3 – Draft Code
- Quarter 4 – Hearing
- Quarters 5 and 6 – Outreach
- Quarter 7 – Policy Review
- Quarter 8 – Work program

Ms. Hurd-Ravich added that the Commissioners have an active role in this project and that their advice and comments will be taken to Council. We are almost ready to sign a contract with Angelo Planning Group. They will complete the bulk of the work, but the Planning staff will be working with them directly.

Ms. St. Clair asked if the consultant is an attorney firm. Ms. Hurd-Ravich responded that they are land use planners, but we will be working closely with our City Attorney. Ms. Demeo asked when Quarter 1 will kick off; Ms. Hurd-Ravich answered February 1, 2017.

Mr. Beers asked if the end product will be in printed form or on the web. Ms. Hurd-Ravich responded that it used to be in printed form, but is now exclusively web based. Ms. Demeo asked who our main customer is – business or residents. Ms. Hurd-Ravich responded that our customer is a good cross section of developers, businesses, and residents.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that future action items include review of the Annual Report, which will be presented to Council. There will also be a Basalt Creek update.

Mr. Ball asked if there is a plan for the development off SW Nyberg Street - the former RV Park of Portland site. Ms. Hurd-Ravich responded that the application for the Plan Map Amendment is incomplete. Once deemed complete, it will come to the Planning Commission.


7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Beers asked what is going in next to Cabela's. Ms. Hurd-Ravich responded that Cracker Barrel Restaurant is currently under construction, as well as a retail shell which

will house a bank and a mattress store. Mr. Aplin asked if Cabela's is changing to Bass Pro Shops. Ms. Hurd-Ravich replied that she has not heard anything regarding that.

8. **ADJOURNMENT**

MOTION by Aplin to adjourn the meeting at 8:39 pm.



_____ Lynette Sanford, Office Coordinator

Citizen Comments to Tualatin Planning Commission 1-19-2017

Agenda Item 5 B-Basalt Creek Concept Planning -Update

Grace Lucini

23677 SW Boones Ferry Road, Tualatin Oregon

My home is within the Basalt Creek Concept Planning area. I do not have elected representation within the Basalt Creek Concept Planning process, as I am not a resident of either the cities of Tualatin or Wilsonville- which are the governmental entities determining the process.

I appreciate that additional reviews of the Central Sub-Area continues- but evaluations for use need to be done within the context of the plan --for the successful health of the entire concept plan area.

I understand members of the City staff did an on-site visit to the area- which is necessary to understand the topography and uniqueness of the area. Let me express my appreciation of this action.

I also appreciate the actions the staff, stated they will take action to remove unnecessary or out dated markings on Concept Planning Maps which are disseminated to the public.

In this case the removal of some markings which overlay and potentially indicate actions to private properties west of SW Boones Ferry Road and north of the proposed Parkway. A map with these markings was included within the informational packet provided to this Commission, and was available for public review.

1-11-17 Mackenzie Report Evaluation of Central Sub Area- Analysis for Industrial Use- commissioned by Washington County

However, I question the usefulness of an evaluation commissioned by Washington County which resulted in the 1-11-17 Report by Mackenzie.

1. The Mackenzie Report did very little to address the actual question this Commission is discussing-which is: ***what is the most appropriate land use for the land in question.***

2. The Mackenzie Report specifically states the topic of the report is ---for "planning and design for development of industrial and employment lands in the Portland region".

These are two very distinctly different questions and issues- and any information gained from the Mackenzie Report should be utilized only within the context of the question it addresses... that question is simply if any of the land COULD be used for employment ---The answer to that question is yes, but very little land is appropriate for industrial use.

- A. The report did not address what should happen to the balance of the land not appropriate for industrial use.
 - Will this land become waste land?
 - An eye sore- who will be responsible for maintaining so many acers of land which is zoned for industrial use, but cannot be developed?

In addition, there are several factual problems which are presented within the Mackenzie Report as it is written...

- B. A major issue is the location of the limited access Parkway--- which is a major focal point of the entire Basalt Creek Concept Planning Process.
- C. The potential concept planning maps created and provided by Mackenzie indicate road access north from the Parkway – which is again contrary to previous primary planning concepts.
- D. There is no indication of any effort to co-exist with existing neighborhoods or adjacent properties the Mackenzie Report:
 - does not indicate or state any attempt to have compatible of zoning with adjacent residential properties
 - does not indicate or state any attempt to provide buffering of existing neighborhoods- which was another primary guiding principle of the planning process
 - There is no indication of roads to the developable acreage east of the site being examined. As utilities are preferably laid along roads the proposed use maps within the Mackenzie Report effectively blocks any development west of the wetlands and east of the area due to the lack of any road to the area east of the study area.
 - There is little comment within the Mackenzie Report on the cost involved in resolving the topography and solid basalt rock benches which are found within this area--- to make it compatible for grading for industrial use. Cost is a significant factor when planning any development. If the cost is too high, the land will be the last to be developed -if ever
- E. Consequently, the information gained from this report should only be used within the context of the question it addresses.
- F. The ability to use this report for determining the best use of the land is extremely limited.

EXISTING PROPERTY OWNERS WITHIN BASALT CREEK AREA

1. Existing property owners directly affected by the planning process should be heard as to their goals, and should be respected for the knowledge they provide about the limitations of the land they own.
2. Existing neighbors within the Tualatin City limits, and those existing outside the current limits should be heard and their comments incorporated into the concept plans as a basic livability issue.

I request that the Planning Commission acknowledges the extensive limitations of the Mackenzie Report when considering what is the best land use for this area- within the context of the entire Tualatin area and forward these concerns to the Tualatin City Council.

Respectfully,

Grace Lucini



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
DECEMBER 11, 2017**

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Teen Program Specialist Julie Ludemann; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Associate Planner Erin Engman; City Engineer Jeff Fuchs

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:02 p.m.

B. ANNOUNCEMENTS

1. Update on the Tualatin Youth Advisory Council's Activities for December

Members of the Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. YAC members participated in the Starry Nights and Holiday Lights event on December 1. Upcoming events include Park After Dark and preparations for Project FRIENDS.

2. New Employee Introduction- Betsy Ruef, Community Engagement Coordinator

Assistant to the City Manager Tanya Williams introduced Community Engagement Coordinator Betsy Ruef. The Council welcomed her.

3. New Employee Introduction- Jonathan Taylor, Economic Development Program Manager

Assistant City Manager Alice Cannon introduced Economic Development Program Manager Jonathan Taylor. The Council welcomed him.

4. Proclamation Declaring December 10, 2017 as Human Rights Day in the City of Tualatin

Council President Joelle Davis read the proclamation declaring December 10, 2017 as Human Rights Day in the City of Tualatin.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Scott Chamburg spoke to concerns of the proposed location of the bridge in the basalt creek area. He spoke to the potential affects it could have on his property value.

Dorothy Cofield, legal representative for the Tualatin Professional Center, spoke to concerns they have regarding the IGA with Clackamas County on the consent agenda. They believe it will affect the north accesses to their properties. She requested the item be heard separately.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Jeff DeHaan, SECONDED by Council President Joelle Davis to adopt the consent agenda.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Nancy Grimes, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of November 13, 2017
2. Consideration of Approval of a New Liquor License Application for Benza Vineyards
3. Consideration of the System Development Charge (SDC) Annual Reports on Sewer, Storm, Water, and Transportation Development Tax (TDT) for Fiscal Year 2016/2017
4. Consideration of the Parks System Development Charge (SDC) Annual Report for Fiscal Year 2016/2017

E. PUBLIC HEARINGS – Quasi-Judicial

1. Request for Review of MAR17-0041, Tualatin Professional Center Parking Lot Improvement Land Use Decision Located at 6464 SW Borland Road



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JUNE 25, 2018

Present: Councilor Frank Bubenik; Council President Joelle Davis; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Absent: Mayor Lou Ogden; Councilor Nancy Grimes

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Library Manager Jerianne Thompson; Management Analyst II Kelsey Lewis; Parks and Recreation Manager Rich Mueller; City Engineer Jeff Fuchs; Senior Planner Karen Fox; Parks and Recreation Director Ross Hoover; Human Resources Director Stacy Ruthrauff

A. CALL TO ORDER

Pledge of Allegiance

Council President Davis called the meeting to order at 7:02 p.m.

B. ANNOUNCEMENTS

1. New Employee Introduction- Ross Hoover, Parks and Recreation Director

City Manager Lombos introduced Parks and Recreation Director Ross Hoover. The Council welcomed him.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Daniel Bauchuber presented questions on housing affordability. Council President Davis responded housing affordability is on the Council's priority list. She encouraged him to email the Council as his questions are philosophical and each Councilor may have a different response.

Grace Lucini asked for clarifications on public involvement and how citizens would be noticed on land use decisions that would affect the Basalt Creek area. She requested notice be provided on the Basalt Creek website, the Basalt Creek list serve, and written notice to property owners. She also expressed concerns regarding public access to the canyon via the Canyon Trail. She requested the location and map be removed from the concept plan and have a narrative put in its

place.

Susan Noack asked for Council support in her campaign to keep the Village Inn located in Tualatin. She submitted her proposal for the record.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Councilor Frank Bubenik, SECONDED by Councilor Robert Kellogg to adopt the consent agenda.

Aye: Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Mayor Lou Ogden (Absent), Councilor Nancy Grimes (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Regular Meeting of June 11, 2018
2. Consideration of **Resolution No. 5376-18** Authorizing Personnel Services Updates for Non-Represented Employees for Fiscal Year 2018-19
3. Consideration of **Resolution No. 5377-18** Authorizing the Sale of General Obligation Bonds and Refundings
4. Consideration of **Resolution No. 5378-18** Authorizing Changes to the Adopted 2017-2018 Budget
5. Consideration of **Resolution No. 5379-18** Amending the City of Tualatin Fee Schedule and Rescinding Resolution No. 5325-17
6. Consideration of **Resolution No. 5381-18** updating the Public Works Construction Code to create a Sidewalk/Driveway Approach Permit
7. Consideration of **Resolution No. 5382-18** Canvassing Results of the Election Held in the City of Tualatin, Washington and Clackamas Counties, Oregon on May 15, 2018
8. Consideration of **Resolution No. 5384-18** Granting Heritage Tree Status of Two Trees on City Property Located Along the Tualatin River Greenway Near the Nyberg Woods Trail Connection

E. PUBLIC HEARINGS – Legislative

1. Consideration of **Resolution No. 5380-18** Adopting the City of Tualatin Budget for the Fiscal Year Commencing July 1, 2018, Making Appropriations, Levying Ad-Valorem Taxes, and Categorizing the Levies

Finance Director Don Hudson presented the fiscal year 2018–19 budget. The Budget Advisory Committee approved the proposed budget on May 30, 2018. The total of the Fiscal Year 2018-19 Budget is \$96,134,475. The tax rate of \$2.2665 per \$1,000 taxable assessed value, with \$2,636,800 to be levied for bonded debt is included in the budget. The budget is a fiscally prudent budget with a positive ongoing alignment.

Director Hudson presented proposed changes stating the City Council has the ability to change the approved budget in each fund by no more than 10% of the total budget. The proposed changes to the 2018-19 budget approved by the Budget Advisory Committee are related to projects in the Water Operating, Park Development, Tualatin Science and Technology Scholarship, Road Operating, and the General Funds that were not completed during FY 2017-18, as originally planned and all fall within the set approval limits.

PUBLIC COMMENT

None.

MOTION by Councilor Robert Kellogg, SECONDED by Councilor Frank Bubenik to adopt Resolution No. 5380-18 adopting the City of Tualatin budget for the fiscal year commencing July 1, 2018, making appropriations, levying ad-valorem taxes, and categorizing the levies.

Aye: Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Mayor Lou Ogden (Absent), Councilor Nancy Grimes (Absent)

MOTION CARRIED

F. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

1. Consideration of Recommendations from the Council Committee on Advisory Appointments

Council President Davis thanked everyone who interviewed for the position.

MOTION by Councilor Frank Bubenik, SECONDED by Councilor Paul Morrison to approve the appointment.

Aye: Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Mayor Lou Ogden (Absent), Councilor Nancy Grimes (Absent)

MOTION CARRIED

2. Consideration of **Ordinance No. 1410-18** Relating to Library Rules; Amending Tualatin Municipal Code Chapter 5-1 and Tualatin Municipal Code Section 5-10-010; and Adding New Provisions

Library Director Jerianne Thompson presented a proposed ordinance relating to Library Rules of conduct. She stated the ordinance would delete language regarding specific library rules and add language to establish the process for administrative rulemaking. This would allow the City Manager or designee to set rules. Additional changes include a process for administrative rule adoption, language about temporary and emergency rules, and replaces remedies with enforcement violations. Director Thompson stated a notice of the rule changes where posted for 30 days and public comments where accepted. The ordinance and draft rules where reviewed by the Tualatin Library Advisory Committee and they have recommended approval.

Council President Davis asked who would be responsible for setting fines and fees for the library. Director Thompson stated those fees are set by the County.

MOTION by Councilor Frank Bubenik, SECONDED by Councilor Jeff DeHaan for first reading by title only.

Aye: Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Mayor Lou Ogden (Absent), Councilor Nancy Grimes (Absent)

MOTION CARRIED

MOTION by Councilor Jeff DeHaan, SECONDED by Councilor Frank Bubenik for second reading by title only.

Aye: Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Mayor Lou Ogden (Absent), Councilor Nancy Grimes (Absent)

MOTION CARRIED

MOTION by Councilor Jeff DeHaan, SECONDED by Councilor Frank Bubenik to adopt Ordinance No. 1410-18 relating to library rules; amending Tualatin Municipal Code Chapter 5-1 and Tualatin Municipal Code Section 5-10-010; and adding new provisions.

Aye: Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Mayor Lou Ogden (Absent), Councilor Nancy Grimes (Absent)

MOTION CARRIED

G. COMMUNICATIONS FROM COUNCILORS

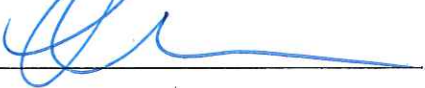
Council President Davis reminded citizens about fireworks regulation within the City limits. Police Chief Steele spoke to firework regulations and timeframes when fireworks can be lit.

H. ADJOURNMENT

Council President Davis adjourned the meeting at 7:39 p.m.

Sherilyn Lombos, City Manager


_____/ Nicole Morris, Recording Secretary


_____/ Lou Ogden, Mayor



BASALT CREEK CONCEPT PLAN

Attachment 17: [Metro BCCP Letter Wilsonville Compliance](#)

File path:

<https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/84121/c.bc.record.attachment.17.metro.bccp.letter.wilsonville.compliance.pdf>



BASALT CREEK CONCEPT PLAN

Attachment 17: Metro BCCP Letter Wilsonville
Compliance



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

July 24, 2018

Miranda Bateschell
Long Range Planning Manager
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

Miranda:

Metro staff has reviewed the recently completed Concept Plan for Basalt Creek. Basalt Creek was added to the Urban Growth Boundary by the Metro Council in 2004 to provide additional Employment and Industrial land. Based on this history, the Basalt Creek Concept Plan was reviewed under the requirements in Section 3.07.1120 of Title 11 of the Urban Growth Management Functional Plan.

As the Metro staff liaison to this project, I commend the Cities of Wilsonville and Tualatin, as well as the consultant team for conducting a professional and thorough process in working with area residents, various partner jurisdictions, and other impacted stakeholders. Metro recognizes that the Basalt Creek Concept Plan area presents its own set of challenges for urbanization; however, we believe the plan is a good blueprint for achieving an important Regional economic outcome that respects the previous planning and long-term infrastructure investments that have been made in the area.

Based on our review, Metro finds that the Draft Basalt Creek Concept Plan meets the intent of, and demonstrates substantial compliance with, Title 11 requirements. The City may now proceed with adopting the plan and moving on to preparing the area for its eventual transition to urban development. Should any element of the plan be changed during the adoption process, by either the City of Tualatin or City of Wilsonville, Metro will re-evaluate the plan for compliance issues.

We look forward to the next steps in the process and future implementation efforts in this area. Additionally, we will continue to offer our assistance as City staff moves forward to fulfill the requirements of Metro policy and code.

If you have any questions regarding this letter please do not hesitate to contact me at 503-797-1833.

Sincerely,

Brian Harpel
Senior Regional Planner

cc: Councilor Craig Dirksen, Metro District 3
Martha Bennett, Metro Chief Operating Officer
Elissa Gertler, Metro Planning & Development Director
Roger Alfred, Senior Attorney, Office of Metro Attorney
Chris Deffebach, Washington County



BASALT CREEK CONCEPT PLAN

Attachment 18: Testimony from Peter O. Watts
(received 8.6.2018 4:00 pm)

File path:
TBD

Dear Mayor Knapp and members of the Council,

Thank you for accepting this testimony. I recognize that the Wilsonville City Council does not have discretion regarding determining the proper zoning for the Basalt Central area, and that per the IGA that the city signed, the city is required to adopt whatever zoning Metro instructs the city to adopt. Because Metro did not conduct a public hearing or allow the public to rebut the Chief Operating Officer's report, I believe that Metro's decision is in violation of the minimum standards for a zoning decision hearing as articulated by the Oregon Supreme Court in *Fasano v. Board of County Commissioners of Washington County* 507 P2d 23 (1973).

As the Court articulated in *Fasano*, "Parties at the hearing before the county governing body are entitled to an opportunity to be heard, to an opportunity to present and rebut evidence, to a tribunal which is impartial in the matter i.e., having had no pre-hearing or ex parte contacts concerning the question at issue and to a record made and adequate findings executed." *Id* at 30. Metro has dictated the zoning which you must adopt, without allowing public participation during its hearing or giving members of the general public an opportunity to present or rebut the evidence in the Metro Chief Operating Officer's staff recommendation. I understand you have no discretion regarding the zoning, and therefore cannot function as an impartial tribunal.

With that said, I would like to enter the following abbreviated comments and attachments into the record. I have previously provided written testimony to Metro, which your city attorney has a copy of, and I would like to incorporate that testimony by reference. As part of its Title 4 process, during adoption of Ordinance No. 04-1040B Metro mapped prospective Employment Land, Industrial Land, and Regionally Significant Industrial Areas. The central subarea received none of those designation. *See attachment 1*. Additionally, the slope the slope suitability that Metro used was "less than 10%" *See attachment 1(a)*. As previously provided, the subject property has slope of over 20%. Metro has recently released a draft of its Urban Growth Report (UGR), which I have *See attachment 2*. Page 11 the UGR forecasts a "net decrease of 9,000 industrial jobs during the 2018 to 2038 time period" and concludes that there is "no need for additional industrial land to support employment growth." If no additional land is needed in the region over the next

two decades it is unclear what Metro's COO's recommendation would be for an Industrial designation? This is particularly true given the immediate need for residential land in our region.

Metro has also released a Buildable Land map for the 2018 UGR. Metro has mapped the Basalt Central Area, at issue here, as Single Family Residential. Its map shows capacity for 380 single family housing units, in Basalt Central Area. *See attachments 3 and 3(a).*

Although the Chief Operating Officer and Metro Council have identified the issue of housing affordability in our region, Metro's BLI is predicated on significant redevelopment/gentrification of affordable housing in our region. For instance, the apartments owned by Central City Concern at 8018-8066 SE Taggart St., in Portland are slated for redevelopment. *See attachment 4.* Metro plans for many of our region's manufactured parks to be redeveloped, including the property in Cully that the City of Portland has taken steps to keep from redeveloping. *See attachment 5.* Additionally, manufactured housing on Hayden Island, *See attachment 6,* Fairview, *See attachment 7,* Wood Village, *See attachment 8,* Gresham *See attachment 9,* Gladstone, *See attachment 10,* unincorporated Clackamas County *See attachment 11,* Washington County *See attachment 12 and 13* are some of the properties slated for redevelopment. It is unclear whether the Johnson City City Council is aware that all homes in their city are slated for redevelopment *See attachment 14.*

The U.S. Department of Housing and Urban Development (HUD) has an Office of Policy Development and Research. It prepared a Comprehensive analysis for our seven county region on May 1, 2016. *See attachment 15.* The analysis showed there was a total demand of 27,225 for sales units between 5/1/16 and 5/1/19, and that 2,810 units were under construction. Of the 19,925 rental units needed to meet regional demand, 6,995 were under construction. *See attached report p.1-p.2.* This illustrates an immediate need for housing units in our region. A breakdown of the Washington County, titled Hillsboro Beaverton sub-region is on p. 14 - p.18

Additionally, HUD calculated housing demand in the Salem HMA. *See attachment 16.* Of the 3,075 sales units needed 260 were under construction, and of the 2,025 rental units needed,

520 were under construction. As a result, we cannot rely on Marion or Polk counties to pick up the additional housing need which is not being met in the 7 County Portland HMA.

The correlation between insufficient new housing inventory and increased prices is well documented as economist Joe Cortright wrote in the article I have attached, “demand for new housing that isn’t met by the construction of new high-end units doesn’t disappear, it spills over into more modest housing, driving up rents for everyone.” *See attachment 17.* While the housing anticipated for the Central Basalt Area isn’t necessarily predicted to be high end, the fact that it is not being built will impact housing prices and affordability around our region.

In Metro’s 2015 25 year projected population distribution, Tualatin’s 2015 population was estimated at 26,590. Tualatin 2040 population projection was estimated at 27,373, or an increase of 782 people over the 25 year period. *See attachment 18.* When the U.S. Census Department released their 2016 census estimate for Tualatin, they projected population at 27,545 meaning that Tualatin had exceeded 25 years of population growth in the first year of the 25 year period. *See attachment 19.* A chart comparing the projections for Metro cities to 2016 census estimates is attached, and shows that the US Census estimates substantially higher population numbers than Metro projected. A look at historic census data for Tualatin and Wilsonville shows that both jurisdictions have experienced significant population growth. While population growth was far more modest during and immediately after the great recession, both jurisdictions are far exceeding Metro’s projected growth, illustrating a need for buildable lands.

Tualatin:

1970 - 750
1980 - 7,348
1990 - 15,013
2000 - 22,791
2010 - 26,054
2020 - TBD

Wilsonville:
1980 - 2,920
1990 - 7,106

2000 - 13,991
2010 - 19,509
2020 - TBD

The record in front of this Council, and Metro's own documents illustrate that this land was never planned to have an employment or industrial designation, there is no need for additional land in our region, and there is an acute need for housing in our region. This need and the impact of lack of supply is illustrated by an article in the Wilsonville Spokesman *See attachment 21* and KOIN *See attachment 22*. Thank you for adding my documents into the record.

Sincerely,

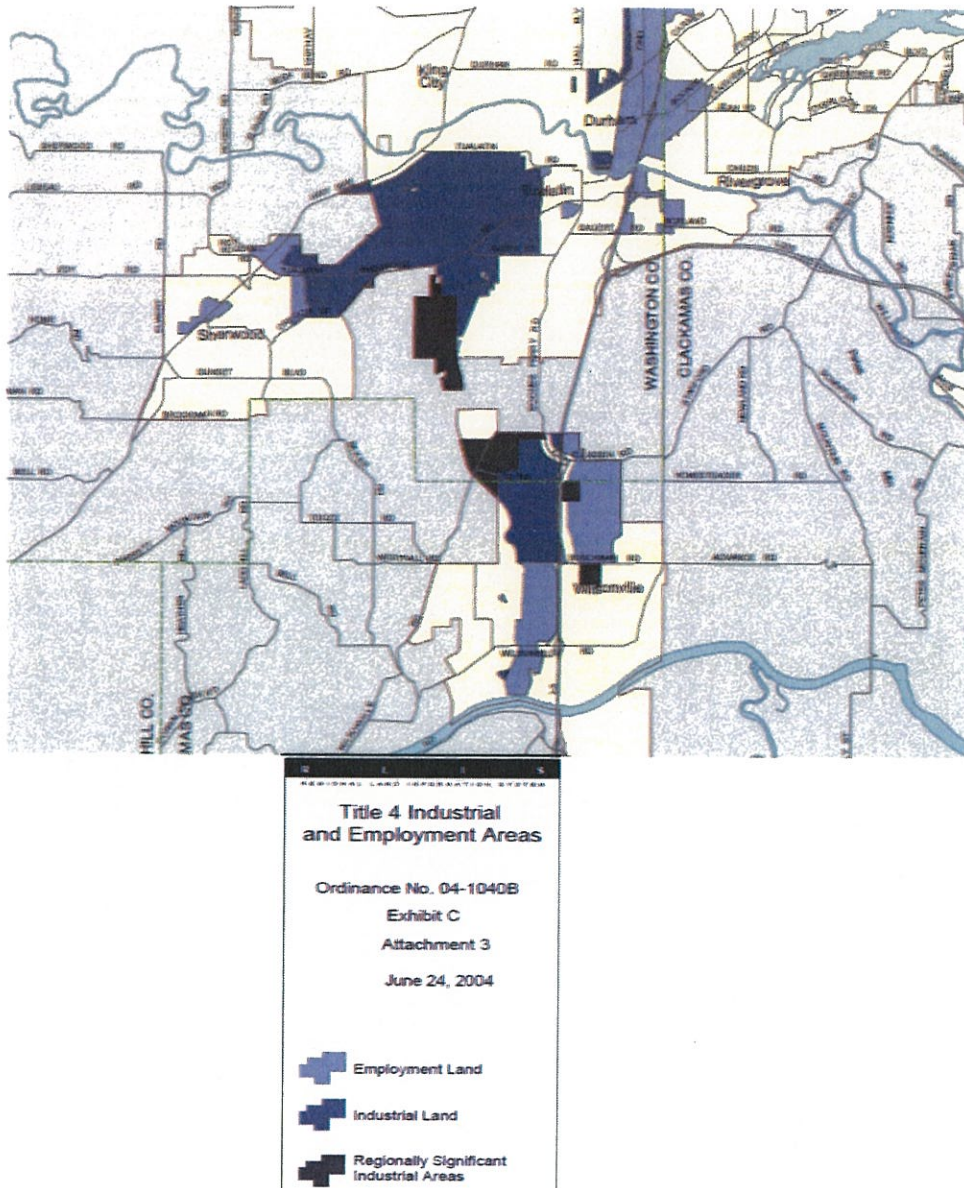
A handwritten signature in blue ink that reads "Peter O. Watts". The signature is written in a cursive style with a long horizontal stroke at the end of the name.

