



BASALT CREEK CONCEPT PLAN

Attachment 2: Concept Plan Findings Report

Draft CONCLUSIONARY FINDINGS
July 3, 2018

In support of Approval of Application #LP18-0005
BASALT CREEK CONCEPT PLAN

Definition of a Conceptual Land Use Plan:

The Wilsonville Comprehensive Plan does not define or provide specific direction for conceptual land use plan elements. For the purpose of this staff report, the following description is used:

A conceptual land use plan addresses the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for a study area. It uses a pictorial presentation to show the ultimate development layout of a site, which may be developed, in successive stages or subdivisions. A conceptual plan need not be completely engineered, but it should have sufficient detail to illustrate the site's inherent features and probable development pattern.

Comprehensive Plan Supporting Documents:

All of the documents listed on pages 5-6 of the Comprehensive Plan, including amendments that may subsequently be made, should be considered to be supportive of the contents of the Comprehensive Plan. However, only those documents that have been specifically adopted by the City Council as part of the Comprehensive Plan shall have the force and effect of the Plan. Adoption of the Basalt Creek Concept Plan is not a land use decision. It is supportive of the Comprehensive Plan, but is not being adopted as a sub-element. Following adoption of the Concept Plan and subsequent amendment of the Urban Planning Area Agreement with Washington County, Comprehensive Plan Amendments will be adopted.

WILSONVILLE DEVELOPMENT CODE

Section 4.032. Authority of the Planning Commission.

(.01) As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:

B. Legislative changes to, or adoption of new elements or sub-elements of, the Comprehensive Plan;

Response: The Basalt Creek Concept Plan is a support document of the Wilsonville Comprehensive Plan, and as such is not a land use action. However, it will guide future Comprehensive Plan and Development Code amendments. The Planning Commission will conduct a public hearing on July 11, 2018, providing the City Council with a recommendation on the Basalt Creek Concept Plan. The City Council is the final local authority on this Plan. **These criteria are satisfied.**

Section 4.033. Authority of City Council.

(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:

- B. Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.
- E. Consideration of the recommendations of the Planning Commission.

Response: The City Council has received a recommendation from the Planning Commission to [adopt/other] the Basalt Creek Concept Plan. The City Council is the final local authority regarding adoption of the Basalt Creek Concept Plan, which will be adopted via Resolution as a supporting document of the City's Comprehensive Plan. **These criteria are satisfied.**

(.02) When a decision or approval of the Council is required, the Planning Director shall schedule a public hearing pursuant to Section 4.013. At the public hearing the staff shall review the report of the Planning Commission or Development Review Board and provide other pertinent information, and interested persons shall be given the opportunity to present testimony and information relevant to the proposal and make final arguments why the matter shall not be approved and, if approved, the nature of the provisions to be contained in approving action.

(.03) To the extent that a finding of fact is required, the Council shall make a finding for each of the criteria applicable and in doing so may sustain or reverse a finding of the Planning Commission or Development Review Board. The Council may delete, add or modify any of the provisions pertaining to the proposal or attach certain development or use conditions beyond those warranted for compliance with standards in granting an approval if the Council determines the conditions are appropriate to fulfill the criteria for approval.

Response: Following the public hearing before the Planning Commission on July 11, 2018, the Planning Director scheduled an August 6, 2018, public hearing before the City Council, at which time the Council will review the findings and recommendations provided by the Planning Commission. **At conclusion of the public hearing process before the Council, these criteria will be satisfied.**

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

(.01) Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:

- A. That the proposed amendment meets a public need that has been identified;
- B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;
- C. That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and

D. *That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

Response: Preparation of the Basalt Creek Concept Plan is a City Council Goal. The Concept Plan addresses regional requirements to responsibly plan for and ultimately serve and govern areas added to the city's Urban Growth Boundary (UGB). This package (Case File # LP18 0005) does not include any proposed amendments to the Comprehensive Plan. The Basalt Creek Planning Area was added to the city's UGB in 2004 to help meet a regional industrial lands need. Accordingly, the Concept Plan has been prepared in compliance with the requirements of Metro's Urban Growth Management Functional Plan Title 11. In addition, the vision and guiding principles in the Concept Plan follow the tenets of the Comprehensive Plan and will be the basis of future text and map proposals. **The above criteria are satisfied.**

