



City of Tualatin

Attachment H3:

Public Comment Record 2016



From: [Karen](#)
To: [Aquilla Hurd-Ravich](#)
Subject: Re: Contact Form Submission from Karen Alvstad
Date: Tuesday, January 12, 2016 8:42:23 AM

Aquilla,

I do appreciate the complexity of such a project. My husband and I have attended numerous city council and public meetings including the last one where the the councils could not vote on the boundary due to a parliamentary detail where the meeting hadn't been correctly "labeled". Have the councils now voted? Again I ask if there is any sort of deadline for submission of the plan to Metro?

Thank you,

Karen Alvstad

Sent from my iPad

> On Jan 7, 2016, at 1:14 PM, Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us> wrote:

>

> Hi Karen,

> Thank you for the comment and for following the Basalt Creek project. The project team is diligently working on the next steps and a timeline which will include the public meeting. Now that we have clear direction on where the boundary should go we can continue putting together information for the public meeting.

>

> Thanks for contacting us,

>

> Aquilla Hurd-Ravich, AICP

> Planning Manager

> City of Tualatin | Community Development Department

> 503.691.3028 | www.tualatinoregon.gov.

>

> -----Original Message-----

> From: Karen Alvstad [<mailto:kalvstad@hotmail.com>]

> Sent: Wednesday, January 06, 2016 1:40 PM

> To: Cindy Hahn

> Subject: Contact Form Submission from Karen Alvstad

>

> Name: Karen Alvstad

>

> Email: kalvstad@hotmail.com

>

> Comments: Has Metro issued a deadline for Tualatin/Wilsonville councils to present a plan for Basalt Creek? If so, when? If not, do the cities have an idea of when it will be finished? When will landowners no longer be bound by the 20 acre minimum? Also, what is the holdup on the public meeting? Thank you, Karen Alvstad

From: [G Lucini](#)
To: [Aquilla Hurd-Ravich](#); [Bateschell, Miranda](#)
Subject: Upcoming Meetings on Basalt Creek Planning?
Date: Sunday, February 07, 2016 12:17:15 PM

Hi Aquilla and Miranda,

Are there any meetings scheduled for Basalt Creek Concept Planning?

Looking at the BasaltCreek.com website I don't see anything scheduled for Feb or Mar, and we didn't receive any letters via snail mail as to the status of the project. A couple of people have asked me if I had heard anything as they had also check the website.....

Thanks,
Grace Lucini

From: [Stephen Anderson](#)
To: "[Cindy Hahn](#)"
Subject: RE: Basalt Creek Concept Plan Project - November Notice of Upcoming Public Meetings
Date: Wednesday, March 09, 2016 9:49:22 AM
Attachments: [image003.png](#)

Good morning, Cindy,

I have been following the Basalt Creek Concept development, but I have not been able to find a detailed map of the current 'Base Plan' on the web site. Is it available to look over? Would it be possible to have you send me a copy?

Since the planning work seems to have extended beyond the 24 month schedule, is there a new schedule of events (actual decisions, not planning sessions) for the Basalt creek area? This would be very helpful for landowners as well.

Thanks!

Steve

Stephen F. Anderson, P.E.



Sustainable and Efficient Power Production
Stephen.Anderson@Frontier.com
503.297.8263

From: Cindy Hahn [<mailto:CHAHN@ci.tualatin.or.us>]
Sent: Friday, November 13, 2015 4:56 PM
To: Stephen Anderson
Cc: Aquilla Hurd-Ravich; Alice Cannon; Bateschell, Miranda; Neamtzu, Chris; Kraushaar, Nancy
Subject: RE: Basalt Creek Concept Plan Project - November Notice of Upcoming Public Meetings

Hi Steve,

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

The information about wells in the area going dry is interesting. If you are able to share any details about which properties are experiencing this problem, it would be helpful as we continue planning for the area.

Please do not hesitate to contact me if you have any other questions or need more information.

Cordially,

Cindy Luxhoj Hahn, AICP

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: chahn@ci.tualatin.or.us

From: Stephen Anderson [<mailto:Stephen.Anderson@Frontier.com>]

Sent: Wednesday, November 11, 2015 1:05 PM

To: Cindy Hahn

Subject: RE: Basalt Creek Concept Plan Project - November Notice of Upcoming Public Meetings

Hi Cindy,

Thanks for sending this along. It is helpful to know where we are on the progress of the study.

But it is also frustrating for the many landowners in the area that need to know what will happen with their land. And many others are anxious to get water and sewer services because their wells have gone dry. Those that are immediately south of Tualatin in the area near Knife River are especially harmed by the delay in decision making.

Is there any chance that Tualatin could move forward immediately to annex parcels piecemeal until the 'study' is completed? This would be a great help to many who have been kept in limbo for many years.

Steve

Stephen F. Anderson

03.297.8263

From: Cindy Hahn [<mailto:CHAHN@ci.tualatin.or.us>]

Sent: Tuesday, November 10, 2015 9:54 AM

Subject: Basalt Creek Concept Plan Project - November Notice of Upcoming Public Meetings



Greetings,

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

At the June 17, 2015 Joint City Council meeting, the Councils reviewed two options for a jurisdictional boundary and land uses in the Basalt Creek planning area. Since that meeting, the Cities of Tualatin and Wilsonville have considered alternative options with the goal of identifying a preferred alternative that satisfies the aspirations of both Cities and provides the best solution for the local community while meeting regional government requirements for concept planning. A meeting has been scheduled for the Tualatin and Wilsonville City Councils to continue the discussion of jurisdictional boundary and land use options for the planning area.

Upcoming Presentations:

- **Joint Tualatin and Wilsonville City Council Meeting:** December 16, 6:00-8:00 pm, Wilsonville City Hall (meeting materials posted December 9).

Future Engagement Opportunities:

- **Public Open House:** A Public Open House is still being planned; however, a date has not yet been determined for this event. More information will be available in future email updates.

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:

Cindy Luxhoj Hahn, AICP

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: chahn@ci.tualatin.or.us

From: [G. Lucini](#)
To: [Jeff Fuchs](#)
Cc: [Dominique Huffman](#); [Aquila Hurd-Ravich](#); [Alice Cannon](#); [Sherilyn Lombos](#); [John Lucini](#)
Subject: Re: Concerns-- Resolution 5272-16 Implications Regarding Basalt Creek Area
Date: Thursday, April 07, 2016 7:16:10 PM

Hi Jeff,

Thank you for taking the time for your thoughtful response to my email.

As you are aware (as you have done an on site visitation to my property--- and have seen the manner in which storm water drainage flows on to my property)--- my husband and I are acutely concerned about the current storm water drainage system and will be particularly interested in any future plans for addressing storm water drainage in the future.

Thanks again,
Grace Lucini

Sent from my iPhone

On Apr 7, 2016, at 1:29 PM, Jeff Fuchs <jfuchs@ci.tualatin.or.us> wrote:

Grace,

Thank you for your questions regarding our upcoming storm water master plan. I will try to answer your questions concisely and as clearly as possible, but please feel free to call me or send me an email if you need a better explanation or if you have other questions.

- <!--[if !supportLists]-->1. <!--[endif]-->**Is it appropriate at this time for the Basalt Creek area to be included within the City of Tualatin Storm Water Master Plan?** We believe this is the appropriate time to included the Basalt Creek Planning Area in the Storm Water Master Plan (SWMP). We included the Planning Area in the SWMP so we can evaluate existing and future drainage conditions for an area that will likely be annexed into Tualatin in the future. Evaluating storm water hydrology and hydraulics in the Basalt Creek Planning area will allow us to better plan for future infrastructure needs by understanding how much runoff to expect and anticipating where the runoff will flow based on existing topography and possible future land uses. Including this work in this contract will allow us to save money versus creating a future separate document just for the Planning Area.
- <!--[if !supportLists]-->2. <!--[endif]-->**If it is appropriate to include the unincorporated area of Washington County into the Master Planning of the City of Tualatin, will property owners within the Basalt Creek area be given the same opportunities for exchanging information and concerns regarding storm water drainage as the stakeholders /CIOs in Tualatin?** Yes.
- <!--[if !supportLists]-->3. <!--[endif]-->**If so, will the same contractual requirements be provided for the inclusion of Basalt Creek Area property owners in the development of the Storm Water Drainage Master Plan- as currently provided the stakeholders/CIOs within Tualatin?** The Public Involvement and Outreach plan for the SWMP has not yet been developed. Once the Consultant is under contract, we will work with them to develop a plan that includes all impacted neighborhoods including the Basalt Creek Planning Area. I expect this to be covered within the existing scope of work and fee.

As we move forward with the SWMP, we will keep you informed about meetings that affect the Basalt Creek Planning Area. Please feel free to call e or email me with any concerns or questions you have about this project or other engineering related items within the City or future annexation areas.

Thank you,

Jeff Fuchs, PE
City Engineer
City of Tualatin | Community Development
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
o) 503.691.3034 | c) 541-788-6621
jfuchs@ci.tualatin.or.us | www.tualatinoregon.gov

From: G Lucini [<mailto:grluci@gmail.com>]
Sent: Tuesday, April 05, 2016 9:04 PM
To: Jeff Fuchs
Cc: Dominique Huffman; Aquilla Hurd-Ravich; Alice Cannon; John Lucini
Subject: Concerns-- Resolution 5272-16 Implications Regarding Basalt Creek Area

Hi Jeff,

I saw that you and Dominique Huffman have presented a Services Contract proposal to the Tualatin City Council to revise the city's Master Plan for Storm Water Drainage.

On the April 11, 2016 Tualatin City Council meeting agenda (posted 4-4-16), Resolution No. 5272-16 has been placed on the Council's Consent Agenda Item D # 3:

“Consideration of Resolution No. 5272-16 Authorizing the City Manager to Sign a Professional Services Agreement with Brown and Caldwell for the Development of Tualatin's Storm Water Master Plan”

Included within the scope of this contract are aspects which include the Basalt Creek Area:

- “drainage basin delineations for the Basalt Creek Planning Area and the SW Industrial Planning Area will be included. Development of drainage basins in these (undeveloped) areas will be based on existing concept planning documentation, proposed transportation corridors and existing topography”.
- “Verification of areas with future development potential, including the Basalt Creek Planning Area and the SW Industrial Planning Area.”
- “Calculate fees and surcharge: ...A designated surcharge will be developed for the Basalt Creek Planning Area”

The contract also includes provisions for soliciting input/ questionnaires from the City of Tualatin's local CIOs and other stakeholders within the City of Tualatin, as well as specifying meetings with CIO leaders. The contract also identifies other additional meetings with stakeholders and/or CIOs.

Currently property owners within the Basalt Creek Area are not within the City Limits of Tualatin. We do not have elected representation within the Tualatin City government and we have no official standing or voting rights within Tualatin's CIOs.

It is understood that in the future, with the completion and the eventual

implementation of Basalt Creek Concept planning, portions of the Basalt Creek Area will come under the jurisdiction of the City of Tualatin. However, at this time the exact areas to be annexed into the City have not yet been formally identified, nor has the annexation process been delineated.

It is unclear to me at this time if the property I own within the Basalt Creek Area will be under the jurisdiction of the City of Tualatin, or when/if it will be annexed into the City of Tualatin.

I therefore ask the following questions:

- <!--[if !supportLists]-->1) <!--[endif]-->Is it appropriate at this time for the Basalt Creek area to be included within the City of Tualatin Storm Water Master Plan?
- <!--[if !supportLists]-->2) <!--[endif]-->If it is appropriate to include the unincorporated area of Washington County into the Master Planning of the City of Tualatin-
 - <!--[if !supportLists]-->a. <!--[endif]-->Will property owners within the Basalt Creek area be given the same opportunities for exchanging information and concerns regarding storm water drainage as the stakeholders /CIOs in Tualatin?
 - <!--[if !supportLists]-->b. <!--[endif]-->If so, will the same contractual requirements be provided for the inclusion of Basalt Creek Area property owners in the development of the Storm Water Drainage Master Plan- as currently provided the stakeholders/CIOs within Tualatin?

Additionally, as a property owner in the Basalt Creek Area- an area specifically identified within the proposed contract for the development/revision of the City of Tualatin Storm Water Master Plan, my husband and I, as "interested persons" are---*specifically requesting to be provided Notice of any public meeting regarding the development, modification or inclusion of any plans for the Basalt Creek Area- including Storm Water Drainage under the State of Oregon Public Meeting Laws including ORS 192.60-690.*

I look forward to hearing from you prior to the City Council Meeting on April 11, 2016 as to the concerns I have presented regarding the proposed services contract for revision/development of Tualatin's Storm Water Master Plan.

I am also looking forward to being provided Notice with the identification of the principal subjects to be covered of each and all Public Meetings regarding planning and/or development within the Basalt Creek Area- as I and my husband have requested in the past.

Regards,

Grace and John Lucini

From: [Cynthia Ray](#)
To: ahurd-ravich@ci.tualatin.or.us
Subject: Basalt Creek - Norwood Trees
Date: Sunday, May 01, 2016 7:36:53 AM

Dear Ms. Hurd-Ravich

I was unfortunately not able to attend the Basalt Creek meeting last week due to a scheduling conflict. I do however want to be sure to put my name on the list of those who do NOT want the trees removed and who want to do whatever it takes to keep the huge majestic evergreen fir/pine trees that parallel Norwood from the Horizon School campus to I-5 from being removed.

Not only to these trees provide a beautiful visual addition to the area, they also provide filtering of three huge pollutants; the dust, exhaust and noise from the I-5 traffic, something that in our day and age is priceless. Even if removed and "replaced" it would take decades to replace the environmental benefits they are now providing for free.

Please keep me on the list for all future events/information releases, etc., regarding these trees and the surrounding area.

Thank you
Cynthia Ray

From: [Diana Pompe](#)
To: ahurd-ravich@ci.tualatin.or.us; bateschell@ci.Wilsonville.or.us
Subject: Compliments to all
Date: Tuesday, May 03, 2016 11:41:34 PM

Hi there, I had a home listed on Day Road when your project started, so I signed up to receive your updates. I want to commend you both and the staff who sends out the informational updates. I have never been as well-informed for a project as you are keeping the Basalt Creek area informed. I have been extremely impressed by your updates. I've done a lot in Wilsonville and Sherwood since we came here in 1976. I used to write for the Wilsonville Times (prior to the Spokesman) and one of the tasks I had was to sit at city council on Mondays nights usually until 11 p.m. Then I wrote until 2 a.m., slept a few hours and headed into a business on Tigard's Main Street, the drop off spot for articles. I hope you aren't having to do that to keep us informed. But good job to all!! I've appreciated your reports.

Diana Pompe, Broker with MORE Realty, Inc.
14945 sw Sequoia Pkwy, #150, Portland, OR 97224
Dir: 503-625-5743 or dianapompe@gmail.com
www.HomesByMORE.com: 503-353-6673 or MORE

From: [Tom Re](#)
To: [Karen Perl Fox](#)
Cc: [Aquilla Hurd-Ravich](#)
Subject: RE: Basalt Creek Concept Plan - Notice of Upcoming Meetings
Date: Friday, May 06, 2016 4:12:36 PM
Attachments: [image001.png](#)
[image003.png](#)

Karen –
Thank you very much for taking your time to respond to me.

Actually, either I'm very confused or missing something but either one is very frustrating to me. I'm hearing from the Fregonese Group annexation process could / should begin by end of this year (2016). My wife, who was able to attend the Open House, heard that realistically annexation application process will occur in February (2017).

Now, it sounds like summer of 2017? - Over a year from now?

And, a side note, not sure of the legality of annexation (and I will look into) but it seems a lot more efficient and logical to annex all the properties that want to be included at one time, not individually.

Thank you,
Tom Re

From: Karen Perl Fox [mailto:kperlfox@ci.tualatin.or.us]
Sent: Friday, May 6, 2016 2:52 PM
To: Tom.re@comcast.net
Cc: Aquilla Hurd-Ravich
Subject: RE: Basalt Creek Concept Plan - Notice of Upcoming Meetings

Tom:

Thank you for your inquiry. At this point, the beginning of annexation process for Basalt Creek area looks like it would start around Summer 2017. The annexation application timeframe is roughly about 6 months.

Following an approved annexation application, then the development application process can begin.

Does this provide you with the information you need?

Karen Perl Fox
Senior Planner
City of Tualatin | Community Development Department
503.691.3027 | www.tualatinoregon.gov

From: Tom Re [<mailto:tom.re@comcast.net>]
Sent: Thursday, May 05, 2016 2:35 PM
To: Lynette Sanford
Cc: Aquilla Hurd-Ravich
Subject: RE: Basalt Creek Concept Plan - Notice of Upcoming Meetings

Hello Lynette & Aquilla: Thank you for the update.

I had to miss the Open House but my wife Kathy said it went well with some light at the end of the tunnel regarding annexation.

My understanding (I hope I got it correctly), from info from Fregonese and Assoc., is that application for annexation looks like the end / 1st of next year with application to develop soon to follow. Does that sound like a fair time frame?

Thank you, Tom Re

From: Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]
Sent: Thursday, May 5, 2016 10:45 AM
To: Brian Harper; Brian Sherrard (brian.sherrard@tvfr.com); Jim Clark (jlclark@bpa.gov); Karen Savage (Karen_savage@co.washington.or.us); Paul Hennon; Rappold, Kerry; Renus Kelfkens; Rich Mueller; Russell Knoebel; Stephan Lashbrook (lashbrook@ridesmart.com); Steve Adams (adams@ci.wilsonville.or.us); Timothy Wilson (timothy.j.wilson@odot.state.or.us); (Balfour.Linfield@gmail.com); (donherbstpainting@hotmail.com); (jmolen@hotmail.com); (lloyd@meiselrockproducts.com); Abe Turki; abolori@outlook.com; acharris1972@yahoo.com; Adam Butts (adameb77@gmail.com); afk@nwnatural.com; akilstrom@pamplinmedia.com; al@ventureprop.com; Alan Aplin (aaplin@kerrcontractors.com); Albert Levit (levitrehberg@frontier.com); Alice Cannon; Andrew Young (andrew.young@nwnatural.com); andrew_hagman@hotmail.com; Andy Braun; Anne Kennedy (annekennedy604@gmail.com); Aquilla Hurd-Ravich; arrowjc@comcast.net; Art Sasaki (Art_Sasaki@msn.com); arva41@gmail.com; ballarche@frontier.com; Barry Leeuwen; 'bateschell@ci.wilsonville.or.us'; bberger22@hotmail.com; bbierwagen@parametrix.com; bburns@burnsbros.com; Ben Altman; Ben Altman (baltman@sfadg.com); Ben Bryant; BerBruk@aol.com; Bob Galati; bob.kanyer@sterling.net; bob_bramel@hotmail.com; bowen_aggie@yahoo.com; Brian Clopton (brian@cloptonexcavating.com); Brian Kelley (brian.kelley@nwnatural.com); Brian May (bmay@republicservices.com); Brick Obye (brick@brixpaving.com); Bryan Cosgrove; bt_247@msn.com; Cameron Grile; carolynmayer; Carrie Pak (PakC@CleanWaterServices.org); Cassandra Ulven; Catherine Holland; cathysnyder@frontier.com; cbchrisphiladelphia@gmail.com; cenloe@msn.com; chad@creeksidebiblechurch.org; chaserd2003; Cheryl Dorman; Christine Bazant; christinebazant@gmail.com; Cindy Hahn; cindy_luczow@co.washington.or.us; Clark & Steph Eisert; clrask@me.com; Colin Cortes; Connie Randall; coreyz@newdoorrealty.net; corie_peterson@hotmail.com; courgette55@hotmail.com; Craig Smith; csbrune@yahoo.com; cynthia_ray@comcast.net; d.deelee@frontier.com; Dan Nebergall (citywidedan@gmail.com); danielwebb@canby.com; danretz@gmail.com; Dave Selby (dave@shawwest.com); david@marksmetal.com; david@rpherman.com; dbg71@yahoo.com; Deane Leverett; Delia Wilson (dwilson@archdpdx.org); desi@bartholemey.biz; Devon Dobek; Diana Pompe; dohurtad@hevanet.com; Doris Wehler (daweehler@gmail.com); Doug Seely; DRuckman@republicservices.com; Dwayne.Cain@pgn.com; Ed Truax; ed@bartholemey.biz; edkcnw@comcast.net; elwyn@frontier.com; emyers@summitdevelopmentgroup.com; enjus@oregonian.com; Eric Mende; Eric Postma (espostma@comcast.net); Eric Williams; Erica Smith; erlapp@comcast.net; Ernie Brown; fjsits@gmail.com; Francis Marta (fmarta@aol.com); Frank Bubenik; FrankBubenik; Gail, Jon; Gary Nebergall (citywts@comcast.net); gary_johansen@yahoo.com; gcwalbert@gmail.com; gdaa@aol.com; george.ledoux1@frontier.com; Ginger Aarons-Garrison; Gordon Root (gordon@staffordlandcompany.com); Gordon Root (gordonroot@aol.com); Grace Lucini; Greg Anderson; Hannah Childs (HannahChildsVoice@gmail.com); Hartzog, Brenda; heisburtonc@yahoo.com; Herb Koss (herb@kossred.com); herbk43@comcast.net; icecreamkid49@comcast.net; j_guerra_sr@hotmail.com; jackie_brin@comcast.net; Jake Bartman; James Jensen