Peter O. Watts

**6. METRO 04-1040b INCLUDES MAP OF TITLE 4 INDUSTRIAL AND EMPLOYMENT AREAS
- NO INDICATION THE TUALATIN CENTRAL SUB AREA IS TO BE INCLUDED WITHIN INDUSTRIAL AND/OR
EMPLOYMENT AREA**

Page 79 Metro 04-1040B

**Enlargement of Tualatin- Basalt Creek Area of
Metro Map -Title 4 Industrial and Employment Areas Ordinance No. 04 -1040B
Attachment 3**



It appears the east side of Grahams Ferry Road is not included within the 3 designations provided within Exhibit C Attachment 3

- Not within area designated as Employment Land
- Not within area designated as Industrial Land
- Not within area designated as Regional Significant Industrial Areas

1

should be planned for industrial development and receive a 2040 designation of RSIA. The 20 year housing supply is not affected because Metro had a surplus of 666 net acres of residential land.

Completing Periodic Review

After adjustments the remaining industrial land need is 1,1180 net acres. The Metro Council expanded the UGB by adding 1,047 acres of land to substantially satisfy the need for Industrial land over the next 20 years. These lands area located in the following areas: Damascus West, Tualatin, Beavercreek, Quarry, Coffee Creek, Cornelius and Helvetia. The areas are shown in Table 3. Metro Council UGB Expansion Areas, were chosen because they meet the requirements in Goal 14 in the following order:

- Exception lands that meet the suitability factors identified for warehouse and distribution; general industrial and tech flex uses;
- Successively lowest capability farmlands which meet the suitability factors or;
- Located on lower priority farmland but are necessary to meet specific industry needs.

Specifics of the suitability factors are outlined in the April 5, 2004 staff report. Departure from either the COO recommendation or the MPAC recommendation is discussed below. Careful consideration was paid to the potential impacts on farmland and farm industry operations.

Table 2. Chief Operating Officer’s Recommendation

EXPANSION AREAS	Total Acres	Net Acres	Dominant Earthquake Zone ⁴	SUITABILITY FACTORS		
				Access	Proximity	Slope less 10%
<i>Damascus West</i>	102	69	D	✓	✓	✓
<i>Tualatin (MPAC-partial)</i>	646	339	D	✓	✓	✓
<i>Quarry (partial)</i>	354	236	D	✓	✓	✓
<i>Borland Rd N. (partial)</i>	575	164	A	✓	✓	✓
<i>Beavercreek. (partial)</i>	63	30	D	--	✓	✓
<i>Coffee Creek (partial)</i>	264	97	D	✓	✓	✓
<i>Wilsonville East (partial)</i>	641	460	B	✓	✓	✓
<i>Cornelius (partial)</i>	206	91	B	✓	✓	✓
<i>Helvetia (partial)</i>	249	149	A	✓	✓	✓
Additional Areas						
<i>Evergreen</i>	985	730	A	✓	✓	✓
<i>West Union</i>	368	133	A & B	✓	--	✓
TOTAL	3,100	1,635				

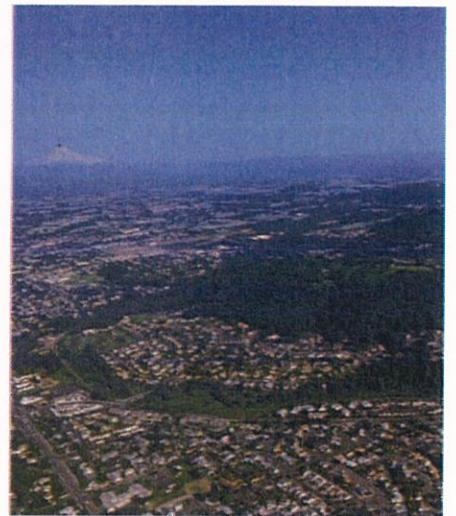
**Areas shown in bold/ italics were included in MPAC’s June 9th recommendation*

Soil Classifications of Areas Under Consideration

Soil classifications of all areas under study. The soils were mapped to facilitate studying and choosing appropriate lands for UGB expansion that conform to Oregon Revised Statute 197.298. ORS 197.298 establishes a hierarchy of lands based on soil quality which is divided into tiers. These tiers establish a priority for urbanizing land with exception land being the first priority followed successively by better quality soils. The tier system used for analysis examined the class of soils in each area and determined which soil class was most prominent. As study area boundaries have changed over the course of the analysis the predominant soil type changed in some cases. Table 3. Metro Council UGB Expansion Areas, shown on page 10 contains the predominant soil type unique to each area. Attachment 1 contains a complete discussion of the soil classes in all areas.

⁴ Based on 1997 Department of Geology and Mineral Study. Rating of A-D with D being the lowest hazard area.

1(a)



DISCUSSION DRAFT

2018 GROWTH MANAGEMENT DECISION

Urban Growth Report

Published July 3, 2018

oregonmetro.gov/ugb

Industrial land demand

As our nation's economy has evolved from farming roots through the industrial revolution and into a knowledge-based economy, several dynamics have been at play that influence the nature of industrial land demand:

- As technology has improved over the last century, industrial workers have become more productive. This means that industrial job growth is stagnant and that demand for space is driven less by employment than it was in the past.
- E-commerce has driven demand for close-in warehousing and distribution facilities to enable quick deliveries. This may increase the likelihood of redevelopment of some sites.
- Data centers have emerged as users of industrial land, but they provide relatively few jobs (instead, they pay franchise fees that benefit cities).
- Large industrial firms seeking new locations consider sites all around the country or world, making it impossible to forecast regional land demand for large industrial sites.
- Site requirements for industrial uses can be very specific. For instance, some industrial users require rail access, others require redundant power sources, others require an educated workforce, and others require manual laborers. Forecasting those specific requirements would imply more certainty about the future than is possible.
- Providing raw land is just one step of many for producing industrial jobs. Typically, infrastructure investments and site assembly are also required. Brownfield cleanup and wetland mitigation are also common needs.

These dynamics mean that it is challenging to estimate land needs based on an employment forecast. This difficulty is amplified by the additional uncertainty surrounding employment forecasts since job growth can be influenced – for better or worse – by international relations, monetary policy and many other factors that lie outside the control of cities, counties, the region or state.

For these reasons, determining industrial land needs is best understood as an exercise in economic development goal setting rather than forecasting. This is true at the regional level and even more so at the local level.

The peer-reviewed baseline employment forecast for the seven-county area shows a net decrease of about 9,000 industrial jobs during the 2018 to 2038 time period. While some new industrial firms may emerge and some existing industrial firms may grow, those gains are outweighed by expected employment decreases at other industrial firms. The expected net decrease in regional employment in industrial sectors such as manufacturing, warehousing and distribution means that there is not a regional need for more industrial land to support employment growth. Even under the high growth forecast, industrial employment remains essentially unchanged from 2018 to 2038, again pointing to no need for additional industrial land to support employment growth.

Likewise, for the 2018 decision, no cities have proposed UGB expansions for industrial uses. There is no indication that adding land to the UGB when it has not been proposed by a city would result in industrial employment. For all of these reasons, there is not a regional need for additional land to be added to the UGB for industrial employment, including employment on large industrial sites.

The Metro Council has put into place a process for considering specific non-residential UGB expansion proposals outside of the standard growth management cycle. If cities develop an employment concept plan for an urban reserve area, that “major amendment” process can address needs that aren’t anticipated in the 2018 growth management decision.

Is there a need for more land to support household growth?

Urban growth scenarios

To inform the Metro Council’s determination of whether there is a need for residential UGB expansions in 2018, Metro staff produced a number of scenarios that tested different permutations of a few assumptions:

- varying levels of population, household and employment growth (using the range forecast for the seven-county metropolitan area)
- different amounts of buildable land in the Metro UGB (varying amounts of redevelopment capacity)
- UGB expansions as proposed by four cities vs. no UGB expansion.

The scenarios are described in more detail in Appendix 3. Several general observations can be made about the scenarios:

The region is on track to continue using land efficiently

- Most capacity for housing production within the existing UGB comes through redevelopment and infill.
- Redevelopment and infill construction thrives when there is strong economic and population growth.

Increased spillover growth to neighboring cities does not appear to be a threat

- The original Metro UGB was adopted in 1979. Since then, about 61 percent of the new households in the larger seven-county metropolitan area have located inside the Metro UGB.
- In all scenarios, the share of the seven-county area’s new households that locate in the Metro UGB (the “capture rate”) is higher than historic rates, ranging from 63 to 72 percent.

- Barring unanticipated changes in the growth capacity of neighboring jurisdictions, a decision not to expand the UGB will not cause excessive spillover growth into neighboring jurisdictions like Sandy, Newberg, or Clark County, Washington.

More housing production is needed to keep up with household growth

- The region needs more housing production to keep up with population growth, particularly for households earning lower incomes.
- If development of the four proposed UGB expansions is viable, they can modestly increase housing production in the region.
- Regional scale analysis is not sensitive enough to distinguish between the effects of the individual proposed expansions.

Housing affordability will remain a challenge

- As in other regions around the country, housing affordability will remain a challenge.
- Encouraging more redevelopment and infill is the most effective means of keeping housing prices in check for renters.
- If developed, the four proposed UGB expansions would result in modest reductions¹¹ in housing prices for owner-occupied housing by providing additional housing supply.
- If developed, the four proposed UGB expansions would have little impact on prices for renter-occupied housing given that one-third of the planned housing in those areas would be multifamily.

Most housing will remain single-family housing, but most growth capacity is for apartments and condominiums

- Currently, about 68 percent of all housing is single-family housing. All scenarios show that share decreasing in the future, with most resulting in about 60 percent single-family housing (still a majority).
- In keeping with regional and local plans, infrastructure funding realities and smaller household sizes, most growth capacity is for apartments and condominiums.
- If developed, the four proposed UGB expansions would result in a modest increase in choices for single-family housing for ownership.
- While demand for owned and single-family housing is strong, households appear willing to substitute rental and multifamily housing to a certain extent.

The region is on track to stay within the urban reserves “budget”

- There are approximately 23,000 gross acres of urban reserves that are candidates – if needed – for UGB expansions through the year 2045 (to address regional land needs to the year 2065).
- If urban reserves were added to the UGB at the average rate of about 850 acres per year, all urban reserves would be used (added to the UGB) by the year 2045.
- The four city-proposed expansions total 2,200 gross acres. At the above-described “budget” of 850 acres per year, this amounts to about 2.5 years of usage.

11. The amount of potential housing price reduction varies depending on other assumptions about redevelopment potential, household growth, and future UGB expansions (beyond the 2018 decision). All other things being equal, however, the proposed expansions could help moderate housing prices somewhat.

Changes in where we live and work

Where we stand today with housing

Greater Portland came roaring out of the Great Recession. In less than 10 years, the region grew its economy and added high-wage jobs at higher rates than almost any other large U.S. metro area. Median incomes went up. The poverty rate went down. Thousands of young, educated workers migrated to the region drawn by the high quality of life and the opportunity of a booming economy.

This influx of new affluence and new people brought both economic growth and new challenges, changing the dynamics of our housing market and shifting the geography of affordability in a short period of time.

But longer-term trends also shaped our housing supply, and those trends continue to challenge our ability to create housing choices that meet the needs of our changing region.

Housing construction came to a halt in the Great Recession, driving up housing costs

All around the country, housing construction came to a halt during the Great Recession. As the population continued to grow, demand intensified and housing prices rose – slowly at first, but gaining momentum with each passing year. Rent and home price increases were among the highest in the nation; vacancy rates, the share of unoccupied rental units, were among the lowest. This was true in greater Portland and dozens of other cities around the country.

Long-term residents living in rental housing found themselves priced out of their neighborhoods, while would-be homebuyers struggled to save for down

payments that seemed to double overnight. Renters suffered the most, often facing substantial rent increases with little notice.

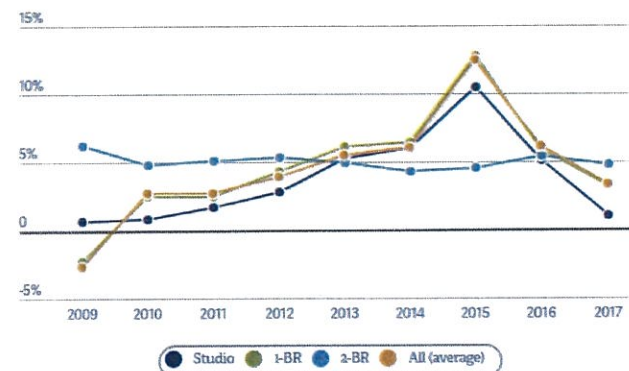
Like most regions, we are playing catch-up with housing construction

Housing construction took off again as the region emerged from the Great Recession. Increased housing supply has begun to temper housing rents and prices, which are still rising, but not as quickly.

Though it's of little consolation to people who work and struggle to keep a roof over their heads, rents here are similar to those in cities around the country. For one-bedroom apartments, the Portland region is in the same rental price range as Atlanta, Minneapolis, Nashville, Denver and Chicago. Rents are more expensive here than a number of other cities, but still represent a value compared to other coastal cities.

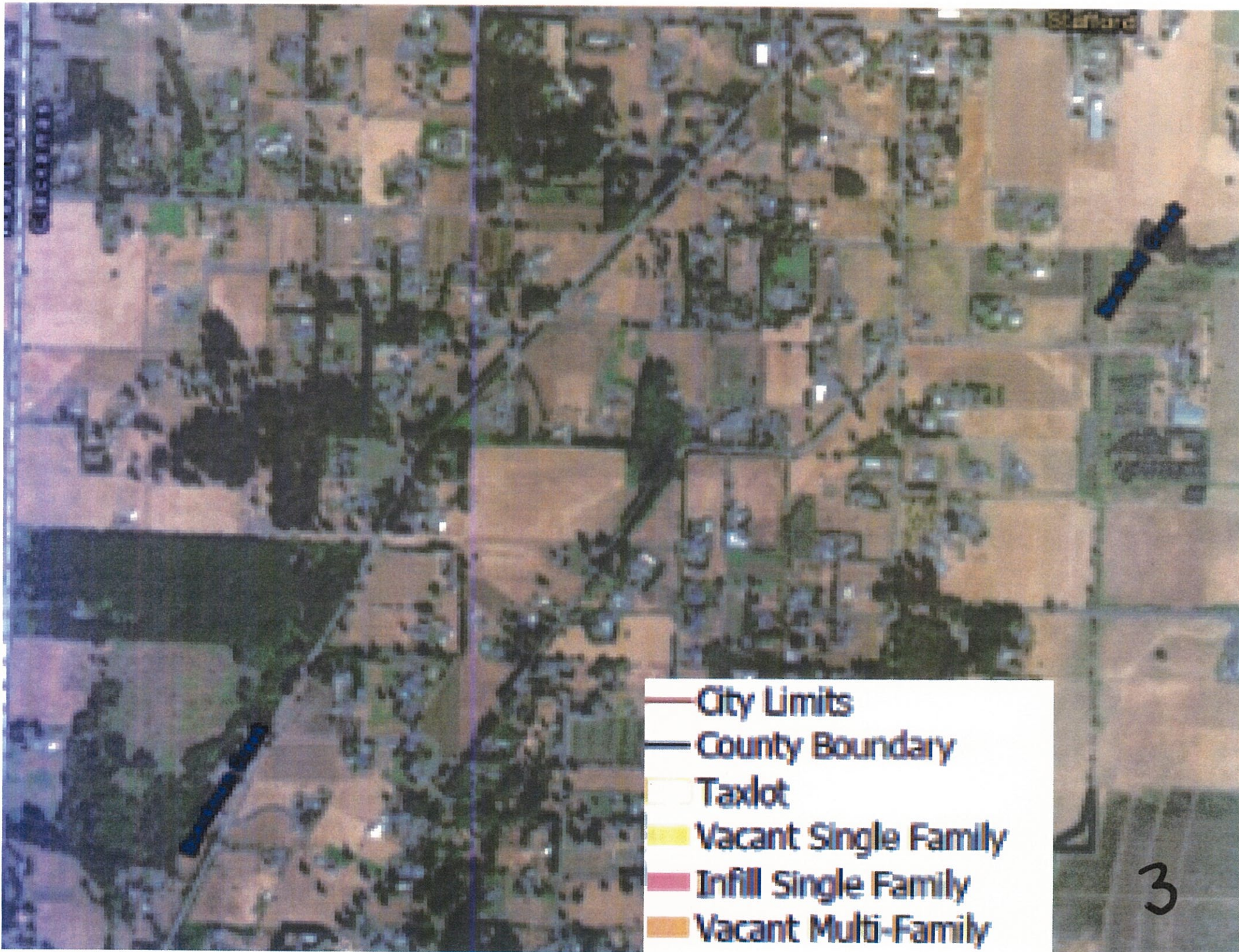
When it comes to rents, location matters. To live close to jobs, amenities, and transit, people have to pay a premium that is often out of reach.

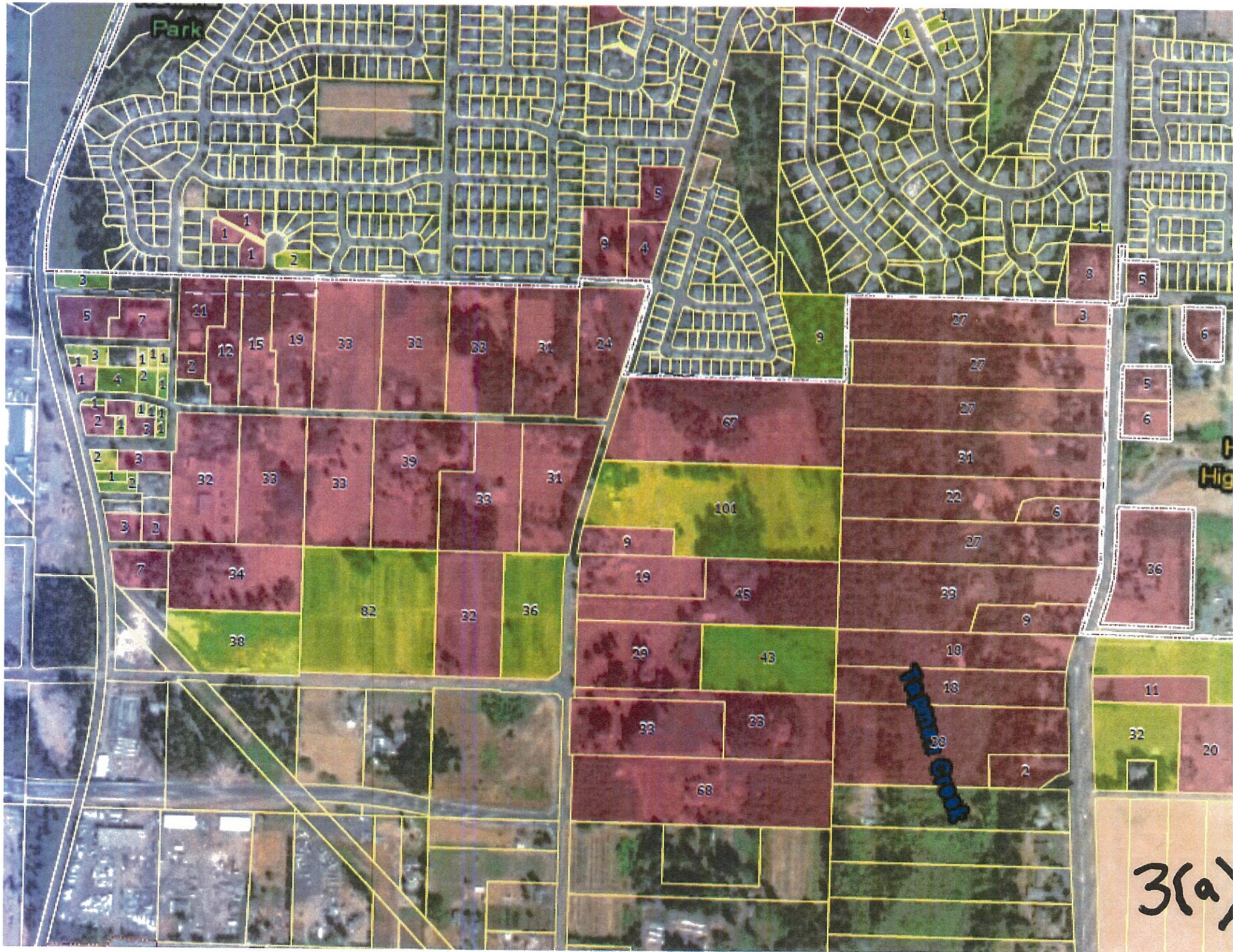
Figure 5: Annual percentage change in rental unit costs by size, Portland metro area, 2009-2017.



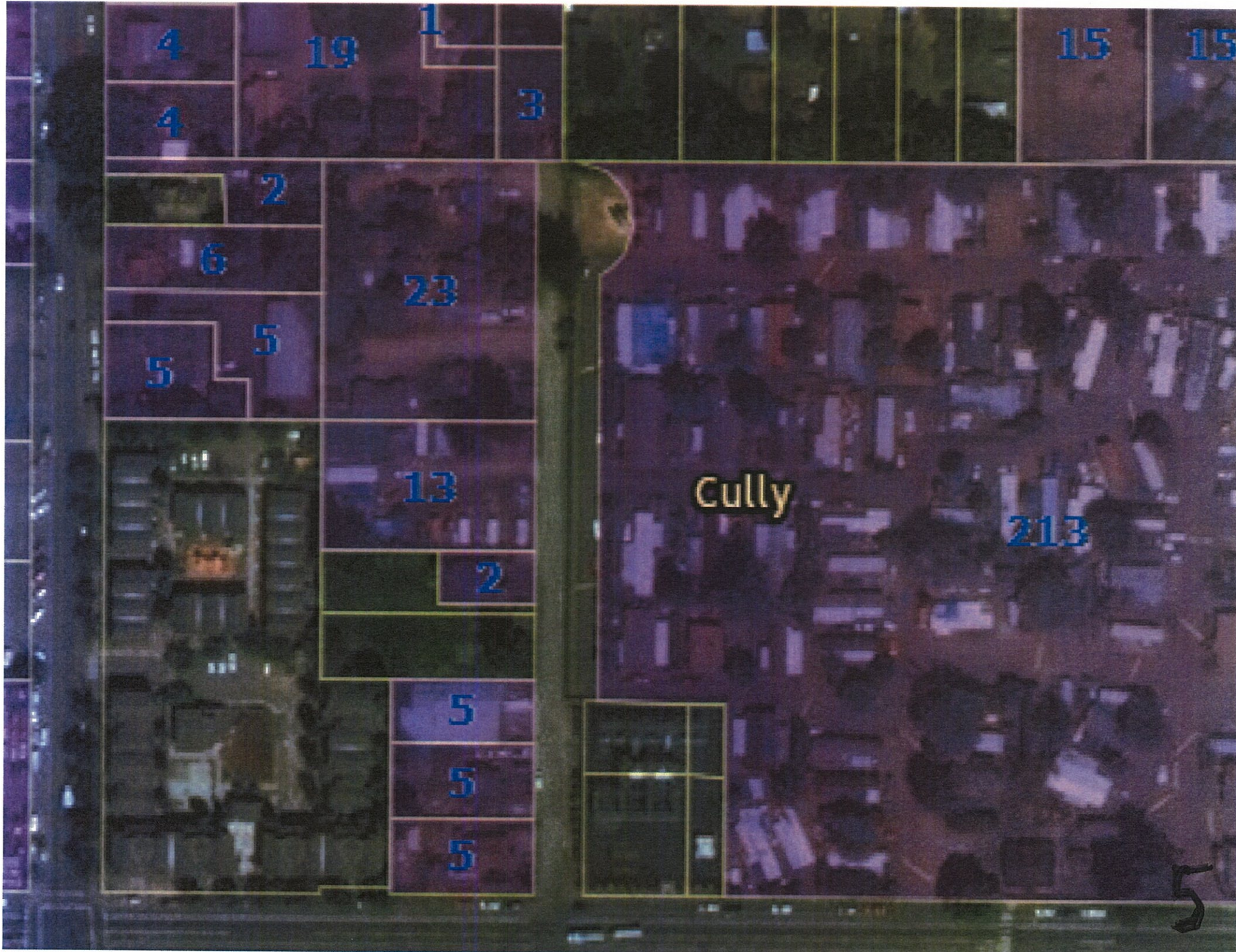
Sourc: Data courtesy of CoStar commercial real estate company