WILSONVILLE COMPREHENSIVE PLAN

Citizen Involvement

Goal 1.1: *To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

Policy 1.1.1: *The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.*

Response: A Public Involvement Plan directed the citizen involvement during the Basalt Creek Concept Planning process (see Appendix B to the Basalt Creek Concept Plan). Attachments 3-10 contain a list of public outreach efforts and public meetings that were conducted as part of the planning process as well as a complete summary of public involvement activities and comments. The Cities of Wilsonville and Tualatin jointly hosted two widely-advertised public forums to present and discuss the project's findings and recommendations. At every stage of the project, documents and maps were posted to the City-hosted project web page and project updates were sent to property owners and interested parties nearly monthly during the duration of the project. The project was highlighted in the City newsletter, which is mailed to every property in the 97070 zip code and the Wilsonville Spokesman.

The City Council and Planning Commission conducted numerous work sessions (including Joint Council work sessions between the Tualatin and Wilsonville City Councils) on the guiding principles, different land uses and jurisdictional boundary scenarios, conceptual infrastructure systems, natural resources and open spaces, and recommendations contained in the Basalt Creek Concept Plan. These work sessions were televised, streamed online, and open to the public. The Council and the Commission have received public testimony in regular meetings under citizen input regarding various aspects of the draft Concept Plan. City Staff also met with numerous property owners, including site visits, to discuss the project. Public notice of the public hearing was mailed to property owners in the Basalt Creek area, affected agencies and a list of interested individuals, as well as posted in three locations throughout the community, included in the local newspaper, and emailed to the interested parties list. **The above criteria have been met.**

Implementation Measure 1.1.1.a: *Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.*

Response: The Planning Commission practice is to conduct a minimum of one work session per legislative agenda item allowing for early involvement into the concepts being proposed. The Commission held numerous work sessions on this project (see Attachment 3 Public Meeting Index Record). Staff reports, technical analysis and memoranda were posted on the project website throughout the project, and draft versions of the Concept Plan and all supporting documents have been available in paper and digital form, as well as on the City web site, since project inception. **This criterion is met.**

Implementation Measure 1.1.1.e: *Encourage the participation of individuals who meet any of the following criteria:*

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City’s planning area or Urban Growth Boundary adjacent to Wilsonville.*

Response: Through the public open house process, work sessions, public notification, website and public hearing schedule, the City has encouraged the participation of a wide variety of individuals representing the groups listed above. Project updates were sent to property owners within the Planning Area and interested parties nearly monthly during the duration of the project. **This criterion is met.**

Implementation Measure 1.1.1.f: *Establish and maintain procedures that will allow any interested parties to supply information.*

Response: The established procedures, public notification processes and City website notifications allow interested parties to supply information. The Commission and Council citizen input portions of regular meetings have also provided an important venue for citizen communication on the Plan. Citizen Input and information supplied can be found in Attachment 7. **This criterion is met.**

Goal 1.2: *For Wilsonville to have an interested, informed, and involved citizenry.*

Policy 1.2.1: *The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.*

Response: Through the two public open houses, regularly mailed project updates, Planning Commission and City Council work session schedules, public hearing notices, e-news updates, Planning Commission meeting minutes, project-related materials and announcements on the City website, and Spokesman/Boones Ferry Messenger articles, the City has informed and encouraged the participation of a wide variety of individuals. **This criterion is met.**

Policy 1.3: *The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.*

Implementation Measure 1.3.1.b *Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and public utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.*

Response: Regional partners, affected public agencies and public utility providers participated on the project's Agency Review Team (ART) that met three times during the planning process to review key deliverables and provide input on the Concept Plan. The Plan was also recently distributed to the ART to keep them informed and to solicit any comments. In addition, these representatives and others from interested agencies received updates and draft documents through the mailings to Interested Parties of the Basalt Creek Concept Plan. **This criterion is met.**

Urban Growth Management

Goal 2.1: *To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.*

Policy 2.2.1: *The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.*

Response: The Basalt Creek Concept Plan supports the Comprehensive Plan in its approach to planning for future employment growth and industrial development in the Basalt Creek Planning Area. The Concept Plan is the vehicle that will lead to Comprehensive Plan map and text amendments, providing the framework for future urbanization of the area. **This criterion is met.**

