

**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