3. See Appendix 5 for more information on historic residential development trends.









4

19

1

15

15

4

3

2

6

23

5

5

13

Cully

213

2

5

5

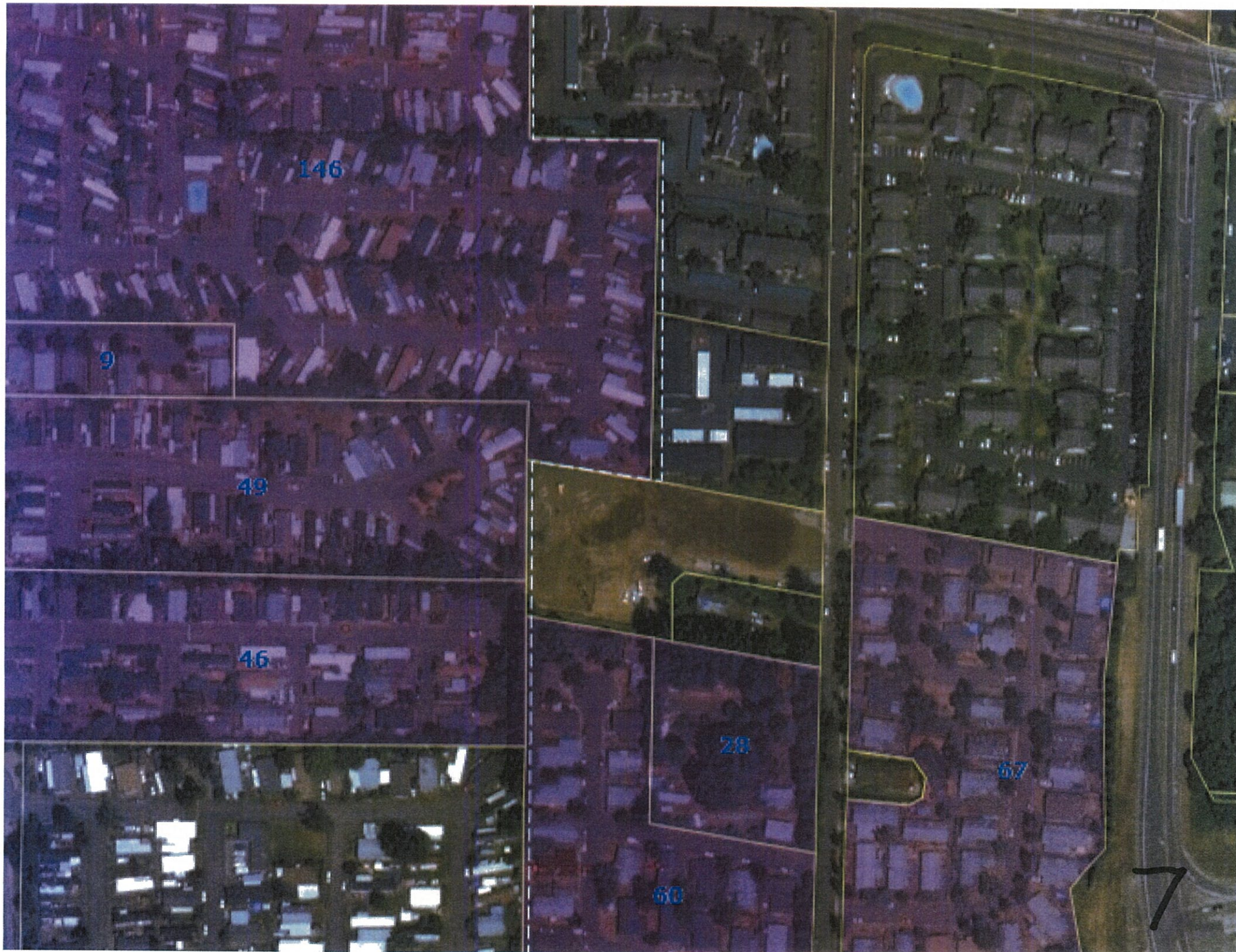
5

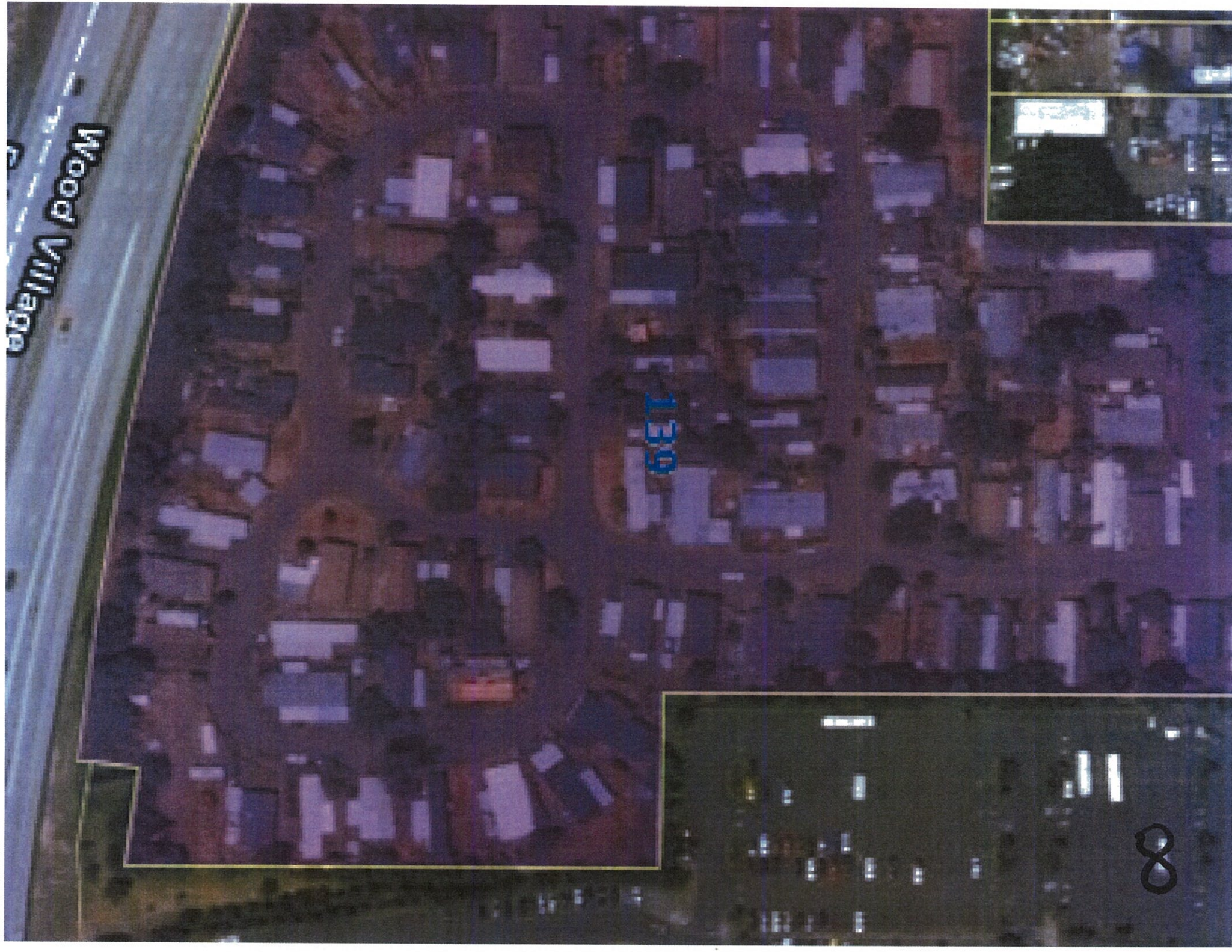
5



2227

6





Wood Village

130

8

81

9



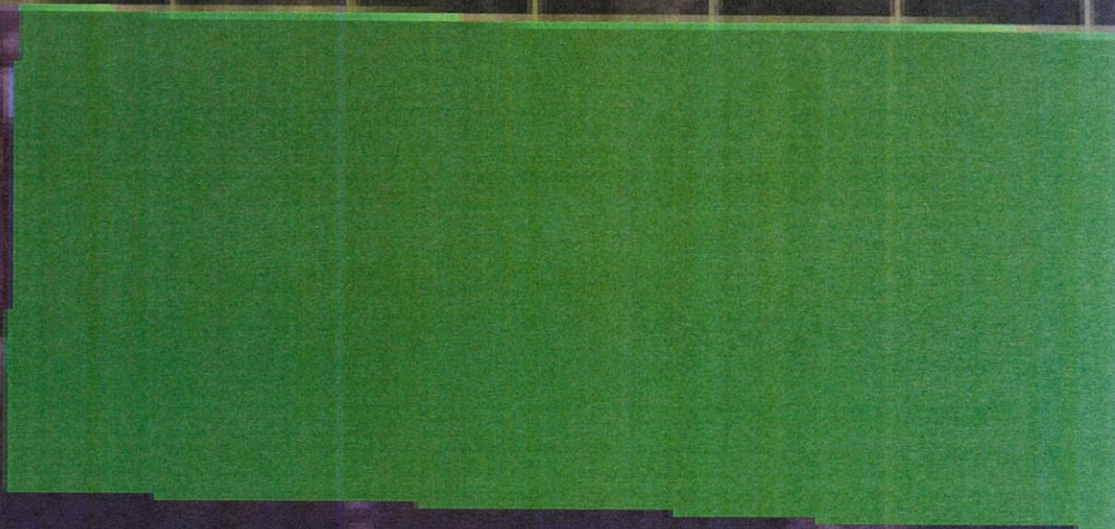
Gladstone
Station

15

198

Meldrum
Bar Park

10



56

11

19

10

419

9

Lexington
Park

Que

R

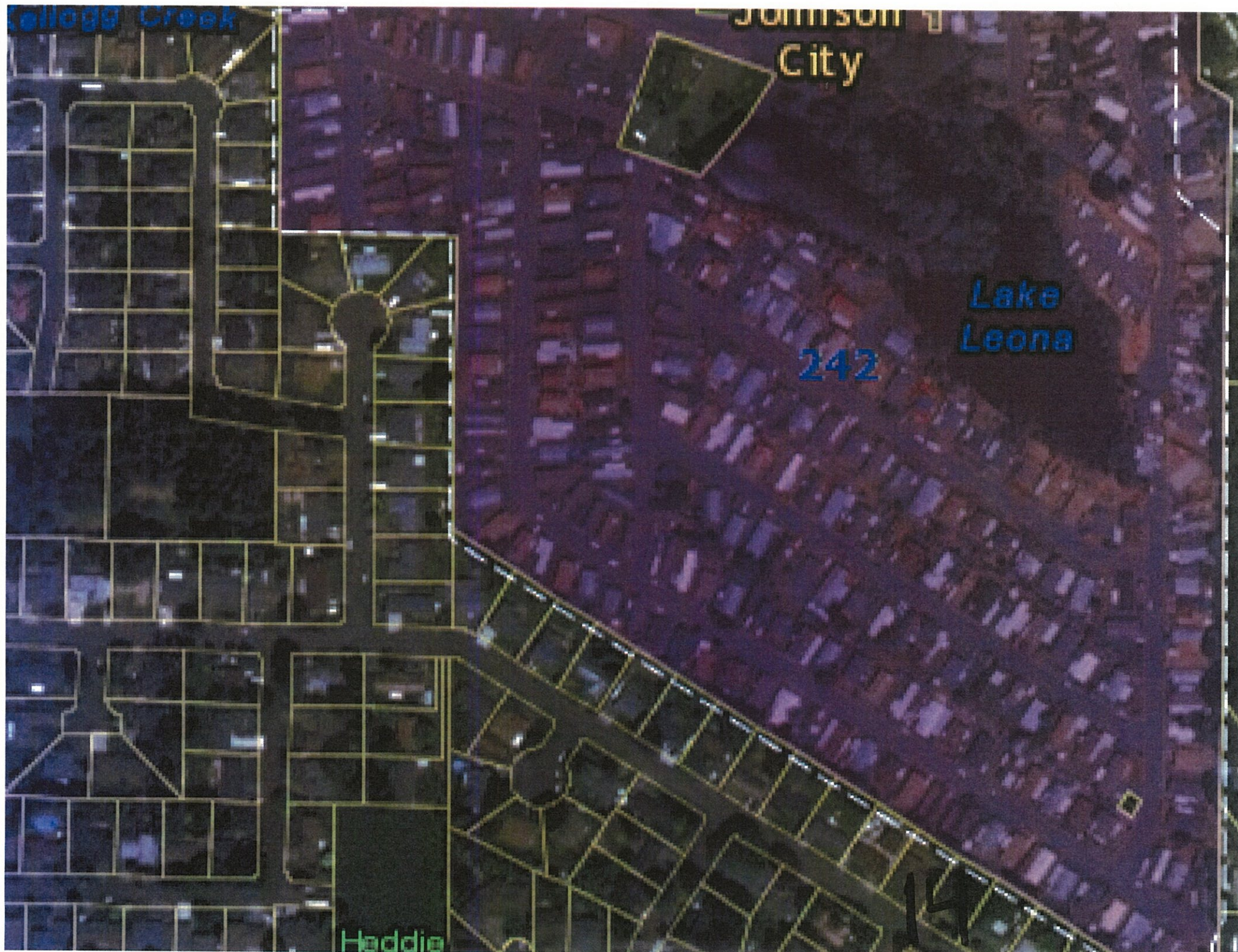
12



461

Beaverton Creek

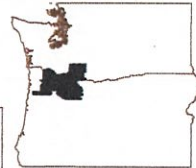
13



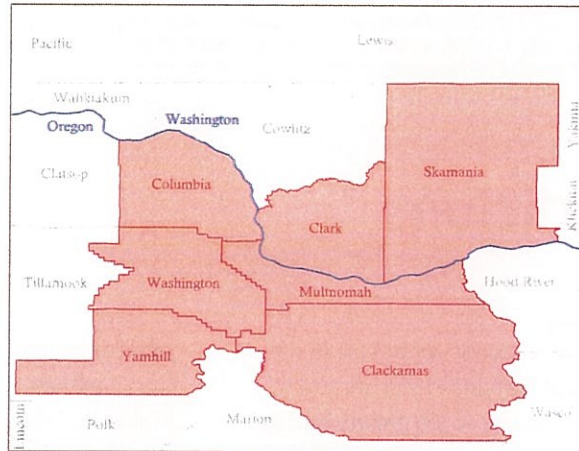


Portland-Vancouver-Hillsboro, Oregon-Washington

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of May 1, 2016



Housing Market Area



The Portland-Vancouver-Hillsboro Housing Market Area (hereafter, the Portland HMA) consists of seven counties located at the confluence of the Columbia and Willamette Rivers in northwestern Oregon and southwestern Washington. The HMA is coterminous with the Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area. For purposes of this analysis, the HMA is divided into three submarkets: (1) the Portland submarket, consisting of Clackamas, Columbia, and Multnomah Counties in Oregon; (2) the Beaverton-Hillsboro submarket, consisting of Washington and Yamhill Counties in Oregon; and (3) the Vancouver submarket, which consists of Clark and Skamania Counties in Washington.

Summary

Economy

After losing jobs from 2008 through 2010, nonfarm payrolls in the Portland HMA have expanded every year since 2011 as a result of strong economic conditions. During the 12 months ending April 2016, nonfarm payrolls in the HMA increased by 35,200 jobs, or 3.2 percent, to 1.12 million jobs compared with a gain of 32,400 jobs, or 3.1 percent, during the 12 months ending April 2015. During the same time, the unemployment rate declined from 5.8 to 5.0 percent. Nonfarm

payrolls are projected to increase at an average annual rate of 2.7 percent during the 3-year forecast period.

Sales Market

The current sales housing market in the HMA is tight, with an estimated vacancy rate of 1.0 percent, down from 2.2 percent in April 2010 (Table DP-1 at the end of this report). New and existing home sales totaled 52,900 during the 12 months ending March 2016, up 19 percent from a year earlier (CoreLogic, Inc., with adjustments by the analyst). As of April 2016, a 1.4-month supply of homes was available for sale, down from a 1.8- and 2.8-month supply in April 2015 and 2014, respectively, in the HMA (RMLS™). During the next 3 years, demand is expected for 27,225

new single-family homes (Table 1). The 2,810 homes under construction and some of the 20,700 other vacant units that may return to the market will satisfy a portion of the demand.

Rental Market

Rental housing market conditions in the HMA are tight, with an estimated vacancy rate of 2.9 percent compared with 5.9 percent in April 2010 (Table DP-1). The apartment vacancy rate was 3.0 percent during the first quarter of 2016, up from 2.5 percent a year ago; however, the average rent increased 13 percent to \$1,185 (MPF Research). During the 3-year forecast period, demand is expected for 18,925 market-rate rental units. The 6,995 units under construction will meet a portion of that demand (Table 1).

Market Details

Economic Conditions	2
Population and Households	6
Housing Market Trends	9
Data Profiles	22

Table 1. Housing Demand in the Portland HMA* During the Forecast Period

	Portland HMA*		Portland Submarket		Beaverton-Hillsboro Submarket		Vancouver Submarket	
	Sales Units	Rental Units	Sales Units	Rental Units	Sales Units	Rental Units	Sales Units	Rental Units
Total demand	27,225	18,925	12,750	10,650	7,675	5,325	6,800	2,950
Under construction	2,810	6,995	1,050	4,900	820	970	940	1,125

*Portland-Vancouver-Hillsboro HMA.

Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of May 1, 2016. A portion of the estimated 20,700 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is May 1, 2016, to May 1, 2019.

Source: Estimates by analyst

Economic Conditions

Economic conditions in the Portland HMA are strong, with the rate of job growth having outpaced growth in the nation since 2011. Nonfarm payroll growth in the HMA averaged 2.6 percent a year from 2011 through 2015, far exceeding the national average of 1.7 percent. During the 12 months ending April 2016, job growth accelerated, increasing by an average of 35,200 jobs, or 3.2 percent, to 1.12 million

jobs compared with job gains during the 12 months ending April 2015 (Table 2). Job gains occurred in every nonfarm payroll sector during the past 12 months. The unemployment rate averaged 5.0 percent during the 12 months ending April 2016, down from 5.8 percent a year earlier, because growth in employment far outpaced growth in the labor force (Figure 1). Top employers in the HMA include Intel Corporation, Providence Health Systems, and Oregon Health & Science University, with 17,500, 15,239, and 14,616 employees, respectively (Table 3).

The economy of the HMA experienced two separate periods of substantial job losses during the 2000s—from 2001 through 2003, when the dot.com bubble burst, and from 2009 through 2010, when the economy experienced the nationwide economic recession and housing market collapse. The HMA is a regional center for the high-technology (hereafter, high-tech) industry, earning the region the nickname “Silicon Forest.” During the 1990s, the HMA experienced particularly strong economic

Table 2. 12-Month Average Nonfarm Payroll Jobs in the Portland HMA,* by Sector

	12 Months Ending		Absolute Change	Percent Change
	April 2015	April 2016		
Total nonfarm payroll jobs	1,087,700	1,122,900	35,200	3.2
Goods-producing sectors	176,100	180,100	4,000	2.3
Mining, logging, & construction	56,600	57,700	1,100	1.9
Manufacturing	119,500	122,400	2,900	2.4
Service-providing sectors	911,600	942,800	31,200	3.4
Wholesale & retail trade	167,300	171,200	3,900	2.3
Transportation & utilities	36,100	37,300	1,200	3.3
Information	23,700	25,100	1,400	5.9
Financial activities	64,800	67,200	2,400	3.7
Professional & business services	166,500	172,900	6,400	3.8
Education & health services	157,500	163,500	6,000	3.8
Leisure & hospitality	109,500	114,700	5,200	4.7
Other services	38,500	39,800	1,300	3.4
Government	147,800	151,100	3,300	2.2

*Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. Based on 12-month averages through April 2015 and April 2016.

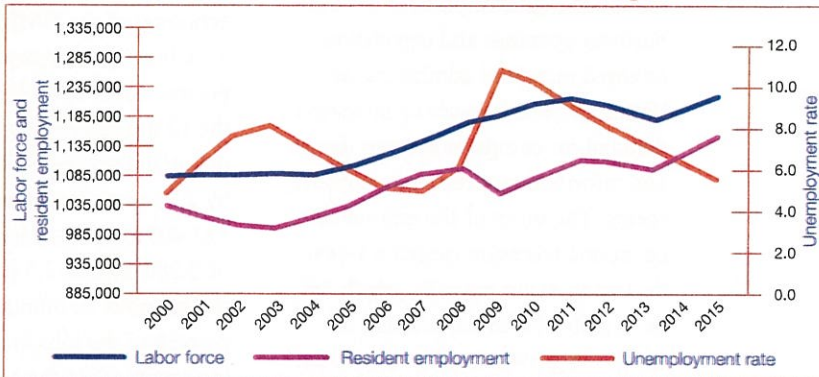
Source: U.S. Bureau of Labor Statistics

growth because the high-tech industry was expanding rapidly (referred to as the dot.com bubble); however, when the dot.com bubble burst, it disproportionately impacted firms in the high-tech industry, causing a more

severe downturn in the HMA compared with the economic downturn in the nation. From 2001 through 2003, payrolls in the HMA declined by an average of 13,300 jobs, or 1.4 percent, annually; nationwide, payrolls fell an average of 0.4 percent a year. Economic growth returned from 2004 through 2007, with payroll gains averaging 25,500 jobs, or 2.6 percent, annually compared with the national rate, which averaged 1.4 percent a year. The national recession and housing market collapse subsequently caused economic conditions in the HMA to weaken. After reaching a plateau of 1.04 million jobs in 2007 and 2008, nonfarm payrolls fell by 60,000 jobs, or 5.8 percent, in 2009 and the unemployment rate spiked to 10.9 percent; national payrolls fell 4.3 percent. The weak economy caused a sharp reduction in planned spending, both from households and businesses, causing job losses in nearly every sector of the economy. Payrolls continued to decline in 2010, but at a much slower rate, down 4,200 jobs, or 0.4 percent, to 979,200 jobs.

The professional and business services sector, the largest in the HMA economy, represents slightly more than 15 percent of total nonfarm payrolls (Figure 2). During the 12 months ending April 2016, the sector added more jobs than any sector, increasing by 6,400 jobs, or 3.8 percent, to 172,900 jobs, compared with an increase of 7,800 jobs, or 4.9 percent, during the previous 12 months. Growth in this sector has been boosted by hiring in the high-tech industry, including computer systems design and scientific, professional, and technical services, and also by increased administrative hiring with the presence of corporate headquarters such as adidas North America,

Figure 1. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Portland HMA,* 2000 Through 2015



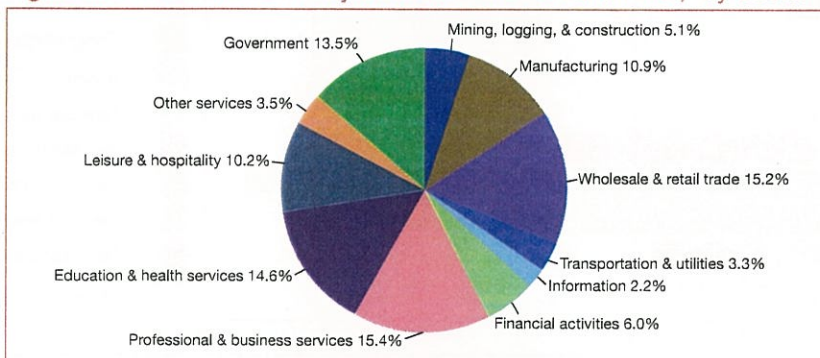
*Portland-Vancouver-Hillsboro HMA.
Source: U.S. Bureau of Labor Statistics

Table 3. Major Employers in the Portland HMA*

Name of Employer	Nonfarm Payroll Sector	Number of Employees
Intel Corporation	Manufacturing	17,500
Providence Health Systems	Education & health services	15,239
Oregon Health & Science University	Government	14,616
Kaiser Permanente	Education & health services	11,881
Legacy Health Systems	Education & health services	10,436
Fred Meyer Stores	Wholesale & retail trade	10,237
Nike, Inc.	Professional & business services	8,000
Wells Fargo & Co.	Financial activities	4,617
Portland State University	Government	4,153
U.S. Bank	Financial activities	4,000

*Portland-Vancouver-Hillsboro HMA.
Note: Excludes local school districts.
Sources: Moody's Economy.com; Portland Business Journal: Book of Lists 2015

Figure 2. Current Nonfarm Payroll Jobs in the Portland HMA,* by Sector



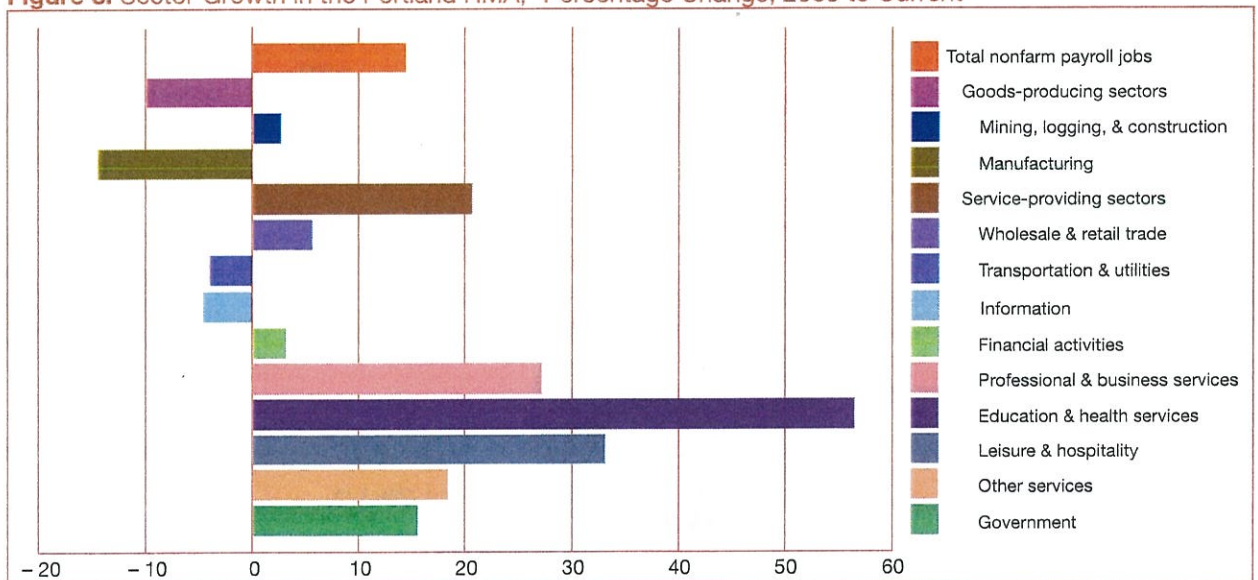
*Portland-Vancouver-Hillsboro HMA.
Note: Based on 12-month averages through April 2016.
Source: U.S. Bureau of Labor Statistics

Columbia Sportswear Company, Daimler Trucks North America, Intel Corporation, and NIKE, Inc. Growth trends in this sector mirrored overall economic conditions in the HMA, with strong growth during the buildup of the dot.com bubble, followed by a sharp drop as it burst. The sector rebounded quickly, partially because business openings and expansions required increased administrative hiring, but also because of increased demand for computer systems design and information technology improvements. The onset of the nationwide economic recession caused a 1-year decline in sector payrolls, which fell by 11,600 jobs, or 8.0 percent, in 2009. Job growth in the professional and business services sector recovered faster than any sector in the HMA, and, from 2011 through 2014, payrolls increased by an average of 7,000 jobs, or 4.8 percent, annually. In April 2016, NIKE, Inc., announced a \$380 million expansion of its corporate headquarters campus in the Beaverton-Hillsboro submarket. With a target completion

date of 2018, the expansion will add approximately 3.2 million square feet of office, mixed-use, and parking facilities to the campus, with the potential to create thousands of jobs during the 3-year forecast period.