(kyljnsn@yahoo.com); james.gregory@hdrinc.com ; Jamie Morgan-Stasny; Jan Giunta (jan.giunta@gmail.com); Jan Peterson; janet.robertson@stmaryspdx.org; Jared Summers; jasonj90@hotmail.com; jasonrmitchell@yahoo.com ; jchapman@legendhomes.com; jeaniestuvick@comcast.net ; Jeff DeHaan (jeffdehaan@hayscompanies.com); Jeff Fuchs; Jennifer Stephens; jenniferallen72@yahoo.com; Jerald Postema; Jerry Greenfield (jer.greenfield@gmail.com); Jerry Greenfield (jerrygreenfield@gmail.com); Jerry Palmer; jerrysharp@frontier.com; Jim Evans; Jim Haynes; Jim Odoms (jimodoms@comcast.net); jmfairtaldo@comcast.net ; Joe Monego (jamonego@gmail.com); Joel Cvetko; Joelle Davis; John@decosta-properties.com ; jojuly12@gmail.com ; jonathan.soll@oregonmetro.gov ; joseph_davis@mentor.com; Josh Gregory; jpaul@skbcos.com ; jsjeldavis@yahoo.com; jtmoffett@bpa.gov ; Judy Clopton (bj12clop@aol.com); Julia Hajduk; Julie Fitzgerald (fitzgerald@ci.wilsonville.or.us); JWLuci@gmail.com; Karen Alvstad; Karen Savage (karensavage725@yahoo.com); Kate Greenfield; kathilamm@gmail.com ; Kathryn Duffy; Kathy Re; Katie Mangle; kaydix@comcast.net; kenzier@jtrothinc.com; Kimberly Haughn; KKlein59; Kraushaar, Nancy; Kristen Kibler; kristinasapsign@gmail.com ; ksandblast@westlakeconsultants.com ; kurt@mohportland.com ; l6reser@frontier.com; Larry Oakes (larryoakes53@yahoo.com); lashbrook@ci.wilsonville.or.us; Laura Doll (oregonhealthy@yahoo.com); lbuechler@gmail.com ; leeab@pbworld.com ; Leila Aman (leila@frego.com); linda@tualatinchamber.com; lisa@shamburgheating.com; lloen@comcast.net ; loren@tualatinhills.org; Lou Ogden; lougyrl@gmail.com ; lschelsky@westlakeconsultants.com; Marissa Houlberg; Mark Brown; Mark Fryburg; Marta McGuire (marta.mcguire@gmail.com); Martha Fritzie (mfritzie@clackamas.us); Marvin Mast; Mathew Scheidegger; matt.bihn@oregonmetro.gov; Matthew Keenen (mkeenen@capacitycommercial.com); mehdiasanaei@yahoo.com; melissa.hunting@pgn.com ; mglavalo@gmail.com; Michael Houlberg; Mike Cataldo; mike.anders@lennar.com ; miked@paceengrs.com ; Monique Beikman; Morgan Will; mthornton@westlakeconsultants.com ; naciabonilla@metlandgroup.com ; nadine@frego.com; Nancy Grimes; natashas.wchs@gmail.com ; Neamtzu, Chris; Nic Herriges; Nick Newman; Nick Storie; Nick Veroski; novin.kaihani@gmail.com; nrdull@gmail.com (nrdull@gmail.com); oregonminda@yahoo.com ; oregonsapp@msn.com ; pamwilliams917@msn.com ; Pastor Roger Levasa; Paul Morrison; Paul R. Hribernick; paulpenning@gmail.com ; pdxpeggy@sue@gmail.com ; Peter Hurley (pkhurley1@gmail.com); Phil Johanson; Phyllis Millan (phyllmikey@frontier.com); Piseth Pich (piseth.pich@tvfr.com); pjvv@comcast.net ; pternan@nwpipe.com ; raffaellycathy@gmail.com ; Randy & Karen Alvstad; Randy McLeod (randymcleod54@hotmail.com); randybiggs@yahoo.com ; reyneufeld@gmail.com ; rgood@livebsl.com ; rgoodrich@obec.com ; Richard Goddard (richardgoddard2010@gmail.com); richardm@trimet.org; Robert Fagliano; Robert Kellogg; robert.spurlock@oregonmetro.gov; rodneymg@gmail.com ; Ron Kief; roni.winters@fnf.com; ronpotrue@comcast.net ; rotramel@pbworld.com ; roostamizadeh@gmail.com ; rudiopass@yahoo.com ; ruvcrusin76@gmail.com ; rwshull@ymail.com ; Ryan OBrien; sbizon@msn.com; Scott Platt; Scott Starr (scottstarr97070@gmail.com); scott.mitton1@gmail.com ; sgb90210@aol.com ; Sherilyn Lombos; Sherman Leitgeb (Sherman@EquityOregon.com); simon@springall.com ; snjplatt@msn.com; sonya@frego.com; spiff88@gmail.com; srenloe@gmail.com ; ssummers@allstate.com; Stacy Rumgay (stacey@europa.com); stenstrd@gmail.com ; Stephen Roberts; Steve Anderson; Steve Parr; Steve Titus; stevewinegar@frontier.com; Stu Peterson; susanchnoack; Susie Stevens; Susie Stevens (stevens@ci.wilsonville.or.us); suziq612@aol.com ; tablefarm@gmail.com; tanyastricker@earthlink.net; tarashev@yahoo.com; terri.wortman@gmail.com; tgc205@comcast.net ; Tim Davis; Tim Knapp (mayor@ci.wilsonville.or.us); Tim Marshall; Tod Shattuck (tod.shattuck@pgn.com); Todd Hickok; Todd Perimon; Tom Mills (millst@trimet.org); Tom Pessemier; Tom Re; toni.stanhope@fnf.com ; troy.gagliano@pgn.com ; tualatincitizens@gmail.com; Vander Prideaux; vcaserani@yahoo.com ; vicbartruff@creeksidebiblechurch.org ; vinjefam@gmail.com ; Wade Brooksby; whitlee.preim@mail.house.gov ; wilcocka@gmail.com; William Beers (beers.william@gmail.com); Willie Fisher; willisjt@hotmail.com; wk@wkellington.com ; wcollett@aim.com ; Woodley, Tim (Woodleyt@wlwv.k12.or.us); Zander Prideaux; Bob Keller; Bradley Kilby; Todd Heidgerken (toddh@tvwd.org)

Cc: Zoe Monahan; 'Tami Bergeron'

Subject: Basalt Creek Concept Plan - Notice of Upcoming Meetings

Greetings,

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

The Basalt Creek open house was held on April 28th and it was a huge success. Thank you to everyone who attended the event. If you were unable to attend the event, you can review the open house materials on the project website at www.basaltcreek.com.

Future Engagement Opportunities:

- **Tualatin City Council Work Session:** Fall 2016
- **Wilsonville City Council Work Session:** Fall 2016

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 Planner

City of Tualatin | Community Development Dept | Planning Division

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

Miranda Bateschell

Long Range Planning Manager

City of Wilsonville | Community Development Dept | Planning Division

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

From: [Nate Seymour](#)
To: ahurd-ravich@ci.tualatin.or.us
Subject: Basalt Creek Concept Plan - 11150 SW Tonquin Loop
Date: Friday, March 18, 2016 4:13:59 PM

Hey Aquilla,

I am looking at purchasing a property at 11150 SW Tonquin Loop and I just became aware that it is within the Basalt Creek Concept Plan. I do not know much about this plan and how it could impact this property and am hoping to do so before making an offer. It is a very nice home, on 5 acres with a barn and riding arena.

What are the plans for this area? Is it supposed to be built up with neighborhoods? Would I still be able to have horses on the property or will zoning change and prevent me from this?

I am very curious about this plan and was hoping to make an offer on this property soon but am now a bit hesitant until I better understand the concept plan.

Thanks,

Nate Seymour
503-830-5464

PUBLIC COMMENTS –

Hard Copy sent to City of Tualatin 5-20-16

5-19-16 TUALATIN PLANNING COMISSION 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+ acers 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

From: [G Lucini](#)
To: [Aquilla Hurd-Ravich](#); [Lynette Sanford](#)
Cc: ["Jeff Fuchs"](#); [Karen Fox](#)
Subject: Public Comments-Tualatin Planning Com 5-19-16- Basalt Creek; Storm Water Planning -Basalt Creek
Date: Friday, May 20, 2016 12:39:33 PM
Attachments: [2016 5-19 Public Comments to Tualatin Planning Com.docx](#)

Hi Aquilla,

Thank you for your request for a copy of my comments made to the Tualatin Planning Commission at their meeting last night.

I have attached a clean hard copy of my comments. I request this copy be included with the Planning Commission minutes for 5-19-16, as well as within the public comments for the Basalt Creek Concept Planning documents.

I have extended an invitation to Karen to visit my home and be able to see the wetlands, and surrounding area as she acclimates to her new role.

The wetlands in this portion of the Basalt Creek AKA Seeley Ditch apparently differ from the area less than a half mile north where Mr. Sherman lives (who also provided public comment at last night's meeting). The area behind my home contains water year round some years. Last year we were able to walk across to the western half for a few weeks during the summer.

STORM WATER MANAGEMENT

When appropriate, I would like to discuss the proposed storm water drainage plan. After viewing the storm water map at the Basalt Creek Open House I have concerns as to where the storm water flow will be directed east of my property on the east side of SW Boones Ferry Road.

As you may remember during an onsite visit with Jeff Fuchs, we discussed the fact we experienced high peak water flow from this area. Our property was flooded from the flow of water from the discharge outlet under SW Boones Ferry Road in May 2015.

I did not see any areas within the storm water map set aside for areas 1) up stream- on site retention and reabsorption, or 2) for water runoff treatment prior to discharge west ---towards the wetlands on the west side of SW Boones Ferry Road. Planned on site reabsorption will assist in refilling our local aquifers and also reduce the need for handling of water run off by municipalities prior to discharge into the wetlands and eventually the Willamette River.

These elements should be required as part of the concept planning especially when large tracks of currently undeveloped land are being blocked out for zoning and development.

The size and scope of proposed developments will require incrementally larger areas set aside for storm water management and by their size may influence how parcels of land can be utilized.

I appreciate your willingness to hear our concerns.

Regards,
Grace



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

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- 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

Tualatin's Basalt Creek Land Use Comment Log: June 1, 2016 to September 26, 2016

Date	Name	Comment*
9/19/2016	Victoria Gardens Home Owner's Association (represented by Dan Greenspan, President, Paul Morrison, Treasurer)	<p>From: Paul Morrison [mailto:paul@pmorrison.com] Sent: Monday, September 19, 2016 12:40 PM To: Aquilla Hurd-Ravich Cc: Sherilyn Lombos Subject: Basalt Creek Zoning Request Change</p> <p>Aquilla, as promised attached is a letter from the Victoria Gardens HOA requesting a zoning change in the planned Basalt Creek Concept plan. I have also attached a copy of the proposed map with the recommended changes. If you have any questions please give me a call. Thanks again for your patience in listening to our communities concerns over some of the zoning proposals.</p> <p>Letter dated September 15, 2016 (below)</p> <p>We are writing to you to express our concerns with the current zoning of the property directly south of Victoria Gardens. The Basalt Creek Concept Plan currently shows the eleven acres that borders directly south of Victoria Gardens (Whitebark Ave.) planned for multiple housing. Our concern is the area directly north (Victoria Gardens) is currently all single family development, the property across the street from the area (directly west on Grahams Ferry Road) is proposed to be zoned single family, and the area directly east of the property is also currently planned as zoned for single family use.</p> <p>On August 10, 2016 the Victoria Gardens Homeowners Association held a community meeting and the residents attending unanimously approved a resolution asking the city of Tualatin to change the zoning of these eleven acres to Single Family Residential in order to conform with the surrounding area already developed, and planned for development.</p> <p>Also at our community meeting, the owner of the property, Sherman Leitgeb, spoke to the community and was supportive of the change in zoning. If you have any questions, please do not hesitate to contact us. Sincerely, Dan Greenspan, President Paul Morrison, Treasurer Victoria Gardens Homeowners Association Attachment: Zoning Request Map</p>
8/29/2016 (rev. from 6/16/16)	Don Hanson/OTAK	<p>Re: Basalt Creek Plan NE Corner (Letter dated 8/23/16 revised 8/24/16) Introduction Otak represents a group of owners who hold 10 acres in the northeast quadrant of the overall district. The property is located near the northeast corner of Grahams</p>

		<p>Ferry Road and extends over to the Basalt Creek Canyon along the proposed new east-west arterial road. Project Concerns Otak’s concern is that the northeast quadrant area is not well suited to industrial zoning proposed by the concept plan.</p> <ul style="list-style-type: none"> • Topography. Much of the site contains slopes in excess of 10% and 25%. It would be extremely difficult to flatten it out to accommodate industrial site development 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. <p>Amended Plan Options</p> <ul style="list-style-type: none"> • The attached concept plan options summarize the requested amendment for proposed land uses that fit the site. • The plans both show 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. • Two 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 feet from the site area. • A center core area of retail, industrial transition and open space serve as a walkable destination in the neighborhood. • Property uses can be molded to fit actual site conditions yet still provide ample “jobs” land with the employment transition (ET). Option As is preferred; it best fits the existing topography. <p>Benefits</p> <ul style="list-style-type: none"> • 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 HDR land provides an excellent opportunity for workforce housing next to employment lands. • A quality neighborhood for Tualatin <p>Attachments: Basalt Creek –Site Constraints Diagram Basalt Creek Concept Plan A Basalt Creek Concept Plan B</p>
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Tualatin's Basalt Creek Land Use Comment Log: June 1, 2016 to September 26, 2016

8/24/2016	Daniel & Suzanne Greenspan	We are residents of the Victoria Gardens Developments. Please reconsider changing the zoning of the property (south, Grahms Ferry Road) south of Victoria Gardens to single family dwelling from multi-family dwellings. Thank you for your consideration. Sincerely, Daniel & Suzanne Greenspan.
7/22/2016	Paul Morrison	Map image with proposed draft Concept Map changes south of Victoria Gardens
6/8/2016	Grace Lucini	<p>Slide presentation excerpts on land use components:</p> <p>Slide 3 - Portions of the Canyon Contains Significant Natural Resources: Wetlands, Highest Value Riparian Habitat, Highest Value Upland Habitat. Some slopes within the middle of the canon are greater than 10% grade –others may exceed 25% grade. Due to vast changes in topography along with other factors-causes significant differences in the quality of wetlands, the riparian habitats, and the upland habitats within just a short span of land.</p> <p>Slides 20-24 –Please keep in mind –the canyon and the wetlands between Grahams Ferry Road and Boones Ferry Road are privately owned by several different property owners. The map presented at the April 28th Open House indicates a public trail along the western edge of my property. The location is not adjacent to the wetlands, nor on the same level of the wetlands. Wetlands are in the middle of my property –with useable property on the east and west sides of the wetlands. a. If a walking trial is envisioned along the wetlands-it will require the public acquisition of privately owned land from many different property owners. B. If the trails are planned along the wetland, the trail would cut my property in half, infringe upon my backyard and reduce the private use and enjoyment of my property. As I am actively working to restore the wetlands on my property---how would the restored area be protected from misuse or residual pollution from public access? One rereads Consideration 9... It is very unclear what rights the multiple property owners and homeowners along the canyon will have in the future regarding the private and exclusive use of their own property. Ile it might be a desirable marketing too-providing unlimited public access and trails into sensitive lands may not be in the best interest of this significant natural resource.</p>

Tualatin's Basalt Creek Land Use Comment Log: June 1, 2016 to September 26, 2016

		<p>Lucini Comments continued.</p> <p>Slides 26-28: Please keep in mind, while some of the area being discussed within the Basalt Creek Area is undeveloped land, there are many preexisting homes already established within the area being discussed. Basalt Creek Area is not a blank canvas. While broad stroke conceptual planning is necessary to plan for future development, substantial consideration should also be given as to how these plans may impact existing home owners and environment.</p>
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Basalt Creek Concept Planning

CITIZEN CONCERNS-COMMENTS

TUALATIN CITY COUNCIL MEETING

WORK SESSION AGENDA ITEM 6-13-2016

SUBMITTED ON 6-8-16 TO THE TUALATIN CITY COUNCIL FOR CONSIDERATION

Please include this information in the minutes for the Tualatin City Council Work Session for 6-13-2016 and within the Basalt Creek Concept Planning file.

I am a resident of unincorporated Washington County within the Basalt Creek Concept Planning Area. 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.

The majority of the concerns provided within this presentation were previously presented to the Tualatin Planning Commission on May 19th 2016.

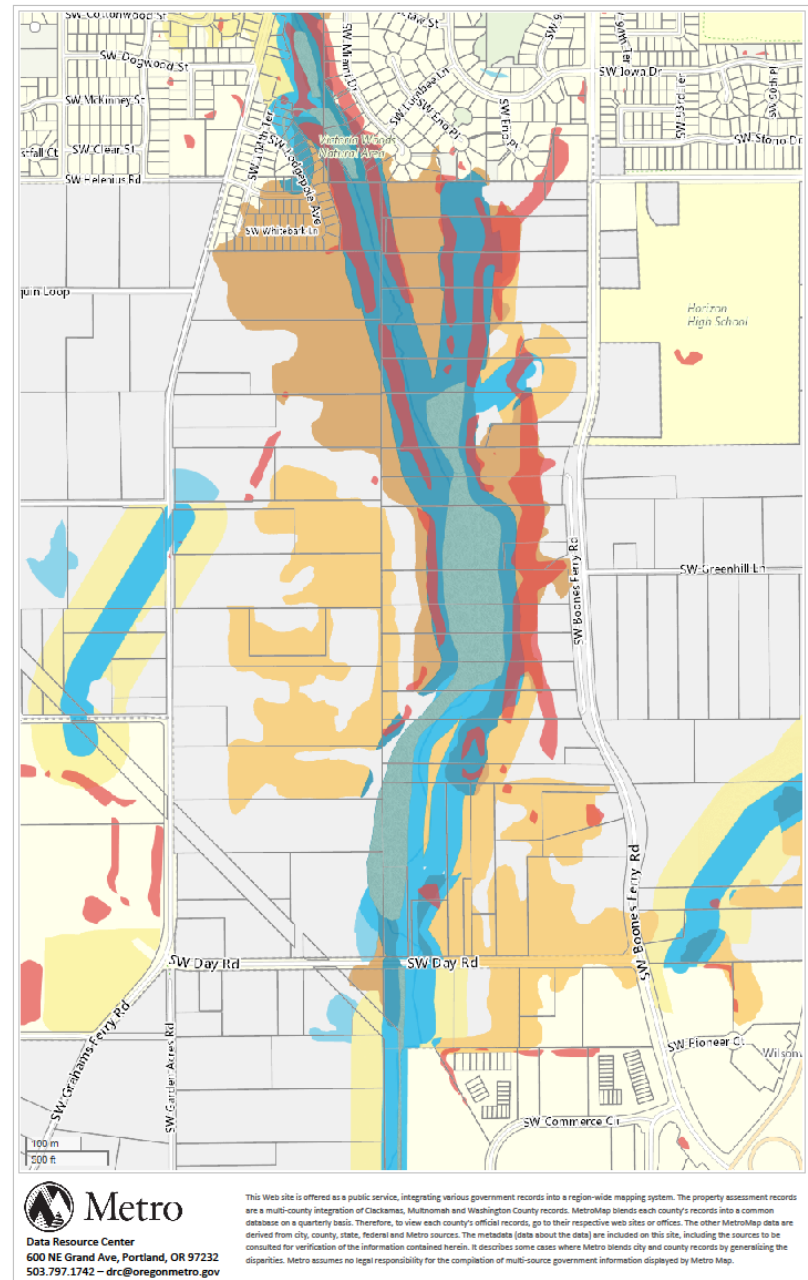
Basalt Creek Area

Portions of the Canyon Contains Significant Natural Resources

Wetlands
Highest Value Riparian Habitat
Highest Value Upland Habitat

Some slopes within the middle of the canyon are greater than 10% grade—others may exceed 25% grade.

Due to vast changes in topography along with other factors—causes significant differences in the quality of wetlands, the riparian habitats, and the upland habitats within just a short span of land.



- Upland Habitat
 - Upland Class A
 - Upland Class B
 - Upland Class C
 - Riparian Habitat
 - Riparian Class I
 - Riparian Class II
 - Riparian Class III
 - Multifamily Housing
 - Trails
 - Slopes > 10%
 - Slopes > 25%
 - Contours
 - Major Contour
 - Minor Contour
 - FEMA 100-year floodplains
 - Wetlands
-
- Slopes > 10%
 - >10 percent slope
 - Slopes > 25%
 - >25 percent slope
 - Contours
 - Major Contour
 - Minor Contour

Basalt Creek Concept Area

Within this area are many people who have long standing existing homes.

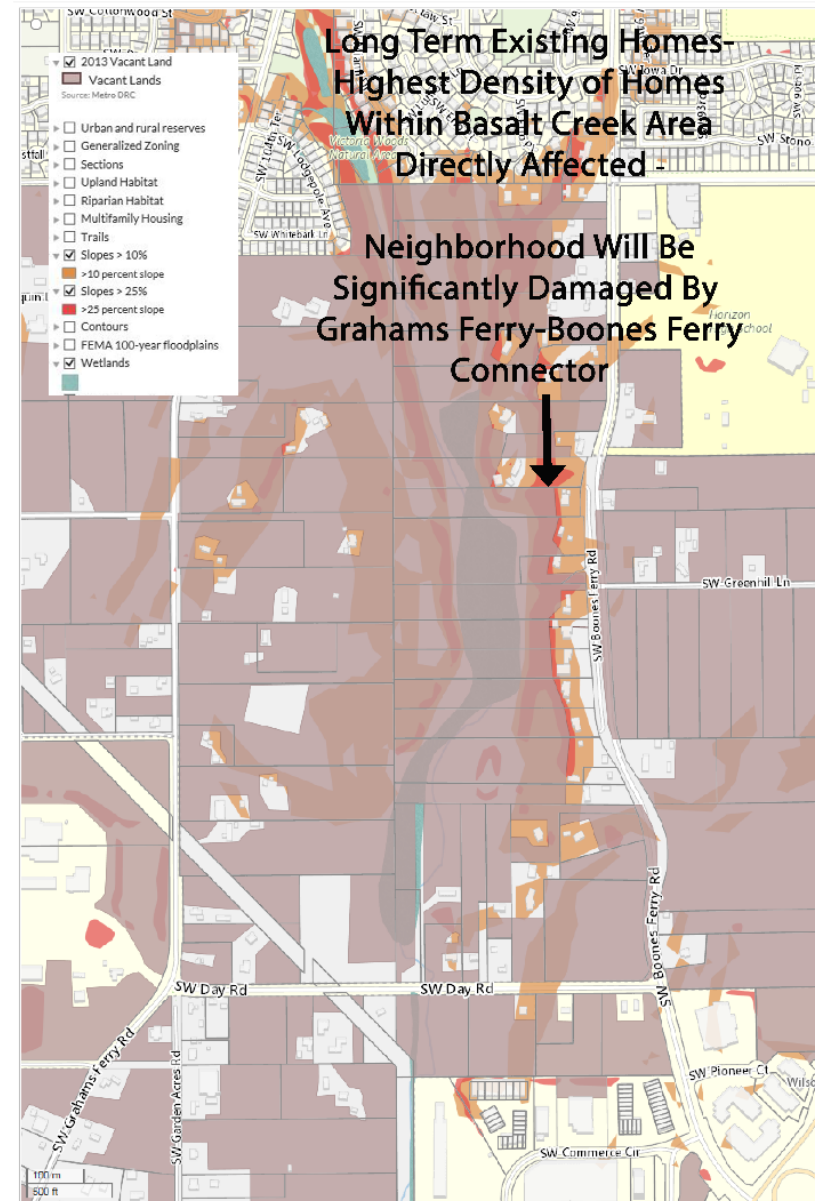
When our homes were built-- they were appropriately zoned for residential use at that time.

Many of us have lived in these homes for 10 or 20+ years.

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.

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.

With the construction of the Grahams Ferry Road- Boones Ferry Connector- a majority of this neighborhood -will be demolished or significantly and negatively impacted with the building of the connector bridge.



 Metro
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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 ownership records are a multi-county integration of databases, both within and across Oregon. County records are distributed as-is with county records into a common database on a quarterly basis. Therefore, to view each county's critical records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, Federal and local sources. The metadata (see about) file details are included on this site, including the sources to be consulted for verification of the information contained herein. It disallows some cases where Metro blends city and county records by generalizing the contents. Metro assumes no local responsibility for the completion of multi-source government information displayed by MetroMap.

Existing Homes and Neighborhood Within Basalt Creek Area

One development/ neighborhood with several very nice homes

– homes which would make any city proud

- was built before many of the neighborhoods in Tualatin, including Victoria Gardens or other similar neighborhood.

Yet, the house pictured on this page and 1-2 other houses that are within the path of the Grahams Ferry –Boones Ferry Connector will be demolished. The remaining homes in the neighborhood will not be compensated for the change of value or use of their homes or property resulting from the construction of the connector.



My neighbors and I have no elected representation within the concept planning process- no one to advocate for our homes or our property rights.

After attending the Basalt Creek Concept Planning Open House on April 28, 2016, and reading the “10 CONSIDERATIONS FOR SUCCESS FOR THE BASALT CREEK CONCEPT PLAN”,

I request the Tualatin City Council consider the following concerns I have with a few of the “10 Considerations for Success” being presented to this Council.