School and Educational Services

Policy 3.1.10: *The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.*

Response: The Basalt Creek Planning Area is located in the Sherwood School District. A representative from the District participated on the project's Agency Review Team and received updates sent to the project's interested parties. Wilsonville is not planning for residential growth in the area and as a result will not need to plan for siting schools in the Planning Area. **This criterion is met.**

Parks/Recreation/Open Space

Policy 3.1.11: *The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.*

Response: The Basalt Creek Concept Plan identifies the need for parks and open space amenities in the Planning Area to serve future employees and residents (see Attachment 1 Basalt Creek Concept Plan, page 42). As a primarily industrial area, the Wilsonville portion of the Basalt Creek Planning Area could provide smaller pocket parks, industrial waysides, and active recreational amenities for daytime employees and visitors, and the City of Tualatin will provide a neighborhood park to serve existing and future residents. The Plan also identified the Basalt Creek Canyon natural area, which spans both cities, as a significant opportunity to provide a regionally-connected off-street trail and open space in the Planning Area. Both Cities will coordinate on trail planning particularly as it relates to the Basalt Creek Canyon. The boundary

of the Basalt Creek corridor will be refined and mapped as SROZ consistent with the policies of the Comprehensive Plan and the Wilsonville Development Code at the time of annexation and development review. Areas of the site also include a BPA powerline easement, upland habitat and other natural and open areas that are supportive of the above Policy. The Concept Plan is consistent with the adopted 2007 citywide Parks and Recreation Master Plan. **This criterion is met.**

Transportation

GOAL 3.2: *To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principal reliance upon any one mode of transportation.*

Policy 3.2.1 *To provide for safe and efficient vehicular, transit, pedestrian and bicycle access and circulation.*

Implementation Measure 3.2.1.a *Provide a safe, well-connected, and efficient network of streets and supporting infrastructure for all travel modes.*

Policy 3.2.2 *To provide for a mix of planned transportation facilities and services that are sufficient to ensure economical, sustainable and environmentally sound mobility and accessibility for all residents and employees in the city.*

Response: The Basalt Creek Concept Plan contains a transportation framework that focuses on connectivity, circulation and safety. The Plan has been developed with multiple modes of transportation in mind, with the major new roads and improvements to be constructed as laid out in the 2013 Basalt Creek Transportation Refinement Plan (TRP) adopted by City Council (see Appendix J). The Concept Plan also outlines bicycle and pedestrian enhancements including an opportunity for a separated-grade crossing of the Basalt Creek Parkway, off-street trail planning, and potential transit routes (see Attachment 1 Basalt Creek Concept Plan, Figure 11). The transportation framework in the Plan is directly supportive of the above transportation goals, policies and implementation measures. **These criteria are satisfied.**

GOAL 3.4: *To facilitate the safe, efficient and economic flow of freight and other goods and services within the city and the region.*

Policy 3.4.1: *Upgrade and or complete the street network on the west side of I-5, including in the Coffee Creek and Basalt Creek areas, to serve the warehousing, distribution, and other industrial uses located there.*

Response: The Basalt Creek Concept Plan contains a transportation framework that focuses on connectivity, circulation and safety. The 2013 Basalt Creek TRP determined the major transportation system connecting Tualatin-Sherwood Road to I-5 in North Wilsonville through the Basalt Creek Planning Area, setting the stage for land use concept planning and comprehensive plan development for the Basalt Creek area. The transportation system in the Basalt Creek area is driven not only by future growth in the Basalt Creek Planning area itself, but by future growth in surrounding areas targeted for industrial development. The Tonquin Employment Area, Southwest Tualatin Concept Planning Area, and Coffee Creek Planning Area together comprise about 1,000 acres surrounding the Basalt Creek area that are planned primarily for industrial use. These areas are expected to generate growing freight and work-related travel demands on the multi-modal transportation network that runs through the Basalt Creek area.