The manufacturing sector continues to play a significant role in the economy of the HMA, despite a decline in employment of 15.0 percent since 2000 (Figure 3). During the 12 months ending April 2016, manufacturing payrolls increased by 2,900 jobs, or 2.4 percent, to 122,400 jobs, compared with a gain of 3,200 jobs, or 2.5 percent, during the previous 12 months. Nearly 60 percent of the jobs in the manufacturing sector are in the computer and electronic product manufacturing or semiconductor and other electronic component manufacturing industries. Both these industries are considered part of the high-tech industry; consequently, the collapse of the dot.com bubble caused a major decline in manufacturing jobs. From 2001

Figure 3. Sector Growth in the Portland HMA,* Percentage Change, 2000 to Current



*Portland-Vancouver-Hillsboro HMA.
 Note: Current is based on 12-month averages through April 2016.
 Source: U.S. Bureau of Labor Statistics

through 2003, manufacturing sector payrolls declined by an average of 8,400 jobs, or 6.2 percent, annually, the largest payroll decline of any sector. Manufacturing payroll growth resumed from 2004 through 2006, during a period of economic expansion in the HMA, but the average growth of 2,800 jobs, or 2.3 percent, annually was not enough to compensate for all the job losses during the previous recession. The most recent economic recession caused payrolls to decline even further, losing an average of 4,900 jobs, or 4.1 percent, annually from 2007 through 2010. The manufacturing sector began to recover in 2011, when the high-tech industry began to expand; from 2011 through 2014, payrolls increased by an average of 2,800 jobs, or 2.5 percent, a year. This trend is expected to moderate during the forecast period because of planned layoffs at Intel Corporation, the largest employer in the HMA and in Oregon, which specializes in semiconductor manufacturing. In April 2016, the company announced plans to cut its global workforce by 11 percent, or 12,000 workers, beginning immediately. Already, nearly 800 employees have been laid off in Oregon, but that could climb to an estimated 2,150 jobs if the 11-percent cut is applied evenly across all locations. Reducing its workforce is not uncommon for Intel Corporation, however, and is not necessarily indicative of industry performance. It is likely that a large portion of these highly skilled workers will find employment at other high-tech firms that are expanding within the HMA.

During the past 5 years, the HMA has gained national attention for its lifestyle and culture, with numerous accolades, including being ranked number 1 in 2015 on the *Washington*

Post's list of "The 10 Best Food Cities in America." Recognition such as that has contributed to strong growth in the leisure and hospitality sector, which largely comprises jobs in the accommodations and food services industry. During the 12 months ending April 2016, sector payrolls increased by an average of 5,200 jobs, or 4.7 percent, to 114,700 jobs, compared with an increase of 3,900 jobs, or 3.7 percent, during the previous 12 months. Sector payrolls declined sharply in response to both economic downturns but have fully recovered, adding an average of 3,300 jobs, or increasing 3.3 percent, annually from 2011 through 2014. Part of this growth can be attributed to the HMA's growing beer industry. The number of brewing companies in the HMA increased from 83 in 2014 to 91 in 2015, and the industry had an economic impact of \$2.83 billion in Oregon in 2014 (Oregon Craft Beer). Job growth in the leisure and hospitality sector is expected to continue at a strong pace during the forecast period as the HMA continues to be nationally highlighted, boosting population growth and tourism and elevating the demand for accommodations and drinking and dining establishments.

The recent and future growth in the local high-tech industry is expected to positively affect employment in the manufacturing and the professional and business services sectors. Other sectors, such as the leisure and hospitality and the wholesale and retail trade sectors, are expected to indirectly benefit from growth in core industries. Nonfarm payrolls are expected to increase at an average annual rate of 2.7 percent, or by 29,950 jobs, annually during the 3-year forecast period.

Population and Households

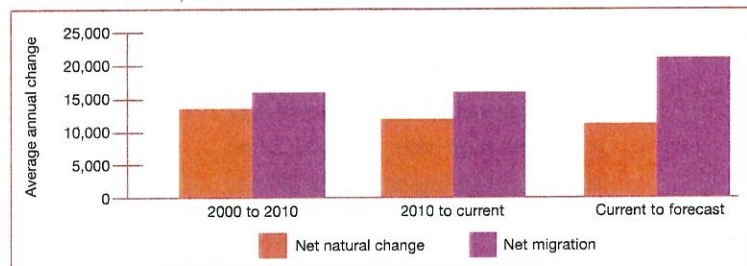
As of May 1, 2016, the population of the Portland HMA is estimated at 2.4 million, increasing at an average annual rate of 1.2 percent, or 27,800, since 2010, with net in-migration accounting for 15,800 people a year, or approximately 57 percent of the increase (Figure 4). Population growth averaged 1.5 percent a year from 2000 to 2004, despite the collapse of the dot.com bubble, with net in-migration accounting for 51 percent of the increase. Economic growth rebounded, and population growth accelerated moderately from 2004 to 2007, averaging 1.7 percent, or 35,050 people, annually; approximately 63 percent of the growth came from net in-migration. Population growth in the HMA slowed sharply in response to the nationwide economic recession that began in 2007, and, from 2007 to 2012, growth averaged 20,900 people, or 0.9 percent; net in-migration decreased, comprising 32 percent of the increase. Strengthening economic conditions boosted population growth to an average of 26,700 people, or 1.2 percent, from 2012 to 2013, because of increased net in-migration, which averaged 15,000 people and comprised 56 percent of the increase. Since 2013, population growth in the HMA has averaged 35,800 people, or

1.5 percent, annually, and strong labor market conditions helped boost net in-migration, which has accounted for nearly 69 percent of total population growth, or 24,800 people, annually. During the next 3 years, population growth is expected to slow slightly because of moderating economic growth, reaching an estimated 2.49 million people by May 1, 2019, reflecting an average annual increase of 32,000 people, or 1.3 percent, a year.

The Portland submarket is the most populous of the three submarkets in the HMA, with an estimated population of 1.24 million, followed by the Beaverton-Hillsboro submarket with an estimated population of 683,400, and the Vancouver submarket with approximately 472,200, increasing at average annual rates of 1.1, 1.4, and 1.3 percent, respectively, since 2010. Net in-migration in the HMA has averaged 15,800 people annually since 2010, with nearly 50 percent being in the Portland submarket, 28 percent in the Beaverton-Hillsboro submarket, and 22 percent in the Vancouver submarket. From 2000 to 2004, suburban growth was more prevalent, and net in-migration was strongest in the Vancouver submarket, which comprised 46 percent of total net in-migration to the HMA. The Vancouver submarket historically has been a bedroom community for the city of Portland, attracting new residents because of its relatively low cost of living compared with the other two submarkets. The Portland submarket captured approximately 32 percent of total net in-migration during this period, and the Beaverton-Hillsboro submarket accounted for 22 percent.

Population growth in the HMA increased from 2004 to 2007 because of strong economic conditions that

Figure 4. Components of Population Change in the Portland HMA,* 2000 to Forecast



*Portland-Vancouver-Hillsboro HMA.

Notes: The current date is May 1, 2016. The forecast date is May 1, 2019.

Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

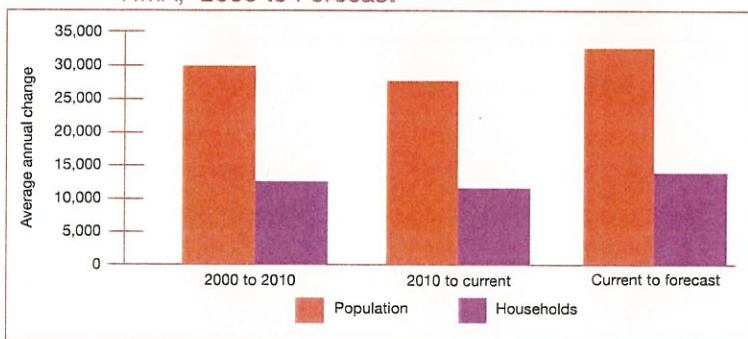
bolstered net in-migration, which averaged 22,150 people annually. During this period of economic expansion, household preferences shifted toward more urban areas that tend to be closer to job opportunities, and the share of net in-migration attributable to the Portland submarket increased from 32 to 43 percent. In the Beaverton-Hillsboro submarket, net in-migration increased, accounting for 30 percent of the total, largely a result of job growth in the high-tech industry, which is more concentrated in the submarket. Population growth slowed in the Vancouver submarket, and its share of net in-migration declined from 46 to 27 percent. The trend of moving into urban centers continued during the nationwide economic recession, although total population growth in the HMA slowed substantially and net in-migration declined to an average of 6,750 people annually from 2007 to 2012. The Portland submarket captured 52 percent of total net in-migration to the HMA during this time. The Beaverton-Hillsboro submarket accounted for 35 percent of all net in-migration, mainly because it has a stronger economic base than does the Vancouver submarket and it has easier access to the city of Portland, which is the economic center

for the HMA. The recession caused population growth in the Vancouver submarket to plummet and net in-migration fell to 13 percent of the HMA total from 2007 to 2012. Since 2013, improving economic conditions in the HMA have led to increased net in-migration, averaging 24,800 people annually, with the Portland, Beaverton-Hillsboro, and Vancouver submarkets comprising 47, 28, and 25 percent of the HMA total, respectively.

During the next 3 years, population growth is expected to accelerate slightly compared with the 2010-to-current period in the Portland submarket, increasing by an average of 15,350 people, or 1.2 percent, annually, reaching 1.29 million people by May 1, 2019. The population of the Vancouver submarket is also anticipated to grow at a faster rate than the 2010-to-current period, increasing by an average of 7,000, or 1.5 percent, annually, to 493,200, by May 1, 2019, largely because job growth in the submarket has been strong since 2013 and the cost of living continues to be relatively less than in the other two submarkets. Population growth in the Beaverton-Hillsboro submarket is anticipated to continue at the same rate, gaining 9,975 people, or 1.4 percent, a year, reaching 713,300 people by the end of the 3-year forecast period.

An estimated 936,700 households currently reside in the HMA, with 504,500, 254,800, and 177,350 being in the Portland, Beaverton-Hillsboro, and Vancouver submarkets, respectively. From 2010 to the current date, the number of households in the HMA increased by an average of 11,350, or 1.3 percent, annually compared with an average annual increase of 12,250 households, or 1.5 percent, from 2000 to 2010 (Figure 5). From 2000 to 2010,

Figure 5. Population and Household Growth in the Portland HMA,* 2000 to Forecast



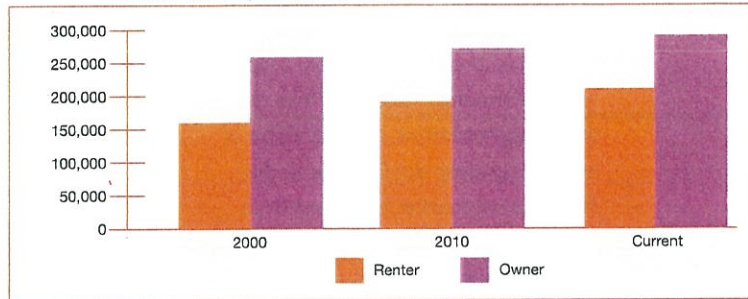
*Portland-Vancouver-Hillsboro HMA.

Notes: The current date is May 1, 2016. The forecast date is May 1, 2019.

Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

Population and Households *Continued*

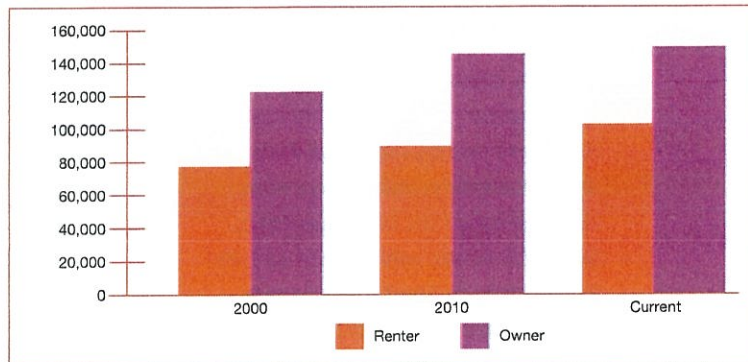
Figure 6. Number of Households by Tenure in the Portland Submarket, 2000 to Current



Note: The current date is May 1, 2016.

Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

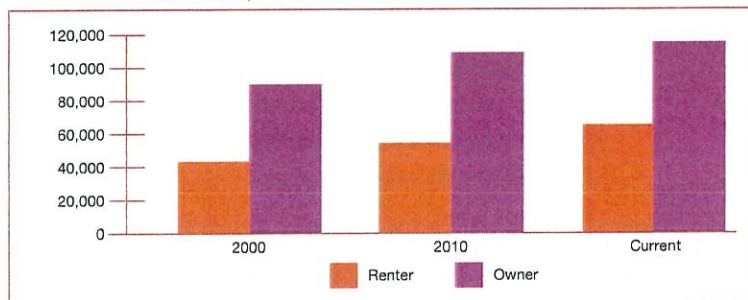
Figure 7. Number of Households by Tenure in the Beaverton-Hillsboro Submarket, 2000 to Current



Note: The current date is May 1, 2016.

Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

Figure 8. Number of Households by Tenure in the Vancouver Submarket, 2000 to Current



Note: The current date is May 1, 2016.

Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

the rate of household growth was highest in the Vancouver submarket, at 3,175 households, or 2.2 percent, followed by the Beaverton-Hillsboro submarket, at 3,775 households, or 1.8 percent, and the Portland submarket at 5,275 households, or 1.2 percent. Household growth slowed from 2010 to the current date in the Beaverton-Hillsboro and Vancouver submarkets because of the prolonged effects from the national recession and the shift toward urban living, with average annual increases of 3,150 households, or 1.3 percent, and 2,425 households, or 1.4 percent, respectively. The household growth rate in the Portland submarket remained unchanged, increasing by an average of 5,750 households, or 1.2 percent. During the 3-year forecast period, the number of households in the HMA is estimated to increase to 978,200, reflecting an average annual increase of 13,850 households, or 1.5 percent. The household growth rate is anticipated to increase in each submarket, reaching 525,400, 266,500, and 186,200 households in the Portland, Beaverton-Hillsboro, and Vancouver submarkets, respectively. Figures 6, 7, and 8 illustrate the number of households by tenure in each submarket from 2000 to the current date.

Housing Market Trends

Sales Market—Portland Submarket

Current sales housing market conditions in the Portland submarket are tight, with an estimated vacancy rate of 1.0 percent, down from 2.4 percent in April 2010 (Table DP-2 at the end of this report). The decline reflects increased demand because household finances and access to credit continue to improve, and much of the excess inventory that resulted from the foreclosure crisis has been absorbed.

During the 12 months ending March 2016, 24,300 existing single-family homes, townhomes, and condominiums (hereafter, existing homes) sold in the submarket, up 17 percent from a year ago (CoreLogic, Inc., with adjustments by the analyst). By comparison, existing home sales totaled 20,700 during the 12 months ending March 2015, representing a 9-percent increase from a year earlier. Existing home sales peaked from 2003 through 2005 during a period of strong economic expansion following the collapse of the dot.com bubble, averaging 28,650 sales annually. The nationwide recession and housing market collapse subsequently caused existing sales to decline at an average annual rate of 19 percent, or 4,525 homes sold, a year from 2006 through 2009, to a low of 13,750 homes sold. Existing sales increased modestly in 2010 when job losses moderated and again in 2011 when job growth gradually returned. As the economic recovery accelerated and access to credit improved, existing home sales increased, averaging 18,150 homes sold annually from 2012 through 2014. The average sales price of an existing home increased 9 percent, to \$356,000, during the 12 months ending March 2016 compared with the previous 12 months when the average

sales price increased 5 percent, to \$325,000. The current average sales price is approximately 9 percent higher than the previous peak of \$326,400 in 2007. The national recession caused a significant amount of strain on household finances and tighter mortgage lending standards. Combined, these two factors caused a sharp reduction in the number of potential homebuyers, and demand and prices fell quickly. From 2008 through 2011, the average sales price declined at an average annual rate of 6 percent, to a low of \$254,500. The average sales price began increasing in 2012 in response to increased demand as the economy improved, and, from 2012 through 2014, the average sales price increased at an average annual rate of 8 percent.

Seriously delinquent (90 or more days delinquent or in foreclosure) loans and real estate owned (REO) properties have become a less significant part of the sales market in the submarket than they were during the worst of the housing crisis from 2009 through 2012. During March 2016, 2.2 percent of mortgages were seriously delinquent or had transitioned into REO status, down from 3.1 percent in March 2015, but still above the average rate of 1.2 percent from 2000 through 2007 (CoreLogic, Inc.). By comparison, the delinquency rate averaged 5.4 percent from 2009 through 2012. During the 12 months ending March 2016, REO sales totaled 1,175, comprising 5 percent of all existing sales. By comparison, REO sales accounted for 21 percent of total existing sales from 2009 through 2012 and only 3 percent from 2000 through 2007. The average sales price of an REO home was \$225,000 during the

Housing Market Trends

Sales Market—Portland Submarket Continued

12 months ending March 2016, approximately 38 percent less than the sales price of a regular resale home.

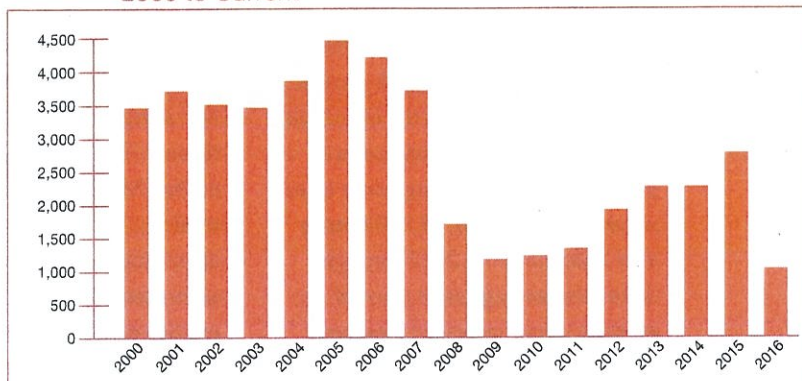
Approximately 2,175 new single-family homes, townhomes, and condominiums (hereafter, new homes) sold during the 12 months ending March 2016, up 18 percent from the 1,850 new homes sold during the previous 12 months (CoreLogic, Inc., with adjustments by the analyst). New home sales averaged 4,075 homes sold annually from 2001 through 2006, before declining at an average annual rate of 25 percent from 2007 through 2011 to a low of 1,275 new homes sold, a direct result of the nationwide recession and housing market crisis. As the economic recovery strengthened, the demand for new homes returned; sales increased an average of 25 percent a year from 2012 through 2014, averaging 1,600 homes sold annually. During the 12 months ending March 2016, the average sales price of a new home increased 5 percent from a year ago, to \$401,200, surpassing the previous peak of \$361,500 in 2008 by more than 11 percent. Sales prices increased at an average annual rate of 9 percent from 2003 through 2008 and, as a result of the national

recession, subsequently declined by an average of 10 percent a year in 2009 and 2010, to a low of \$295,100. Strong economic conditions from 2011 through 2014 led to an increase in the demand for new homes, and the average sales price increased at an average annual rate of 6 percent during this time.

New home construction, as measured by the number of single-family homes permitted, was relatively stable from 2000 through 2004, despite the economic impact of the dot.com bubble collapse; an average of 3,600 new homes were permitted annually (Figure 9). The buildup during the growth of the housing market bubble was fairly mild in the submarket, with new home construction increasing to an average of 4,150 homes permitted a year in 2005 and 2006; the limited amount of developable land in the submarket helped to constrain the amount of new home construction during this time. Conversely, the nationwide recession and housing crisis had a severe impact on new home construction in the submarket, causing permitting activity to decline an average of 35 percent annually from 2007 through 2009, to a low of 1,150 homes in 2009. New home construction stabilized in 2010 and increased gradually from 2011 through 2014, averaging 1,925 single-family homes permitted annually. During the 12 months ending April 2016, 2,725 single-family homes were permitted, up 11 percent from the 2,450 homes permitted during the 12 months ending March 2015 (preliminary data).

Nearly all new home construction in the Portland submarket is in smaller subdivisions with fewer than 50 homes, because available land is becoming harder to acquire. As

Figure 9. Single-Family Homes Permitted in the Portland Submarket, 2000 to Current



Notes: Includes townhomes. Current includes data through April 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Housing Market Trends

Sales Market—Portland Submarket Continued

the average sales prices continues to climb, the most common target market for new single-family homes is second- and third-time homebuyers looking to upgrade into a larger home, rather than the first-time homebuyer demographic that was most prevalent during the early stage of the housing market recovery (local developers). Numerous communities are under construction throughout the submarket, mainly concentrated in suburban cities that surround the city of Portland, and prices range considerably. New homes are typically priced higher in the city of

Portland; for example, home prices in the new subdivision of Cedar Mills in northwest Portland start in the mid-\$600,000s, whereas new homes in Legend at Villebois in Wilsonville in the southeastern part of the submarket start in the high \$200,000s. In the city of Happy Valley in the eastern portion of the submarket, two communities have new homes for sale, both with starting prices in the high \$300,000-to-mid-\$400,000 range.

During the 3-year forecast period, demand is expected for 12,750 new homes in the Portland submarket (Table 1). The 1,050 homes currently under construction and a portion of the 13,000 other vacant units that may return to the market will satisfy some of the forecast demand. Table 4 illustrates the estimated demand for new sales housing in the submarket by price range. Demand is expected to increase modestly during each year of the forecast period as economic conditions remain strong and as household finances and access to credit improve.

Table 4. Estimated Demand for New Market-Rate Sales Housing in the Portland Submarket During the Forecast Period

Price Range (\$)		Units of Demand	Percent of Total
From	To		
200,000	299,999	1,525	12.0
300,000	399,999	3,175	25.0
400,000	499,999	3,175	25.0
500,000	599,999	2,550	20.0
600,000	699,999	1,275	10.0
700,000	and higher	1,025	8.0

Notes: The 1,050 homes currently under construction and a portion of the estimated 13,000 other vacant units in the submarket will likely satisfy some of the forecast demand. The forecast period is May 1, 2016, to May 1, 2019.

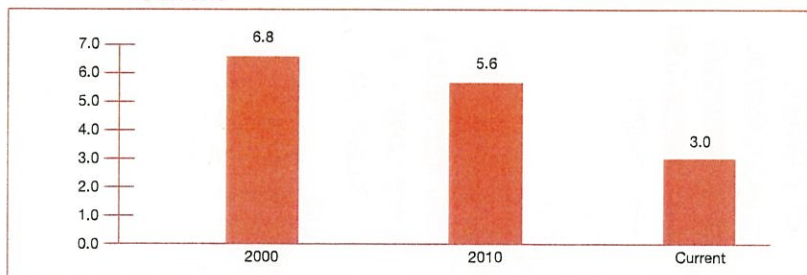
Source: Estimates by analyst

Rental Market—Portland Submarket

The current rental housing market in the Portland submarket is tight, with an overall estimated vacancy rate of 3.0 percent, down from 5.6 percent

in April 2010 (Figure 10). Along with increasingly high sales prices, strong economic growth and net in-migration in the submarket since 2010 have contributed to increased demand for rental housing. The apartment market is also tight, despite the addition of an estimated 3,200 units since the first quarter of 2015 (MPF Research). By comparison, approximately 1,125 units were added to the inventory during the first two quarters of 2014, and only 510 units during the first two quarters of 2015. Within the seven MPF-defined areas (hereafter areas) in the Portland

Figure 10. Rental Vacancy Rates in the Portland Submarket, 2000 to Current



Note: The current date is May 1, 2016.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Housing Market Trends

Rental Market—Portland Submarket *Continued*

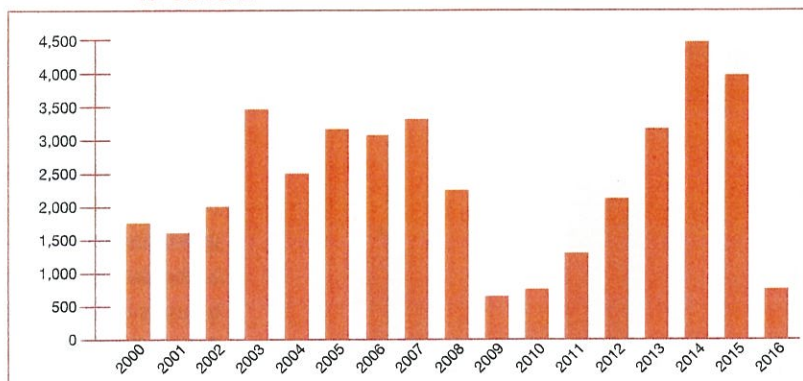
submarket, the apartment vacancy rates range from a high of 4.4 percent in the Central Portland area, up from 3.0 percent a year ago, to a low of 1.9 percent in the Gresham area, up from 1.4 percent a year ago. The increase in the vacancy rate in the Central Portland area is mainly because it is the location of more than one-third of the recently completed units in the submarket. Multifamily construction has been relatively limited in the Gresham area, contributing to the very low vacancy rate. Of the 3,200 units completed in the submarket during the past year, approximately 42 percent, or 1,325 units, were in the East Portland area, which reported a vacancy rate of 3.8 percent during the first quarter of 2016, up from 2.0 percent a year ago. Since 2010, the only area to have a vacancy rate above 5.0 percent was Central Portland during the first quarter of 2011.

Rent growth occurred in each MPF-defined area from the first quarter of 2015 to the first quarter of 2016. Except for the Central Portland area, which reported rent growth of 9 percent, all other areas in the submarket reported increases of more than 10 percent, with the largest increase in the Gresham area, at 17 percent.

The highest average asking rent was \$1,506 in the Central Portland area. Average asking rents by unit type were \$1,066 for a studio unit, \$1,406 for a one-bedroom unit, \$1,961 for a two-bedroom unit, and \$2,341 for a three-bedroom unit. The lowest average asking rent was \$1,037 in the Gresham area, where asking rents by unit type were \$867 for a studio unit, \$878 for a one-bedroom unit, \$1,067 for a two-bedroom unit, and \$1,296 for a three-bedroom unit. Average rent growth was more moderate in the submarket from 2011 through 2014, with no area reporting average annual rent growth above 10 percent. Properties offering concessions were more common in 2011 and 2012, when market conditions were not as tight; as of the first quarter of 2016, the Southwest Portland area was offering the most in concessions, at slightly more than 2 percent.

Because of job losses and reduced rental demand in the Portland submarket, multifamily construction, as measured by the number of multifamily units permitted, slowed to an average of 710 units a year in 2009 and 2010 compared with an average of 3,100 units permitted annually from 2003 through 2007, when economic growth was strong (Figure 11). Multifamily permitting began to increase after 2010 in response to increased rental demand, partially because the foreclosure crisis caused households to shift toward renting, but also because of rapidly increasing net in-migration. From 2011 through 2015, multifamily permitting increased at an average annual rate of 39 percent, averaging 3,000 units permitted each year. During the 12 months ending April 2016, approximately 4,775 multifamily units were permitted, up 25 percent

Figure 11. Multifamily Units Permitted in the Portland Submarket, 2000 to Current



Notes: Excludes townhomes. Current includes data through April 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Housing Market Trends

Rental Market—Portland Submarket Continued

from the 3,825 units permitted during the previous 12 months (preliminary data). Since 2010, condominium construction has comprised less than 8 percent of total multifamily construction compared with the peak period of 2000 through 2007, when approximately 37 percent of multifamily construction was intended for condominiums. Currently under construction is the 28-story condominium tower Cosmopolitan On the Park, which will feature 150 units in downtown Portland's most popular neighborhood, the Pearl District. The development is expected to be complete in August 2016, with sales prices ranging from the low \$400,000s for a one-bedroom/one-bathroom unit to \$3.8 million for the largest penthouse suites.