Consideration 2- Storm Water Drainage

Considerations 4, 5, 6, 7, And 8 – Transportation Issues

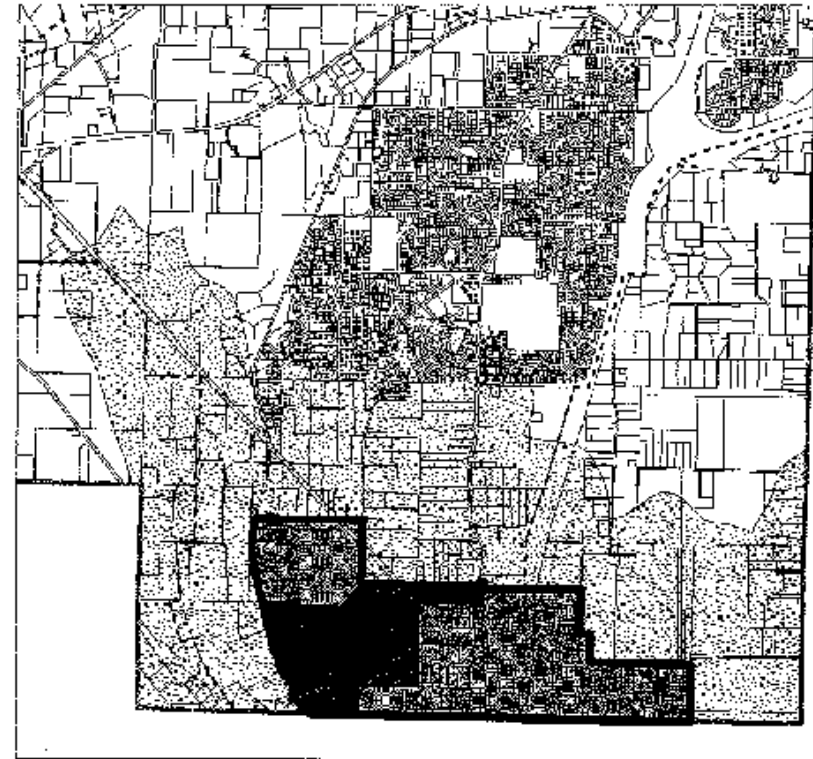
Consideration 9 - Basalt Creek Canyon

CONSIDERATION NUMBER 2






-STORM WATER DRAINAGE

Most of the Basalt Creek area is within the Willamette Watershed.

Add new Exhibit A - City of Wilsonville Urban Planning Area as shown below to the Washington County - City of Wilsonville Urban Planning Area Agreement.





Legend

-  Willamette River Drainage Basin
-  Coffee Creek Master Plan Area
-  Urban Growth Boundary
-  County Boundary
-  City of Wilsonville



0 1,500 3,000 Feet
| | | |

 Proposed additions
 Proposed deletions

CONSIDERATION NUMBER 2 -STORM WATER DRAINAGE

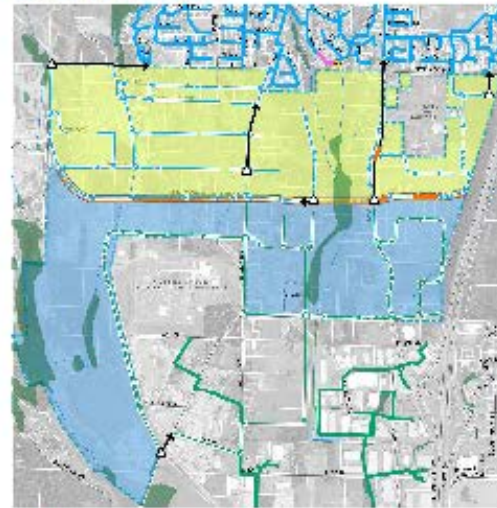
Basalt Creek Open House
4-28-16 Presentation Posters

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?

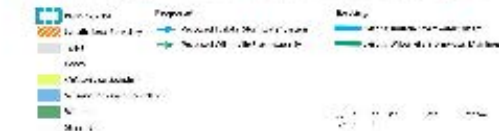
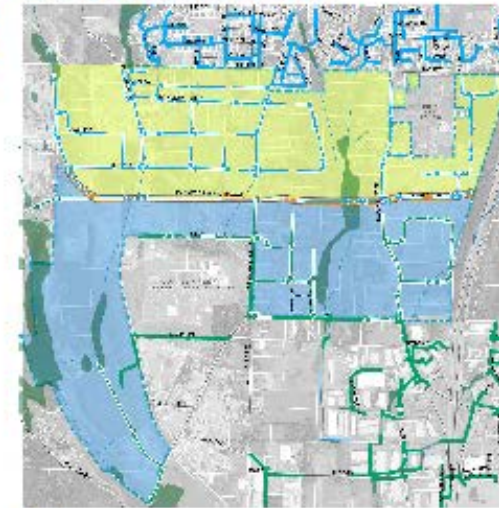
Basalt Creek Concept Plan

INFRASTRUCTURE SANITARY, STORMWATER & WATER

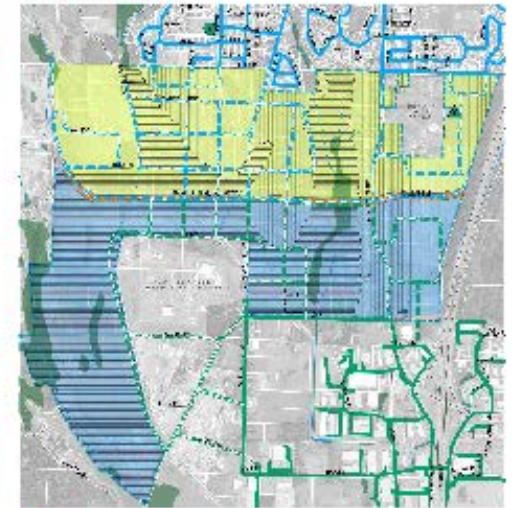
SANITARY



STORMWATER



WATER

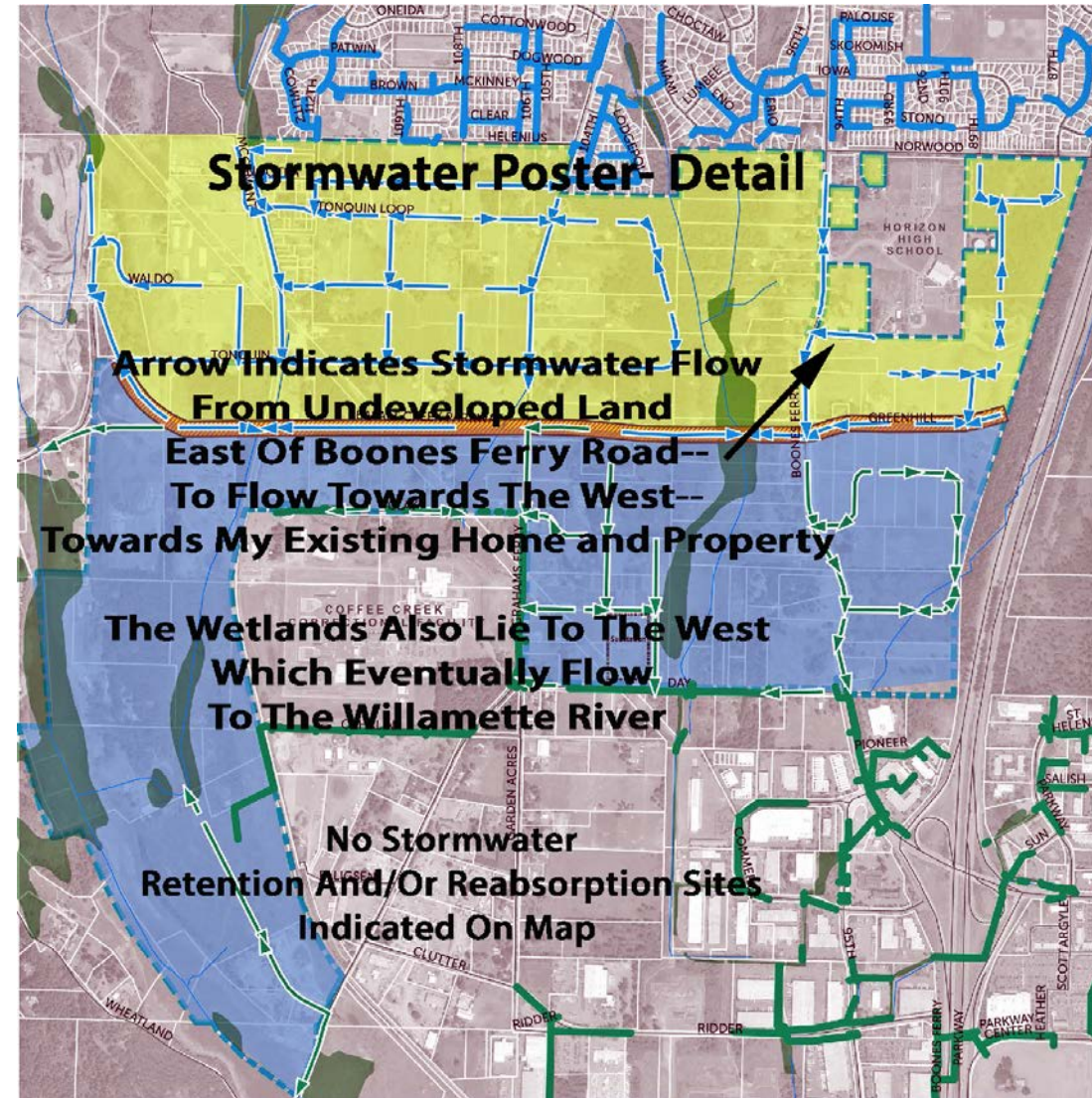


CONSIDERATION NUMBER 2 -STORM WATER DRAINAGE

Basalt Creek Open House Storm water Poster Detail

After viewing the storm water map presented at the Basalt Creek Open House, I have concerns as to where the storm water flow will be directed east of my property on the east side of SW Boones Ferry Road.

The map presented at the Open House indicates the flow would be west-towards my property



CONSIDERATION NUMBER 2 -STORM WATER DRAINAGE

As project staff may remember during an onsite visit, we discussed the fact my property experienced high peak storm water flow.

Our property was flooded from the flow of water from the discharge outlet under SW Boones Ferry Road in May 2015.

**Flooding Lucini Property
May 18, 2015
Storm Water Runoff**



At the Basalt Creek Concept Open House on April 28th, I did not see any areas within the storm water map designated for:

- upstream and on-site retention with reabsorption, or
- water runoff treatment sites prior to discharge west---where the runoff flows towards the wetlands on the west side of SW Boones Ferry Road.

Planned on site reabsorption will assist in refilling our local aquifers and also reduce the need for handling of water run off by municipalities prior to discharge into the wetlands and eventually the Willamette River.

These elements should be required as part of the concept planning especially when large tracks of currently undeveloped land are being blocked out for zoning and development.

The size and scope of proposed developments will require incrementally larger areas set aside for storm water management and by their size may influence how parcels of land can be utilized.

CONSIDERATIONS

4,5, 6, 7, and 8 --

TRANSPORTATION ISSUES

Grahams Ferry- Boones Ferry Connector

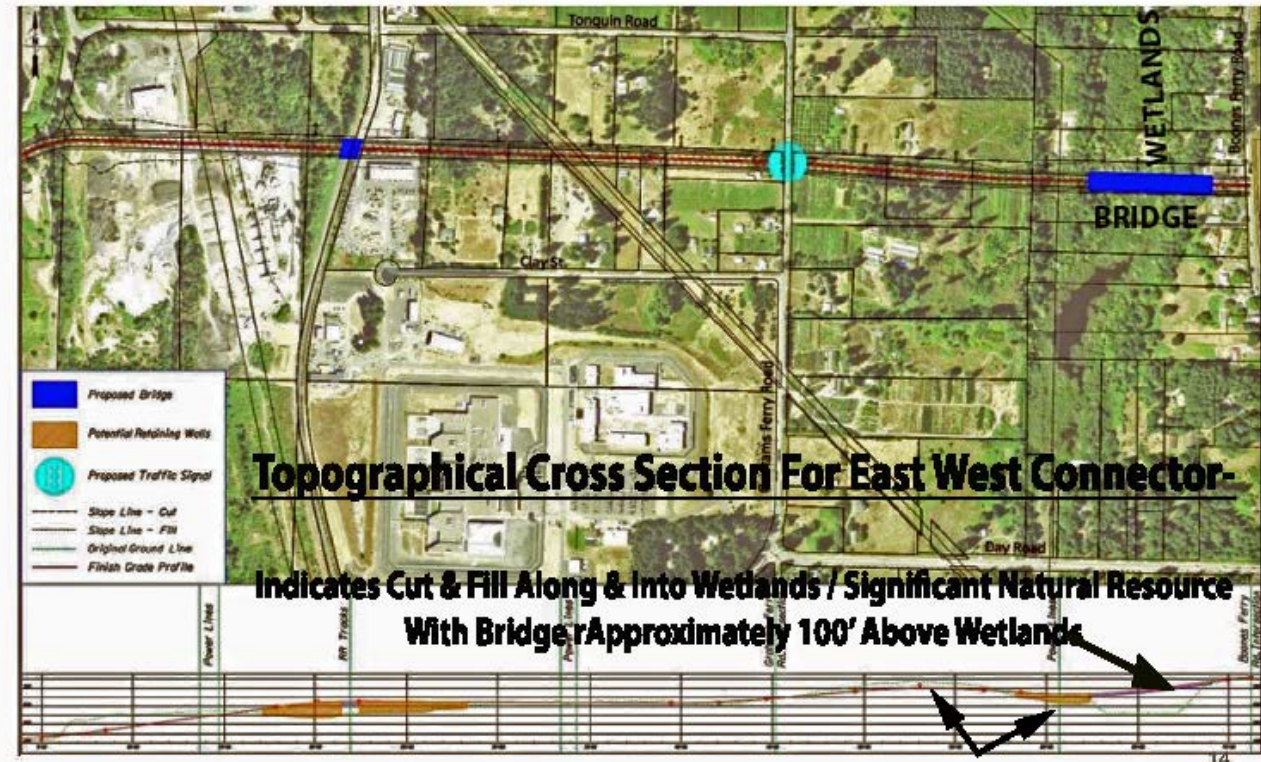
A major premise of the Basalt Creek Concept Planning-- is based upon the location of the future connector between Grahams Ferry Road and Boones Ferry Road

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 is the primary basis upon which WA County determined the location of the future connector bridge.

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 due to internal strength issues or seismologic considerations

What happens should the testing of the basalt island prove to be less than suitable for use as the footing for the bridge? If the bridge cannot be built with reasonable cost at the proposed (untested) location – what impact will this have on all aspects of the concept planning?

East-West Alignment Detail



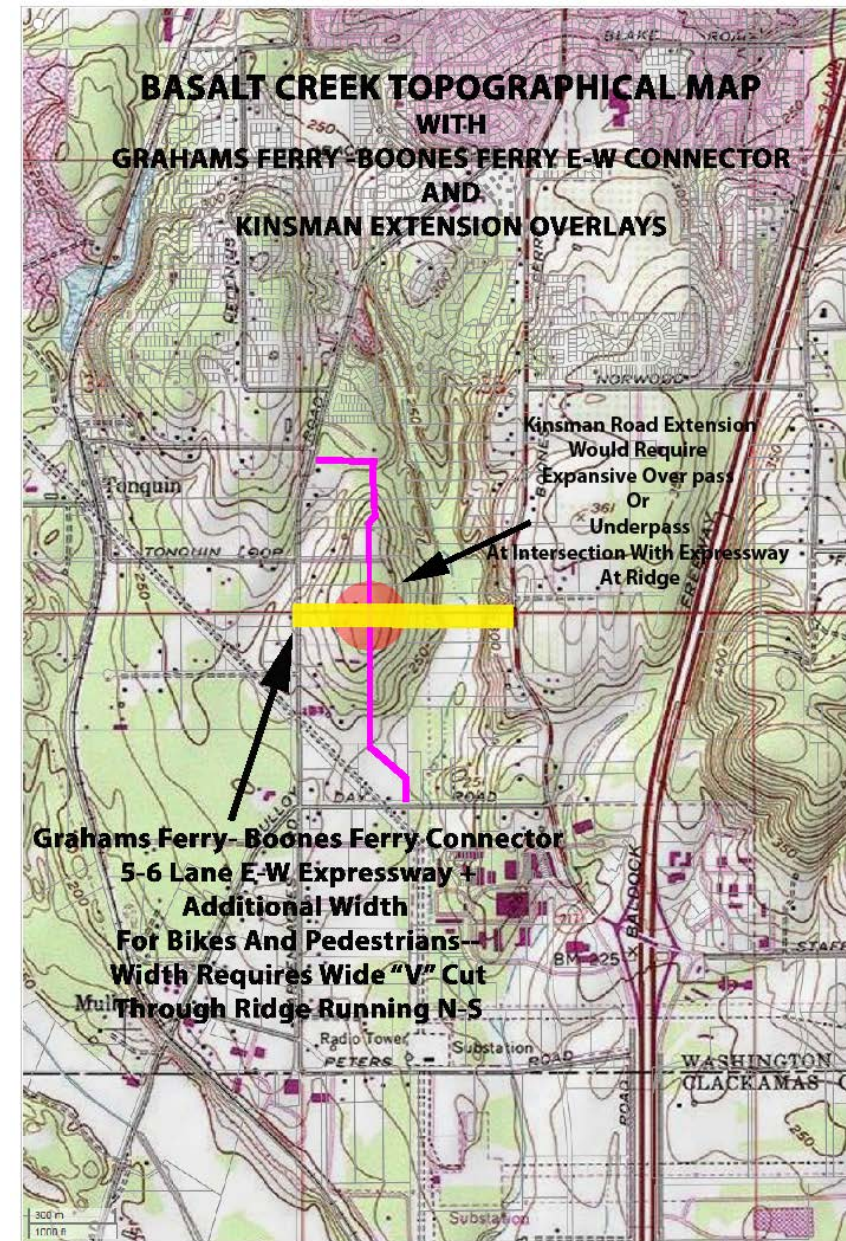
CONSIDERATIONS 4,5, 6, 7, and 8 -- TRANSPORTATION ISSUES

Kinsman Extension

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.

- Why is the extension still on the April 28th Open House maps?
- If there are still plans for the extension how will the extension cross the Grahams Ferry - Boones Ferry Connector?
- Proposed design for the connector will require a significantly large V cut into the ridge running north to south.
- The width of the "V" cut would be wide enough to accommodate a 5-6 lane expressway with bike and pedestrian lanes with all of the supportive infrastructure.

The Kinsman extension would have to cross the entire 5-6 lane expressway V cut- either above or below- at a significant cost.



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To facilitate better understanding of the impact of proposed roads and the ability to actually implement the proposal- I have previously requested the staff provide a topographical overlay in their presentations.

I again request this additional topographical information be provided during presentations so that truly informed decisions can be made with respect to future road locations and other infrastructure changes within the Basalt Creek Area.

CONSIDERATIONS
4, 5, 6, 7, and 8 --
TRANSPORTATION ISSUES

I-5 at Exit 286

Day Road & Boones Ferry Rd
Intersection

**Access to I-5 at Exit 286- Day Road & Boones Ferry Road
Intersection**

The intersection and interchange is already congested at peak hours.

During a WA County presentation to the Tualatin City Council in 2012, (on the WA County 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 currently seen on the Tualatin Sherwood Highway when the proposed Grahams Ferry-Boones Ferry Connector is built.

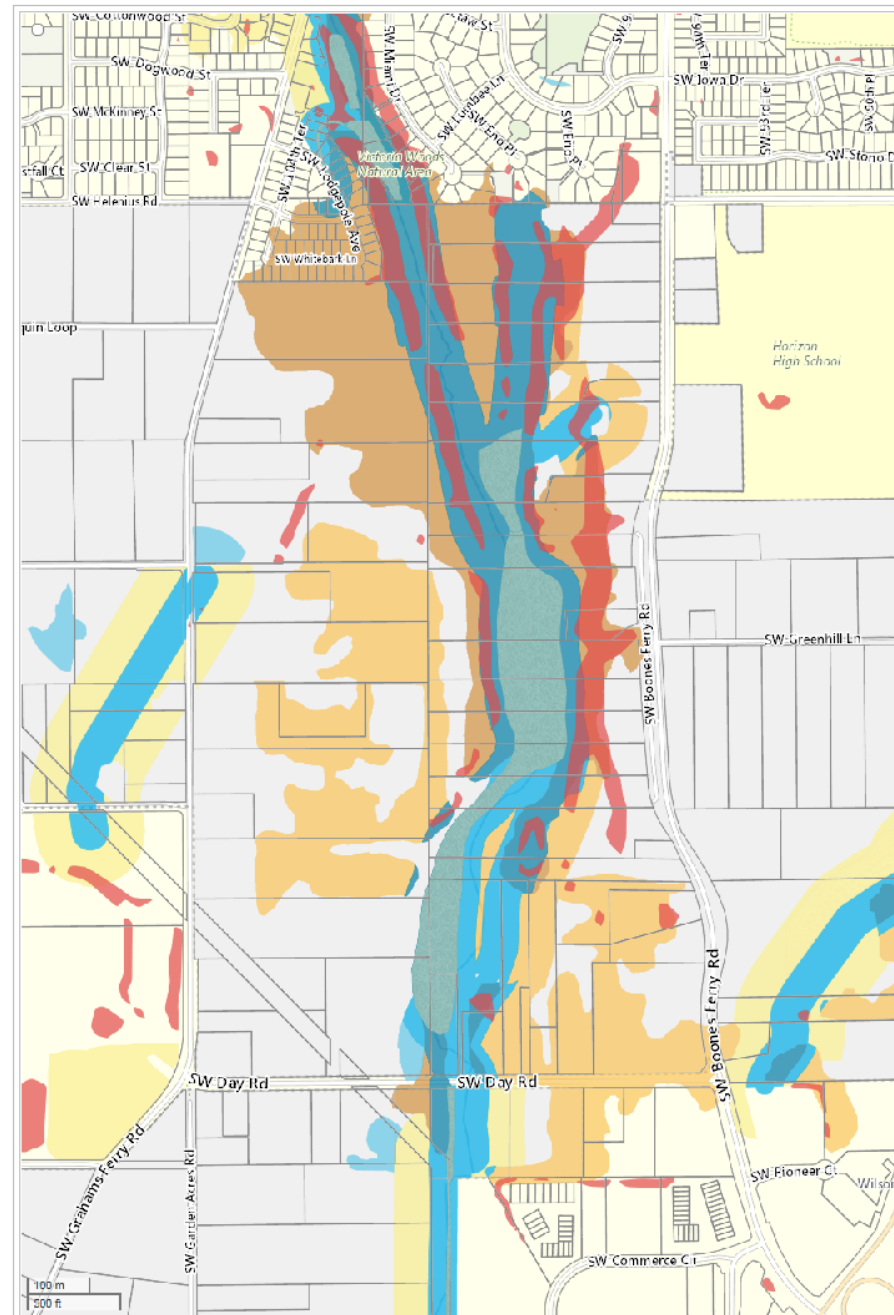
- During the April 28th Open House, when there were multiple questions asked by the public about the existing and anticipated congestion at this intersection- the comment that *we **have to get use to waiting for more than one signal change*** does not seem to understand the importance of local knowledge and the magnitude of the current problem.
- Waiting more than one signal rotation is not a generally accepted standard by most municipalities
- Does the City of Tualatin accept waiting more than one signal rotation at an intersection as an acceptable standard now, and/or planned goal in future planning decisions?

CONSIDERATION 9 – BASALT CREEK CANYON

“The Cities recognize the Basalt Creek Canyon natural resource value

and will work together to reach agreement on joint management practices for the canyon....”

The actions taken by the municipalities in the past and being considered for the future do not support the sediments within Consideration 9, and are inconsistent in promoting the future health and management of this natural resource.