Major new roads and improvements will be constructed as laid out in the 2013 TRP, which is also coordinated with the 2014 Metro Regional Transportation Plan (RTP). Basalt Creek Parkway, portions of which are currently under construction, will be a major east-west arterial, with limited access (connecting only at Grahams Ferry and Boones Ferry Roads), creating a new connection between I-5 and 99W. Further roadway improvements—such as adding capacity to north-south collectors, widening Day Road to five lanes, and two additional I-5 crossings at Day and Greenhill—will be needed to handle future traffic levels as the area is built out. Local roads connecting to this network will be planned and built by property owners as the area develops. **These criteria are satisfied.**

Land Use and Development

Policy 4.1.2: *The City of Wilsonville shall encourage commercial growth primarily to serve local needs as well as adjacent rural and agricultural lands.*

Policy 4.1.2: *The City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.*

Response: The Basalt Creek Concept Plan identifies a range of industrial and employment uses appropriate for the Basalt Creek Planning Area (see Attachment 1 Basalt Creek Concept Plan, Figure 8). In the Wilsonville portion of the Planning Area, small retail establishments may be allowed consistent with City Code that support the businesses and employees in the area. In the Tualatin portion, a small neighborhood retail node has also been drawn to provide the opportunity for localized commercial services for surrounding residential, employment and rural land uses. **This criterion is met.**

Policy 4.1.3: *The City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.*

Implementation Measure 4.1.3.a: *Develop an attractive and economically sound community.*

Implementation Measure 4.1.3.b: *Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth and a broad tax base.*

Implementation Measure 4.1.3.c: *Favor capital intensive, rather than labor intensive, industries within the City.*

Implementation Measure 4.1.3.d: *Encourage industries interested in and willing to participate in development and preservation of a high-quality environment. Continue to require adherence to performance standards for all industrial operations within the City.*

Implementation Measure 4.1.3.e: *Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.*

Implementation Measure 4.1.3.f: *Encourage a diversity of industries compatible with the Plan to provide a variety of jobs for the citizens of the City and the local area.*

Implementation Measure 4.1.3.j: *All industrial areas will be developed in a manner consistent with industrial planned development in Wilsonville. Non-industrial uses may be allowed within a Planned Development Industrial Zone, provided that those non-industrial uses do not limit the industrial development potential of the area.*

Response: The Basalt Creek Planning Area is located adjacent to other industrial and employment areas in the City of Wilsonville, including the Coffee Creek Industrial Area, and has

long been part of the City's vision for an attractive business district at the north end of the community adjacent to, and with great access to, I-5. Wilsonville land uses identified in the Basalt Creek Concept Plan include a mix of employment development types and a modest opportunity for live/work housing (see Attachment 1 Basalt Creek Concept Plan, Figure 8). These land uses include light industrial, high-tech employment, and craft industrial. This mix encourages a diversity of industries and employment opportunities for citizens, provides flexibility to meet a range of market demands, and focuses on high-quality industrial development, supporting the adjacent and nearby industrial areas. The possibility for live/work housing is within the Craft Industrial designated areas, which are located on parcels adjacent to the Basalt Creek corridor, a significant natural resource, and residentially-designated areas in the Tualatin planning area of the Concept Plan. These planned uses are compatible with existing and planned uses in the City as well as nearby Tualatin. As outlined in the Concept Plan, the Wilsonville employment development types are also consistent with industrial planned development in the City, with the residential (live-work) and retail uses being integrated with and not limiting the industrial uses in the Planning Area. The Concept Plan also identifies significant natural resources, which businesses will be required to preserve. The Concept Plan supports and encourages light industry compatible with the Comprehensive Plan, existing and long-term development of the City. **This criterion is met.**

STATEWIDE PLANNING GOALS

Statewide Planning Goal #1 - Citizen Involvement (OAR 660-015-0000(1)): *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

Response: Please refer to the Public Involvement Plan located in Appendix B and to Attachments 3-10 for the complete public involvement and comment summary. Two public open houses and numerous work sessions were held with both the Planning Commission and City Council throughout the project. The project web site has been updated regularly containing all of the information and maps created for the project. City Staff have met with numerous property owners over several years always being readily available to answer specific questions. The City of Wilsonville has provided notice of public hearings before the Planning Commission and City Council consistent with the Planning and Land Development Ordinance requirements. Such notices were published in the Wilsonville Spokesman, and were provided to a list of interested agencies, emailed to interested parties, mailed to interested parties and property owners in the Planning Area, mailed to each property owner in and within 250 feet of the Wilsonville portion of the planning area, and posted in three locations throughout the City and on the City's website. At the upcoming public hearing, the public will be afforded an opportunity to provide public testimony. **This Statewide Planning Goal is met.**