Within the submarket, apartment development is most popular in areas close to the downtown Portland core, including the Central Portland and the East Portland areas. Examples of developments currently under construction include the three-tower, 657-unit Hassalo on Eighth in the East Portland area and the 267-unit Modera Pearl apartments, in the Central Portland area. The first tower of Hassalo on Eighth opened in the summer of 2015, and the other two

are preleasing, with expected completion dates in late 2016 and early 2017; asking rents range from \$990 to \$1,809 for studio units, \$1,680 to \$3,225 for one-bedroom units, \$2,380 to \$3,850 for two-bedroom units, and \$3,043 to \$3,722 for three-bedroom units. Unit rents for Modera Pearl apartments are not available yet, because it will not be finished until late 2017. At the 244-unit Waterline Apartments, which was recently completed in the Central Portland area, asking rents are \$1,469 for studio units and range from \$1,560 to \$1,883 for one-bedroom units and from \$1,945 to \$2,422 for two-bedroom units.

During the 3-year forecast period, demand is expected for 10,650 new market-rate rental units in the Portland submarket (Table 1). The 4,900 units estimated to be under construction will satisfy part of the forecast demand. Demand is expected to be strongest in the first year of the forecast period and moderate in the second and third years as the new inventory is absorbed and market conditions become more balanced. Table 5 shows the estimated demand by rent level and number of bedrooms for new market-rate rental housing in the submarket during the forecast period.

Table 5. Estimated Demand for New Market-Rate Rental Housing in the Portland Submarket During the Forecast Period

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
1,000 to 1,199	470	1,100 to 1,299	1,275	1,300 to 1,499	1,675	1,500 to 1,699	230
1,200 to 1,399	530	1,300 to 1,499	1,700	1,500 to 1,699	2,150	1,700 to 1,899	85
1,400 or more	180	1,500 or more	1,275	1,700 or more	960	1,900 to 2,099	65
						2,100 or more	45
Total	1,175	Total	4,275	Total	4,800	Total	430

Notes: Numbers may not add to totals because of rounding. Monthly rent does not include utilities or concessions. The 4,900 units currently under construction will likely satisfy some of the estimated demand. The forecast period is May 1, 2016, to May 1, 2019.

Source: Estimates by analysts

Sales Market—Beaverton-Hillsboro Submarket

The current sales housing market in the Beaverton-Hillsboro submarket is tight as the demand for homes increases and prices continue to appreciate, a trend that has been sustained since 2012. The current estimated sales vacancy rate is 1.0 percent, down from 2.1 percent in April 2010 (Table DP-3 at the end of this report). During the 12 months ending March 2016, 12,650 existing homes sold in the submarket, up 29 percent from a year ago (CoreLogic, Inc., with adjustments by the analyst). By comparison, existing home sales totaled 10,100 homes sold during the 12 months ending March 2015, up 13 percent from a year earlier. The high-tech industry recovered from the dot.com bubble collapse, and the submarket experienced strong job growth from 2004 through 2005, which resulted in strong household growth. An average of 14,750 homes sold annually from 2004 through 2005. Although existing home sales remained elevated in 2006, it marked the first year of declining sales; from 2006 through 2009, existing home sales fell by an average of 28 percent annually, to a low of 6,000 homes sold. Existing home sales increased modestly in 2010, boosted by the first-time homebuyers tax credit program, but fell again in 2011 when the program expired. The economic recovery accelerated from 2012 through 2014, causing household finances to improve and banks to ease their lending standards, which resulted in increased demand for homes; an average of 9,400 homes sold annually.

The average sales price of an existing home increased 8 percent, to \$318,300, during the 12 months

ending March 2016, exceeding the previous peak of \$309,600 in 2007 by nearly 3 percent. By comparison, the average sales price increased 3 percent, to \$295,100, during the 12 months ending March 2015. The national recession caused the demand for homes to drop substantially, which put downward pressure on sales prices. From 2008 through 2011, the average sales price declined at an average annual rate of 6 percent to a low of \$241,400. Housing market conditions started to improve as the economic recovery accelerated, and, from 2012 through 2014, the average sales price increased 7 percent a year.

During 2005 and 2006, before the housing market downturn, the rate of home loans that were seriously delinquent or had transitioned into REO status in the submarket averaged 0.5 percent, and REO sales accounted for 1 percent of all existing home sales (CoreLogic, Inc.). The foreclosure crisis that resulted from the national recession had a damaging impact on the housing market, however, and the percentage of home loans that were seriously delinquent or in REO status averaged almost 5.0 percent from 2009 through 2011, and REO sales accounted for 23 percent of total existing home sales. By comparison, the delinquency rate averaged 0.9 from 2000 through 2007, during a period of strong housing market conditions, and REO sales accounted for only 2 percent of existing home sales. Housing market conditions have improved consistently since 2011 as a result of the strong economic recovery, and, as of March 2016, 1.9 percent of home loans in the submarket were seriously delinquent or in REO status, down from 2.8 percent in

Housing Market Trends

Sales Market—Beaverton-Hillsboro Submarket Continued

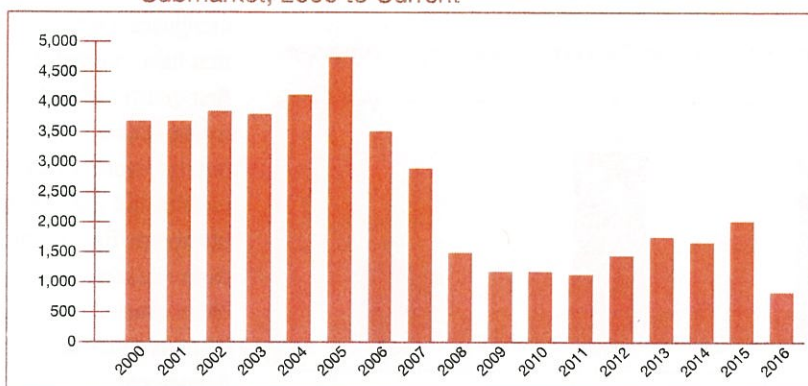
March 2015, and REO sales totaled 850, falling to 7 percent of all existing home sales. The average sales price of an REO home was \$226,500 during the 12 months ending March 2016, approximately 30 percent less than the sales price of a regular resale home.

The volume of new home sales in the submarket increased 14 percent, to 1,675 homes sold during the 12 months ending March 2016. By comparison, new home sales totaled 1,475 homes sold during the 12 months ending March 2015, up 3 percent from a year earlier. The economic expansion that occurred in the HMA from 2004 through 2007 especially benefited the submarket because of the relatively large number of rapidly expanding high-tech firms located in the submarket. New home sales peaked at an average of 4,125 homes sold annually in 2004 and 2005 and declined to an average of 3,300 homes sold a year in 2006 and 2007. Sales declined further as the housing market crisis worsened, averaging 1,335 homes sold a year from 2008 through 2010, before reaching a record low of 1,000 homes sold in 2011. The number of new home sales increased to an annual average of

1,375 homes sold from 2012 through 2014 because of strong economic growth. During the 12 months ending March 2016, the average sales price of a new home increased 4 percent from a year ago, to \$382,700, exceeding the previous peak of \$339,400 in 2008 by 13 percent. By comparison, the average sales price increased 16 percent during the 12 months ending March 2015 compared with prices during the previous 12 months. New home sales prices increased at an average annual rate of 9 percent from 2004 through 2008 and subsequently declined by an average of 5 percent a year from 2009 through 2012, to a low of \$277,200. Strong job growth and access to mortgage financing boosted the demand for new homes, causing prices to increase at an average annual rate of 13 percent from 2012 through 2014.

New home construction, as measured by the number of single-family homes permitted, has increased in the Beaverton-Hillsboro submarket since 2011 but remains below historical averages. During the 12 months ending April 2016, 2,250 single-family homes were permitted, a 36-percent increase from the 1,650 new homes permitted during the previous 12 months (preliminary data). New home construction was strong from 2000 through 2004, averaging 3,775 homes permitted annually despite the economic downturn that resulted from the collapse of the dot.com bubble, and permitting peaked in 2005, when 4,700 homes were permitted (Figure 12). Single-family home construction fell at an average annual rate of 30 percent from 2006 through 2009, to a low of 1,125 homes permitted, as a result of weakening housing market conditions and job losses brought on by the national recession.

Figure 12. Single-Family Homes Permitted in the Beaverton-Hillsboro Submarket, 2000 to Current



Notes: Includes townhomes. Current includes data through April 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Housing Market Trends

Sales Market—Beaverton-Hillsboro Submarket Continued

From 2010 through 2014, an average of 1,400 new homes were permitted annually. New home construction in the submarket has generally concentrated in the cities of Beaverton and Hillsboro. The most common target

market for new single-family homes is second- and third-time homebuyers looking to upgrade into a larger home or new families earning high-tech industry wages that are typically much higher than the Area Median Income (local real estate agents).

Table 6. Estimated Demand for New Market-Rate Sales Housing in the Beaverton-Hillsboro Submarket During the Forecast Period

Price Range (\$)		Units of Demand	Percent of Total
From	To		
150,000	249,999	770	10.0
250,000	349,999	1,925	25.0
350,000	449,999	2,300	30.0
450,000	549,999	1,525	20.0
550,000	649,999	770	10.0
650,000	and higher	380	5.0

Notes: The 820 homes currently under construction and a portion of the estimated 3,800 other vacant units in the submarket will likely satisfy some of the forecast demand. The forecast period is May 1, 2016, to May 1, 2019.

Source: Estimates by analyst

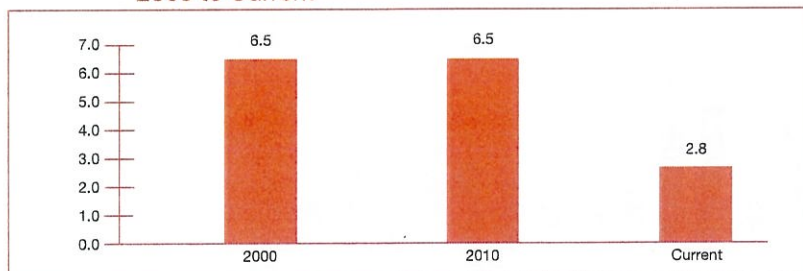
Demand is expected for 7,675 new homes in the Beaverton-Hillsboro submarket during the next 3 years (Table 1). The 820 homes currently under construction and a portion of the 3,800 other vacant units that may return to the market will satisfy some of the forecast demand. Table 6 illustrates the estimated demand for new sales housing in the submarket by price range. Demand is expected to be evenly distributed during each year of the forecast period.

Rental Market—Beaverton-Hillsboro Submarket

As a result of increased population growth since 2010, the rental housing market in the Beaverton-Hillsboro submarket remains tight, with an overall estimated vacancy rate of 2.8 percent compared with 6.5 percent in April 2010 (Figure 13). Despite a spike in multifamily rental construction since 2012, the apartment market has also remained tight. MPF Research defines three areas in the Beaverton-Hillsboro submarket: East

Beaverton, Aloha/West Beaverton, and Hillsboro. The apartment vacancy rate increased from 2.4 to 2.9 percent in the East Beaverton area and from 3.0 to 4.8 percent in the Hillsboro area, largely because household preferences have shifted toward the Aloha/West Beaverton area, which has experienced the largest gain in new inventory during the past 3 years and is closest to the Intel Corporation and NIKE, Inc. campuses. Of the 1,900 new units that have entered the market since the first quarter of 2014, 1,200 have been in the Aloha/West Beaverton area, but the vacancy rate has continued to decline and is estimated at 2.4 percent during the first quarter of 2016, down from 3.3 percent in the first quarter of 2015. Since 2010, the vacancy rates in all three areas have remained below 5.0 percent.

Figure 13. Rental Vacancy Rates in the Beaverton-Hillsboro Submarket, 2000 to Current



Note: The current date is May 1, 2016.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Housing Market Trends

Rental Market—Beaverton-Hillsboro Submarket *Continued*

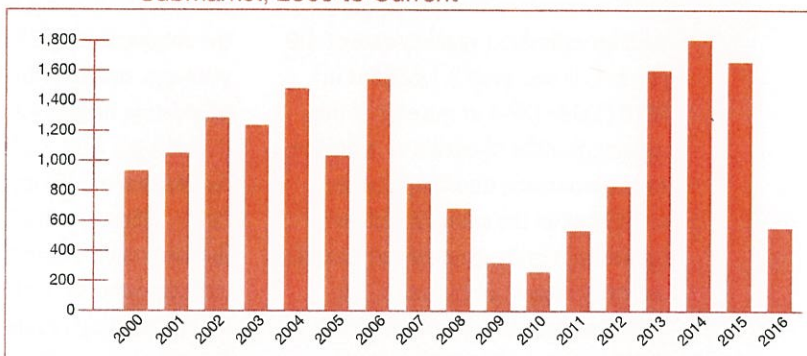
In percentage terms, the submarket has reported the strongest rent growth in the HMA from the first quarter of 2015 to the first quarter of 2016. The fastest rate of rent growth occurred in the East Beaverton area, at 19 percent, to an average of \$1,128; asking rents averaged \$848 for a studio unit, \$989 for a one-bedroom unit, \$1,182 for a two-bedroom unit, and \$1,411 for a three-bedroom unit. The average asking rent in the Hillsboro area increased 16 percent, to \$1,383, despite an increase in the vacancy rate; rents averaged \$1,180 for studio units, \$1,187 for one-bedroom units, \$1,425 for two-bedroom units, and \$1,719 for three-bedroom units. The smallest rent growth recorded in the submarket was in the Aloha/West Beaverton area, up 12 percent to \$1,226; rents averaged \$1,239 for studio units, \$1,081 for one-bedroom units, \$1,275 for two-bedroom units, and \$1,499 for three-bedroom units. Rent growth in the Aloha/West Beaverton area averaged 10 percent annually from the first quarter of 2013 through the first quarter of 2015. The East Beaverton and Hillsboro areas experienced milder average annual rent increases of 2 and 9 percent, respectively, during the same time. Studio units are most popular in newer developments,

with three-bedroom units taking the longest to lease (local property managers).

An average of 1,175 multifamily units were permitted in the Beaverton-Hillsboro submarket annually from 2000 through 2005, during a period of strong population growth (Figure 14). Multifamily permitting peaked in 2006, at 1,525 units, but subsequently declined at an average annual rate of 37 percent through 2010, to a low of 250 units permitted, because weak economic conditions resulted in reduced demand for condominiums and rental units. The foreclosure crisis fueled an increased demand for rental units, and multifamily permitting increased, averaging 670 units permitted a year in 2011 and 2012. As rental market conditions tightened further, builders responded by increasing multifamily building activity, which averaged 1,700 units annually in 2013 and 2014. During the 12 months ending April 2016, multifamily permitting decreased 6 percent, to 1,650 units permitted, compared with the number permitted during the previous 12 months (preliminary data). From 2004 through 2007, condominium construction peaked at nearly 40 percent of all multifamily building activity, as measured by the number of multifamily units permitted, in the submarket. The housing market collapse, however, caused a shift in preferences toward renting, increasing the demand for new apartment construction, and, since 2010, condominiums have comprised less than 10 percent of all multifamily units permitted.

Rental developments currently under construction or recently completed in the submarket include both affordable

Figure 14. Multifamily Units Permitted in the Beaverton-Hillsboro Submarket, 2000 to Current



Notes: Excludes townhomes. Current includes data through April 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Housing Market Trends

Rental Market—Beaverton-Hillsboro Submarket *Continued*

and market-rate apartment projects. Sunset View Apartments is currently under construction with an expected completion date in the summer of 2016. The development will consist of 236 affordable apartment units close to the NIKE, Inc. headquarters campus in the city of Beaverton. The 352-unit Amberglen West apartments in the Aloha/West Beaverton area is currently under construction and expected to be complete in August 2017; asking rents will range from \$1,266 to \$1,598 for one-bedroom units, \$1,352 to \$2,033 for two-bedroom units, and \$1,904 to \$1,961 for three-bedroom units. Construction of the 255-unit Rowlock Apartments was completed in August 2015 in the Hillsboro area, with rents starting at

\$1,425 for studio units and ranging from \$1,425 to \$1,580 for one-bedroom units and from \$1,915 to \$2,070 for two-bedroom units.

During the next 3 years, demand is expected for 5,325 new market-rate rental units in the Beaverton-Hillsboro submarket (Table 1). The 970 units under construction will meet a portion of the forecast demand. Demand is expected to be strongest in the first year of the forecast period and moderate in the second and third years as the new inventory is absorbed and the market becomes more balanced. Table 7 shows the estimated demand by rent level and number of bedrooms for new market-rate rental housing in the submarket during the forecast period.

Table 7. Estimated Demand for New Market-Rate Rental Housing in the Beaverton-Hillsboro Submarket During the Forecast Period

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
1,000 to 1,199	160	1,150 to 1,349	930	1,250 to 1,449	1,325	1,550 to 1,749	370
1,200 or more	110	1,350 to 1,549	470	1,450 to 1,649	800	1,750 or more	160
		1,550 or more	370	1,650 or more	400		
Total	270	Total	1,775	Total	2,525	Total	530

Notes: Numbers may not add to totals because of rounding. Monthly rent does not include utilities or concessions. The 970 units currently under construction will likely satisfy some of the estimated demand. The forecast period is May 1, 2016, to May 1, 2019. Source: Estimates by analysts

Sales Market—Vancouver Submarket

The current sales housing market in the Vancouver submarket is tight, with an estimated vacancy rate of 1.0 percent, down from 2.1 percent in 2010 (Table DP-4 at the end of this report). Similar to trends in the other two submarkets, housing market conditions in the submarket have tightened rapidly since the economic recovery began, and most of the excess vacancies that resulted from the housing market collapse have been absorbed.

During the 12 months ending March 2016, 9,450 existing homes sold in the submarket, up 22 percent from a year ago, marking the largest number of existing homes sold since 2006 (CoreLogic, Inc., with adjustments by the analyst). From 2003 through 2005, relatively affordable sales housing in the submarket attracted new households, with an average of 11,950 existing homes sold annually. Existing home sales fell 22 percent in 2006, when economic growth began

to slow, and, from 2007 through 2010, existing home sales fell by an average of 17 percent a year, to a low of 4,925 homes sold. Economic conditions moderated in 2010, and new home sales remained unchanged. Growth in existing home sales resumed as the economy fully recovered, and, from 2011 through 2014, an average of 6,400 existing homes sold annually. The average sales price of an existing home increased 8 percent, to \$283,300, during the 12 months ending March 2016, approximately 20 and 10 percent less than the average existing home sales prices in the Portland and Beaverton-Hillsboro submarkets, respectively. The current average sales price remains 2 percent less than the peak sales price of \$289,400 in 2007. From 2008 through 2011, the average sales price declined at an average annual rate of 8 percent, to a low of \$210,500, because substantial job losses caused a sharp drop in the demand for sales homes. When job growth recovered and the demand for homes increased, the average sales price increased an average of 8 percent annually from 2012 through 2014.

Strong job growth and increasing home values during the past 3 years helped reduce seriously delinquent loans and REO properties in the Vancouver submarket and the HMA. During March 2016, 1.8 percent of all home loans in the submarket were seriously delinquent or had transitioned into REO status, down from 2.6 percent in March 2015, and REO sales declined from 6 to 4 percent of total existing home sales (CoreLogic, Inc., with adjustments by the analyst). By comparison, the delinquency rate, including homes in REO status, averaged approximately 7.0 percent from 2009 through 2011, during the

worst of the foreclosures crisis, and REO sales comprised almost one-fourth of all existing home sales. By comparison, from 2000 through 2007, the delinquency rate averaged 1.3 percent and REO sales accounted for less than 2 percent of existing home sales. The average sales prices of an REO home sale in the submarket was \$232,000 during the 12 months ending March 2016, approximately 18 percent less than the sales price of a regular resale home.

The new home sales market has improved dramatically since 2011, with home sales increasing an average of 25 percent annually. During the 12 months ending March 2016, new home sales totaled 1,700 homes sold, up 32 percent from the 1,300 new homes sold during the 12 months ending March 2015. An average of 2,875 new homes sold annually from 2003 through 2005, when economic conditions were strong and access to financing was more readily available. Following the national and regional trend, however, new home sales declined with the onset of the recession, and, from 2006 through 2011, new home sales fell at an average annual rate of 23 percent, to a low of 650 homes sold. The average sales price of a new home increased 10 percent, to \$328,400, during the 12 months ending March 2016 compared with a 7-percent increase during the previous 12 months. Sales prices increased at an average annual rate of 3 percent from 2004 through 2006 and subsequently declined an average of 9 percent a year from 2007 through 2009, to a low of \$237,600. Prices increased at an average annual rate of 5 percent from 2010 through 2014, when economic conditions improved and demand for new homes returned.

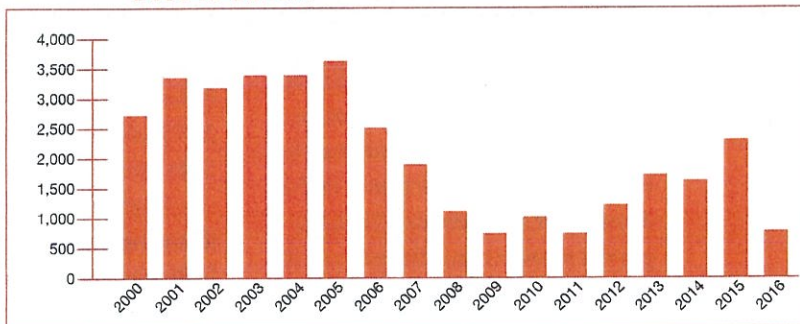
Housing Market Trends

Sales Market—Vancouver Submarket *Continued*

Strong housing demand and increasing sales prices have led to an increase in new home construction in the Vancouver submarket since 2011. During the 12 months ending April 2016, 2,525 single-family homes were permitted, up 45 percent from the 1,750 homes permitted during the previous 12 months (preliminary data). Single-family homebuilding was robust from 2000 through 2005, when population growth in the submarket was strongest, and an average of 3,250 single-family homes were permitted annually (Figure 15). Homebuilding dropped dramatically following the onset of the national

recession as net in-migration to the submarket plummeted. From 2006 through 2009, homebuilding activity declined at an average annual rate of 33 percent, to a low of 720 single-family homes permitted. After the economic recovery was fully under way, homebuilding increased and an average of 1,525 new single-family homes were permitted a year from 2012 through 2014. Most buyers are second- and third-time homebuyers looking to upgrade to larger homes; however, more first-time homebuyers are purchasing in the Vancouver submarket than in the Portland or Beaverton-Hillsboro submarkets because housing in the submarket is still relatively affordable (local developers and real estate agents). Single-family development is concentrated in Ridgefield in the northeastern portion of the submarket and in Camas in the eastern section of the submarket. In Ridgefield, new home prices range from the mid-\$200,000s to the upper \$600,000s. New homes in Camas start in the mid-\$300,000 range and increase to the mid-\$900,000s.

Figure 15. Single-Family Homes Permitted in the Vancouver Submarket, 2000 to Current



Notes: Includes townhomes. Current includes data through April 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 8. Estimated Demand for New Market-Rate Sales Housing in the Vancouver Submarket During the Forecast Period

Price Range (\$)		Units of Demand	Percent of Total
From	To		
150,000	249,999	680	10.0
250,000	349,999	1,350	20.0
350,000	449,999	2,375	35.0
450,000	549,999	1,350	20.0
550,000	649,999	680	10.0
650,000	and higher	340	5.0

Notes: The 940 homes currently under construction and a portion of the estimated 3,900 other vacant units in the submarket will likely satisfy some of the forecast demand. The forecast period is May 1, 2016, to May 1, 2019.

Source: Estimates by analyst

Demand is expected for 6,800 new homes in the Vancouver submarket during the next 3 years (Table 1). The 940 homes currently under construction and a portion of the 3,900 other vacant units that may return to the market will satisfy some of the forecast demand. Table 8 illustrates the estimated demand for new sales housing in the submarket by price range. Demand is expected to be evenly distributed during each year of the forecast period.

Rental Market—Vancouver Submarket

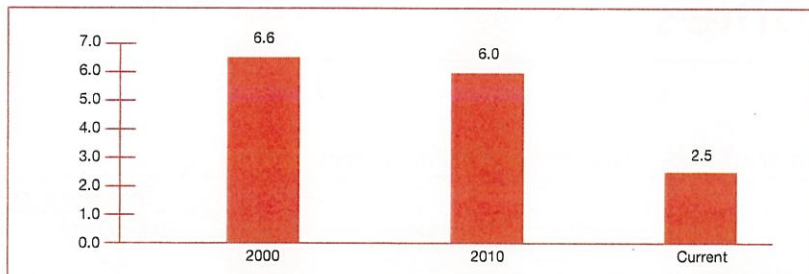
The current rental housing market in the Vancouver submarket is tight, with an overall estimated vacancy rate of 2.5 percent, down from 6.0 percent in April 2010 (Figure 16). The nationwide recession and housing market collapse caused a decrease in homeownership and a surge in demand for rental units since 2011. Although apartment construction has increased substantially during the past several years, it has not been strong enough to compensate for the record low level of construction from 2008 through 2012, and market conditions remain tight, with an estimated apartment vacancy rate of 2.5 percent during the first quarter of 2016, up from 1.7 percent a year ago (MPF Research). During the same time, the average asking rent in the submarket increased 10 percent, to \$1,068,

despite the uptick in the vacancy rate. Rents averaged \$777 for studio units, \$919 for one-bedroom units, \$1,150 for two-bedroom units, and \$1,294 for three-bedroom units. By comparison, rent growth averaged 8 percent annually from the first quarter of 2011 through the first quarter of 2014.