- ☑ Upland Habitat
 - ▭ Upland Class A
 - ▭ Upland Class B
 - ▭ Upland Class C
 - ☑ Riparian Habitat
 - ▭ Riparian Class I
 - ▭ Riparian Class II
 - ▭ Riparian Class III
 - ▭ Multifamily Housing
 - ▭ Trails
 - ▭ Slopes > 10%
 - ▭ Slopes > 25%
 - ▭ Contours
 - ▭ Major Contour
 - ▭ Minor Contour
 - ▭ FEMA 100-year floodplains
 - ☑ Wetlands
-
- ☑ Slopes > 10%
 - ▭ >10 percent slope
 - ☑ Slopes > 25%
 - ▭ >25 percent slope
 - ☑ Contours
 - ▭ Major Contour
 - ▭ Minor Contour

CONSIDERATION 9 - BASALT CREEK CANYON

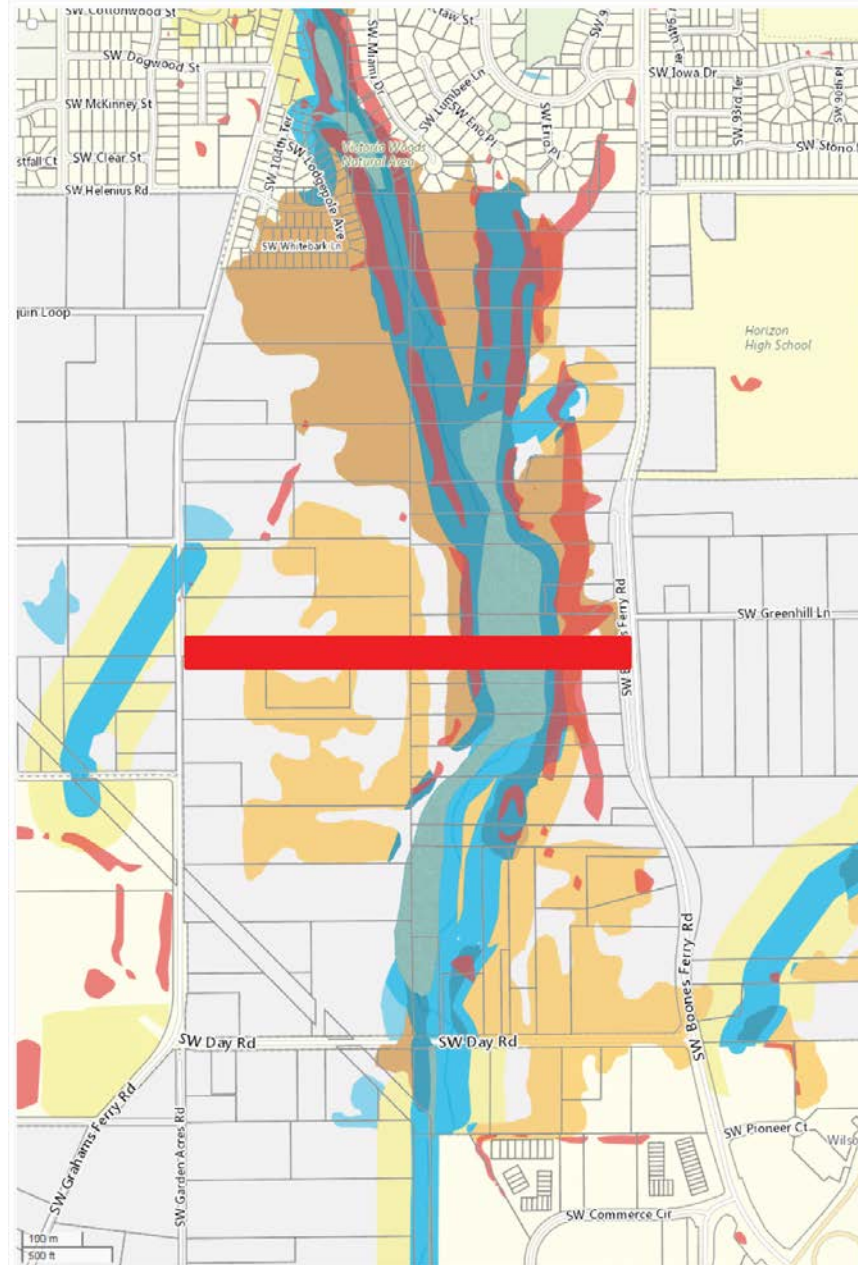
“The Cities recognize the Basalt Creek Canyon natural resource value

and will work together to reach agreement on joint management practices for the canyon....”

The Basalt Creek Concept Planning is predicated upon the construction of a regional 5-6 lane regional freight expressway (with additional lanes for pedestrians and bicycles) through this canyon.

The 6% Grade Connector will bisect and fragment the unique ecosystem within the canyon.

The pollution from the exhaust, tainted road runoff, noise pollution and 24 hour light illumination is not conducive to healthy management of this significant natural resource/habitat..



- ▼ Upland Habitat
 - Upland Class A
 - Upland Class B
 - Upland Class C
 - ▼ Riparian Habitat
 - Riparian Class I
 - Riparian Class II
 - Riparian Class III
 - ▶ Multifamily Housing
 - ▶ Trails
 - ▶ Slopes > 10%
 - ▶ Slopes > 25%
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- ▼ Slopes > 10%
 - >10 percent slope
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 - Minor Contour

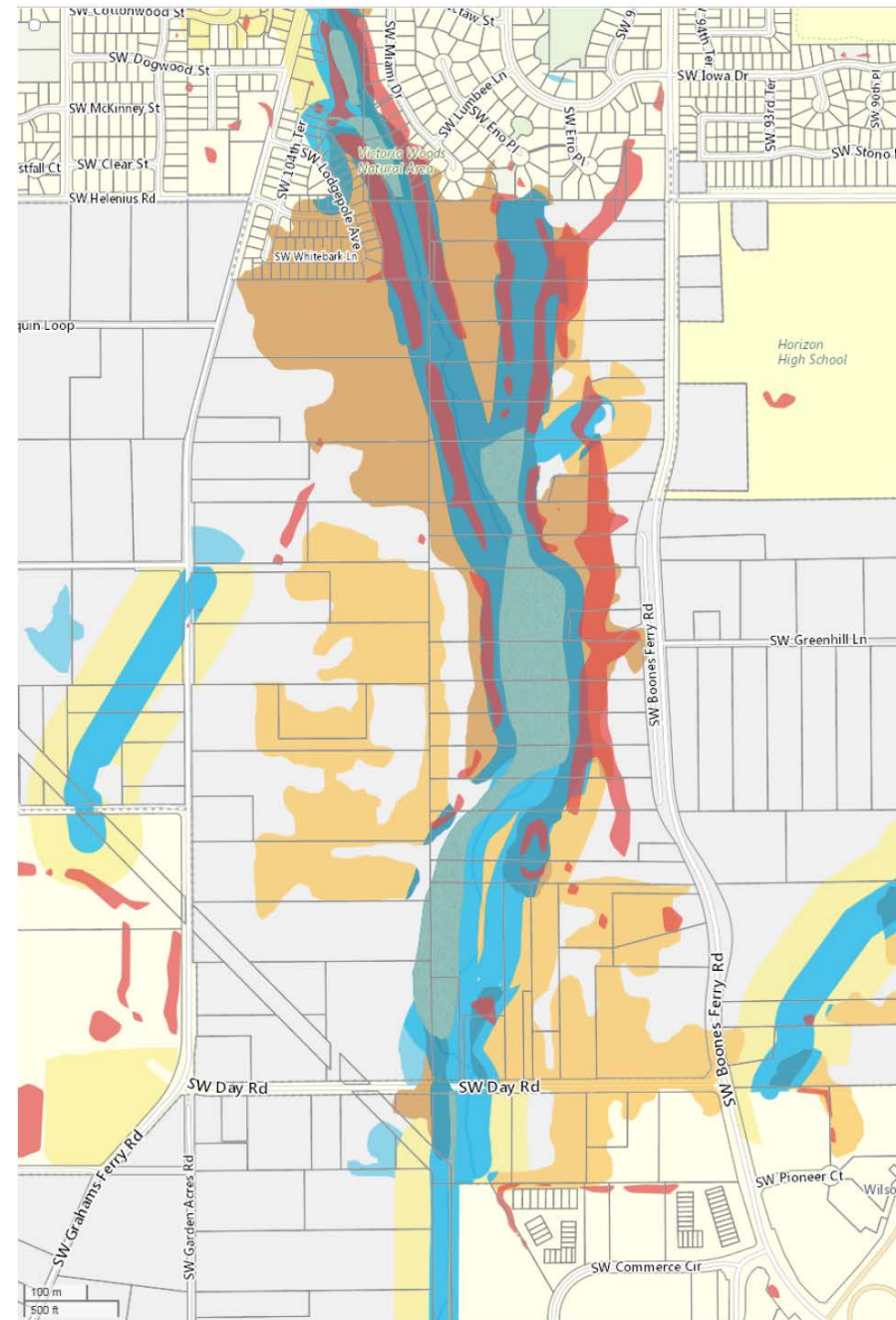
CONSIDERATION 9 – BASALT CREEK CANYON cont.

“...The Cities also recognize the benefits of locating north to south trails near the Basalt Creek Canyon and bicycle connections that would connect the cities and other trail systems and be an asset for both residents and employees in the area “

Please keep in mind- the canyon and the wetlands between Grahams Ferry Road and Boones Ferry Road are privately owned by several different property owners.

The current tax lots are long and narrow-running east – west.

The canyon and wetlands run north and south and are located within the middle of the tax lots.

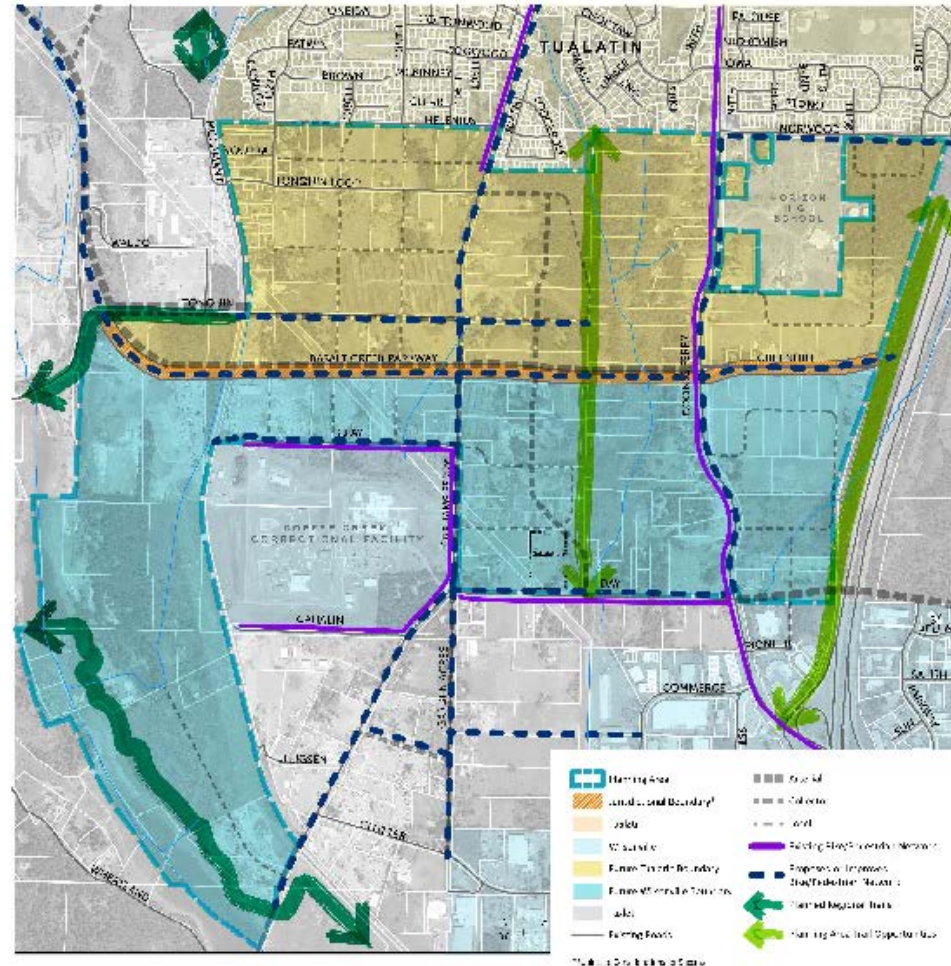


CONSIDERATION 9
-BASALT CREEK CANYON

The map presented at the April 28th Open House indicates a public trail along the western edge of my property.

This location is not adjacent to the wetlands, nor on the same level as the wetlands.

In light of the recent news articles regarding the Spring Water Trail, I am not extremely interested in creating a similar situation on or along my property unless actions and funding would be provided to monitor the trail at all times of the day- 7 days a week.



The wetlands are in the middle of my property- with useable property on the east and west sides of the wetlands.

- a. If a walking trail is envisioned along the wetlands – it 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, infringe upon my backyard and reduce the private use and enjoyment of my property.

As I am actively working to restore the wetlands on my property--- how would the restored area be protected from misuse or residual pollution from public access?

CONSIDERATION 9 -BASALT CREEK CANYON

“The Cities recognize the Basalt Creek Canyon natural resource value and will work together to reach agreement on joint management practices for the canyon. The Cities also recognize the benefits of locating north to south trails near the Basalt Creek Canyon and bicycle connections that would connect the cities and other trail systems and be an asset for both residents and employees in the area.”

If one re-reads Consideration 9 Basalt Creek Canyon.....

.....It is very unclear what rights the multiple property owners and homeowners along the canyon will have in the future regarding the private and exclusive use of their own property.

While it might be a desirable marketing tool-

Providing unlimited public access and trails into sensitive wetlands may not be in the best interest of this significant natural resource.

CONSIDERATION 9 -BASALT CREEK CANYON

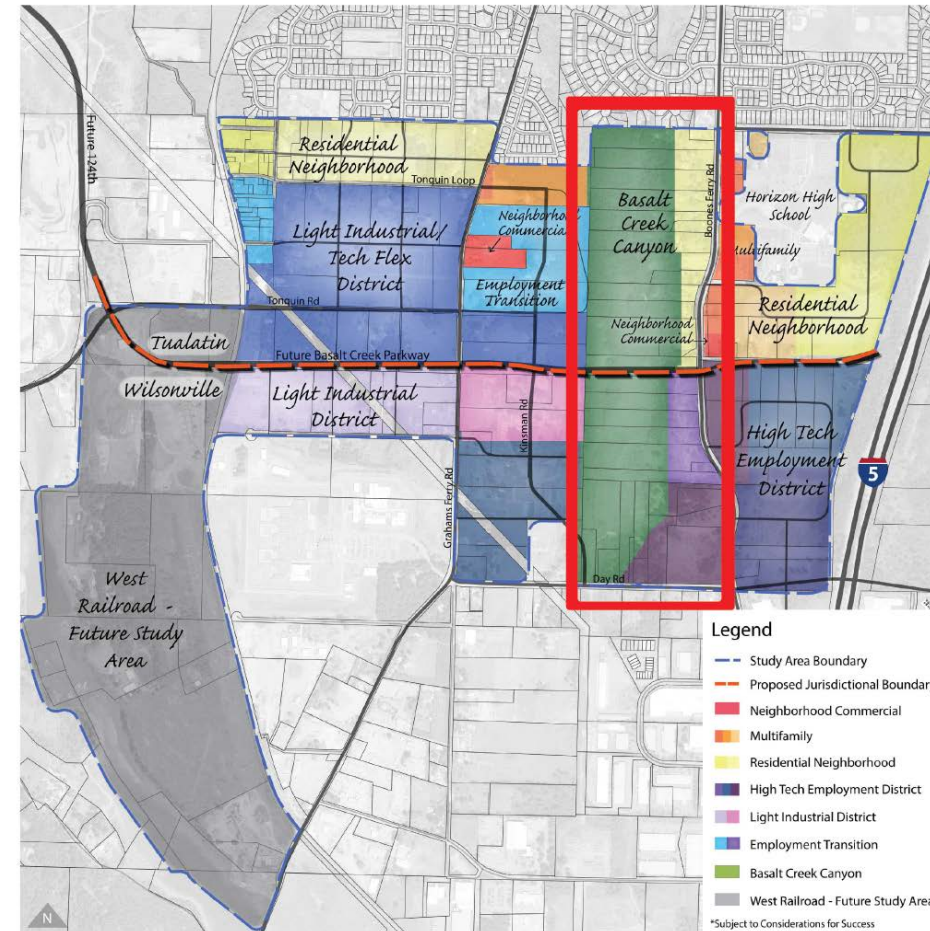
While it appears proposals are being presented to utilize the privately owned wetlands and natural areas for public use and enjoyment-

This poster presented at the Basalt Creek Concept Planning Open House, and also to the Tualatin Planning Commission appears to have two land use concepts for several individual tax lots which contain portions of the Basalt Creek Canyon.

The poster can also be interrupted to imply -those same individual tax lots which contain the canyon--- will have a vast portion of the property (over 50%) to become protected natural areas- without any additional land use indicated.

Basalt Creek Concept Plan

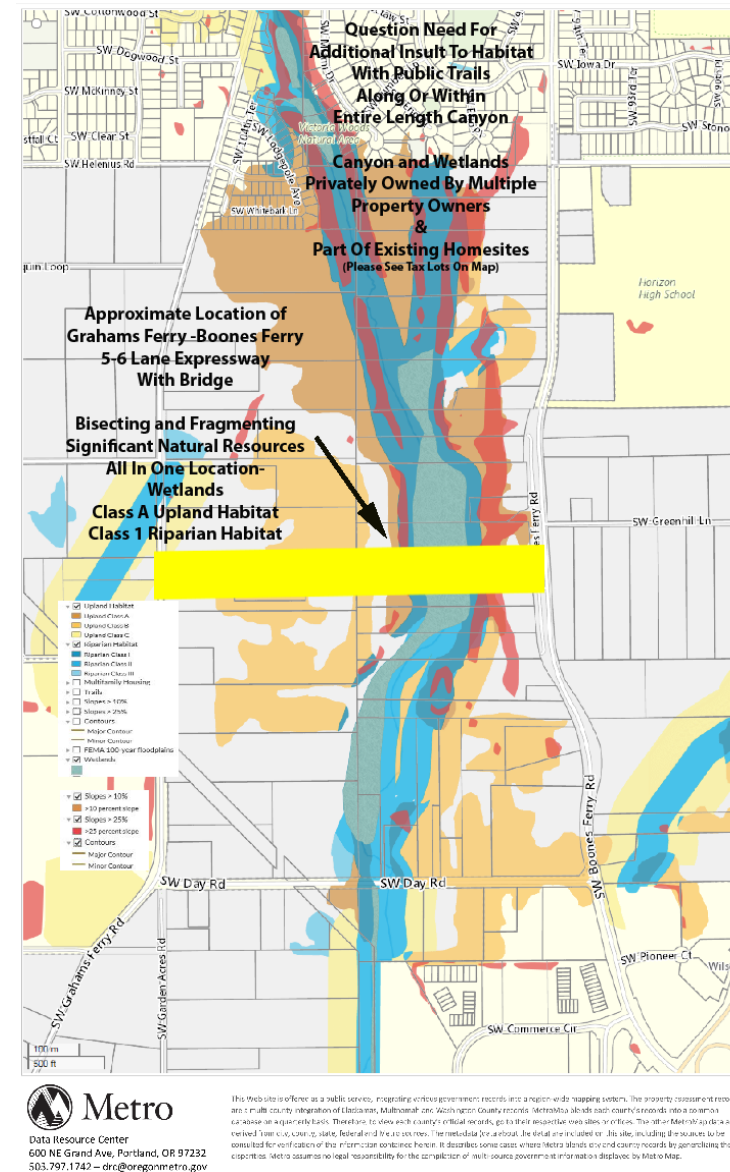
THE LAND USE CONCEPT



CONSIDERATION 9 -BASALT CREEK CANYON

It is contradictory and ironic that the same entities that are now wanting:

- - to manage and utilize the benefits of this unique natural area-
- - to make this area open and available for all the public to enjoy
- while at the same time apparently attempting to protect the natural area by limiting current home and property owners the future use or development of their property
- ... are the same entities who voted to construct a regional 5-6+ lane freight expressway straight through the middle of this same area.
- The connector may be more permanently disruptive to the environment during construction and after completion -24 hours a day/7 days a week--than what any individual homeowner may want to develop on their property.



Please keep in mind, while some of the area being discussed within the Basalt Creek Area is undeveloped land, there are many preexisting homes already established within the area being discussed.

The Basalt Creek Area is not a blank canvas.

While broad stroke conceptual planning is necessary to plan for future development, substantial consideration should also be given as to how these plans may impact the existing home owners and environment.

I appreciate your consideration of the issues I have presented as you listen to the Basalt Creek Concept Planning Update.

Many of these issues have been presented to the project staff on multiple occasions- and yet the issues remain without resolution.

Respectfully submitted,

Grace Lucini
23677 SW Boones Ferry Road
Tualatin, Oregon 97062

From: [G Lucini](#)
To: [Ed Truax](#); [Monique Beikman](#); [Wade Brooksby](#); [Nancy Grimes](#); [Lou Ogden](#); [Joelle Davis](#); [Frank Bubenik](#); [Council](#)
Cc: [Karen Perl Fox](#); [Aquilla Hurd-Ravich](#); [Jeff Fuchs](#)
Subject: Citizen Comment Information For Tualatin City Council Work Sessions & Council Meeting 6-13-16
Date: Wednesday, June 08, 2016 9:44:11 AM
Attachments: [2016 6-8 Citizen Comments-Tualatin CC 6-13 Basalt Creek- PP.pdf](#)

The concept planning for the Basalt Creek Area is understandably very complex.

As a citizen, it would be very difficult to present my concerns regarding the “10 Considerations for Success” for the Basalt Creek Planning process within a 3 minute Citizen Comment period during the Tualatin City Council Meeting on 6-13-16.

Therefore, I am submitting a presentation which will also provide supporting documents for my concerns.

I request this presentation be included within the information for the 6-13-16 Tualatin City Council Meeting- Work Session-Basalt Creek Update, the 6-13-16 Tualatin City Council under Citizen Comment Section of the agenda, and within the Basalt Creek Concept Planning file.

I am willing to provide additional information if requested.

Your willingness to review this information is greatly appreciated.

Regards,
Grace Lucini

From: tom.re@comcast.net
Sent: Tuesday, June 21, 2016 4:31 PM
To: Karen Perl Fox
Cc: Aquilla Hurd-Ravich
Subject: RE: Basalt Creek

Karen & Aquilla:

Respectfully, thank you again for your reply but now back in my office looking your note over again – it really surprises me.

Basic Concept Plan not completed?

Citizen involvement? A public workshop 2 years ago at Horizon School. Public meeting at Tualatin High School? Open house? I've been on property owner focus groups. More citizen input is needed?

Is there a property owner meeting scheduled?

Is there another citizen open house scheduled?

Are we on Concept Time Line target for "hearings and adoption" summer of 2016?

Honestly, I have to say – this process has been very frustrating.

Tom Re

From: Karen Perl Fox [<mailto:kperlfox@ci.tualatin.or.us>]
Sent: Tuesday, June 21, 2016 11:44 AM
To: tom.re@comcast.net
Cc: Aquilla Hurd-Ravich
Subject: RE: Basalt Creek

No, the Basalt Creek Concept Plan is not finalized yet, therefore the Comp Plan Amendment is not completed. The Land Use Concept Map shows land use in concept only, not zoning.

We are not at a point yet where specific zoning has been mapped or determined. Both the Concept Plan and the Comp Plan Amendment involve public process where citizens are encouraged to provide their input – that includes you as a property owner as well as others.

Thank you,

Karen

Karen Perl Fox
Senior Planner
City of Tualatin | Community Development Department
503.691.3027 | www.tualatinoregon.gov.