Statewide Planning Goal #2 - Land Use Planning (OAR 660-015-0000(2)): *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Response: This goal is implemented through the applicable Goals and Policies in the Land Use and Development section of the Wilsonville Comprehensive Plan. Because the Basalt Creek Concept Plan is a supporting element of the City's Comprehensive Plan, the application to adopt the Plan was processed pursuant to the legislative decision process outlined in the City Code. The Plan is consistent with Statewide Planning Goal 2. **This goal is met.**

Statewide Planning Goal #5 – Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR 660-015-0000(5)): *To protect natural resources and conserve scenic and historic areas and open spaces.*

Response: This goal is implemented through the applicable Park/Recreation/Open Space Goals and Policies in the Public Facilities and Services sections of the Comprehensive Plan. The City Code contains specific review criteria for establishing a Significant Resource Overlay Zone (Development Code Section 4.139.00, SROZ Ordinance) to ensure that designated Goal 5 resources are appropriately considered when development is proposed. Goal 5 resources were considered as part of the Plan. Appendix A of the Concept Plan outlines all the existing Natural and Historic Resources in the planning area, including the Basalt Creek corridor. These resources will be refined and mapped as SROZ consistent with the policies of the Comprehensive Plan and the Wilsonville Development Code at the time of annexation and development review. **This goal is met.**

Statewide Planning Goal # 7 – Areas Subject to Natural Disasters and Hazards (OAR 660-015-0000(7)): *To protect people and property from natural hazards.*

Response: Areas subject to natural disasters and hazards, such as floodplain or steep slopes have been considered in the development of the Buildable Lands Inventory for the Basalt Creek Concept Plan which can be found in Appendix A. **This goal is met.**

Statewide Planning Goal #8 – Recreational Needs (OAR 660-015-0000(8)): *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Response: The Basalt Creek Concept Plan identifies important recreational opportunities for the employees and residents nearby and in the Planning Area through the use of trails and open spaces, particularly near the Basalt Creek natural area (see Attachment 1 Basalt Creek Concept Plan, Figure 11). The Concept Plan calls for coordination between the Cities to provide a trail near the Basalt Creek natural area. It also outlines the potential to connect this trail, via bike and pedestrian facilities, to the regional Ice Age Tonquin Trail, a 22-mile trail alignment through Wilsonville, Tualatin, and Sherwood, which includes a section bordering the Basalt Creek Planning Area, and is intended to complement the Ice Age Floods National Geological Trail Planning (the national trail will be a network of driving routes with spurs for biking and walking, from Montana to the Pacific Ocean). **This goal is met.**

Statewide Planning Goal #9 – Economic Development (OAR 660-015-0000(9)): *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Response: Metro added the Basalt Creek Planning Area to the UGB in 2004 as it was identified as suitable for industrial development due to relatively flat parcels and its proximity to the I-5 corridor and to an existing industrial area in Wilsonville. The ordinance states the Planning Area "...is most suitable for warehousing and distribution, among other industrial uses." The area is mapped and identified as an "Industrial Area" in Metro's Title 4 Code. The majority of the acreage in the Basalt Creek Planning Area is designated for employment use by the Concept Plan (see Attachment 1 Basalt Creek Concept Plan, Figure 8). Basalt Creek planning area is located near one of the region's largest clusters of employment land, including existing developed areas in Tualatin, Wilsonville, and Sherwood and planned future employment areas of Southwest Tualatin, Tonquin Employment Area, and Coffee Creek. Viewed together, these areas comprise one of the largest industrial and employment clusters in the region. The portion of the Basalt Creek Concept Planning Area designated as future City of Wilsonville is planned for a variety of employment-based uses: warehouse, manufacturing, high-tech, and craft industrial. This diverse economic activity will provide a range of job opportunities for the state, region and local cities with easy access adjacent to I-5. **This goal is met.**

Statewide Planning Goal #11 – Public Facilities and Services (OAR 660-015-0000(11)):

Response: The Basalt Creek Concept Plan outlines conceptual systems for the type, locations and delivery of public facilities and services in a manner that best supports the proposed land uses. The Concept Plan covers transportation, schools, parks, drinking water, sanitary sewer and stormwater systems (see Attachment 1 Basalt Creek Concept Plan, pages 33 – 52). The Concept