An average of 570 multifamily units were permitted annually in the Vancouver submarket from 2000 through 2007 (Figure 17). The national recession and housing market collapse caused multifamily construction to plummet from 2008 through 2011, when an average of 150 multifamily units were permitted annually. With increased rental demand stemming from the effects of the housing market crisis, the apartment market began to tighten quickly, and builders responded by increasing apartment construction 35 percent in 2012, to 370 units permitted. Apartment construction spiked in 2013, when 1,250 units were permitted, followed by a drop to 660 units permitted in 2014. During the 12 months ending April 2016, 1,050 multifamily units were permitted, up 33 percent from the 790 units permitted during the 12 months ending April 2015 (preliminary data). Condominium construction has accounted for less than 5 percent of total multifamily building activity in the submarket since 2010. By comparison, from 2004 through 2007, when financing was easier to obtain, condominium construction peaked at 37 percent of all multifamily building activity, as measured by the number of multifamily units permitted in the submarket.

Two of the larger developments currently under construction in the submarket are the 155-unit Columbia

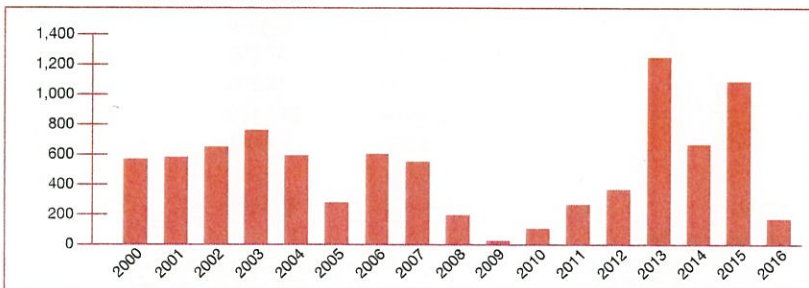
Figure 16. Rental Vacancy Rates in the Vancouver Submarket, 2000 to Current



Note: The current date is May 1, 2016.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Figure 17. Multifamily Units Permitted in the Vancouver Submarket, 2000 to Current



Notes: Excludes townhomes. Current includes data through April 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Housing Market Trends

Rental Market—Vancouver Submarket Continued

View Apartments Phase 2 and the 156-unit Four Seasons Central. The mix of units for the Columbia View Apartments includes one-, two-, and three-bedroom units; the anticipated completion date is in late 2017, and asking rents are unavailable. Construction of the Four Seasons Central is expected to be complete in October 2016; asking rents range from \$1,199 to \$1,575 for one-bedroom units and from \$1,544 to \$1,699 for two-bedroom units and are \$1,705 for three-bedroom units.

During the next 3 years, demand is expected for 2,950 new market-rate rental units in the Vancouver submarket (Table 1). The 1,125 units under construction will meet a portion of the forecast demand. Demand is expected to be evenly distributed during each year of the forecast period. Table 9 shows the estimated demand by rent level and number of bedrooms for new market-rate rental housing in the submarket during the forecast period.

Table 9. Estimated Demand for New Market-Rate Rental Housing in the Vancouver Submarket During the Forecast Period

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
800 to 999	95	850 to 1,049	580	1,100 to 1,299	1,050	1,350 to 1,549	190
1,000 or more	50	1,050 or more	310	1,300 or more	570	1,550 or more	100
Total	150	Total	890	Total	1,625	Total	300

Notes: Numbers may not add to totals because of rounding. Monthly rent does not include utilities or concessions. The 1,125 units currently under construction will likely satisfy some of the estimated demand. The forecast period is May 1, 2016, to May 1, 2019.

Source: Estimates by analysts

Data Profiles

Table DP-1. Portland HMA* Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total resident employment	1,031,816	1,084,124	1,179,000	0.5	1.6
Unemployment rate	4.5%	10.2%	5.0%		
Nonfarm payroll jobs	981,500	979,200	1,123,000	0.0	2.6
Total population	1,927,881	2,226,009	2,395,000	1.4	1.2
Total households	745,531	867,794	936,700	1.5	1.3
Owner households	469,156	535,433	559,500	1.3	0.7
Percent owner	62.9%	61.7%	59.7%		
Renter households	276,375	332,361	377,200	1.9	2.1
Percent renter	37.1%	38.3%	40.3%		
Total housing units	790,876	925,076	974,100	1.6	0.9
Owner vacancy rate	2.2%	2.2%	1.0%		
Rental vacancy rate	6.7%	5.9%	2.9%		
Median Family Income	\$52,400	\$70,000	\$73,300	2.9	0.9

*Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through April 2016. Median Family Incomes are for 1999, 2009, and 2014. The current date is May 1, 2016.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Table DP-2. Portland Submarket Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total population	1,042,437	1,160,677	1,239,000	1.1	1.1
Total households	416,674	469,513	504,500	1.2	1.2
Owner households	258,366	281,474	294,100	0.9	0.7
Percent owner	62.0%	60.0%	58.3%		
Rental households	158,308	188,039	210,400	1.7	1.9
Percent renter	38.0%	40.0%	41.7%		
Total housing units	443,087	502,475	527,000	1.3	0.8
Owner vacancy rate	2.2%	2.4%	1.0%		
Rental vacancy rate	6.8%	5.6%	3.0%		

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2016.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Table DP-3. Beaverton-Hillsboro Submarket Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total population	530,334	628,903	683,400	1.7	1.4
Total households	197,894	235,660	254,800	1.8	1.3
Owner households	122,467	146,604	152,800	1.8	0.7
Percent owner	61.9%	62.2%	60.0%		
Rental households	75,427	89,056	102,000	1.7	2.3
Percent renter	38.1%	37.8%	40.0%		
Total housing units	209,183	249,560	263,100	1.8	0.9
Owner vacancy rate	2.3%	2.1%	1.0%		
Rental vacancy rate	6.5%	6.5%	2.8%		

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2016.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Table DP-4. Vancouver Submarket Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total population	355,110	436,429	472,200	2.1	1.3
Total households	130,963	162,621	177,350	2.2	1.4
Owner households	88,323	107,355	112,600	2.0	0.8
Percent owner	67.4%	66.0%	63.5%		
Rental households	42,640	55,266	64,750	2.6	2.6
Percent renter	32.6%	34.0%	36.5%		
Total housing units	138,606	173,041	184,000	2.2	1.0
Owner vacancy rate	2.0%	2.1%	1.0%		
Rental vacancy rate	6.6%	6.0%	2.5%		

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2016.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Data Definitions and Sources

2000: 4/1/2000—U.S. Decennial Census
 2010: 4/1/2010—U.S. Decennial Census
 Current date: 5/1/2016—Analyst's estimates
 Forecast period: 5/1/2016–5/1/2019—Analyst's estimates

The metropolitan statistical area definition in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated February 28, 2013.

Demand: The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

Other Vacant Units: In the U.S. Department of Housing and Urban Development's (HUD's) analysis, other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the Census Bureau.

Building Permits: Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the

residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to huduser.gov/publications/pdf/CMARtables_Portland_Vancouver_HillsboroOR_WA_16.pdf.

Contact Information

Holi Weaver, Economist
 Seattle HUD Regional Office
 206-220-5291
holi.m.woods-weaver@hud.gov

This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD's Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

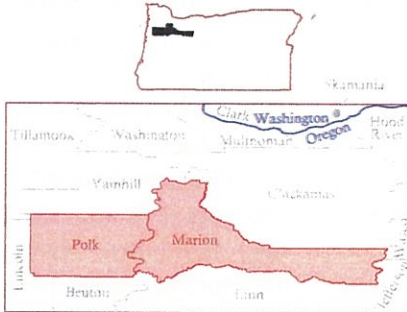
For additional reports on other market areas, please go to huduser.gov/portal/ushmc/chma_archive.html.

Salem, Oregon

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of August 1, 2016



Housing Market Area



The Salem Housing Market Area (HMA), coterminous with the Salem, OR Metropolitan Statistical Area, consists of Marion and Polk Counties in the Willamette Valley region of Oregon, midway between Portland and Eugene along Interstate 5. The principal city, Salem, is the state capital.

Market Details

- Economic Conditions 2
- Population and Households 5
- Housing Market Trends 7
- Data Profile 11

Summary

Economy

The economy of the Salem HMA has steadily improved since 2012 and has recovered all jobs lost as a result of the national recession. Nonfarm payrolls averaged 158,500 jobs during the 12 months ending July 2016, an increase of 4,800 jobs, or 3.1 percent, from the previous 12 months. During the same period, the unemployment rate declined from 6.4 to 5.4 percent. Nonfarm payrolls are expected to expand by an average of 4,800 jobs, or 3.0 percent, a year during the 3-year forecast period, led by growth in industries related to health care and business services.

Sales Market

Sales housing market conditions in the Salem HMA are currently tight, with an estimated vacancy rate of 2.0 percent, down from 2.4 percent in 2010. During the 12 months ending July 2016, sales of new and existing single-family homes, townhomes, and condominiums increased more than 15 percent from the previous 12-month period, and the average sales price was up almost 9 percent (CoreLogic, Inc., with adjustments by the analyst). Demand is expected for 3,075 new homes in the HMA during the 3-year forecast period (Table 1). The 260 units currently under construction and a

portion of the 4,000 estimated other vacant units in the HMA will fulfill some of the forecast demand.

Rental Market

Overall rental housing market conditions in the Salem HMA are currently slightly tight, with an estimated 4.5-percent vacancy rate as of August 1, 2016, down from 7.0 percent in April 2010. The decline in the vacancy rate is largely because the foreclosure crisis caused a shift in household preferences toward renting, and the rate of new apartment construction and conversion of single-family homes to rentals has not kept up with the rate of renter household growth. During the 3-year forecast period, demand is estimated for 2,025 rental units; the 520 units currently under construction will satisfy part of that demand (Table 1).

Table 1. Housing Demand in the Salem HMA During the Forecast Period

	Salem HMA	
	Sales Units	Rental Units
Total demand	3,075	2,025
Under construction	260	520

Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of August 1, 2016. A portion of the estimated 4,000 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is August 1, 2016, to August 1, 2019. Source: Estimates by analyst

Economic Conditions

The economy of the Salem HMA has been expanding since 2012, and the current level of non-farm payrolls, 158,500 jobs, surpasses by nearly 4 percent the peak before the downturn of 152,600 jobs, recorded in

2008. During the 12 months ending July 2016, nonfarm payrolls increased by an average of 4,800 jobs, or 3.1 percent, from a year earlier (Table 2), which was higher than the average annual growth of 3,500 jobs, or 2.4 percent, from 2012 through 2015. The current economic expansion is also significantly stronger than the previous period of expansion from 2004 through 2008, when nonfarm payroll growth averaged 2,500 jobs, or 1.8 percent, annually. These recent job gains are in sharp contrast to annual declines of 3,600 jobs, or 2.4 percent, from 2009 through 2011 as a result of the national recession and sluggish consumer spending. The unemployment rate averaged 5.4 percent during the 12 months ending July 2016, down from 6.4 percent a year prior, the lowest rate recorded since 2007. Figure 1 shows trends in the labor force, resident employment, and the unemployment rate from 2000 through 2015.

The government sector serves as the foundation of the economy, representing more than one-fourth of all nonfarm payroll jobs in the HMA (Figure 2) due to the presence of the Oregon state capital and assorted state and local agencies, including the Oregon State Hospital, Oregon State Penitentiary, the Mill Creek Correctional Facility and Santiam Correctional Institution, Spirit Mountain Casino, and Chinook Winds Casino Resort. Also included in the government sector are public colleges Western Oregon University and Chemeketa Community College, which in 2014 had enrollments of 6,050 and 11,100 students and employed 900 and 1,150 workers, respectively. The HMA's largest employer (Table 3), the State of Oregon, employs approximately

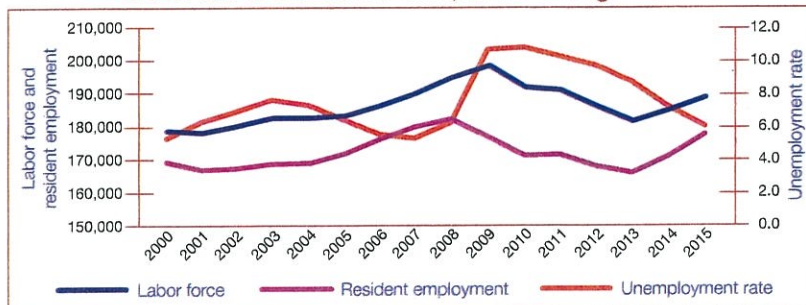
Table 2. 12-Month Average Nonfarm Payroll Jobs in the Salem HMA, by Sector

	12 Months Ending		Absolute Change	Percent Change
	July 2015	July 2016		
Total nonfarm payroll jobs	153,700	158,500	4,800	3.1
Goods-producing sectors	22,300	23,300	1,000	4.5
Mining, logging, & construction	9,600	10,200	600	6.3
Manufacturing	12,700	13,100	400	3.1
Service-providing sectors	131,400	135,200	3,800	2.9
Wholesale & retail trade	21,700	22,200	500	2.3
Transportation & utilities	3,900	3,900	0	0.0
Information	1,000	1,000	0	0.0
Financial activities	6,900	6,900	0	0.0
Professional & business services	13,000	14,200	1,200	9.2
Education & health services	24,300	25,200	900	3.7
Leisure & hospitality	14,000	14,600	600	4.3
Other services	5,200	5,300	100	1.9
Government	41,400	42,000	600	1.4

Notes: Numbers may not add to totals because of rounding. Based on 12-month averages through July 2015 and July 2016.

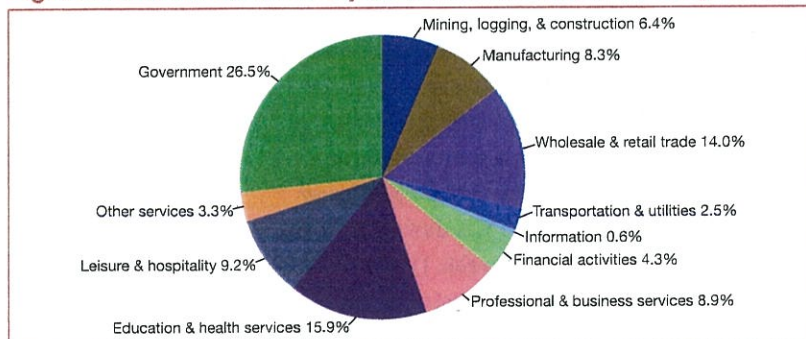
Source: U.S. Bureau of Labor Statistics

Figure 1. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Salem HMA, 2000 Through 2015



Source: U.S. Bureau of Labor Statistics

Figure 2. Current Nonfarm Payroll Jobs in the Salem HMA, by Sector



Note: Based on 12-month averages through July 2016.

Source: U.S. Bureau of Labor Statistics

Table 3. Major Employers in the Salem HMA

Name of Employer	Nonfarm Payroll Sector	Number of Employees
State of Oregon	Government	22,500
Salem Health	Education & health services	3,900
Dex Media	Professional & business services	3,000
Association of Salem Keizer Education Support Professionals	Education & health services	2,100
Fred Meyer Stores	Wholesale & retail trade	1,710
Spirit Mountain Casino	Government	1,500
NORPAC Foods, Inc.	Manufacturing	1,106
SAIF Corporation	Financial activities	854
Wal-Mart Stores, Inc.	Wholesale & retail trade	820
Chinook Winds Casino Resort	Government	785

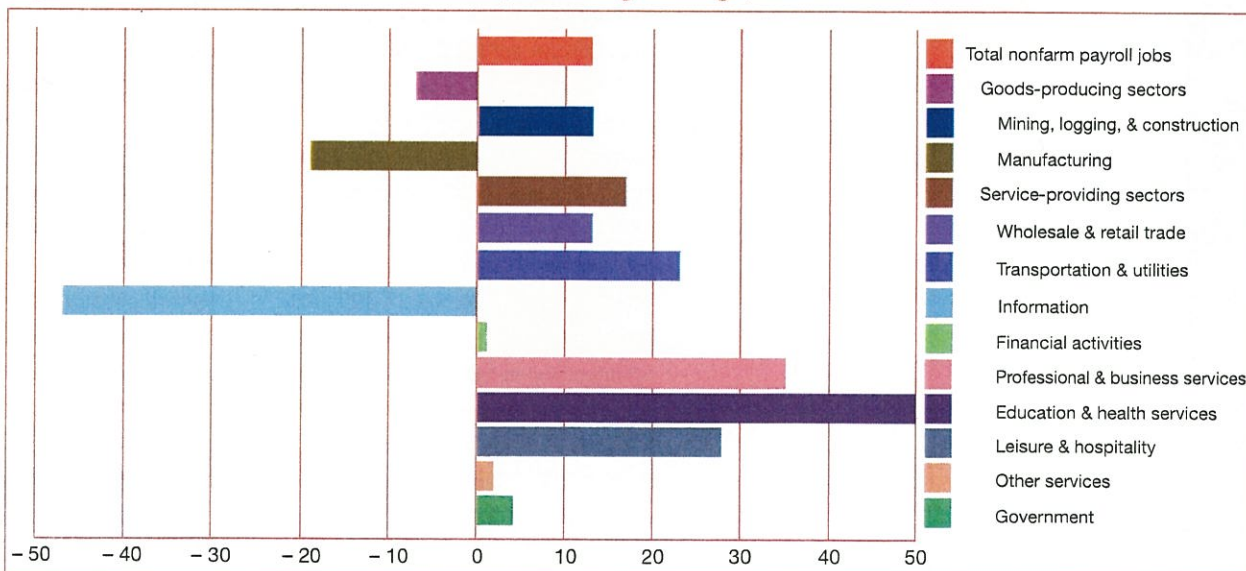
Note: Excludes local school districts.

Source: Moody's Economy.com

22,500 people, accounting for more than one-half of all government sector jobs in the HMA. The effects of the national recession that began in 2007 did not start to negatively impact the HMA until 2009, in large part because of the relative stability of employment in the government sector, which added an average of 900 jobs, or 2.3 percent, a year from 2007 through 2009 before declining by an average of 900 jobs, or 2.0 percent, annually from 2010 through 2011. Taxable incomes increased as job growth returned to the HMA in

2012, allowing increased government hiring, which further advanced the economic recovery. During the 12 months ending July 2016, government sector payrolls increased by 600 jobs, or 1.4 percent, including gains of 300 jobs each in the local government and state government subsectors. Job growth in the government sector is anticipated to continue at a similar pace during the 3-year forecast period as the economy continues to expand.

The education and health services sector has grown the most of any sector since 2000 (Figure 3) and currently accounts for 25,200 jobs, or 16 percent of total nonfarm payrolls. During the 12 months ending July 2016, payrolls increased by 900 jobs, or 3.7 percent, compared with a gain of 1,100 jobs, or 4.5 percent, during the 12 months ending July 2015. Part of the growth can be attributed to increased demand for healthcare services as the population continues to grow and age; from 2010 to 2015, the population of residents ages 62 years and older was the fastest-growing

Figure 3. Sector Growth in the Salem HMA, Percentage Change, 2000 to Current

Note: Current is based on 12-month averages through July 2016.

Source: U.S. Bureau of Labor Statistics

cohort in the HMA, increasing from 16.6 to 18.7 percent of the total population (American Community Survey 1-year data [ACS]). In addition, Salem Health, the HMA's second largest employer, opened a \$15 million outpatient clinic in February 2016, employing approximately 50 new providers servicing an estimated 250 clients per day. Unlike the cyclical nature of other sectors, the education and health services sector has added jobs every year since 2000, increasing by an average of 500 jobs, or 2.6 percent, annually from 2001 through 2015. The sector is expected to continue growing at a healthy rate during the forecast period as the healthcare industry expands to meet the increasing need for services as a result of strong population growth and an aging population.

The greatest nonfarm payroll gains during the 12 months ending July 2016 occurred in the professional and business services sector, which added 1,200 jobs, or 9.2 percent, increasing to 14,200 jobs compared with an increase of 300 jobs, or 2.6 percent, during the previous 12 months. Job gains in the sector have been caused by a mix of increased hiring at staffing agencies within the administrative and support services industry and in the management of companies industry, a result of the broad-based economic expansion occurring in the HMA. From 2001 through 2008, the professional and business services sector added an average of 300 jobs, or 2.8 percent, a year. As with most other sectors in the economy, the professional and business services sector lost jobs as a result of the national recession, declining by an average of 700 jobs, or 5.7 percent, annually from 2009 through 2011. Growth resumed in 2012 and, from 2012

through 2015, sector payrolls increased by an average of 600 jobs, or 4.7 percent, per year. The professional and business services sector is expected to continue to grow during the next 3 years as local firms increasingly make use of temporary workers and contract out work that is not part of their core product.

Several other sectors benefit from the strong performance in the core sectors discussed previously. The mining, logging, and construction, the leisure and hospitality, and the wholesale and retail trade sectors increased by 600, 600, and 500 jobs—or 6.3, 4.3, and 2.3 percent, respectively—during the 12 months ending July 2016. These sectors are the most responsive to changing economic conditions, because they rely heavily on consumer confidence and spending habits. All three sectors lost a substantial amount of jobs as a consequence of the national recession but have added jobs consistently since the economic expansion began in 2012. Payrolls in the wholesale and retail trade sector have finally recovered all jobs lost during the recession, and those in the leisure and hospitality sector have surpassed their prerecession peak by 15 percent. Although a recent boom in residential and commercial construction has bolstered job growth in the mining, logging, and construction sector, payrolls remain 11 percent below their prerecession level. No payroll sector reported job losses during the most recent 12 months, but three sectors—the transportation and utilities, information, and financial activities sectors—were stagnant. These three sectors combine to account for only 7 percent of nonfarm payrolls in the HMA; therefore, their impact on overall economic growth is minimal.

Strong population growth is expected to positively affect employment in the education and health services sector during the next 3 years, while the large public sector will continue providing a stable foundation to the economy. Other sectors—such as the professional and business services, the wholesale and retail trade, the mining, logging,

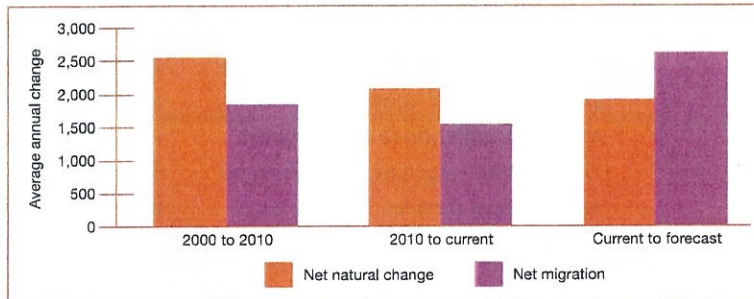
and construction, and the leisure and hospitality sectors—are expected to indirectly benefit from growth in core sectors. Nonfarm payrolls are expected to expand by an average of 4,800 jobs, or 3.0 percent, a year during the forecast period. Table DP-1 at the end of this report provides additional employment data.

Population and Households

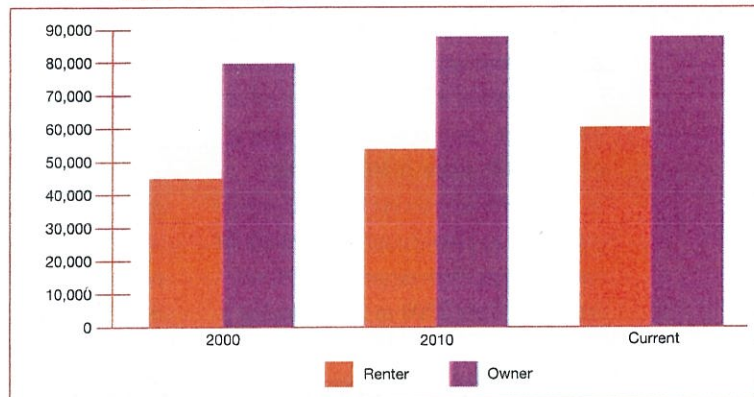
As of August 1, 2016, the population of the Salem HMA is estimated at 413,500, increasing at an average annual rate of 0.9 percent, or by 3,600, since 2010, with net in-migration accounting for 1,525 people a year, or approximately 42 percent of the increase. Population growth was strongest from 2004 to 2009, during a time of economic expansion, averaging 4,700 people, or 1.3 percent, annually, with net in-migration comprising 46 percent of the growth, or 2,175 people each year (Portland State University July 1 estimates, with adjustments by the analyst). The HMA is a popular destination for retirees, and an influx during this time furthered population growth; the number of residents in the HMA 62 years and older increased at an average annual rate of almost 6.0 percent from 2005 to 2009, increasing from 14.5 to 16.4 percent of total population (2005 and 2009 ACS 1-year data). From 2009 to 2012, as economic conditions weakened because of the national recession, population growth fell to an average of 3,400 people, or 0.9 percent, annually. Net in-migration declined to an average of 1,025 people a year and comprised only 30 percent of population growth, partially because the

weak labor market kept jobseekers from moving to the HMA, and also because the housing market collapse left many homeowners with negative equity and unable to relocate. The growth rate in the retired-age population also slowed, averaging only 2.0 percent a year, but its share of the overall population still increased from 16.4 to 17.3 percent of total population.

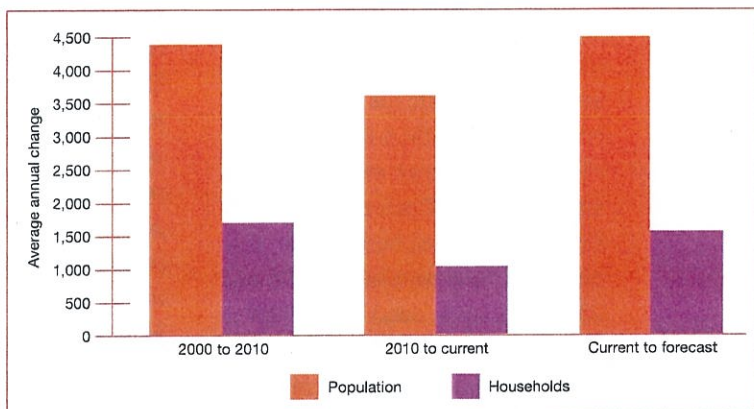
Since 2012, strengthening economic conditions have boosted population growth to an average of 4,000 people, or 1.0 percent, annually because of increased net in-migration, which has averaged 2,125 people annually, comprising 53 percent of the increase. The retired-aged population continued to increase from 2012 to 2015 at an average annual rate of nearly 4.0 percent, comprising 18.7 percent of total population, up from 17.3 percent. As economic conditions remain strong, inducing net in-migration from jobseekers, along with the continued attraction of retirees to the HMA, the population is expected to increase by an average of 4,475, or 1.1 percent, annually during the 3-year forecast period, with more than 58 percent of the growth resulting from net in-migration. The population of the

Population and Households *Continued***Figure 4.** Components of Population Change in the Salem HMA, 2000 to Forecast

Notes: The current date is August 1, 2016. The forecast date is August 1, 2019.
Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

Figure 5. Number of Households by Tenure in the Salem HMA, 2000 to Current

Note: The current date is August 1, 2016.
Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

Figure 6. Population and Household Growth in the Salem HMA, 2000 to Forecast

Notes: The current date is August 1, 2016. The forecast date is August 1, 2019.
Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

HMA is expected to reach 426,900 by August 1, 2019. Figure 4 shows the components of population change from 2000 to the forecast date.