From: tom.re@comcast.net [<mailto:tom.re@comcast.net>]
Sent: Tuesday, June 21, 2016 10:01 AM
To: Karen Perl Fox
Subject: RE: Basalt Creek

Hello Karen: Thank you very much for taking the time to reply to me.

Re: 23500 and 23550 SW Boones Ferry Rd.

Is the Comprehensive Plan Map Amendment completed? On the Concept Map our property is designated Multi-Family – would that specifically be one of the options below i.e. RH 16-20 DU/acre?

After the property has been designated as multi-family does the actual developer and City together decide on best use (meaning which option / density of multi-family)?

I'm sorry for the questions – just trying to stay tuned in.

Thank you for helping me,
Tom Re

From: Karen Perl Fox [<mailto:kperlfox@ci.tualatin.or.us>]
Sent: Monday, June 20, 2016 5:21 PM
To: Tom Re
Cc: Aquilla Hurd-Ravich
Subject: RE: Basalt Creek

Tom:

Thank you for your inquiry. The Tualatin zones that include multifamily are listed below followed by the Section of the Tualatin Development Code (TDC):

RML –Medium- Low Density 7- 10 Dwelling Units (DU)/acre – Section 41 of the TDC
RMH-Medium-High Density 11-15 DU/acre - Section 42 of the TDC
RH-High Density 16-25 DU/acre-Section 43 of the TDC
RH/HR High Density/High Rise 26-30 DU/acre-Section 44 of the TDC

The entire Tualatin Development Code can be found at <http://www.tualatinoregon.gov/planning/comp-plan-development-code>.

Does this give you what you were looking for?

Karen

Karen Perl Fox
Senior Planner
City of Tualatin | Community Development Department
503.691.3027 | www.tualatinoregon.gov.

From: tom.re@comcast.net [<mailto:tom.re@comcast.net>]
Sent: Monday, June 20, 2016 3:27 PM
To: Aquilla Hurd-Ravich
Subject: Basalt Creek

Hello Aquilla:

Sorry to bother you in your busy day.

Just checking in to see if our Basalt Creek Concept Plan Timeline is still on target – and wondering if you would lead me in the right direction please?

My understanding is “multi family” could be interpreted a little differently by different city planning departments. Would you please let me know where I may be able to find Tualatin’s planning codes / Multifamily units per acre info?

6/29/2018

RE Basalt Creek. Emal with Tom Re.6.21. 16 on process.htm

Thank you Aquilla,
Tom Re

From: [Stephen Anderson](#)
To: ahurd-ravich@ci.tualatin.or.us
Subject: Basalt Creek Concept Plan
Date: Monday, July 11, 2016 11:05:37 AM

Good morning, Aquilla,

We have been following the progress of the Basalt Creek Concept planning Activities. We are a small landowner in the area, and have been looking forward to the opportunity to make improvements to our property. We have been waiting patiently to learn what others might decide is appropriate for our property, and would like to know when utilities might be installed.

Can you provide any prediction as to when this process might be completed, zoning established and annexation activity beginning? It has been a rather protracted process, and the expectation had been that it would be a two year process.

We would appreciate any guidance you can provide regarding the schedule going forward, especially in regard to the city of Tualatin process.

Steve

Stephen F. Anderson
Stephen.Anderson@Frontier.com
503.297.8263

From: bob.wallington
To: Lynette Sanford; Brian Harper; Brian Sherrard (brian.sherrard@tvfr.com); Jim Clark (jkclark@boa.gov); Karen Savage (karen.savage@co.washington.or.us); Paul Hennon; Rappold, Kerry; Renus Kelfkens; Rich Mueller; Russell Knoebel; Stephan Lashbrook (lashbrook@ridsmart.com); Steve Adams (adams@ci.wilsonville.or.us); Timothy Wilson (timothy.j.wilson@odot.state.or.us); Alice Cannon; Aquilla Hurd-Ravich; "bateschell@ci.wilsonville.or.us"; Jeff Fuchs; Kraushaar, Nancy; Neamtzu, Chris; Ralfowr11nfd4@gmail.com; docherbetpainting@hotmail.com; fmoken@hotmail.com; lloyd@meiselrockproducts.com; Aaron Walser (aaron.walser@gmail.com); Alce Turki; alboloni@outlook.com; acharris127@yahoo.com; Adam Butts (adambutts77@gmail.com); aldermo007@gmail.com; all@nwatural.com; allstrom@pennilmedia.com; all@venturescope.com; Brian Aplin (baplin@kerncontractors.com); alboel11evit@frontier.com; alibuch12@gmail.com; aldray.Younis@ndre.vic.gov.au; andrew_bagman@hotmail.com; Andy Braun; Anne Kennedy (annekennedy64@gmail.com); arowj@comcast.net; Ari Sasaki (Ari_Sasaki@msn.com); arva41@gmail.com; ballarche@frontier.com; Barry Lesuwan; bbsqier22@hotmail.com; blberwagen@parametrix.com; bburns@burnsbros.com; bburns@burnsbros.com; Ben Altman; Ben Altman (benaltman@fardq.com); Ben Bryant; BerBruk@aol.com; bmi7737@gmail.com; Bob Galati; bob.karver@sterling.net; bob_bramel@hotmail.com; bowen_aagie@yahoo.com; Brian Barker; Brian Karen Pohl Fox
Cc: Clayton.Delam@claytonscavating.com; Brian Kelley (brian.kelley@nwatural.com)
Subject: Re: Basalt Creek Concept Plan - July Notice
Date: Monday, July 11, 2016 10:37:34 AM

Dear Lynette,

I attended the meeting on April 28th at the Juanita Pohl Center and talked with Aquilla Hurd-Ravich about this subject. I am particularly concerned with saving the beautiful 125 to 150++ year old Fir Trees lining the south side of Norwood Rd. between the I-5 overpass and the Horizon Church/School property. The trees make our neighborhood and the walking/bike path along Norwood Rd. beautiful. They also help with buffering the I-5 noise and filtering I-5 pollutants from our neighborhood. I believe the latest plan calls for a residential subdivision to go into the property just south of Norwood Rd. and potentially could cause the end of these trees. I know that the Horizon Church listened to the neighbors across Norwood Rd. and saved about 90 feet for the trees to buffer their football field from the residential neighborhood across Norwood Rd. to the north of their property. I would like to see the same consideration given to the residential neighborhoods across from the new development that is planned in the Basalt Creek Concept Plan.

Tualatin prides itself on being a Tree City and trying to be a very good livable city. I believe that saving these beautiful trees would go a long way of making many people happy here in this area. I am attaching a picture of the Trees in question. Please take this in consideration when making your final plans. It would benefit the neighborhood just north across Norwood Rd. of this property and also the new homes to be built just south of Norwood Rd.

Thanks for your consideration on this matter.

Bob Wallington
22995 SW Vermillion Dr.
Tualatin, OR 97062
503-697-5903

On Monday, July 11, 2016 9:32 AM, Lynette Sanford <L.Sanford@ci.tualatin.or.us> wrote:



Greetings,

Thank you for your continued interest in the Basalt Creek Concept Plan project. Wilsonville and Tualatin each met with their City Councils in June 2016 regarding the land use we are working on and final modifications to the model to reflect the visions and to finalize the land use concept.

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 Planner
City of Tualatin | Community Development Dept | Planning Division
Phone: 503-691-3027 | Email: kperlfox@ci.tualatin.or.us

Miranda Bateschell

Long Range Planning Manager
City of Wilsonville | Community Development Dept | Planning Division
Phone: 503-570-1581 | Email: bateschell@ci.wilsonville.or.us

From: [Keegan Lucas](#)
To: ahurd-ravich@ci.tualatin.or.us
Subject: Basalt Creek Property Question
Date: Tuesday, July 19, 2016 2:56:27 PM

Good Afternoon, Aquilla -

We are appraising a property that spans a few parcels across Washington County and Clackamas County, in an unincorporated area within the UGB. The address is 26045 SW Grahams Ferry Road. As best as I can tell, it's included within the Basalt Creek planning area. I'm trying to summarize what the general time frame of the planning process is - how long it might be before areas are incorporated into either Wilsonville or Tualatin (I would assume the property I'm talking about is more likely to go over to Wilsonville?) along with any major infrastructure improvements that are central to implementing the plan, and preliminary zoning/land use concepts. I apologize if the answers to these questions are already on the website - I have spent some time looking at documentation already, but so far haven't come across these answers. I do see the timeline about this initial planning process, with proposed adoption of a plan intended this summer.

Thanks for your time and any information you can pass along!

--

Keegan Lucas
Cassinelli Valuation LLC
11720 SW 72nd Avenue
Tigard, Oregon 97223

From: [Eric Rouse](#)
To: ahurd-ravich@ci.tualatin.or.us
Subject: Basalt Creek Concept Plan- 10480 SW Helenius
Date: Tuesday, August 09, 2016 10:08:46 AM
Attachments: [image001.png](#)

Greetings Aquilla,

I am the Development Manager for Summit Development Group. The owner of Summit is Chris Marsh, who owns the subject property. I attended the last open house on April 18, 2016. At that time I understood the schedule for the annexation to be:

- The plan is to be presented to both City Council's by the end of summer 2016.
- Application will be made for an Urban Planning Boundary Change through Washington County (expected Oct. 2016).
- The Comp Plans go to the City for approval (Expected Spring of 2017).
- Then Annexation at the Property Owners initiation expected to be ready by Spring 2017.

Can you please confirm that my understanding of the process and the dates are still correct. Where possible, specific dates would be great to have (like the day the plan is going in front of Council, or the date the application will be made through Washington County).

I would like to give my boss an update on this process as soon as possible.

Thanks Aquilla!

Regards,

Eric

Eric Rouse
Phone 503.572.0295 | Fax: 503.214.4281
CCB #204140 • WA #SUMMIDG856KA

SUMMIT
DEVELOPMENT GROUP
www.summitdevelopmentgroup.com



HanmiGlobal Partner

808 sw third avenue, suite 300 • portland, oregon 97204

503.287-6825 • fax 503.415-2304

www.otak.com

BASALT CREEK/TUALATIN CONCEPT PLAN

Amendment Request to the Concept Plan

Tualatin, Oregon

August 23, 2016 *Revised August 24, 2016*

Introduction

- Otak represents a group of owners who hold 10 acres in the 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.

Project Concerns

- Otak's concern is that the northeast quadrant area is not well suited to industrial zoning proposed by the concept plan.
 - Topography. Much of the site contains slopes in excess of 10% and 25%. It would be extremely difficult to flatten it out to accommodate industrial site development 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.

Amended Plan Options

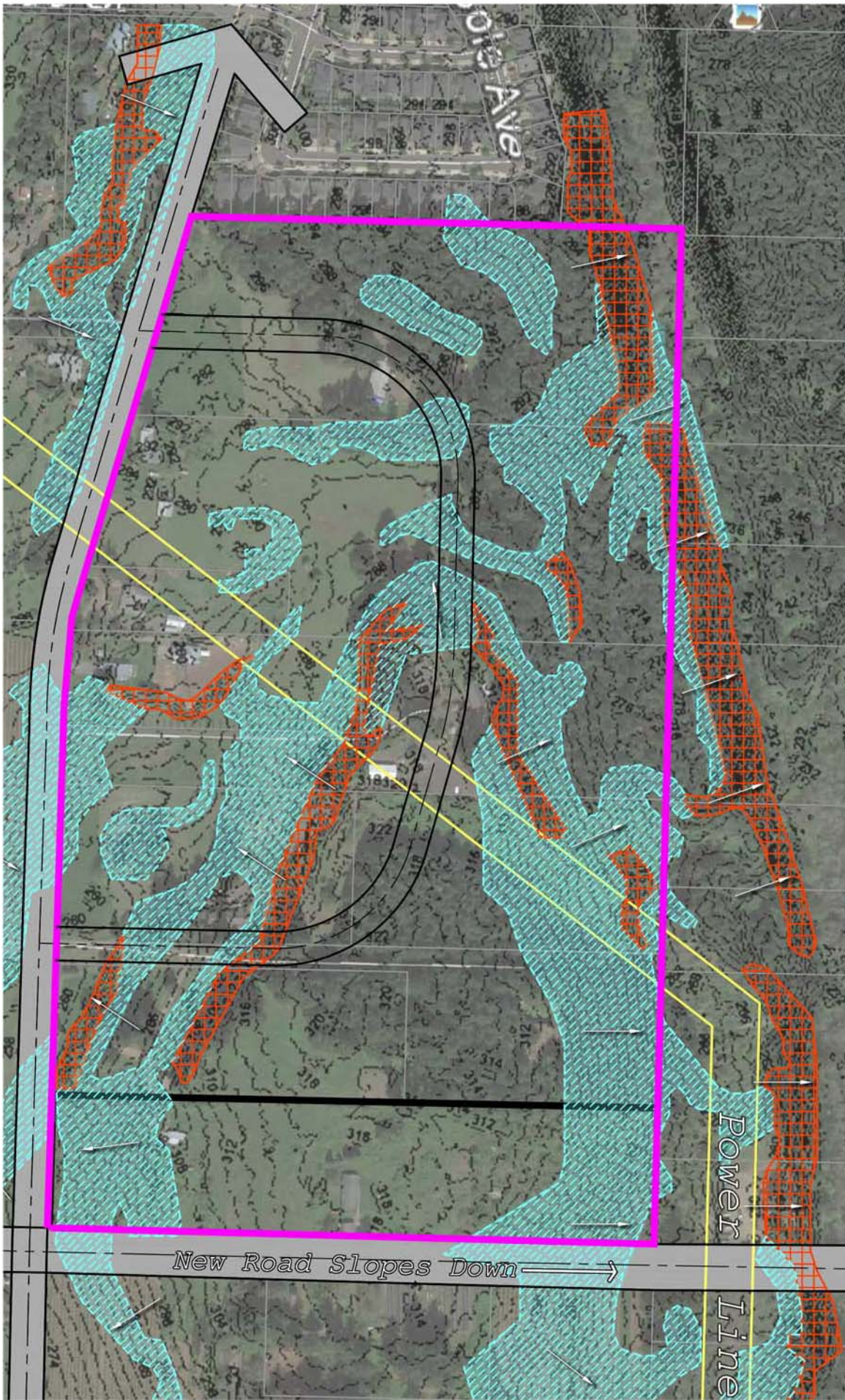
- The attached concept plan options summarize the requested amendment for proposed land uses that fit the site.
- The plans both show building Tonquin Loop as an actual loop with two access points on Grahams Ferry Road. This road extension will provide complete access to the properties.
- Two densities 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 feet from the site area.
- A center core area of retail, industrial transition and open space serve as a walkable destination in the neighborhood.
- Property uses can be molded to fit actual site conditions yet still provide ample "jobs" land with the employment transition (ET) designation. Option A is preferred; it best fits the existing topography.

integrated design = smart solutions

Benefits

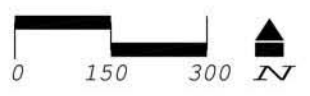
- A walkable neighborhood with appropriate transitions and destinations
- Land uses that are adaptable to actual site conditions. The mix of uses will act as a **catalyst to create activity in the district**. The HDR land provides an excellent opportunity for workforce housing next to employment lands.
- A quality neighborhood for Tualatin

Attachments: Basalt Creek – Site Constraints Diagram
Basalt Creek Concept Plan A
Basalt Creek Concept Plan B



-  Greater than 25% slope area
-  Greater than 10% slope area
-  Slope Direction

Site Constraints Diagram








Basalt Creek

6-13-2016

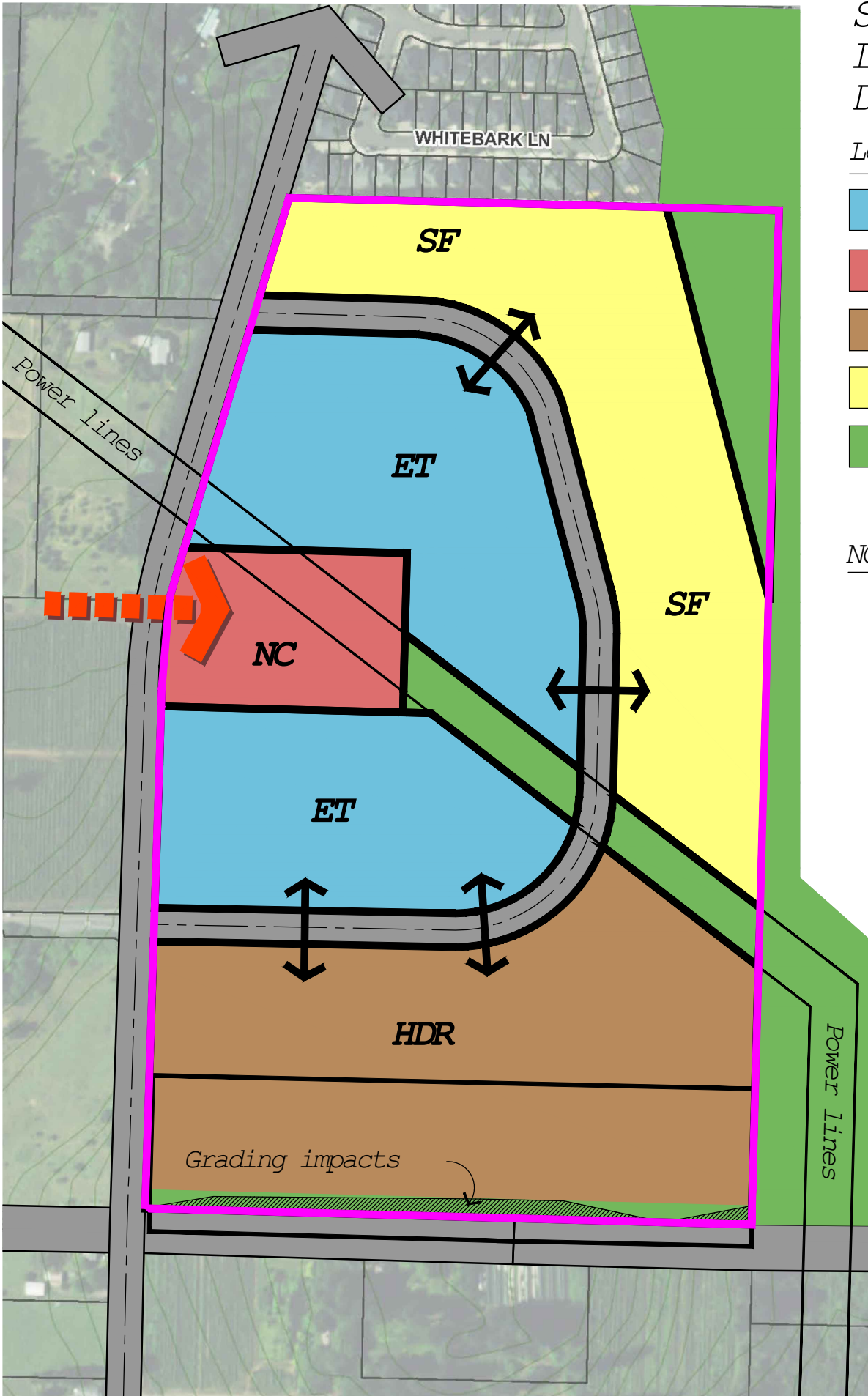
Subdistrict Land Use Diagram

Legend

	Employment transition 17.45 ac
	Neighborhood commercial 3.96 ac
	High density residential 16.98 ac
	Single family residential 13.26 ac
	Open space 5.54 ac

NOTES

- Residential serves as transition against ex. homes and canyon
- Housing is walkable to retail center and jobs
- Employment Transition mixes with the residential sub-district
- Employment Transition maintains on-grade relationship with streets








8-23-2016



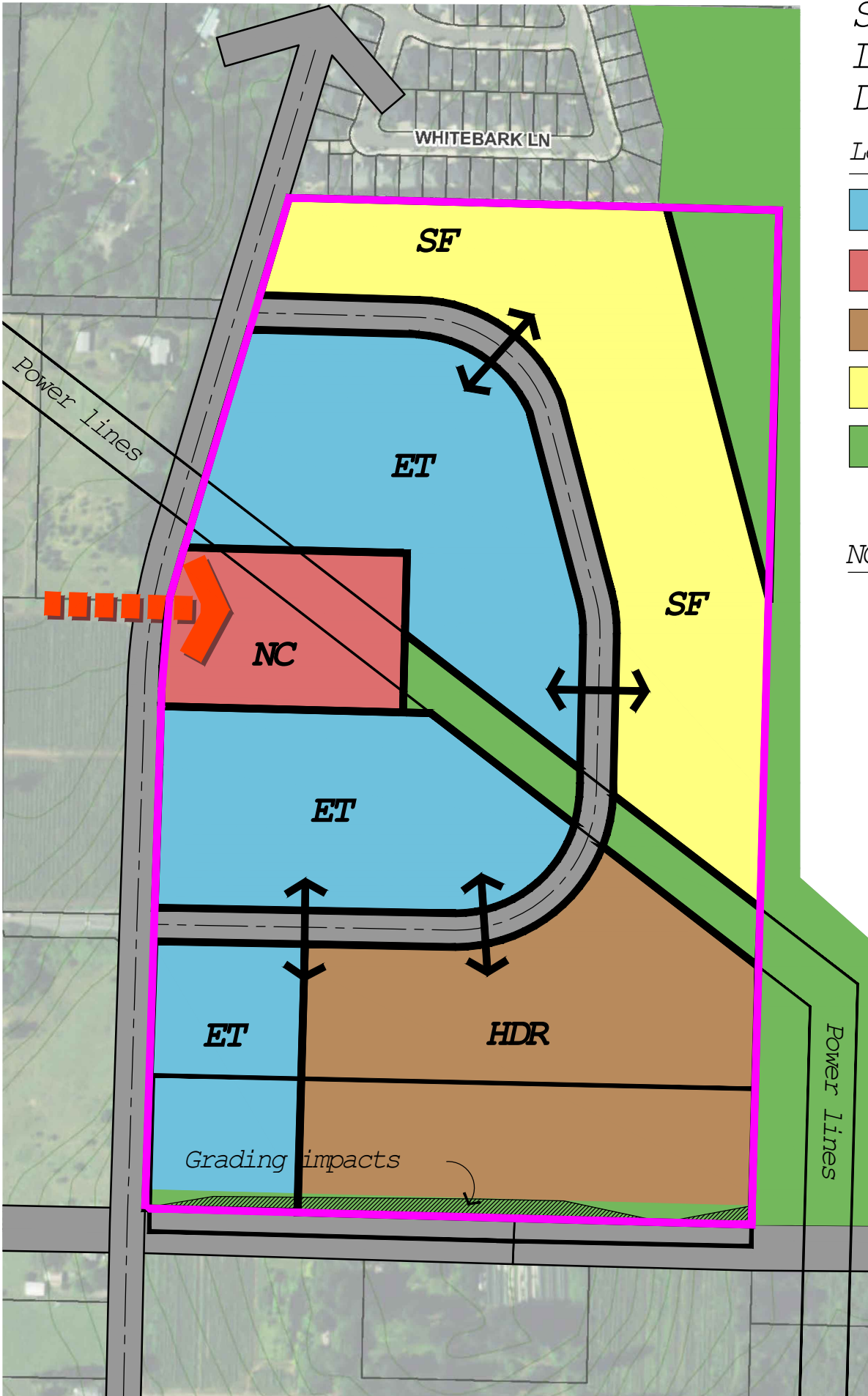
Subdistrict Land Use Diagram

Legend

	Employment transition 21.40 ac
	Neighborhood commercial 3.96 ac
	High density residential 13.09 ac
	Single family residential 13.26 ac
	Open space 5.54 ac

NOTES

- Residential serves as transition against ex. homes and canyon
- Housing is walkable to retail center and jobs
- Employment Transition mixes with the residential sub-district
- Employment Transition maintains on-grade relationship with streets



8-23-2016



From: [Steve Zimmerman](#)
To: ahurd-ravich@ci.tualatin.or.us
Subject: Basalt Creek Development
Date: Friday, August 26, 2016 11:15:22 AM

Hi,

My wife and I are considering buying a property that will probably be affected by the changes proposed at:

www.basaltcreek.com

The property we're considering, which is currently available for sale, is:

<https://www.google.com/maps/place/24305+SW+Boones+Ferry+Rd,+Tualatin,+OR+97062>

The address is:

24305 SW Boones Ferry Rd
Tualatin, OR 97062

In looking through the documents, it would appear that not only would the zoning in that area change enough to allow for businesses to develop (and are there limits to the size/height of buildings built in that area?) but also it looked like (in one map) that the back 2/3rds or so of the property would become part of the Basalt Creek Park, with public access and pathways/trails. Is that correct?

