



# 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

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### **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.

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**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