An estimated 147,700 households reside in the HMA, reflecting an average annual increase of 1,025 households, or 0.7 percent, since 2010. By comparison, from 2000 to 2010, when population growth was stronger because of increased net in-migration, the number of households expanded by an average of 1,650, or 1.3 percent, annually. An estimated 59.2 percent of current households, or 87,450 households, are homeowners and the remaining 60,250 are renter households, compared with homeownership rates of 62.1 and 64.0 percent in April 2010 and 2000, respectively (Figure 5). The decline in homeownership reflects the prolonged effects from the foreclosure crisis, including stricter lending standards and a shift in household preferences toward renting. Renter households accounted for slightly more than one-half of household growth from 2000 to 2010 but have accounted for all of household growth since 2010. The number of households in the HMA is expected to grow by 1,525, or 1.0 percent, annually during the next 3 years, reaching 152,300 households by August 1, 2019. During the forecast period, renter households are projected to comprise approximately 41 percent of new households, mainly because the strong economy has helped improve household finances and access to credit, allowing more households the opportunity to purchase homes. Figure 6 shows population and household growth trends from 2000 to the forecast date.

Housing Market Trends

Sales Market

Sales housing market conditions in the Salem HMA are currently tight, with an estimated vacancy rate of 2.0 percent, down from 2.4 percent in April 2010. The decline in new home production following the collapse of the housing market, combined with improving economic conditions, contributed to the absorption of excess vacancies and to the tight market conditions. The inventory of homes for sale represented a 2.9-month supply in August 2016 compared with a 4.5-month supply in August 2015. During the same time, the number of active listings increased 36 percent, to 286, while the total marketing time declined from 79 to 46 days (RMLS™).

During the 12 months ending July 2016, approximately 6,850 existing single-family homes, townhomes, and condominiums (hereafter, existing homes) sold, up 17 percent from the 6,000 existing homes sold during the previous 12 months (CoreLogic, Inc., with adjustments by the analyst). By comparison, existing home sales averaged 8,175 during the buildup of the housing boom from 2003 through 2007 before declining from 2008 through 2011 at an average annual rate of 18 percent to a low of 3,475 existing home sales. Since 2013, demand for homes has increased faster than the available supply, putting upward pressure on home prices. The average sales price increased 8 percent during the 12 months ending July 2016 to \$225,300, which is 32 percent higher than the trough in 2012 and 3 percent higher than the prerecession peak of \$213,400 reached in 2007.

In response to strong economic conditions in the HMA, seriously delinquent (90 or more days delinquent

or in foreclosure) loans and real estate owned (REO) properties have become a less significant part of the sales market than they were during the worst of the housing crisis from 2009 through 2012. During July 2016, 2.8 percent of mortgages in the HMA were seriously delinquent or in REO status, down from 4.1 percent in July 2015 and well below a July high of 6.4 percent in 2012 (CoreLogic, Inc.). As a result of weak economic conditions and the foreclosure crises, REO home sales accounted for almost one-fourth of all existing home sales from 2009 through 2012; however, REO sales comprised only 10 percent of existing home sales during the 12 months ending July 2016. The average sales price of an REO home was \$162,600, almost 30 percent less than the average sales price of a regular resale home (CoreLogic, Inc., with adjustments by the analyst).

Sales of new single-family homes, townhomes, and condominiums (hereafter, new homes) have increased each year since 2013. Approximately 570 new homes sold during the 12 months ending July 2016, reflecting an increase of almost 20 percent from a year ago. By comparison, an average of 1,275 new homes sold annually from 2001 through 2007. After the housing bubble burst, the demand for new homes declined as a result of poor labor market conditions, decreased access to credit, and increased competition from existing homes. From 2008 through 2012, new home sales declined at an average annual rate of 26 percent to a low of 220 new homes sales. During the 12 months ending July 2016, the average sales price of a new home increased 10 percent

Housing Market Trends

Sales Market *Continued*

to \$272,100, still 3 percent less than the prerecession peak of \$280,500 in 2008 but 42 percent higher than in 2013, when new home sales prices bottomed out.

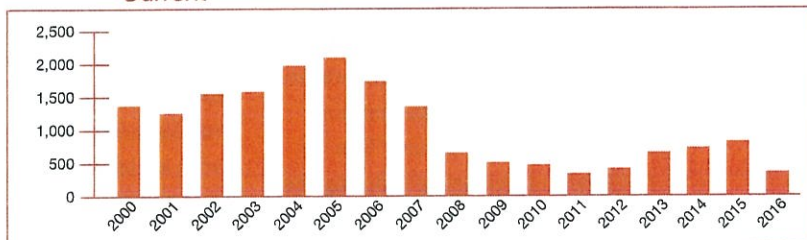
Single-family home construction, as measured by the number of single-family homes permitted, reached a 20-year low in 2011, when only 320 homes were permitted, in response to decreased demand for new homes as a consequence of the housing market collapse and national recession. Beginning in 2012, however, builders responded to the improving sales market by increasing new home construction (Figure 7). During the 12 months ending July 2016, 400 single-family

homes were permitted, a decline of approximately 5 percent compared with the preceding 12-month period; however, single-family permitting levels in 2015 were the highest recorded since 2007 (preliminary data subject to revisions). By contrast, an average of 1,600 homes were permitted annually from 2000 through 2007.

New home construction is occurring throughout the HMA, with a higher concentration in the southeast portion of the city of Salem. Examples of larger communities currently under construction include Cottonwood Lakes Phase III and Bailey Ridge Phase II. Cottonwood Lakes comprises 102 lots, with homes ranging from 1,425 to 2,300 square feet and an average list price of \$352,300. Bailey Ridge consists of 159 lots; Phase II is under construction with 5 homes available for purchase with an average list price of \$432,500, and 10 homes will be available within the coming year. Currently, an estimated 260 single-family homes are under construction in the HMA.

During the 3-year forecast period, demand is estimated for 3,075 new homes in the HMA, with increasing demand during the second and third years of the forecast period (Table 1). The 260 homes currently under construction and a portion of the 4,000 other vacant units that may reenter the sales market will satisfy some of the demand. Demand is expected to be greatest in the \$300,000-to-\$399,999 price range. Table 4 shows the estimated demand for market-rate sales housing by price range.

Figure 7. Single-Family Homes Permitted in the Salem HMA, 2000 to Current



Notes: Includes townhomes. Current includes data through July 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analysts

Table 4. Estimated Demand for New Market-Rate Sales Housing in the Salem HMA During the Forecast Period

Price Range (\$)		Units of Demand	Percent of Total
From	To		
250,000	299,999	310	10.0
300,000	349,999	920	30.0
350,000	399,999	920	30.0
400,000	449,999	370	12.0
450,000	499,999	250	8.0
500,000	599,999	180	6.0
600,000	and higher	120	4.0

Notes: The 260 homes currently under construction and a portion of the estimated 4,000 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is August 1, 2016, to August 1, 2019.

Source: Estimates by analyst

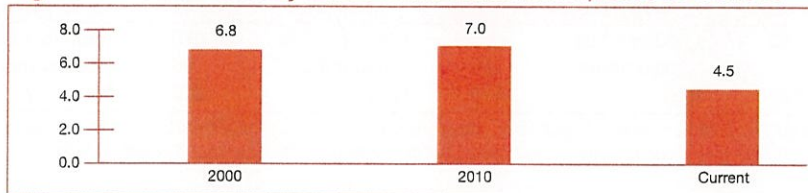
Rental Market

Rental housing market conditions in the Salem HMA are currently slightly tight, with an overall rental vacancy rate estimated at 4.5 percent as of September 1, 2016, down from 7.0 percent in April 2010 when market conditions were soft (Figure 8). Rental market conditions in the Salem HMA have tightened considerably because growth in renter households has outpaced the increase in rental inventory since 2010. The apartment market, which comprises approximately 65 percent of renter-occupied units in the HMA, is very tight, but the vacancy rate increased to 2.7 percent during the second quarter of 2016, up from 1.3 percent a year prior, because approximately 320 new units entered the market in the past year (Reis, Inc.). Since 2005, limited apartment construction has kept the vacancy rate under 6 percent, even during periods when market conditions were soft, rent growth was slower, and concessions

were more prevalent (data available only beginning in 2005). The average apartment rent increased 9 percent from the second quarter of 2015 to the second quarter of 2016, to \$790, marking the fourth consecutive quarter with year-over-year rent growth of 9 percent or higher. Rents averaged \$578 for studios, \$658 for one-bedroom units, \$799 for two-bedroom units, and \$1,042 for three-bedroom units. As market conditions tightened, the percentage of units offering concessions declined from 100 percent during the second quarter of 2011 to 0 percent during the second quarter of 2016 (MPF Research).

Multifamily construction activity, as measured by the number of units permitted, has generally improved since the 2009-through-2011 period, when permitting was lower than during any other 3-year period since the late 1980s. Approximately 290 multifamily units were permitted in the HMA during the 12 months ending July 2016 compared with 110 units permitted during the previous 12 months (preliminary data subject to revisions). By comparison, an average of 450 multifamily units were permitted annually from 2000 through 2009 (Figure 9). The onset of the national recession and subsequent housing market collapse caused multifamily construction to decline at an average annual rate of 35 percent from 2009 through 2011, to a low of 110 multifamily units permitted. During this time, financing for new construction was particularly difficult to obtain, despite an increased demand for rental units brought on by the foreclosure crisis. This obstacle resulted in a very limited supply of new apartments, which, coupled with

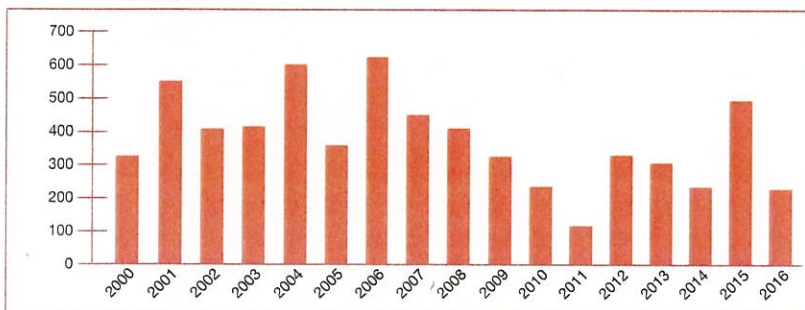
Figure 8. Rental Vacancy Rates in the Salem HMA, 2000 to Current



Note: The current date is August 1, 2016.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Figure 9. Multifamily Units Permitted in the Salem HMA, 2000 to Current



Notes: Excludes townhomes. Current includes data through July 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analysts

Housing Market Trends

Rental Market *Continued*

increased demand, caused apartment market conditions to tighten. As lenders became increasingly confident in the economic recovery, financing returned and builders increased apartment construction to an average of 240 units annually from 2010 through 2014.

An estimated 520 multifamily units are currently under construction, 200 of which are units in assisted living facilities. The most recent market-rate apartment complex to open was the 108-unit Encore Apartments in January 2016 in downtown Salem. Rents start at \$900 for one-bedroom units, \$1,015 for two-bedroom units, and \$1,325 for three-bedroom units. The 115-unit South Block Apartments opened in August 2015 in downtown Salem. The property began preleasing in May 2015 and was fully occupied by December 2015, averaging an absorption rate of 16 units per month.

Monthly rents by bedroom range from \$995 to \$1,300 for studios, from \$1,100 to \$1,400 for one-bedroom units, and from \$1,300 to \$2,500 for two-bedroom units and start at \$2,000 for three-bedroom units. Phase II of South Block Apartments is under construction and will consist of 63 units on completion in December 2016. Currently, 75 percent of the units have been preleased, and unit rents are the same as those for Phase I.

During the next 3 years, demand is expected for 2,025 new market-rate rental units in the HMA (Table 1), with demand the highest in the first year and tapering off in the second and third years. The 520 units currently under construction will satisfy part of the demand. Table 5 shows the forecast demand for new market-rate rental housing in the HMA by rent level and number of bedrooms.

Table 5. Estimated Demand for New Market-Rate Rental Housing in the Salem HMA During the Forecast Period

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
800 or more	100	1,000 to 1,199	550	1,200 to 1,399	870	1,400 to 1,599	310
		1,200 or more	60	1,400 or more	95	1,600 or more	35
Total	100	Total	610	Total	970	Total	340

Notes: Numbers may not add to totals because of rounding. Monthly rent does not include utilities or concessions. The 520 units currently under construction will likely satisfy some of the estimated demand. The forecast period is August 1, 2016, to August 1, 2019.

Source: Estimates by analyst

Data Profile

Table DP-1. Salem HMA Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total resident employment	169,023	170,874	182,900	0.1	1.2
Unemployment rate	5.3%	10.9%	5.4%		
Nonfarm payroll jobs	140,700	143,700	158,500	0.2	1.8
Total population	347,214	390,738	413,500	1.2	0.9
Total households	124,699	141,245	147,700	1.3	0.7
Owner households	79,746	87,643	87,450	0.9	0.0
Percent owner	64.0%	62.1%	59.2%		
Renter households	44,953	53,602	60,250	1.8	1.9
Percent renter	36.0%	37.9%	40.8%		
Total housing units	132,635	151,250	156,400	1.3	0.5
Owner vacancy rate	2.5%	2.4%	2.0%		
Rental vacancy rate	6.8%	7.0%	4.5%		
Median Family Income	\$43,200	\$58,200	\$57,200	3.0	-0.3

Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through July 2016. Median Family Incomes are for 1999, 2009, and 2015. The current date is August 1, 2016.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Data Definitions and Sources

2000: 4/1/2000—U.S. Decennial Census
 2010: 4/1/2010—U.S. Decennial Census
 Current date: 8/1/2016—Analyst's estimates
 Forecast period: 8/1/2016–8/1/2019—Analyst's estimates

The metropolitan statistical area definition in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated February 28, 2013.

Demand: The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

Other Vacant Units: In the U.S. Department of Housing and Urban Development's (HUD's) analysis, other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the Census Bureau.

Building Permits: Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits.

As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to huduser.gov/publications/pdf/CMARtables_SalemOR_17.pdf.

Contact Information

Holi Weaver, Economist
 Seattle HUD Regional Office
 206-220-5291
holi.m.woods-weaver@hud.gov

This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD's Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

For additional reports on other market areas, please go to huduser.gov/portal/ushmc/chma_archive.html.



[Home](#) [News](#) [Events](#) [Funding/Awards](#)

[Resources](#) [About Smart Growth](#) [SG Network](#)

[SGN Image Library](#) [What is Smart Growth?](#) [Partner Spotlight Archives Page](#)

[Webinar Archives](#) [Why Smart Growth?](#)

[Smart Growth Principles](#)

[Smart Growth Principle Examples](#)

Smart Growth Image Libraries



V O I C E

Home	About Our Blog	Blog Archives
----------------------	--------------------------------	-------------------------------

How Luxury Housing Becomes Affordable

[August 3, 2017](#) [Heather Poston](#)

By Joe Cortright via [City Lab](#)

This compilation contains links to more than two dozen online collections with thousands of images that illustrate smart growth principles.

Most Recent Blog Articles

17



(Lucas Jackson/Reuters)

One of the most common refrains in the affordable housing discussion is "developers are targeting the high end of the market" and new apartments are just unaffordable.

Of course, it's not that simple. Demand for new housing that isn't met by the construction of new high-end units doesn't disappear, it spills over into more modest housing, driving up rents for everyone. Building more high-end housing helps with affordability, because it keeps those with high incomes from **outbidding** those with lower incomes for the existing housing stock. (Just imagine what would happen to housing prices if you **suddenly demolished** 10,000 units of expensive housing.) And often, today's luxury units become tomorrow's affordable homes.

To understand this, just look to Portland's recent history. Housing blogger **Iain MacKenzie**, who tracks new housing and commercial developments at the definitive **Next Portland** website, shared with us a couple of fascinating historical clips from the city's paper of record, *The Oregonian*. They show that today's affordable housing often started life as self-

described "luxury" housing when it was originally built.

The first example dates back a half century, to the 1960s, when in the wake of urban renewal the city was building a wave of new apartments. *The Oregonian* on January 9, 1966, described the city's booming market for new luxury accommodation:

Luxury apartments, which start at \$135 for a one bedroom unit and rapidly climb out of sight, have been sprouting in Portland at a breathless rate, and more are planned or abuilding. The total investment in such properties is certainly above the \$100 million mark here.

One of these complexes was the Timberlee in suburban Raleigh Hills, a close-in suburban neighborhood. According to *The Oregonian*, the Timberlee on SW 38th Place was one of the most prosperous of the 13 apartment complexes it examined in its story, with 97 percent of its 214 units rented.

The Timberlee Apartments are still around today. While none of the units are currently for rent, according to Apartments.com, rents in the area run from about \$1,000 for studios and one-bedroom units to \$1,300 and more for two-bedroom and larger apartments. By today's standards, the Timberlee seems modest, and a bit dated, rather than luxurious.

The Timberlee apartments are typical of those that were built around the country in the 1960s and 1970s. As I've **chronicled**, similar vintage apartments in the Atlanta suburb of Marietta, started life as the preferred housing of (mostly white) young couples and singles, but as they aged, became so affordable that they constituted low-income housing. The city spent \$65 million of taxpayer money to buy and demolish these apartments, displacing hundreds of families.

A second clipping goes back just more than a century, to Christmas Day, 1910, when Portland was enjoying a small construction boom—interestingly, triggered by the advent of a tougher building code that would have made apartments more expensive or impossible to build in some neighborhoods. Just as with today's **inclusionary housing ordinance**, there was a land rush as developers filed for building permits in advance of the deadline.

The 1910 article plays up the luxury of the new dwellings under construction.

The purpose of the builds is to establish a model for high-class apartments... The building will follow the latest style of construction in vogue in New York, and will embody the extreme of luxury with every possible attention given to comfort. Some new features in the way of modern conveniences will be introduced, the aim being to attract the desirable class of patrons, those

who will be willing to pay as high as \$150 a month for the five and six room apartments which they house will contain.

One of the new luxury apartment buildings constructed in 1910 was the Belmont Court, on the city's growing East Side. Plans called for a modern 24-unit apartment building with a range of conveniences.

Some fine dwellings of this class are being planned for the East Side. MacNaughton & Raymond have designed for E. L. Taylor a three-story brick veneer apartment-house 50x100, to be built at East Fifteenth and Belmont Streets and to cost \$30,000. It will have seven three-room apartments on each floor and 24 in all, including the janitor's quarters and two other suites in the basement.

More than a century later, the Belmont Court building still stands. In fact, two of its apartments are for rent just now. According to Zillow, average apartment rents in Portland are about \$1,600 per month. With studio apartments renting at just under \$1,100, they're not exactly cheap, but they cost less per square foot than newly built units, and with a Walk Score of 92, there located in a neighborhood where one can conveniently live without a car.

Another interesting historical change. Described as three-room apartments when

they were built, the Belmont Court apartments are **today described as studios**. They have a separate living area, kitchen and bathroom (each of which, a century ago, merited counting as a separate room). In an era when a large fraction of urban residents were boarders in boarding houses, a private kitchen and bathroom may indeed have been a luxury.

New housing is almost always built for and sold to the high end of the marketplace. It was that way 100 years ago and 50 years ago. But as it ages, housing depreciates and moves down market. The luxury apartments of two or three decades ago have lost most of their luster, and command relatively lower rents. And the truth is, that's how we've **always generated** more affordable housing, through the process that economists call "filtering." And the new self-styled "luxury" apartments we're building today will be the affordable housing of 2040 and 2050 and later.

What causes affordability problems to arise is when we stop building new housing, or build it too slowly to cause aging housing to filter down-market. When new high-priced housing doesn't get built, demand doesn't disappear, instead, those higher-income households bid up the price of the existing housing stock, keeping it from becoming more affordable. Which is why otherwise prosaic 1,500-foot **ranch houses in Santa Monica** sell for a couple of million bucks, while physically similar 1950's era homes in the rest of the country are either now highly affordable—or candidates for demolition.

View original article [here](#)

 Facebook 0  Twitter 0

 Google plus 0

 **Blog, Create a Range of Housing Opportunities and Choices**

 **Affordable Housing, Apartments, Housing, Luxury Living**

How Urban Planners Can Promote Health and Wellness

2 Aug 2018



By Patrick Sisson via Curbed FacebookOTwitterOGoogle plus0...

[Read more](#)

[f Facebook](#)

0

[Twitter](#)

0

[G+ Google](#)

[plus](#) 0

(0)

How Social Media Can Be A Tool To Impact Urban Planning

2 Aug 2018



By Andrew Arnold via Forbes
Facebook0
Twitter0
Google plus0...

[Read more](#)

[f Facebook](#)

0

[Twitter](#)

0

[G+ Google](#)

[plus](#) 0

(0)

Design Parking Garages So They Can Easily Become Housing

2 Aug 2018



By Megan
Ridgeway via
Fast
Company
Facebook
Twitter
Google
plus

Read more

f Facebook
0

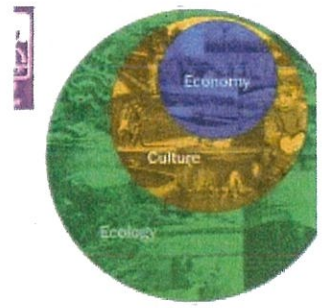
Twitter
0

G+ Google
plus 0

(0)

Sustainability Versus Resiliency: Designing For a Trajectory of Change

20 Jul 2018



By Keith
Bowers via
The Field
FacebookOT
witterOGogl
e plusO...

Read more

f Facebook
0

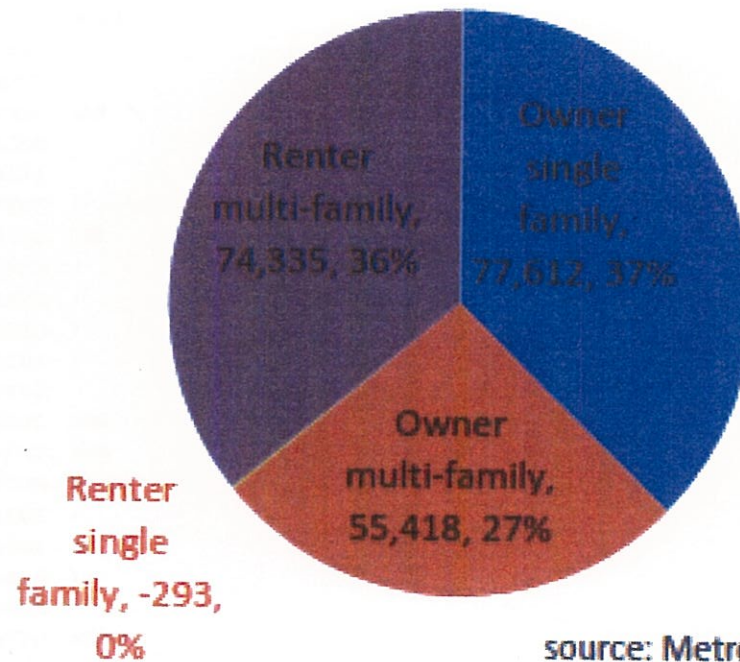
Twitter
0

G+ Google
plus 0

(0)

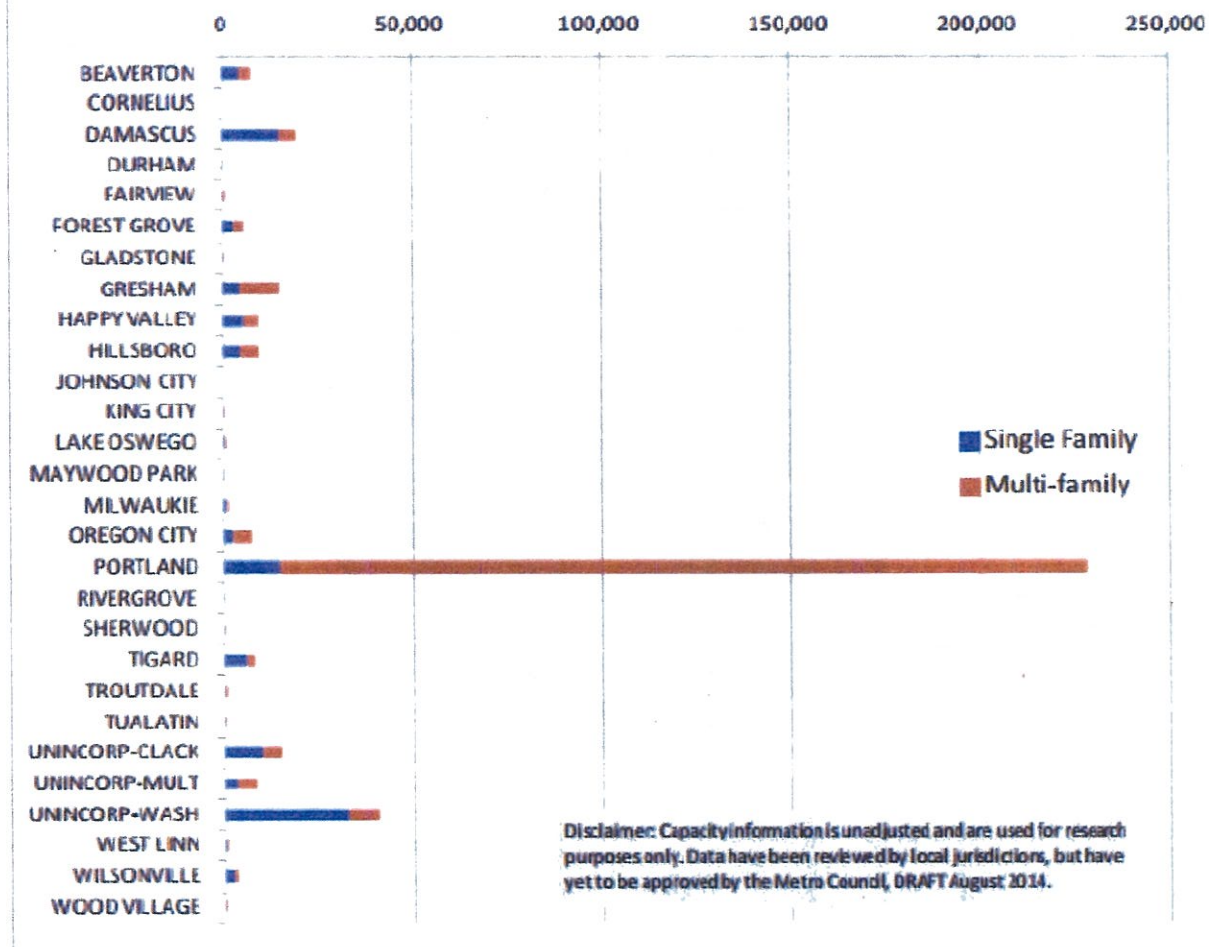
This website is a project of the Maryland Department of Planning and is funded by the U.S. EPA Office of Sustainable Communities

Change in Residential Demand 2015-35



source: MetroScope Scen #1462

Metro UGB Residential Dwelling Unit Capacity



SOURCE: 2014 UGR (Appendix 4, Figure 7)

Exhibit A

2040 POPULATION FORECAST DISTRIBUTION

Created: July 12, 2016

City population prorated to match 2015 PSU population estimates.
Estimates and forecasts are bounded by today's city limits.