Could you please let me know if I'm reading this correctly and if we're at risk of being surrounded by business parks and losing most of the property we're about to purchase?
Thanks.

Steve Zimmerman
503-706-4153
Currently a Tualatin resident at:
22752 SW Cowlitz Dr
Tualatin, OR 97062

From: [G Lucini](#)
To: "[Beikman Monique](#)"; "[Lou Ogden](#)"; "[Nancy Grimes](#)"; "[Frank Bubenik](#)"; "[Joelle Davis](#)"; "[Wade Brooksby](#)"; "[Ed Truax](#)"; council@ci.tualatin.or.us
Cc: "[Aquilla Hurd-Ravich](#)"; kperfox@ci.tualatin.or.us; [Bateschell, Miranda](#)
Subject: Consent Agenda Item #D3-Reinstatement Basalt Creek Concept Planning IGA- Request change to Council Agenda Item for Review
Date: Friday, September 09, 2016 3:10:34 PM
Attachments: [image009.png](#)
[image017.png](#)

On the Tualatin CC Meeting Consent agenda for next Monday 9-12-16, is the authorizing of the Reinstatement of the Basalt Creek IGA.

Consent Agenda Item:

D 3. Consideration of Resolution No. 5298-16 Authorizing the Reinstatement of an Intergovernmental Agreement for the Basalt Creek Planning Area

I recognize the IGA needs to be renewed to be able to continue the concept planning for the area. However, several years have passed since the original IGA was signed in 2011. Metro and Washington County have taken several actions in forwarding their respective interests since 2011. An open discussion/evaluation of the status and progress of the previous 5 years needs to be provided to the Council members and to the public prior to extending the IGA for another 3 years without any review or discussion.

At this time it would be prudent- prior to authorizing without any discussion via the consent agenda -to provide the City Council members the ability to make a truly informed vote on the proposed Resolution No. 5298-16 for a project of this large scope -both financially and geographically.

The Council members, and the public, should be provided an opportunity to receive a summary on relevant information and actions by the IGA participants on the progress over the last 5 years relating to the implementation and purpose of the IGA. There should be a summarization of how these actions may impact, influence, or forward the goals of the City of Tualatin, before the Council members are asked to vote to renew the agreement. This type of summarization on the actions taken by the IGA partners relating to the purpose of the IGA, or a summarization of the current status on meeting the goals of this IGA was not provided within the informational packet posted on the City of Tualatin website for the Tualatin City Council Meeting on 9-12-16.

There have been numerous actions over the last 5 years already instituted by other members of the IGA- affecting the Basalt Creek Concept planning. For example, just within the last 3 months, Washington County and Metro have taken actions affecting the Basalt Creek Area. There are many other actions, ordinances and resolutions which IGA participants have initiated and/or passed affecting the Basalt Creek Area since the original IGA was signed.

WASHINGTON COUNTY BOARD OF COMMISSIONERS MINUTES July 19, 2016

2.h.
MO 16-218
Approve Agreement with Oregon Department of Transportation for the Basalt Creek Parkway Extension Project (CPO 5) (Approved Under Consent Agenda)

WASHINGTON COUNTY BOARD OF COMMISSIONERS - CONSENT AGENDA AUGUST 16, 2016

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Consent – Land Use and Transportation (All CPOs)
Agenda Title: AUTHORIZE GRANT APPLICATIONS TO METRO FOR REGIONAL FLEXIBLE FUNDS
Presented by: Andrew Singelakis, Director of Land Use and Transportation

SUMMARY:

Washington County Department of Land Use and Transportation is seeking Board authorization to submit grant applications for three active transportation/complete streets projects and one freight/green economy project to Metro for Regional Flexible Funds and to accept the grant funds if awarded. The Regional Flexible Funds are allocated by Metro and the Joint Policy Advisory Committee on Transportation and would be available for the 2019-21 grant cycle.

The grant applications seek funding for the following projects:

- Right-of-way acquisition for the Basalt Creek Parkway Extension between Grahams Ferry Road and Boones Ferry Road.

METRO- Metro website-

http://www.oregonmetro.gov/news/new-acquisition-tonquin-geologic-area-protects-unique-features-missoula-floods?utm_source=Metro+contacts&utm_campaign=612960db63-EMAIL_DIGEST_CAMPAIGN&utm_medium=email&utm_term=0_e7c2405cf5-612960db63-278887138&mc_cid=612960db63&mc_eid=9f15596fb4

Metro has acquired a 50-acre site just north of Wilsonville that protects unique features of the Missoula floods, which shaped the region's landscape near the end of the last Ice Age.

Part of the new acquisition is adjacent to Metro's Coffee Lake Creek Wetlands, a 233-acre natural area. Metro's North Coffee Lake Creek Wetlands, a 27-acre natural area, sits a short distance north.

Combined, the area helps connect an important swath of habitat between the Tualatin and Willamette Rivers that native plants and wildlife rely on to safely move between different areas to access food and shelter and to breed.

I request **Consent Agenda Item: 3. Consideration of Resolution No. 5298-16 Authorizing the Reinstatement of an Intergovernmental Agreement for the Basalt Creek Planning Area**, be removed from the consent agenda and placed on the Tualatin City Council Meeting Agenda on 9-12-2016 as an agenda item, to allow the members of the Tualatin City Council:

1. Be provided relevant past and current information -- on the status of the actions of the IGA partners affecting the Basalt Creek Concept planning, prior to authorization of Resolution No. 5298-16 which renews this significant IGA.
 - a. It has been 5 years since the original IGA was signed.
 - b. Within the 5 years, a great amount of information has been obtained and analyzed relating to the concept planning for Basalt Creek which was not previously available.
 - c. Within the 5 years IGA partners have taken actions which may affect or influence the outcome of concept planning for Basalt Creek.
2. Placing Resolution No. 5298-16 as an agenda item would provide an appropriate opportunity for evaluation by members of the council to review the concept planning process and implications for the City of Tualatin, now that 5 years have passed since the original IGA was passed and additional information gained.
3. The Tualatin City Council should be able to hear how the extension of the IGA will lead to successful completion of the concept planning for the Basalt Creek Area, and what steps will be taken to insure completion of the goals of the IGA within the timeframe of the 3 year extension.
4. The geographic scope and purpose of this IGA has a substantial jurisdictional, financial, transportation and other infrastructure ramifications upon the government of the City of Tualatin, as well the citizens of Tualatin, and the citizens of the Basalt Creek area. Efforts should be made by the City of Tualatin (as an IGA partner and one of the IGA partners responsible for primary project management for concept planning) to provide the opportunity for the public to hear the information on the current status of achieving the goals of the current IGA, and justification and ramifications of extending this significant IGA with three other governmental agencies for another 3 years.

Excerpt from the recitals Basalt Creek IGA 2011, page 2 of 10:

Whereas, Oregon Statewide Planning Goal 1 requires public involvement and Goal 2 requires intergovernmental coordination, this IGA is intended to indicate to private property owners in the area, METRO, the State of Oregon, and all other interested parties the cooperative nature of the planning effort being undertaken by the CITIES and COUNTY for the Basalt Creek Planning Area; and

I request this communication be included within the Basalt Creek Concept Planning IGA file.

Respectfully submitted,

Grace Lucini

23677 SW Boones Ferry Road, Tualatin Oregon 97062

From: [Karen Perl Fox](#)
To: [Alice Cannon](#)
Cc: [Aquilla Hurd-Ravich](#)
Subject: FW: Consent Agenda Item #D3-Reinstatement Basalt Creek Concept Planning IGA- Request change to Council Agenda Item for Review
Date: Friday, September 09, 2016 3:16:16 PM
Attachments: [image002.jpg](#)
[image008.jpg](#)
[image009.png](#)
[image011.jpg](#)
[image015.jpg](#)
[image017.png](#)

FYI - see below comments from Grace Lucini regarding the Basalt IGA.

Karen

Karen Perl Fox

Senior Planner

City of Tualatin | Community Development Department

503.691.3027 | www.tualatinoregon.gov.

From: G Lucini [mailto:grluci@gmail.com]
Sent: Friday, September 09, 2016 3:10 PM
To: Monique Beikman; Lou Ogden; Nancy Grimes; Frank Bubenik; Joelle Davis; Wade Brooksby; Ed Truax; Council
Cc: Aquilla Hurd-Ravich; Karen Perl Fox; Bateschell, Miranda
Subject: Consent Agenda Item #D3-Reinstatement Basalt Creek Concept Planning IGA- Request change to Council Agenda Item for Review

On the Tualatin CC Meeting Consent agenda for next Monday 9-12-16, is the authorizing of the Reinstatement of the Basalt Creek IGA.

Consent Agenda Item:

D 3. Consideration of Resolution No. 5298-16 Authorizing the Reinstatement of an Intergovernmental Agreement for the Basalt Creek Planning Area

I recognize the IGA needs to be renewed to be able to continue the concept planning for the area. However, several years have passed since the original IGA was signed in 2011. Metro and Washington County have taken several actions in forwarding their respective interests since 2011. An open discussion/evaluation of the status and progress of the previous 5 years needs to be provided to the Council members and to the public prior to extending the IGA for another 3 years without any review or discussion.

At this time it would be prudent- prior to authorizing without any discussion via the consent agenda -to provide the City Council members the ability to make a truly informed vote on the proposed Resolution No. 5298-16 for a project of this large scope -both financially and geographically.

The Council members, and the public, should be provided an opportunity to receive a summary on relevant information and actions by the IGA participants on the progress over the last 5 years relating to the implementation and purpose of the IGA. There should be a summarization of how these actions may impact, influence, or forward the goals of the City of Tualatin, before the Council members are asked to vote to renew the agreement. This type of summarization on the actions taken by the IGA partners relating to the purpose of the IGA, or a summarization of the current status on meeting the goals of this IGA was not provided within the informational packet posted on the City of Tualatin website for the Tualatin City Council Meeting on 9-12-16.

There have been numerous actions over the last 5 years already instituted by other members of the IGA- affecting the Basalt Creek Concept planning. For example, just within the last 3 months, Washington County and Metro have taken actions affecting the Basalt Creek Area. There are many other actions, ordinances and resolutions which IGA participants have initiated and/or passed affecting the Basalt Creek Area since the original IGA was signed.

WASHINGTON COUNTY BOARD OF COMMISSIONERS MINUTES July 19, 2016

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WASHINGTON COUNTY BOARD OF COMMISSIONERS - CONSENT AGENDA AUGUST 16, 2016

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METRO- Metro website-

http://www.oregonmetro.gov/news/new-acquisition-tonquin-geologic-area-protects-unique-features-missoula-floods?utm_source=Metro+contacts&utm_campaign=612960db63-EMAIL_DIGEST_CAMPAIGN&utm_medium=email&utm_term=0_e7c2405cf5-612960db63-278887138&mc_cid=612960db63&mc_eid=9f15596fb4

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cid:image015.jpg@01D20AAB.11CA4640



I request **Consent Agenda Item: 3. Consideration of Resolution No. 5298-16 Authorizing the Reinstatement of an Intergovernmental Agreement for the Basalt Creek Planning Area**, be removed from the consent agenda and placed on the Tualatin City Council Meeting Agenda on 9-12-2016 as an agenda item, to allow the members of the Tualatin City Council:

1. Be provided relevant past and current information -- on the status of the actions of the IGA partners affecting the Basalt Creek Concept planning, prior to authorization of Resolution No. 5298-16 which renews this significant IGA.
 - a. It has been 5 years since the original IGA was signed.
 - b. Within the 5 years, a great amount of information has been obtained and analyzed relating to the concept planning for Basalt Creek which was not previously available.
 - c. Within the 5 years IGA partners have taken actions which may affect or influence the outcome of concept planning for Basalt Creek.
2. Placing Resolution No. 5298-16 as an agenda item would provide an appropriate opportunity for evaluation by members of the council to review the concept planning process and implications for the City of Tualatin, now that 5 years have passed since the original IGA was passed and additional information gained.
3. The Tualatin City Council should be able to hear how the extension of the IGA will lead to successful completion of the concept planning for the Basalt Creek Area, and what steps will be taken to insure completion of the goals of the IGA within the timeframe of the 3 year extension.

4. The geographic scope and purpose of this IGA has a substantial jurisdictional, financial, transportation and other infrastructure ramifications upon the government of the City of Tualatin, as well the citizens of Tualatin, and the citizens of the Basalt Creek area. Efforts should be made by the City of Tualatin (as an IGA partner and one of the IGA partners responsible for primary project management for concept planning) to provide the opportunity for the public to hear the information on the current status of achieving the goals of the current IGA, and justification and ramifications of extending this significant IGA with three other governmental agencies for another 3 years.

Excerpt from the recitals Basalt Creek IGA 2011, page 2 of 10:

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I request this communication be included within the Basalt Creek Concept Planning IGA file.

Respectfully submitted,

Grace Lucini

23677 SW Boones Ferry Road, Tualatin Oregon 97062

September 15, 2016

Aquilla Hurd-Ravich, AICP
Planning Manager
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092

Dear Aquilla:

We are writing to you to express our concerns with the current zoning of the property directly south of Victoria Gardens. The Basalt Creek Concept Plan currently shows the eleven acres that borders directly south of Victoria Gardens (Whitebark Ave.) planned for multiple housing. Our concern is the area directly north (Victoria Gardens) is currently all single family development, the property across the street from the area (directly west on Grahams Ferry Road) is proposed to be zoned single family, and the area directly east of the property is also currently planned as zoned for single family use.

On August 10, 2016 the Victoria Gardens Homeowners Association held a community meeting and the residents attending unanimously approved a resolution asking the city of Tualatin to change the zoning of these eleven acres to Single Family Residential in order to conform with the surrounding area already developed, and planned for development.

Also at our community meeting, the owner of the property, Sherman Leitgeb, spoke to the community and was supportive of the change in zoning.

If you have any questions, please do not hesitate to contact us.

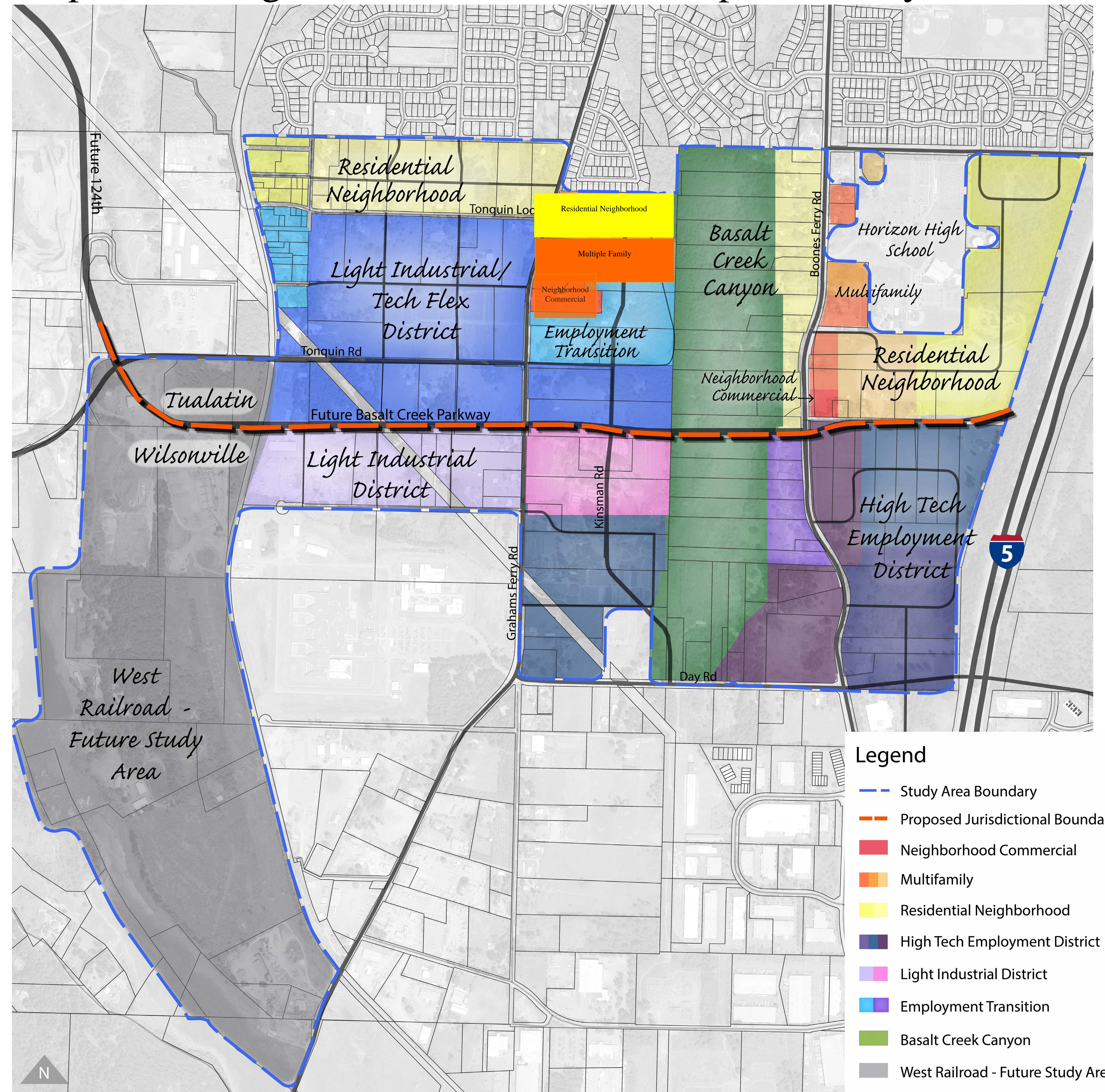
Sincerely,

Dan Greenspan, President Paul Morrison, Treasurer
Victoria Gardens Homeowners Association

Basalt Creek Concept Plan

THE LAND USE CONCEPT

Proposed Changes to The Land Use Concept Plan, July 22, 2016.



*Subject to Considerations for Success

From: [G Lucini](#)
To: ["Bateschell, Miranda"](#); ["Cosgrove, Bryan"](#)
Cc: scottstarr97070@gmail.com; ["Jacobson, Barbara"](#); ["Neamtzu, Chris"](#); ["Kraushaar, Nancy"](#); ["Aquilla Hurd-Ravich"](#)
Subject: RE: Basalt Creek
Date: Monday, September 19, 2016 1:57:18 PM

Hi Miranda,

I appreciate the fact you took time to respond to my concern regarding transparency within the Basalt Creek Concept Planning process. I know you are also working on concept planning for Frog Pond, so your efforts did not go unnoticed.

The Concept Planning for the Basalt Creek Area is solely the responsibility of the cities of Wilsonville and Tualatin, with Tualatin assuming the administrative and fiduciary duties.

However, both cities are responsible and accountable for work towards a common goal. The original agreement between the two cities provided for completion of the concept plans within a 5-year period, ending this year. It is appropriate to have an accounting of the process and why the planning was not completed prior to the end of the grant and the terms of the current IGA- prior to a vote to renew an agreement of this large of scope and expense.

The vote on the IGA renewal directly affects the viability and therefore outcome of jurisdictional, zoning, transportation and infrastructure of over 800 acers- directly affecting large numbers of property owners and citizens on a project which has already had significant cost to taxpayers through various governmental funds.

Open discussion of ramifications related to renewal of the agreement is necessary for Councilors to make a truly informed decision to renew the IGA prior to voting.

Information which needs to be exchanged---should include:

- Any additional expenses related to extending the IGA---including but not limited to contractors or sub-contractor costs; additional staff time; or costs for the acquisition of additional funding to replace the funding of the current grant.
- A list of factors which caused delays in the current IGA; how these factors might impact the proposed renewal and how they will be addressed.
- A discussion on actions which can be taken to help ensure the completion of the project within the terms of the renewal.

I agree the Basalt Creek Concept Planning needs to be continued and completed in a timely manner.

At the same time, the inability of the two cities to reach an accord within the 5 year term of the current IGA, does not constitute an unknown deadline or an emergency situation. Expediency for times sake should not negate the need for transparency when there should be an accounting for the failure of completion of the first agreement; an understanding of any additional costs/ ramifications relating to the proposed renewal; and discussion of factors necessary for successful completion within terms and timeframe of the proposed renewal--- in a public forum.

The transparency of the process in a Public Meeting is particularly important- especially when there are the governments of two city involved in the process; and the property owners directly affected by the concept planning do not have elected representation within the process.

A modification to the Partnering Agreement for this IGA was specifically included to convey the intent of both cities to comply with the Oregon Public Meetings Law. I do not see a reason this information exchange should not be carried out in a Public Meeting ----prior to a vote by an informed City Council.

Grace

From: Bateschell, Miranda [mailto:bateschell@ci.wilsonville.or.us]
Sent: Friday, September 16, 2016 5:13 PM
To: G. Lucini <glucini@gmail.com>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>
Cc: scottstarr97070@gmail.com; Jacobson, Barbara <jacobson@ci.wilsonville.or.us>; Neamtzu, Chris <neamtzu@ci.wilsonville.or.us>; Kraushaar, Nancy <kraushaar@ci.wilsonville.or.us>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>
Subject: RE: Basalt Creek

Ms. Lucini,

I am sorry it has taken me until this late in the week to respond, but it has been a very meeting heavy week for me. I wanted to respond to your questions and hopefully clarify the Basalt Creek agenda item as it relates to your concerns.

While the specific question of whether to renew the IGA or not has not been discussed as a separate agenda item, the need for the IGA in order to complete concept planning for Basalt Creek has been discussed since the beginning of the project. The IGA binds the agencies together in this effort and is the conduit for the planning work and fulfilling the grant obligations with Metro. The IGA is needed to bring the Basalt Creek Concept Plan to completion and for the cities to take action to implement the concept plan with the County.

As you noted, significant work has been done through this partnership to bring investment to Basalt Creek (completion of the Transportation Refinement Plan, construction of the Parkway, etc.). We need to finish the land use plan to support all of that investment. We need to be fiscally responsible and extend the IGA and the commitment of all the agencies involved to honor those investments and get us to a point of implementation on the land use side of the project. The financial obligation of the agencies to complete the plan is the same. The renewal does not add costs but rather adds time. While the County recommended adding three years to be on the safe side, it is important to note, that all agencies hope to have all the work completed by next spring (concept plan approved by the end of the year, and amendments adopted in spring). We are in the home stretch.

I hope you have a lovely weekend. Let me know if you have additional questions.

Best,
Miranda

Miranda Bateschell

Long Range Planning Manager
City of Wilsonville | Community Development Department
503-570-1581 | bateschell@ci.wilsonville.or.us

From: G. Lucini [<mailto:grluci@gmail.com>]
Sent: Tuesday, September 13, 2016 1:33 PM
To: Cosgrove, Bryan
Cc: scottstarr97070@gmail.com; Jacobson, Barbara; Neamtzu, Chris; Bateschell, Miranda; Kraushaar, Nancy
Subject: Re: Basalt Creek

Bryan,
Thank you for your email.

