



PLANNING COMMISSION STAFF REPORT

Meeting Date: February 13, 2019	Subject: Basalt Creek Comprehensive Plan & TSP Amendments Staff Members: Miranda Bateschell and Kimberly Rybold, AICP Department: Community Development Department
Action Required	Advisory Board/Commission Recommendation
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: 2/13/2019 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: The Planning Commission action is in the form of a recommendation to the City Council.
Staff Recommendation: Staff recommends the Planning Commission conduct the public hearing, and when complete, forward a recommendation of approval to the City Council.	
Recommended Language for Motion: I move the Planning Commission adopt LP19-0001 recommending approval of the Basalt Creek Comprehensive Plan and TSP Amendments.	
Project / Issue Relates To:	
<input checked="" type="checkbox"/> Council Goals/Priorities Basalt Creek Concept Plan	<input type="checkbox"/> Adopted Master Plan(s)
<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMMISSION:

In 2004, Metro added the Basalt Creek Planning Area to the region's Urban Growth Boundary (UGB) in order to accommodate growth in industrial employment. The area consists of approximately 847 acres, located west of I-5 between the cities of Tualatin and Wilsonville, known as the Basalt Creek and West Railroad Areas and generally referred to as the "Basalt

Creek Planning Area (BCPA).” In 2011, the two cities, Metro, and Washington County entered into an Inter-Governmental Agreement (IGA) that outlines the coordinated planning responsibilities regarding the BCPA. The project team worked with property owners, citizens, service providers, regional partners, and both Cities’ Planning Commissions and City Councils, to complete transportation, infrastructure and land use planning. The Cities of Tualatin and Wilsonville adopted the Basalt Creek Concept Plan in August 2018, which presents a unified framework for future development in the BCPA. The proposed Comprehensive Plan and Transportation Systems Plan (TSP) amendments will reflect the City’s adoption of the Basalt Creek Concept Plan. Per the 2018 Inter-Governmental Agreement with Metro outlining the land use decision-making process between Wilsonville and Tualatin, the Comprehensive Plan amendments associated with the Basalt Creek Concept Plan must be adopted by May 3, 2019.

EXECUTIVE SUMMARY:

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

The proposed Comprehensive Plan Amendments (Attachment A) include:

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

The proposed TSP Amendments (Attachment B) include the:

- Current alignment of 124th Avenue extension and the Basalt Creek Parkway extension from 124th Avenue to Boones Ferry Road.
- Grahams Ferry Road widening to three lanes from Day Road to Basalt Creek Pkwy.
- Boones Ferry widening to 5-lanes from Day Road to Basalt Creek Parkway.
- Day Road overcrossing (Boones Ferry Road to Elligsen Road) to the additional planned project list (unfunded).
- Boones Ferry Road/95th Avenue Intersection access management project.
- Second southbound right turn lane on the ramp at Boones Ferry Road/I-5 Southbound.
- Basalt Creek Canyon and I-5 Easement trail projects on the bicycle/pedestrian map.
- Garden Acres Road (from Grahams Ferry Road to Ridder Road) designation as a Minor Arterial.
- Selected Brown Road Extension Alignment to 5th Street.
- Updated figures to show new City of Wilsonville jurisdiction.

City staff held a work session with the Planning Commission on December 12, 2018 to seek feedback on the proposed amendments. At the work session, a question was raised about the inclusion of warehousing in the High Tech Employment District. The Basalt Creek Concept Plan notes that this district is planned for a mix of employment uses, including warehousing. The Concept Plan included warehousing as a component of these uses, reflecting existing examples of existing high-tech industrial development. To address concern that this may not be the most prominent employment use in this district, planned uses in the updated text are reorganized to emphasize high-tech employment and manufacturing over warehousing, recognizing that warehousing may be a component of these uses.

Staff continues to coordinate with Washington County to update the UPAA to include the Basalt Creek Planning Area. This update will reflect the future boundary between Wilsonville and Tualatin as determined through the Concept Plan, and will give Wilsonville planning authority over the portion of the BCPA south of the Basalt Creek Parkway and SW Greenhill Lane. Adoption of a revised Urban Planning Area Agreement by Washington County and the City is expected this spring.

EXPECTED RESULTS:

Adoption of the Basalt Creek Comprehensive Plan and TSP Amendments will set the stage for the next great business district in Wilsonville.

TIMELINE:

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

CURRENT YEAR BUDGET IMPACTS:

The fiscal year budget allocated \$45,000 for CIP #3000 for staff time to adopt the Comprehensive Plan Amendments. A portion of the professional services funds from the Planning Division budget will cover consultant time to prepare the TSP Amendments.

FINANCIAL REVIEW / COMMENTS:

n/a

LEGAL REVIEW / COMMENT:

n/a

COMMUNITY INVOLVEMENT PROCESS:

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

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The Basalt Creek area is important for the long-term growth of Tualatin, Wilsonville, and the Metro region. The Basalt Creek area presents an opportunity to integrate jobs and housing, develop efficient transportation and utility systems, create an attractive residential and business community, incorporate natural resource areas, and provide recreational opportunities as community amenities and assets.

ALTERNATIVES:

The Planning Commission may provide recommendations and modifications to the Comprehensive Plan and TSP Amendments.

CITY MANAGER COMMENT:

n/a

ATTACHMENTS:

- A. Draft Comprehensive Plan Amendments (dated: February 6, 2019)
- B. Draft TSP Amendments and Memo (dated: February 5, 2019)
- C. Comprehensive Plan and TSP Amendments Findings Report
- D. Basalt Creek Comprehensive Plan and TSP Amendments Planning Commission Record Index
- E. Staff Response to Public Comment