2015 Population Estimate (PSU estimate)	FINAL 2040 Population Forecast
---	--------------------------------

INSIDE Metro UGB

Clackamas County

Gladstone	11,505	12,083
Happy Valley	17,510	32,314
Johnson City	565	561
Lake Oswego	37,300	40,311
Milwaukie	20,505	23,149
Oregon City	33,940	41,857
Rivergrove	495	515
West Linn	25,605	27,861
Wilsonville	22,870	27,046
Uninc. Clackamas + formerly Damascus	104,353	148,716
Uninc. Clackamas County / future city annex.	93,728	116,447
Damascus / area within 2015 city boundary	10,625	32,269
Clackamas County inside UGB total *	274,648	354,414

Multnomah County

Fairview	8,940	9,708
Gresham	107,065	123,162
Maywood Park	750	771
Portland	613,355	863,509
Troutdale	16,020	17,884
Wood Village	3,910	4,298
Uninc. Multnomah County /future city annex.	17,809	37,448
Multnomah County inside UGB total *	767,849	1,056,780

Washington County

Beaverton	94,215	103,651
Cornelius	11,900	17,432
Durham	1,880	1,996
Forest Grove	23,080	34,844
Hillsboro	97,480	128,901
King City	3,425	5,310
Sherwood	19,080	20,674
Tigard	49,280	68,701
Tualatin	26,590	27,372
Uninc. Washington County /future city annex.	213,493	303,279
Washington County inside UGB total	540,423	712,160

TOTAL inside today's Metro UGB 1,582,920 2,123,354

OUTSIDE Metro UGB (including urban reserves/ future UGB adds)

Rural Cities	42,355	59,608
Uninc. Clackamas County / future city annex.	84,667	100,838
Uninc. Multnomah County /future city annex.	9,641	12,315
Uninc. Washington County /future city annex.	25,802	62,017

TOTAL outside Metro UGB 162,465 234,778

Tri-county TOTAL 1,745,385 2,358,132

* Cities in multiple counties are tabulated to the county of majority.



18

QuickFacts
Tualatin city, Oregon

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

All Topics	Tualatin city, Oregon
Population estimates, July 1, 2016, (V2016)	27,545
PEOPLE	
Population	
Population estimates, July 1, 2017, (V2017)	NA
Population estimates, July 1, 2016, (V2016)	27,545
Population estimates base, April 1, 2010, (V2017)	NA
Population estimates base, April 1, 2010, (V2016)	26,118
Population, percent change - April 1, 2010 (estimates base) to July 1, 2017, (V2017)	NA
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	5.5%
Population, Census, April 1, 2010	26,054
Age and Sex	
Persons under 5 years, percent, July 1, 2016, (V2016)	X
Persons under 5 years, percent, April 1, 2010	7.3%
Persons under 18 years, percent, July 1, 2016, (V2016)	X
Persons under 18 years, percent, April 1, 2010	26.9%
Persons 65 years and over, percent, July 1, 2016, (V2016)	X
Persons 65 years and over, percent, April 1, 2010	7.0%
Female persons, percent, July 1, 2016, (V2016)	X
Female persons, percent, April 1, 2010	50.9%
Race and Hispanic Origin	
White alone, percent, July 1, 2016, (V2016) (a)	X
Black or African American alone, percent, July 1, 2016, (V2016) (a)	X
American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	X
Asian alone, percent, July 1, 2016, (V2016) (a)	X
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	X
Two or More Races, percent, July 1, 2016, (V2016)	X
Hispanic or Latino, percent, July 1, 2016, (V2016) (b)	X
White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	X
Population Characteristics	
Veterans, 2012-2016	1,319
Foreign born persons, percent, 2012-2016	12.5%
Housing	
Housing units, July 1, 2016, (V2016)	X
Housing units, April 1, 2010	10,528
Owner-occupied housing unit rate, 2012-2016	55.2%
Median value of owner-occupied housing units, 2012-2016	\$337,100
Median selected monthly owner costs -with a mortgage, 2012-2016	\$1,896
Median selected monthly owner costs -without a mortgage, 2012-2016	\$640
Median gross rent, 2012-2016	\$1,078
Building permits, 2016	X
Families & Living Arrangements	
Households, 2012-2016	10,826
Persons per household, 2012-2016	2.49
Living in same house 1 year ago, percent of persons age 1 year+, 2012-2016	88.1%
Language other than English spoken at home, percent of persons age 5 years+, 2012-2016	19.1%
Education	
High school graduate or higher, percent of persons age 25 years+, 2012-2016	93.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	43.2%
Health	
With a disability, under age 65 years, percent, 2012-2016	7.1%

Persons without health insurance, under age 65 years, percent	▲ 9.9%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2012-2016	72.5%
In civilian labor force, female, percent of population age 16 years+, 2012-2016	64.9%
Total accommodation and food services sales, 2012 (\$1,000) (c)	78,342
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	D
Total manufacturers shipments, 2012 (\$1,000) (c)	2,103,563
Total merchant wholesaler sales, 2012 (\$1,000) (c)	785,593
Total retail sales, 2012 (\$1,000) (c)	478,254
Total retail sales per capita, 2012 (c)	\$17,901
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2012-2016	22.5
Income & Poverty	
Median household income (in 2016 dollars), 2012-2016	\$71,896
Per capita income in past 12 months (in 2016 dollars), 2012-2016	\$37,287
Persons in poverty, percent	▲ 10.9%
 BUSINESSES	
Businesses	
Total employer establishments, 2015	X
Total employment, 2015	X
Total annual payroll, 2015 (\$1,000)	X
Total employment, percent change, 2014-2015	X
Total nonemployer establishments, 2015	X
All firms, 2012	2,865
Men-owned firms, 2012	1,572
Women-owned firms, 2012	839
Minority-owned firms, 2012	334
Nonminority-owned firms, 2012	2,316
Veteran-owned firms, 2012	359
Nonveteran-owned firms, 2012	2,244
 GEOGRAPHY	
Geography	
Population per square mile, 2010	3,170.4
Land area in square miles, 2010	8.22
FIPS Code	4174950

Value Notes

▲ This geographic level of poverty and health estimates is not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2017) refers to the final year of the series (2010 thru 2017). *Different vintage years of estimates are not comparable.*

Fact Notes

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lower interval of an open ended distribution.
- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

City Population Census - Grown Estimates to 2040

City	2015 Metro Population Estimate	2040 Estimate	25-Year Growth Anticipated	Estimated Straight Line Annual Growth	Actual 1 Year Growth	2016 Census Data	1990 Census Data	Difference from 1990-2015	Difference Divided by 25 Years
Gladstone	11,505	12,083	578	23	611	12116	10152		
Happy Valley	17,510	32,314	14804	592	2194	19704	1519		
Johnson City	565	561	-4	N/A	N/A	N/A	N/A		
Lake Oswego	37,300	40,311	3011	120	1695	38995	30576		
Milwaukie	20,505	23,149	2644	106	424	20929	18692		
Oregon City	33,940	41,857	7917	317	2346	36286	14698		
River grove	495	515	N/A	N/A	N/A	N/A	N/A		
West Linn	25605	27861	2256	90	1254	26859	16367		
Wilsonville	22870	27046	4176	167	898	23768	N/A		
Fairview	8940	9708	768	31	350	9290	2391		
Gresham	107065	123162	16097	643	4458	111523	68235		
Maywood Park	750	771	N/A	N/A	N/A	N/A	N/A		
Portland	613,355	863,509	250154	10006	26508	639863	437319		
Troutdale	16,020	17,884	1864	75	597	16617	7852		
Wood Village	3,910	4,298	N/A	N/A	N/A	N/A	N/A		
Beaverton	94,215	112,651	18463	737	3375	97590	53310		
Cornelius	11900	17432	5532	221	514	12414	6148		
Durham	1,880	1,996	N/A	N/A	N/A	N/A	N/A		
Forest Grove	23080	34844	11764	471	978	24058	13559		
Hillsboro	97480	128901	31421	1257	7684	105164	37598		
King City	3425	5310	N/A	N/A	N/A	N/A	N/A		
Sherwood	19,080	20,674	1594	64	214	19294	3093		
Tigard	49280	68701	19721	777	2622	51902	29334		
Tualatin	26,590	27,372	782	31	955	27545	15013		
TOTALS	1,247,265	1,642,910	393,542	15,728	57,677	1,293,917	765,856		

Monday, August 6, 2018

Spokesman



HOME (/WILSONVILLE-SPOKESMAN-HOME) NEWS ▾ SPORTS ▾ EDUCATION (/WILSONVILLE-SPOKESMAN-EDUCATION)
 OBITS (/OBITS-PAPERS/WSP-OBITUARIES) BUSINESS ▾ SHOP LOCAL ▾
 CLASSIFIEDS (HTTP://COMMUNITYCLASSIFIEDS.ADSPMG.COM/) HOMES (HTTPS://WWW.JUSTLISTEDNEARYOU.COM)
 ABOUT US ▾

FONT



SHARE THIS

(/facebook)

(/twitter)

(/google_plus)

(/email)

(/linkedin)

MORE STORIES

Prev
 (/wsp/134-
 news/353871-
 233303-
 world-
 of-
 speed-
 honors-
 american-
 muscle-
 cars)

Next
 (/wsp/134-
 news/353855-
 232988-
 community-
 welcomes-
 als-
 home-
 and-
 garden)

Priced out of the market: Wilsonville rent increases driving out residents

👤 Claire Green 📅 Wednesday, April 12, 2017



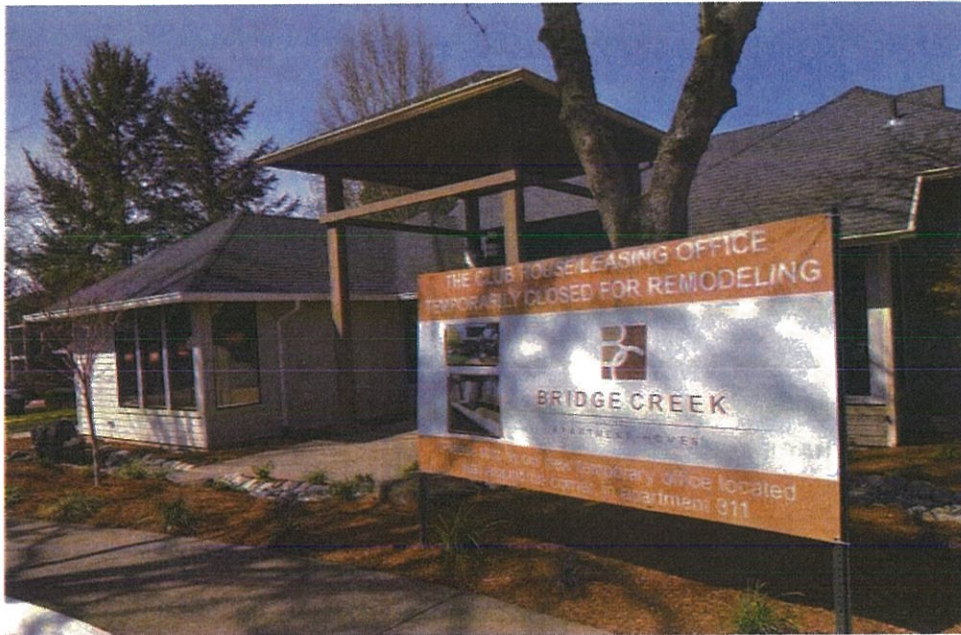
0 Comments
Go to top

Big-time investors are putting the squeeze on renters scraping by in Wilsonville

Editor's note: This is the second installment of a two-part series. Last week we took a look at how renting trends are personally affecting residents in Wilsonville.

In 2004, Stacy Conger-Kupper and her husband were selling into a new home with their children. During a time when it was good to be a buyer — due to outrageously accessible loans — and good to be a seller — because of gradually climbing market prices — she says things were looking bright for her housing future.

Fast forward to the Great Recession of 2008 as the housing market bubble popped and took millions of homes along with it, including Conger-Kupper's. By 2012, the mother of three moved to a 3-bedroom unit at Boulder Creek Apartments to be close to her work.



SPOKESMAN PHOTO: VERN UYETAKE - Renovations of older properties by investment firms can be seen around Wilsonville, driving up the prices of rent around town and pricing people out of the market.

Having never rented an apartment before, Conger-Kupper says that she didn't have any major complaints because of her lack of comparative experience, other than how expensive she thought the \$930 a month price tag was for an apartment. At that time, she worked the night shift to make more money and also had help from her teenage son to make ends meet. But after renting the apartment for three years with gradual increases each time she renewed her lease, in 2015 when her son got closer to moving out and pursuing his own

endeavors, Conger-Kupper was faced with a choice: take the risk of staying and being priced into eviction or cutting her losses and looking elsewhere while staying with friends in the meantime.

"I had to make a decision when it came time to renew my lease," Conger-Kupper says, adding that she chose not to renew and gave up her apartment. "It was a rough decision, but it was the right one. However, when I (gave up my apartment), I didn't understand what the market was like."

Three years is a long time in the real estate market and as the economy had rebounded, so did investors' interest in purchasing multifamily complexes to flip and sell as cash-cows as the market continued to raise. As a result, Conger-Kupper says that she's been unable to find a new apartment that she can afford and is currently still displaced and couch surfing.

[Go to top](#)

According to apartment appraisal specialist Mark D. Barry of Barry & Associates, the Portland metro area has seen a tremendous increase in out-of-state investment development firms coming in and buying up older properties with the express purpose of renovating them and selling them for profit to other rental companies that can charge more per month based on amenities. Due to this, affordable units — costing renters less than 30 percent of their income — became harder to find as multifamily properties continued to renovate and raise their rents.

One specific example of an out-of-state investment giant swooping in to get a scoop of the Wilsonville market is TruAmerica Multifamily. A Californian property investment firm, TruAmerica acquired both the Bridge Creek and Boulder Creek apartment complexes during 2015 as a part of a seven-property, \$255 million multifamily portfolio acquisition in the Portland metro area. During the time of TruAmerica's purchase of the property portfolio, the company released a statement saying that it intended to invest \$30 million-plus across the portfolio to renovate property amenities. But as with any property investment firm, TruAmerica wanted to make rather than lose money on the renovations. According to Barry, that's just good business.

"There are a lot of stories," Barry says. "Stories about a guy who comes in, buys a property, everybody gets evicted or they raise the rents. But what they're really doing is raising the rents so that everybody moves out so that they can do renovations — the expression on the street is a 'value added' property."

Bridge Creek Property Manager Costin Mironesei disagrees with Barry's assessment, saying that the reason that prices in Wilsonville were significantly lower in the past was because the apartment complexes were keeping rent "artificially low."

"That's an interesting speculation," says Clackamas County Assessments & Taxation Assessor Bob Vroman. "But I would suggest that it doesn't necessarily make a lot of sense."

"We're in a market right now where there is very low inventory in general, so that makes buildings very attractive to come in and upgrade and rise rents to the perception of what the market level is," Vroman says, adding that the market has been getting hotter since 2013, but that there was a definite spike in 2015 across the Portland metro area. "It was just a big year, because we were a couple of years into an improving economy and you had all of these market factors in play, which are low inventory, high demand... and you have big companies and real estate investment trusts that are seeing these attractive investments, and I think that all of these things have led to the current market situation that we have."

For Conger-Kupper and many other Wilsonville residents whose incomes are failing to keep pace with the increases, the current market situation is a crushing one.

"With my wage right now, I can literally break it down into a third right now, which is \$600," Conger-Kupper says, exceeding the 30 percent mark of her income. "But there is no place for \$600. It doesn't exist!"

Families and individuals who make 60 percent or less of the estimated state median income, which was \$54,148 in 2015, according to the Census Bureau's latest American Community Survey (ACS) figures available, qualify for low-income housing. In Wilsonville, there are five complexes that receive property tax exemptions, targeted to low-income families, seniors and financially fragile individuals.

[Go to top](#)

These property tax exemptions are passed on from property owners to renters to assist in reducing rent rates. Of the five 366 units available in Wilsonville, reduced rates vary based on the property's tax exemption and the number of reduced rate units in the complex.

But of these apartments, waiting lists for prospective tenants are lengthy and City records indicate that renovations and updates are needed on some of the older properties. But some renters, like Conger-Kupper, make too much to qualify.

"It really sucks because I wouldn't be able to qualify for assistance of any kind because I'm right at that wage where I make too much for that," she says. "The only thing that I could do (to afford an apartment) would be to drop all of my 401K, my health insurance — that I would get penalized later for — and that's the only way that I could put a little bit extra into my bank."

But according to Jon Gail, Community Relations Coordinator for the City of Wilsonville, the City is making efforts to understand and improve the housing situation for residents with its Equitable Housing Strategic Plan.

Funded by a \$62,500 Metro Council grant awarded in December 2016, the City is working on finding a consultant that can analyze what is happening in the Wilsonville market to identify gaps in the housing market. With nearly 30 apartment complexes in Wilsonville, the percentage of renters is the largest of any Metro city at more than 55 percent.

"When we looked at the data, it's not rocket science that there are a lot of different people that are paying way too much for housing," Gail says. "Last summer, people started coming in to City Council and said that they've lived in X, Y, Z apartment for eight years for \$800 a month and they just got a notice that their rent is going up by \$500, and that represents a huge increase for them and is not affordable."

Gail said that the strategy will also specifically address people in Conger-Kupper's situation where they make too much to qualify for assisted or low-income housing but not enough to keep up in the current market of available housing.

"With the market rate being so high and going up everyday, at least for the last couple of years, it becomes problematic to really have a high quality of life if you're paying more than 30 percent of your income on housing, let alone a lot of people who are paying 50 percent, not including (other expenses)."

Gail says that the City is hoping to form a task force in the fall to begin the process and to follow it with a housing summit to get a serious dialog underway in the community with a list of actionable strategies appearing by July 2018. But Gail says that the City — in cooperation with the private sector — will do whatever it can to incentivize more affordable living

with existing options and future development possibilities within the Town Center redevelopment and the upcoming Frog Pond development.



SPOKESMAN PHOTO: CLAIRE GREEN - Jon Gail, Community Relations Coordinator for the City of Wilsonville, is heading up the City's Equitable Housing Strategic Plan. Intended to study the housing market specifically in Wilsonville, the project is funded by a Metro Council grant and result in a list of actions that the City can take to improve the renting climate.

Go to top

"We're looking to bring both experts and community members together to really begin to have a conversation about the situation," Gail says. "Metro is looking for us to not just plan it and study it, but to actually do something about it. So in the end, we're going to have a list of strategic, implementable things that we want to do and that council wants to do to address housing."

For Conger-Kupper, rent relief can't come soon enough. She says that the strain of trying and failing to find a good fit that she can afford while still being able live a normal life with her children is beginning to negatively affect her health.

"This has been (nearly) three years of my kids' lives, and it's impacting them more than I want to admit," she says. "I've got to find a place. But when I looked a few weeks ago, the best thing that I could find was in Gladstone, which is close to (my children), but it was a one-bedroom for \$900-something and I would have to travel. If you were to take my wage, that's over half of my wage. And here (in Wilsonville)? It's out of the question. And I know that there are a lot of people in the very same spot as me."

Contact Wilsonville Spokesman reporter Claire Green at 503-636-1281 ext. 113 or cgreen@pamplinmedia.com (<mailto:cgreen@pamplinmedia.com>).

Sponsored Links

Student CAUGHT Fleeing County After Bank Accidentally Deposits \$3.4M Into Account

LifeDaily

Meet The Curvy Cardiac Nurse Whose Sexy Instagram Pics Just Might Give You A Heart Attack

World Lifestyle

Events Take A Drastic Turn After Photo Goes Viral

PP Corn

Daughter Returns Hungry From School, Mother Finds Note Inside Her Lunchbox

Greeningz

We Never Expected Farrah Abraham To Have A Car Like This

Miss Penny Stocks

Comments for this thread are now closed



0 Comments

Pamplin Media

Login ▾

Recommend

Share

Sort by Best ▾

This discussion has been closed.

Subscribe

Add Disqus to your siteAdd DisqusAdd

Disqus' Privacy PolicyPrivacy PolicyPrivacy

Go to top

News

Wilsonville: A hot rental market?

Wilsonville outpacing other suburban cities with rent increases and unit prices

By:

Shuly Wasserstrom (<https://www.koin.com/meet-the-team/shuly-wasserstrom/846695948>)

✉ (<mailto:shuly.wasserstrom@koin.com>)

Updated: Apr 06, 2017 05:53 AM PDT



With lengthy sections of apartment complexes situated in Wilsonville, many of the city's residents are affected by rent fluctuations. (Spokesman/ Vern Uyetake)

Claire Green, The Wilsonville Spokesman - WILSONVILLE, Ore. (WILSONVILLE SPOKESMAN) --- When Samantha Andrews, 31, moved to Wilsonville in 2011 to be nearer to her job, the choice made sense from both a financial and practical standpoint.



Wilsonville resident and longtime renter Samantha Andrews moved to Wilsonville in 2011 to be closer to her job. Since then, she's put down roots and become attached to the community. But due to rent increases, Andrews may have to start considering relocation. (Spokesman/ Vern Uyetake)

She found a three-bedroom apartment at Berkshire Court for \$1,000 that she shared with a friend. After a year, Andrews moved out on her own and downsized to a two-bedroom, two-bath apartment at Sundial

Apartments for \$900 a month in 2012.

But throughout the Portland metro area, rent increases have been hitting multifamily-dwelling residents particularly hard in recent years. Management at apartment complexes largely cite a hot housing market for the trend and industry analysts typically agree, saying that the housing supply falls short of resident demand for space, allowing prices to rise or even skyrocket in some metro pockets.

One of the areas experiencing this climb in rent rates is Wilsonville.

An increase of nearly 100 percent in the last five years following each lease renewal has pushed Andrews' monthly rent up to \$1,800 and her financial situation to the brink.

"Me and my fiancé together struggle to make things come together, because when you add in electricity, internet, your cell phone and a car payment, you have nothing left," Andrews says, adding that despite having multiple incomes in her home, after being between jobs for a couple of months she almost couldn't keep the apartment. "I had to use my entire 401k to keep us afloat."

According to Clackamas County Assessments & Taxation Assessor Bob Vroman, a potent combination of market pressures has resulted in the current increases and heating market.

During the 2008 recession, Vroman says that that new construction projects throughout the region typically ground to a halt, with few exceptions. But between 2008 and 2017, in-migration from other states and more rural areas has created an imbalance where there is more demand for housing than there is inventory available. For those with budget limitations, these pressures can be crushing.

"The dynamics of the housing market have changed during these recovery years because of those factors," Vroman says.

According to apartment appraisal specialist Mark D. Barry of Barry & Associates, aside from market pressures, Wilsonville is unique compared to its suburban neighbors because of its optimal position on Interstate 5 between Portland and Salem and close proximity to industrial employers. This combination has attracted many large investment development firms over the years that built a number of complexes with 100-plus units that are run by equally large management companies.

But even for those who may be more willing or able to pay a higher premium for an apartment, pickings are sparse because of the influx to the market.

When Mike McCarty, native to and longtime resident of California, came to Wilsonville February of 2017 to become the new Wilsonville Parks and Recreation director, he was shocked by the prices and lack of availability of units on the market.

"They told me that it was a 2 percent vacancy rate for renters (in Wilsonville)," McCarty says. "And with my dog, they told me that it was .5 percent."

Even after securing something, McCarty said that the unit was both larger and more expensive than he wanted, but after having already lost one unit after taking time to think it over, he wasn't going to take any more chances.

"It's a hot market for sure," he says. "I just got really fortunate that something fell into my lap, but again, moving in, I had to take it sight-unseen because it was probably going to be the only chance I got."

Looking at countywide rent rates over the past three years collected by Clackamas County and compiled in its annual, countywide rent studies, in 2013 median quality, one-bedroom apartments went for \$675. Those same apartments jumped to renting for \$825 in 2014 and \$950 in 2015.

"Although it's a generalization, we probably haven't seen the same level of increase that you see closer in to the Portland metropolitan core area, because we're still a suburban market, so we probably saw those significant increases start a little bit later and begin to certainly increase," Vroman says.

Although numbers are still coming in from the final quarter of 2016, Vroman estimates that the initial numbers are tracking very closely to Portland numbers, with rents increasing in the 8-11 percent ballpark for 2016.

According to Clackamas County Appraisal Supervisor Lynn Longfellow, the market isn't looking like it's going to start cooling down anytime soon.

"People are still coming here," Longfellow says. "Our unemployment rate is low so people are employed... but the pressure on the rental market is really, really hard."

For renters like Andrews, these market pressures are inescapable and she says that they're "the reality that we're in right now." But she also admits that this knowledge doesn't make the situation any less bitter a pill to swallow.

"At the very least, people should know what they are getting into before they make the choice to begin a life in Wilsonville," Andrews says. "Had I known this would happen, I might have started my life somewhere else but now I'm rooted in this community and would be very lost if, and probably when, I have to leave it."

The Wilsonville Spokesman is a KOIN media partner.

Copyright by KOIN - All rights reserved