Would you be able to provide me the public meeting where the renewal of the Basalt Creek IGA was an agenda item for a work session or during a Wilsonville CC meeting?

Are there minutes on discussion on the additional costs relating to the renewal, or discussion of what factors lead to the need to renew, or what actions would assist in completing the concept planning to avoid the need of an additional renewal?

As the concept planning process is multifaceted and involves multiple participants - transparency of the process becomes important for all involved.

I appreciate your assistance.

Thanks,
Grace

Sent from my iPhone

On Sep 13, 2016, at 12:52 PM, Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us> wrote:

Ms. Lucini,

Councilor Starr asked that I contact you regarding the Basalt Creek item that is on our consent agenda for the September 19th Council meeting. I'm sure you are aware that consent items are not discussed individually, but there is nothing that prohibits you from speaking under public comment. We view this as a procedural matter as the items in the staff report merely reflect the

agreements both cities made at a prior work session that was open to the public.

Bryan Cosgrove,
City Manager

503.570.1504 (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

DISCLOSURE NOTICE: Messages to and from this E-mail address may be subject to the Oregon Public Records Law.

There is little difference in people, but that little difference makes a big difference. The little difference is attitude. The big difference is whether it is positive or negative.

- **W. Clement Stone**

Tualatin's Basalt Creek Land Use Comment Log: September 27- October 6, 2016

Date	Name	Comment*
9/27/2016	Sean & Kelly Slater	<p>Sean & Kelly Slater live at Tualatin, OR 97062 inside of Victoria Gardens development. Our backyard backs directly up to the Basalt Creek Concept Plan. We look over the fence at the first 11 acres that will be developed. That 11 acres is currently set to be zoned as Multi Family Housing. The acres to the West will be Single Family, the acres to the West will be single Family, but what is set to be in between all of us is Multi Family. This does not make sense to us. We feel that to keep continuity, the 11 acres that is currently owned by Sherman Leitgeb should be rezoned Single Family to conform with the surrounding area already developed.</p> <p>I was at our Victoria Gardens Homeowners Association meeting where we unanimously approved a resolution asking for this 11 acres to be rezoned Single Family.</p> <p>The current home owner Sherman Leitgeb said that he agrees himself that it should be rezoned Single Family to conform to the current developments surrounding it. Please consider rezoning this 11 acres to Single Family.</p> <p>Please let me know if you have any questions.</p>
9/27/2016	Yigal Accad	<p>This letter is with respect to Basalt Creek Concept Plan documents of 4/28/2016, as related to the South end of Grahams Ferry Road. According to this plan, zoning assignment is extremely unfair with respect to present homeowners of Victoria Gardens Community, in particular on the South side of Whitebark Avenue.</p> <p>Single family homes and multifamily homes represent completely different lifestyles in many aspects (social, cultural, congestion and more). Hence, the corresponding different zonings should be separated by a wide margin rather than by merely a 6 feet backyard fence.</p> <p>Please consider my recommendations which will hopefully make justice to all parties involved (including the City of Tualatin).</p> <p>Extend the single family residential neighborhood from the South end of Victoria Gardens Community to at least the Eastward extension of Tonquin Loop. This will create single family homes on both sides of Grahams Ferry Road all the way to Tonquin Loop. To maintain the balance of multifamily homes in the Concept Plan, extend multifamily homes zoning between Boones Ferry Road and I-5 (South and East of Horizon High School). Moreover, I believe multifamily homes should be on the</p>

Tualatin's Basalt Creek Land Use Comment Log: September 27- October 6, 2016

		<p>East side toward I-5 while single family homes toward Boones Ferry Road (see similar development in Wilsonville, East of I-5).</p> <p>It is never late to make the right and fair decision and I am looking forward to the Planning Committee to do so.</p> <p>Thank you for your attention to my letter.</p>
9/29/2016	Jake VanderZanden	<p>I am writing to you to express my concern and opposition to the current zoning of the 11-acres of property directly south of Victoria Gardens. This is my viewpoint and also that of the Victoria Gardens HOA/neighborhood.</p> <p>Your Basalt Creek Concept Plan currently shows the acreage that directly borders Victoria Gardens – south of Whitebark Ln – as planned for multiple housing. This simply does not fit with zoning plans directly north, west and east of this neighborhood. While I may not understand the rationale, this needs modification. It is also my understanding that the current property owner desires and supports this zoning plan change.</p> <p>The Victoria Gardens Homeowners Association held a community meeting and the residents unanimously support a change to Single Family Residential in order to conform to the surrounding area already developed.</p> <p>Please reconsider current plans. Let's keep Tualatin great.</p>
10/3/2016	Charles and Danielle Cline	<p>We are 4 year residents of Victoria Gardens in Tualatin. Recently it was brought to our attention that the 11 acres adjacent to our neighborhood, related to Basalt Creek project, is zoned for multiple housing.</p> <p>All other adjacent neighborhoods in our area are single family dwellings and we urge you to reconsider the current plan. The tiny lots on which most houses are built already contribute to high density and zoning for multiple housing would greatly enhance this density.</p> <p>Please change the zoning for those 11 acres to single family homes.</p>
10/3/16	Carrie and Aaron Walser	<p>Short Version: Please, reconsider the zoning south of Victoria Gardens. We would very much like it to be Single Family Residential rather than Multi-Family Residential.</p> <p>Long Version: We are writing to you to express some of</p>

Tualatin’s Basalt Creek Land Use Comment Log: September 27- October 6, 2016

		<p>our thoughts and feelings about the proposed zoning of the property right behind our home in Victoria Gardens. First off thank you for taking the time to read our letter, we hope it is helpful with the difficult decision you face on this matter.</p> <p>We moved to Tualatin with our three children in 2010. We fell in love with the city and the community at first sight. Never have we felt more “at home” in any community we have lived in before. Which is quite a feat if you consider that, when combined, we have lived in over 20 different cities in the United States, Mexico, and Argentina. Our home is on Whitebark Lane so that means our backyard is right up against Sherman’s property. He has taken good care of his property and it has been lovely these past six years. Looking out from our bedroom windows and seeing just the pines, it feels like we live in some sort of awesome treehouse. We knew when we bought the house that our view wouldn’t last forever. We knew that someday our neighbor would sell his property. Yet, we never imagined that our “backyard” would possibly become multifamily residential area.</p> <p>We believe that a city should have zones for apartments and condos and the like. We have lived in those areas before so we realize the pros and cons such developments have. We also recognize that some so called arguments against multifamily housing have no basis in fact and are unfortunately biased and sometimes bigoted. As an experienced Planning Manager I am sure you are aware of far more studies on the issue than we are. We know there are strategies to make multifamily housing successful endeavors.</p> <p>However, we are deeply concerned because in real life there are no guarantees that the common strategies used to make multifamily housing developments succeed-and not become their typical stereotypes-will be implemented.</p> <p>Although it may sound trite, our first concern is aesthetics. We all like to think we are rational humans, and all our decisions are based on rational thoughts. The truth is, we make many decisions based on emotion. Good design-along with poor design-can affect our emotions during the decision making process. Given the circumstances, and the lovely area where we live, we believe that the architecture of these multifamily dwellings would need to be even more exceptional than the single family homes in the area. Pleasure derived from beauty of environment is functional beauty in</p>
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Tualatin's Basalt Creek Land Use Comment Log: September 27- October 6, 2016

		<p>several ways. Yet, from my experience, the sad truth is that many developers wanting to build a multifamily dwelling are not interested in spending money on creating something special; something that will enhance the living experience here in our city. It's usually all about the short game, and the quick dollars.</p> <p>We know that many arguments about lowered property values are not validated by research. Yet, the question of management is one that has been shown to affect surrounding areas. Whether privately owned or subsidized poorly maintained housing has shown to diminish the value of surrounding properties. Obviously we have no say over how well managed or maintained these multifamily dwellings will be. (Granted we have no real control over our current neighborhood either but the HOA does help keep us all pointed in the same direction at least. We once let the lawn get rather long-aka neighborhood kids were getting lost on safari in the jungle we had growing out front-before we got a nice reminder letter.:)</p> <p>Recently, at our Victoria Gardens Homeowners meeting, a point was made that north of us is single family zone, we are single family zone, and the areas east and west of us are planned for single family zones. It seems a bit odd that right south of us, right behind our fence, isn't zoned for single family.</p> <p>May we suggest one possible alternative. Studies have shown that multifamily zoning is likely to be more successful when-along with good design and good management-you place it in an area that is in need of revitalization. In no way do we mean this to come across like us telling you how to do your work. It is simply my hope that you might be aware of a couple of areas in Tualatin that would benefit from such an opportunity for revitalization.</p> <p>Finally, we want to thank you for your time and your efforts on behalf of the city. We recognize this is not an easy job and that you can't make everybody happy but we hope our letter has helped in some way with these difficult decisions.</p>
10/3/2016	Jim Switzer	<p>I hope you are having a good day!</p> <p>As you recall, we spoke by phone about our concerns relating to the zoning issue of the property directly south of Victoria Gardens.</p>

Tualatin's Basalt Creek Land Use Comment Log: September 27- October 6, 2016

		<p>The Basalt Creek Concept plan currently shows the eleven acres that borders south of Victoria Gardens (Whitebark Ave.) is planned for multiple houses.</p> <p>As you know, the zoning to the north of Victoria Gardens as well as to the west are all zoned for single family use.</p> <p>It would only seem right, that the land directly south of Victoria Gardens would also be zoned as single family homes as well.</p> <p>As such, we are asking the Concept Plan be changed in light of this request.</p> <p>I have been a Tualatin resident since 1990. I love the city and respect the desire of the City to expand in the Basalt Creek area.</p> <p>However it is unreasonable to exclusively penalize our small (73 home) subdivision in the Concept Plan.</p> <p>It would make more sense to continue the single family home environment just south of Victoria Gardens.</p> <p>Thank you for your understanding and consideration of our request.</p>
10/3/2016	Cristina & Sherrard Watson	<p>My husband and I are homeowners in the Victoria Gardens neighborhood in Tualatin, OR. I was recently informed that the 11 acres just south of our neighborhood has been planned as multiple housing residences, rather than single family residences. This is concerning to us, as the neighborhood that we live in, as well as all the adjacent areas, are either zoned as single family or are planned as single family residences.</p> <p>I am writing to ask you to reconsider this decision, as we would all love for our neighborhood, and surrounding areas to stay in the same type of development format. We love Tualatin and love our neighborhood, and would just like to have the area conform to the areas that we already live in, or are being developed.</p> <p>Thank you very much for your time and consideration.</p>
10/3/2016	Michael & Julie Madrid	<p>We are writing with concerns about the current zoning of the property directly south of Victoria Gardens. It would appear that the Basalt Creek Concept Plan shows that the eleven acres located on the southern border of Victoria Gardens is zoned multi-family housing and the remaining acreage to the south of that eleven acre parcel are</p>

Tualatin's Basalt Creek Land Use Comment Log: September 27- October 6, 2016

		<p>currently zoned for single family use. We would like to request that these zones be switched so that the single family use zone is the zone closest to Victoria Gardens.</p> <p>On August 10, 2016 Sherman Leitgeb, the owner of the two parcels in question addressed our homeowners association and was supportive of the change of the current zoning. The Victoria Gardens Homeowners association held a community meeting about the current zoning and with unanimous consensus we are asking the City of Tualatin to change the zoning of the eleven acres on our southern border to be changed to single family residential. This change would be better suited to a continuous flow of single family residences without the insertion of multi-family use zoning splitting single family neighborhoods. We also believe that the flow of traffic would be better suited as multi-family use properties have more vehicles per acre Since the multi-family zone would be closer to the 124th street extension and to I-5 via Day Road, we believe that the flow of traffic would flow better.</p> <p>We appreciate your time and I hope you will consider our request to change the zoning.</p>
10/3/2016	Bonnie Ford	<p>I am writing with the sincere hope that you will consider and understand my concern regarding the current zoning of the area just south of my neighborhood.</p> <p>I've lived in Victoria Gardens for just over four years. When I moved into my new home in 2012, it was as a single mother with a full time career raising a 9-year old daughter. I am fortunate enough to have the financial means to buy a home rather than renting a house or apartment. I considered moving to other communities like Lake Oswego, Forest Heights, or Multnomah Village. I chose to stay in Tualatin, moving only a few blocks from my previous home in the Canterwood subdivision. The overriding reasons were the quality of life, sense of community, and the safety of the Victoria Gardens neighborhood for myself and my daughter. That decision has always lived up to my expectations until now.</p> <p>The Basalt Creek Concept Plan proposes to turn the eleven acres directly south of Victoria Gardens into multiple family housing. This concerns me deeply as I believe it is inconsistent with the purpose and feel of the neighboring communities. The bordering areas are currently or proposed to be zoned as single family residential. A multiple family housing development in</p>

Tualatin's Basalt Creek Land Use Comment Log: September 27- October 6, 2016

		<p>this area will impact traffic, aesthetic, and population density negatively and change the character of our local community.</p> <p>On August 10th, the Victoria Gardens HOA held a community meeting to discuss this issue. The residents in attendance unanimously approved a resolution asking the city of Tualatin to change the zoning of these eleven acres to Single Family Residential in order to conform with the surrounding area, both existing and planned for development.</p> <p>Sherman Leitgeb, the owner of the property, has also expressed his support of our community to change the zoning to Single Family Residential.</p> <p>I appreciate the opportunity to express my concerns and sincerely hope that you will consider the impact of this decision on my family, my neighbors, and our wonderful community.</p>
10/4/2016	Herb Koss	<p>I have attached a hand drawn sketch that Don Hanson of Otak prepared. A more detailed map will be forthcoming.</p> <p>I have been speaking with Mayor Ogden about the zoning issues in Basalt Creek and my concerns with trying to include Employment Transition Zoning on the land identified in the attachments to this email.</p> <p>The property that I have ownership in is the 10 acre parcel on Basalt Creek Parkway and Grahams Ferry Road (east side of Grahams Ferry). In speaking to the Washington County Engineering dept. , I was told that we will have an 18 foot cut on our southern boundary. With no access allowed from frontage on Grahams Ferry Road I retained the services of Otak to assist with what I would consider a better plan for not only our land but for the City of Tualatin.</p> <p>The first plan that Otak prepared was directed by input from the city staff that Employment Transition land had to be a part of the plan. After examining the topography of the land it just does not make sense for any of the land in the area described to be zoned employment. The site constraints are just not conducive to employment zoning. I asked Don Hanson to prepare a sketch of a plan that did take site topography into consideration. The plan is also attached to this email --- Basalt Creek Sketch.</p> <p>I have been in the development business for many years</p>

Tualatin's Basalt Creek Land Use Comment Log: September 27- October 6, 2016

		<p>and in planning any land purchased I always retained the services of professional land planners to assist me in creating a well thought out plan. Topography is a very important factor in preparing any land plan.</p> <p>It is my sincere hope that the City consult with John Fregonese on the issues that I have identified.</p> <p>Attachment: 1- 17713A Basalt Creek Amend Concept Plan Revised 08-24-16 Attachment: 2- Basalt Creek Sketch</p>
10/5/2016	Michael Ward	<p>I am writing to you to express my concerns regarding the zoning of the property directly South of my home in Victoria Gardens.</p> <p>This plan shows that the property directly south of my location is planned to have multi-family housing. Currently the area is all single family development.</p> <p>The Victoria Gardens Homeowners Association held a meeting and all the residents attending approved a resolution asking that the City of Tualatin change the zoning of the eleven acres to Single family Residential in order to conform with the surrounding area that is already developed and planned for development.</p> <p>If you have any questions, please feel free to contact me. My contact information is below.</p>
10/5/2016	Herb Koss	<p>I have attached a more detailed plan that Otak has prepared. Since my first plan was submitted I had Otak take a closer look at the slopes and topography of the entire land area from Basalt Creek Parkway north to the present residential Neighborhood and between Grahams Ferry Road and the Canyon. It was apparent, after consulting with Otak and Fregonese and Asso. that not only our land, but the entire area described had constraints that were not conducive to Employment Land uses.</p> <p>John Fregonese provided me with a copy of the mapping that his firm provided and this map was the basis for the work done by Otak.</p> <p>The attached refined plan has been drawn taking into consideration the existing topography and access points as well as a needed transition to existing homes to the north and the canyon to the east.</p> <p>There is a centralized retail center that is easy and safe to</p>

Tualatin's Basalt Creek Land Use Comment Log: September 27- October 6, 2016

		<p>walk to from all of the housing proposed on the site.</p> <p>A diverse mix of housing is proposed from single family to townhomes to apartments.</p> <p>This approach supports the workforce housing close to jobs. Severe slopes are protected by open space. This combined with a parkway under the existing power lines creates open space that connects land uses.</p> <p>Access to the Grahams Ferry road is limited to three points. The development parcels are served by an internal loop road. No access is proposed to the Basalt Creek Blvd. since there is a 18 to 20 foot cut in line with the plans as proposed by Washington County.</p> <p>I would like to suggest that Fregonese and Asso be invited to a workshop along with Don Hanson a principle with Otak who has prepared our suggested zoning map.</p> <p>Thank you for your including our first planning maps for the upcoming workshop. The attached map has been prepared after looking at the entire area described above. I would appreciate if you included the attached map and this email too.</p> <p>Sincerely Herb Koss</p> <p>Attachment: Basalt Map</p>
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From: [Alan Alexander](#)
To: ahurd-ravich@ci.tualatin.or.us
Cc: aalexander@rshughes.com; alsg@earthlink.net
Subject: Basalt Creek Concept Plan
Date: Tuesday, October 04, 2016 1:59:22 PM
Importance: High

Aquilla,

I am reaching out to you on behalf of my wife and myself to express our concerns over zoning of the Basalt Creek project. We live in the Victoria Gardens neighborhood just north of where the eleven acre project is supposed to be developed. We are requesting that consideration be given to change the zoning from multi-family to single family homes that are proposed to be constructed. There also seems to be unanimous opposition in the surrounding area to having multi-family homes so close to single family homes. Multi-family homes could have a detrimental effect on the surrounding home values and traffic, just to name some of the concerns that current homeowners share.

At our Homeowners Association meeting on August 10th the current owner of the property, Sherman Leitgeb, also spoke and was supportive of the change in the zoning back to single family residence.

We thank you for your consideration of these requests and are looking forward to receiving your reply.

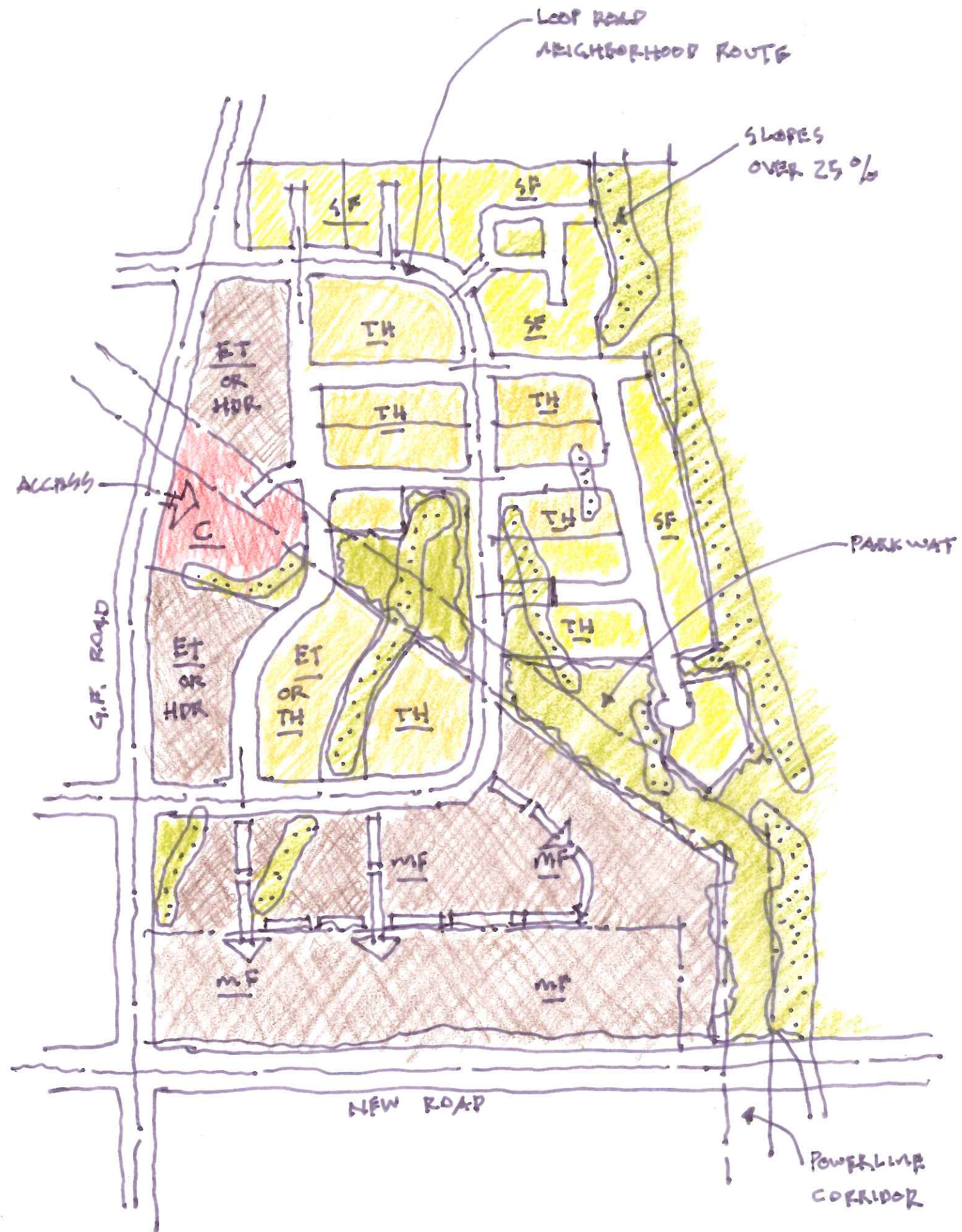
Sincerely,

Alan Alexander
Safety/Government Specialist
R.S. Hughes Co., Inc.

Office 503-251-0494
Cell 503-319-9269
aalexander@rshughes.com

Visit us online: www.rshughes.com

[RS Hughes 2016 Safety Catalog](#)



- C COMMERCIAL
- MF HDR. HIGH DENSITY RES
- TH TH. TOWNHOME OR SMALL LOT RES
- SF SINGLE FAMILY RES
- > 25% SLOPED LAND OPEN SPACE

SKETCH PLAN
 1" = 300' 9.30.16



From: [Herb Koss](#)
To: slobos@ci.tualatin.or.us; ahurd-ravich@ci.tualatin.or.us; acannon@ci.tualatin.or.us; kperlfox@ci.tualatin.or.us
Subject: FW: Basalt Creek Plan NE Corner
Date: Tuesday, October 04, 2016 10:44:56 AM
Attachments: [17713A_BasaltCreek_AmendConceptPlan_Revised_08-24-16.pdf](#)
[Basalt_Creek_sketch.pdf](#)

Good Morning Sherilyn, Aquilla, Alice and Karen:

I have attached a hand drawn sketch that Don Hanson of Otak prepared. A more detailed Map will be forthcoming.

I have been speaking with Mayor Ogden about the zoning issues in Basalt Creek and my concerns with trying to include Employment Transition Zoning on the land identified in the attachments to this email.

The property that I have ownership in is the 10 acre parcel on Basalt Creek Parkway and Grahams Ferry Road (east side of Grahams Ferry). In speaking to the Washington County Engineering dept. , I was told that we will have an 18 foot cut on our southern boundary. With no access allowed from frontage on Grahams Ferry Road I retained the services of Otak to assist with what I would consider a better plan for not only our land but for the City of Tualatin.