Plan also outlines the service boundaries for other public services such as libraries and law enforcement will be extended by each City to incorporate the Basalt Creek Planning Area into their respective service districts. The Concept Plan provides direction for and will be integrated into future facility and capital improvement plans. **This goal is met.**

Statewide Planning Goal #12 – Transportation (OAR 660-015-0000(12)): *To provide and encourage a safe, convenient and economic transportation system.*

The Basalt Creek Concept Plan contains a transportation framework that focuses on connectivity, circulation and safety. The Plan has been developed with multiple modes of transportation in mind, with the major new roads and improvements to be constructed as laid out in the 2013 Basalt Creek Transportation Refinement Plan (TRP) adopted by City Council (see Appendix J). The Concept Plan also outlines bicycle and pedestrian enhancements, including an opportunity for a separated-grade crossing of the Basalt Creek Parkway, off-street trail planning, and potential transit routes. **This goal is met.**

Statewide Planning Goal #14 – Urbanization (OAR 660-015-0000(14)): *To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

Response: Metro added the Basalt Creek Planning Area to the UGB in 2004 to meet a regional industrial lands need. The Concept Plan accommodates urban employment inside the Planning Area, consistent with the identified need, to ensure efficient use of land, and to provide for livable communities. The employment types identified in the Concept Plan utilize land more efficiently. The Concept Plan also calls for appropriately designed transitions between different land use patterns as well as the protection of, and provision of access to, significant natural resources in the area to provide a more livable community. The Concept Plan identifies amending the City’s Urban Planning Area Agreement (UPAA) with Washington County as the first step in implementing the Plan and enabling urbanization in the Planning Area. The UPAA addresses the planning authority, coordination, and future service provisions in new urban areas. **This goal is met.**

METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN (UGMFP)

Title 3: Water Quality and Flood Management – *Protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities and protecting life and property from dangers associated with flooding.*

Response: The City of Wilsonville is in compliance with Title 3 of the UGMFP. Figure 12 in the Basalt Creek Concept Plan depicts the land constraints in the Planning Area including Title 3 areas (see Appendix A for more information). This information will direct the mapping of riparian corridors and wetlands into the City’s Significant Resource Overlay Zone (SROZ) that will be required at the time of annexation and development. **This title is met.**

Title 4: Industrial and Other Employment Areas – *Provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas, Industrial and Employment Areas.*

Response: The Basalt Creek Planning Area is mapped as a Metro Title 4 Industrial Area. The majority of the acreage in the Basalt Creek Planning Area (see Figure 8 in the Basalt Creek Concept Plan) is designated for employment use by the Concept Plan. The land use designations provide for a range of industrial development types including manufacturing, warehouse, and office uses. This information will direct Comprehensive Plan Amendments, following adoption of the Concept Plan and subsequent amendment of the Urban Planning Area Agreement with Washington County. The City of Wilsonville is in compliance with Title 4 of the UGMFP; Comprehensive Plan land use designations, and future zoning classifications, will be consistent with the requirements in Title 4 of the UGMFP. **This title is met.**

Title 11: Concept Planning – Please refer to Appendix D of the Basalt Creek Concept Plan for a full analysis of the Urban Growth Management Functional Plan requirements for concept planning urban reserves. **Appendix D in Attachment 1 demonstrates compliance with the requirements of Title 11.**

Title 13: Nature in Neighborhoods – *Conserve, protect, and restore a continuous ecologically viable streamside corridor system, from the streams' headwaters to their confluence with other streams and rivers, and with their floodplains in a manner that is integrated with upland wildlife habitat and with the surrounding urban landscape; and to control and prevent water pollution for the protection of the public health and safety, and to maintain and improve water quality throughout the region.*

Response:

The City of Wilsonville is in compliance with Title 13 of the UGMFP. Figure 12 in the Basalt Creek Concept Plan depicts the land constraints in the Planning Area including Title 13 riparian and upland habitat areas (see Appendix A for more information). This information will direct the mapping of riparian corridors, wetlands, and upland habitat areas into the City's SROZ that will be required at the time of annexation and development review. **This title is met.**

GENERAL CONCLUSIONARY SUMMARY OF FINDINGS

The Basalt Creek Concept Plan complies with, and demonstrates that the City's adopted policies comply with, applicable Statewide Planning Goals, Metro regulations including Title 11, the Wilsonville Comprehensive Plan, and applicable provisions of the City's Development Code.