The first plan that Otak prepared was directed by input from the city staff that Employment Transition land had to be a part of the plan. After examining the topography of the land it just does not make sense for any of the land in the area described to be zoned employment. The site constraints are just not conducive to employment zoning. I asked Don Hanson to Prepare a sketch of a plan that did take site topography into consideration. The plan is also attached to this email --- **Basalt Creek Sketch.**

I have been in the development business for many years and in planning any land purchased I always retained the services of professional land planners to assist me in creating a well thought out plan. Topography is a very important factor in preparing any land plan.

It is my sincere hope that the City consult with John Fregonese on the issues that I have Identified.

Sincerely
Herb Koss 503 730 2431

From: Don Hanson [mailto:don.hanson@otak.com]
Sent: Friday, September 2, 2016 1:35 PM

To: Herb Koss
Subject: FW: Basalt Creek Plan NE Corner

Here's a smaller size version of the package. This will be easier to transmit out to folks.
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: Gabriel Kruse
Sent: Monday, August 29, 2016 11:24 AM
To: ahurd-ravich@ci.tualatin.or.us
Cc: Don Hanson
Subject: Basalt Creek Plan NE Corner

Aquilla,

Don Hanson asked me to forward on the Basalt Creek Tualatin Concept Plan because the previous file size was too large for your email. I have reduced the file size for your use. Please let us know if you have any questions or concerns.

Thanks,
Gabriel



HanmiGlobal Partner

Gabriel Kruse, PLA, ASLA
808 SW Third Avenue, Suite 300 | Portland, OR 97204
v: 503.415.2402 | f: 503.415.2304
www.otak.com

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From: [Herb Koss](#)
To: slobos@ci.tualatin.or.us; [Aquila Hurd-Ravich](#); acannon@ci.tualatin.or.us; kperlfox@ci.tualatin.or.us
Cc: [JOHN FREGONESE \(john@frego.com\)](mailto:JOHN.FREGONESE@john@frego.com); [Don Hanson](#); [Lou Ogden](#)
Subject: FW: Basalt map
Date: Wednesday, October 05, 2016 4:25:38 PM
Attachments: [20161005103316990.pdf](#)

Dear Sherilyn, Aquilla, Alice and Karen

I have attached a more detailed plan that Otak has prepared. Since my first plan was submitted I had Otak take a closer look at the slopes and topography of the entire land area from Basalt Creek Parkway north to the present residential Neighborhood and between Grahams Ferry Road and the Canyon. It was apparent, after consulting with Otak and Fregonese and Asso. that not only our land, but the entire area described had constraints that were not conducive to Employment Land Uses.

John Fregonese provided me with a copy of the mapping that his firm provided and this map was the basis for the work done by Otak.

The attached refined plan has been drawn taking into consideration the existing topography and access points as well as a needed transition to existing homes to the north and the canyon to the east.

There is a centralized retail center that is easy and safe to walk to from all of the Housing proposed on the site.

A diverse mix of housing is proposed from single family to townhomes to apartments.

This approach supports the workforce housing close to jobs. Severe slopes are protected by open space. This combined with a parkway under the existing power lines creates open space the connects land uses.

Access to the Grahams Ferry road is limited to three points. The development parcels are served by an internal loop road. No access is proposed to the Basalt Creek Blvd. since there is a 18 to 20 foot cut in line with the plans as proposed by Washington County.

I would like to suggest that Fregonese and Asso be invited to a workshop along with Don Hanson a principle with Otak who has prepared our suggested zoning map.

Please call me at 503 730 2431 or email me at herb@kossred.com if you have any Further questions.

Thank you for your including our first planning maps for the upcoming workshop. The attached map has been prepared after looking at the entire area described above. I would appreciate if you included the attached map and this email too.

Sincerely
Herb Koss

From: Don Hanson [mailto:don.hanson@otak.com]
Sent: Wednesday, October 5, 2016 10:56 AM
To: Herb Koss
Subject: Basalt map

Herb

I've attached the map with rough acreage numbers per land use.

The commercial site is 2.4 acres including the space under the power lines where surface parking can be placed.

I would figure densities as follows :

Single family. 5-7 units/acre. This matches the subdivision to the north.

Townhome. 10-15 units/acre. This could also combine small lot detached housing.

HDR . 20-25 units/acre. This could be a mixture of 2 and 3 story buildings. It could also incorporate tuck under parking on one side of buildings to take up slope where needed.

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.

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PROPOSED LAND USES

	COMMERCIAL	2.4 AC
	HDR. HIGH DENSITY RES.	17.2 AC
	TH. TOWNHOME/ SMALL LOT RES.	11.4 AC
	SINGLE FAMILY RES.	11.0 AC
	>25% SLOPES OPEN SPACE	

BASALT SKETCH PLAN

1" = 300' 10.4.16



NORTH

OTAK

CH

From: [Herb Koss](#)
To: [Alice Cannon](#)
Subject: FW: Emailing - SGF FINAL PLAN OTAK.pdf
Date: Monday, October 10, 2016 3:31:15 PM
Attachments: [image003.jpg](#)
[Address list for Herb.dbf.xlsx](#)

Alice this is a list of Property owners – attached.

I will send you another map with larger fonts.

Herb

From: Julia Reisemann [mailto:julia@frego.com]
Sent: Monday, October 10, 2016 11:45 AM
To: John Fregonese; Herb Koss
Subject: RE: Emailing - SGF FINAL PLAN OTAK.pdf

Herb,

I highlighted the properties and added labels for the owners. Find the owners with addresses in the attached spreadsheet.

Julia



From: John Fregonese
Sent: Monday, October 10, 2016 11:23 AM
To: Julia Reisemann <julia@frego.com>
Subject: Fwd: Emailing - SGF FINAL PLAN OTAK.pdf

Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone

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

From: Herb Koss <herb@kossred.com>
Date: 10/10/16 11:13 AM (GMT-08:00)
To: John Fregonese <john@frego.com>
Subject: FW: Emailing - SGF FINAL PLAN OTAK.pdf

John

Please call me to make sure Alice has the plan for tonight's meeting.

THE GREAT COMPROMISE

HK

From: Herb Koss
Sent: Friday, October 7, 2016 4:29 PM
To: Herb Koss
Subject: Emailing - SGF FINAL PLAN OTAK.pdf

AREA	TLD	RNO	OWNER1	OWNER2	OWNERADDR	OWNERCITY	OWN	OWNERZIP	SITEADDR	SITECITY	SITEZIP	GIS_ACRES
478234.57522000000	2S135CB00300	R560137	LEITGEB SHERMAN W & LARK L		23200 SW GRAHAM'S FERRY RD	SHERWOOD	OR	97140-9529	23200 SW GRAHAM'S FERRY RD	Tualatin	97062	10.97875517000
508669.43086000000	2S135CB00400	R560128	LEITGEB SHERMAN W & LARK L		23200 SW GRAHAM'S FERRY RD	SHERWOOD	OR	97140-9529	23340 SW GRAHAM'S FERRY RD	Tualatin	97062	11.67744331000
62607.41423000000	2S135CB00500	R560119	CHILDS THOMAS L/HANNAH J &	POWELL SCOTT D/CYNTHIA M	23470 SW GRAHAM'S FERRY RD	SHERWOOD	OR	97140-9529	23470 SW GRAHAM'S FERRY RD	Tualatin	97062	1.43726846000
293861.02374000000	2S135CC00100	R560093	HOUSTON HOWARD W JR		14390 UPLANDS DR	LAKE OSWEGO	OR	97034-2748	23600 SW GRAHAM'S FERRY RD	Tualatin	97062	6.74612083000
126731.29854000000	2S135CC00300	R560100	FOX LOIS C REV TRUST	LOIS C FOX TR	PO BOX 3745	TUALATIN	OR	97062-3745	23550 SW GRAHAM'S FERRY RD	Sherwood	97140	2.90935028000
215797.38764000000	2S135CC00500	R560066	FELLERS RICHARD R &	FELLERS MICHELLE E	PO BOX 790	WILSONVILLE	OR	97070-0790	23750 SW GRAHAM'S FERRY RD	Sherwood	97140	4.95402634000
211184.29125000000	2S135CC00600	R560075	SUMMERS STEVEN J		23880 SW GRAHAM'S FERRY RD	SHERWOOD	OR	97140-9028	23880 SW GRAHAM'S FERRY RD	Tualatin	97062	4.84812427000
428566.02114000000	2S135CC00700	R560057	SHERWOOD GRAHAM'S FERRY INVESTORS		22400 SALAMO RD STE #106	WEST LINN	OR	97068-8269	23970 SW GRAHAM'S FERRY RD	Tualatin	97062	9.83851206000
205730.64030000000	2S135CC00800	R2121476	JOHANSEN MATTHEW &	GUERRA KRISTIN	23740 SW GRAHAM'S FERRY RD	SHERWOOD	OR	97140-9028	23740 SW GRAHAM'S FERRY RD	Tualatin	97062	4.72292562000
217799.27084000000	2S135CC00900	R2121477	JOHANSEN GARY C & RITA K		120 GLENWOOD CIR	ROSEVILLE	CA	95678-7024		Tualatin	97062	4.99998326000

From: [G Lucini](#)
To: [Aquilla Hurd-Ravich](#); [Karen Perl Fox](#)
Subject: Question on Basalt Creek Concept Planning- 4-6 story buildings - across from Tualatin residential?
Date: Monday, October 10, 2016 2:07:06 PM
Attachments: [Draft Basalt Crk Map- Wilsonville 2016 10-17 Work Session.pdf](#)

Hi Aquilla and Karen,

I haven't heard Tualatin Council discussing if there will be any implications for Tualatin should Wilsonville go ahead with their goal of 4-6 story buildings within the Basalt Creek area along I-5. Is any buffering/transition planned?

The 4-6 story buildings would butt against Tualatin at the future Greenhill Lane/Frobase Road Overpass.

Tualatin has medium/low density residential housing identified adjacent to this on the north.

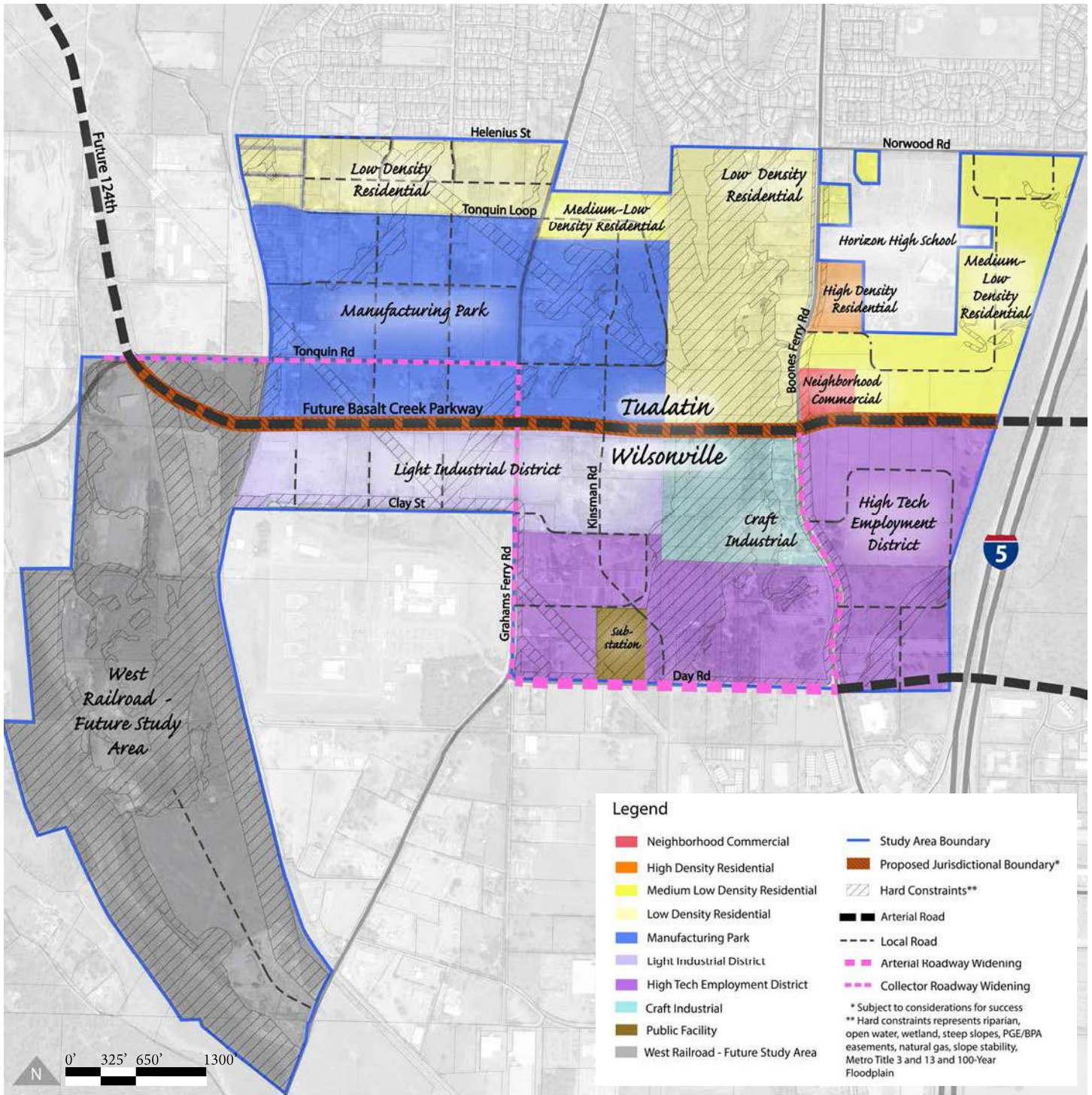
I've copied an excerpt from the [Wilsonville CC Work Session Agenda for next week 10-17-16](#) regarding their update of Basalt Creek. This information was posted today.

From Wilsonville 10-17-16 CC Work Session Agenda:

EXECUTIVE SUMMARY:

At the June 6, 2016 City Council Work Session, Council provided feedback for final revisions to the land uses proposed on the Basalt Creek Land Use Concept Map. Specifically, City Council advised staff to reduce the amount of land designated specifically for warehouse uses and instead, extend the High Tech Employment District along Day Road. Council also wanted to ensure four-to-six story office buildings could locate in the High Tech Employment District given its location adjacent to I-5. The updated Basalt Creek Land Use Concept Map is included as Attachment A.

Thanks,
Grace Lucini



Basalt Creek Land Use Concept Plan

DRAFT September 16, 2016

From: [Herb Koss](#)
To: [Alice Cannon](#); [Karen Perl Fox](#); [Aquila Hurd-Ravich](#); [Sherilyn Lombos](#)
Cc: [JOHN FREGONESE \(john@frego.com\)](mailto:JOHN.FREGONESE@frego.com)
Subject: Basalt Creek
Date: Tuesday, October 11, 2016 9:04:25 AM

Good Morning

Needless to say I was very pleased that the meeting went the direction it did last night. I also want to thank you for your support and desire to meet as soon as possible.

As you probably know Don Hanson of Otak and I planned the development in West Linn – Cascade Summit, where City Hall is located. I did not get into specifics last night, but it is very possible to properly buffer different land uses as proven by the Cascade Summit project. I personally think there is more of a market for a small retail element then Office, but it may be a small mixed use retail/office would be the answer. I am not familiar with the Tualatin Development to know if this zoning exists, but it may appropriate in this area of Basalt Creek. The power lines Restrict some development, but parking and open space can be utilized under the power line corridor. There are A few areas of steep slopes that also drive and restrict the development that can occur.

On a slightly difference subject. In West Linn property owners were given SDC's for open space in the Cascade Summit Tanner Basin plan. This was in lieu of Density Bonus's. In many cases developers are given density bonus's for park land and Open space, but in the case of the area we are talking about more residential density will not be needed. Just something to think about in the planning process ---- how to treat property owners fairly to assure a well- planned and successful project.

I will check with Don Hanson's office for his schedule and get back to you as soon as we can determine his Availability. John Fregonese travels a lot and we need to coordinate his schedule too.

Sincerely
Herb Koss

From: [Eric Rouse](#)
To: [Aquilla Hurd-Ravich](#)
Cc: [Karen Perl Fox](#)
Subject: RE: Basalt Creek Concept Plan- 10480 SW Helenius
Date: Thursday, October 13, 2016 10:24:34 AM
Attachments: [image001.png](#)

Hi Aquilla,

I wanted to follow-up with the voicemail I left for you... I would like to check in on the status of the Basalt Creek Concept Plan. Do you have any updates for me with regards to the Cities timeline and ultimately when we can apply for annexation? Last we conferred, the timeline had been pushed back a few months and you were expecting to present in front of City Council this winter. Do you have a date for that meeting yet? What are some updates for the timeline on the process? The way I understand the process it looks somewhat like this (can you fill in the dates for me), am I missing anything?

Process Milestone	Date to Occur
The plan is to be presented to both City Council's	
Application will be made for an Urban Planning Boundary Change through Washington County	
The Comp Plans go to the City for approval	
Then Annexation at the Property Owners initiation	

Thanks,

Eric

Eric Rouse
Phone 503.572.0295 | Fax: 503.214.4281
CCB #204140 • WA #SUMMIDG856KA



From: Aquilla Hurd-Ravich [mailto:AHURD-RAVICH@ci.tualatin.or.us]
Sent: Tuesday, August 9, 2016 4:03 PM
To: Eric Rouse <erouse@summitdevelopmentgroup.com>
Cc: Karen Perl Fox <kperlfox@ci.tualatin.or.us>
Subject: RE: Basalt Creek Concept Plan- 10480 SW Helenius

Yes that is correct.

Aquilla Hurd-Ravich, AICP

Planning Manager

City of Tualatin | Community Development Department

503.691.3028 | www.tualatinoregon.gov.

From: Eric Rouse [<mailto:erouse@summitdevelopmentgroup.com>]**Sent:** Tuesday, August 09, 2016 3:41 PM**To:** Aquilla Hurd-Ravich**Cc:** Karen Perl Fox**Subject:** RE: Basalt Creek Concept Plan- 10480 SW Helenius

Aquilla,

Thanks for you reply! Just so I make sure and understand... the first step (presented to both City Council's) is pushed out from Summer 2016 to Winter of 2016?

Regards,

Eric Rouse
Summit Development Group
503-572-0295

Sent via the Samsung Galaxy Note5, an AT&T 4G LTE smartphone

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

From: Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>**Date:** 8/9/16 2:45 PM (GMT-08:00)**To:** Eric Rouse <erouse@summitdevelopmentgroup.com>**Cc:** Karen Perl Fox <kperlfox@ci.tualatin.or.us>**Subject:** RE: Basalt Creek Concept Plan- 10480 SW Helenius

Hi Eric,

The order of events you have listed are correct and still the same. The timing has changed a bit. We now expect to complete the concept plan in Winter of 2016. The remaining steps will occur after that.

Thanks for your inquiry.

Aquilla Hurd-Ravich, AICP

Planning Manager

City of Tualatin | Community Development Department

503.691.3028 | www.tualatinoregon.gov.

From: Eric Rouse [<mailto:erouse@summitdevelopmentgroup.com>]**Sent:** Tuesday, August 09, 2016 10:09 AM**To:** Aquilla Hurd-Ravich**Subject:** Basalt Creek Concept Plan- 10480 SW Helenius

Greetings Aquilla,

I am the Development Manager for Summit Development Group. The owner of Summit is Chris Marsh, who owns the subject property. I attended the last open house on April 18, 2016. At that time I understood the schedule for the annexation to be:

The plan is to be presented to both City Council's by the end of summer 2016.

Application will be made for an Urban Planning Boundary Change through Washington County (expected Oct. 2016).

The Comp Plans go to the City for approval (Expected Spring of 2017).

Then Annexation at the Property Owners initiation expected to be ready by Spring 2017.

Can you please confirm that my understanding of the process and the dates are still correct. Where possible, specific dates would be great to have (like the day the plan is going in front of Council, or the date the application will be made through Washington County).

I would like to give my boss an update on this process as soon as possible.

Thanks Aquilla!

Regards,

Eric

Eric Rouse

Phone 503.572.0295 | Fax: 503.214.4281

CCB #204140 • WA #SUMMIDG856KA

SUMMIT
DEVELOPMENT GROUP
www.summitdevelopmentgroup.com

Date: 10-17-2016

To: Tualatin Planning Commission for Meeting 10-20-16

Topic: Basalt Creek Concept Planning Update- Otak Proposal "C"

**CC: Aquilla Hurd-Ravich, Planning Manager & Tualatin Basalt Creek Concept Planning Staff
Karen Fox, Senior Planner & Tualatin Basalt Creek Concept Planning Staff
Alice Cannon, Assistant City Manager**

Submitted By:

**John & Grace Lucini (Property Owners SW Boones Ferry Road)
Mehdi A-Sanaei (Property Owner SW Boones Ferry Road)
Marvin & Carlene Mast (Property Owners SW Boones Ferry Road)**

The following comments are presented to the Tualatin Planning Commission for their consideration during the presentation on Basalt Creek Concept Planning Update during the 10-20-2016 Tualatin Planning Commission Meeting.

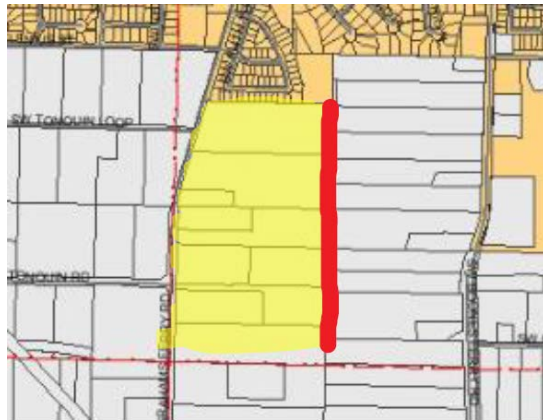
Having attended most Public Meetings on the Basalt Creek Concept planning for the last several years, I was interested and yet surprised to see three versions of a proposal by Otak (on behalf of property owner and developer Herb Koss) for "Area South of Victoria Woods" presented and discussed for the first time in a public forum at the Tualatin City Council Meeting Work Session last week, on 10-10-2016.

The three Otak Proposals A, B, & C are titled "Area South of Victoria Gardens" delineate specific land use for specific locations on private property, encompassing a large amount of acreage with parameters extending:

- South from the current development Victoria Gardens (on the Tualatin City limits) to the proposed Basalt Creek Parkway (within unincorporated Washington County)– Approximately ½ mile
- East from Grahams Ferry Road to an unidentified point (approximately mid-point) from SW Boones Ferry Road – (all within unincorporated Washington County)– Approximately 1/3 mile

The Otak proposals directly affects roughly 49 acers

- The Otak proposals directly affects 10 large tax lots with numerous property owners (including Mr. Koss)
- The Otak proposals share property lines with 8-9 different property owners directly adjacent to the east.



- For the Otak proposals to be implemented as presented in its detail, makes the basic assumption that all property owners within the entire 49 acres want to participate in the development and land use to the level and detail as proposed.
- For the implementation of the proposal, most- if not all- property owners would have to agree to the concept and to the development, virtually at the same time in order for annexation and then the installation of infrastructure for the development of this proposal to proceed as designed. It would be challenging to phase the construction of this proposed development due to its complexity of land use, access to existing infrastructure, and environmental constraints- especially when there are multiple property owners involved.

Since Mr. Koss's development proposal exceeds the limitations of the property he owns, it is unknown if he and/or Otak has contacted all of the property owners affected by Mr. Koss's land use proposal and development plans, to ascertain if these plans match the goals and needs of all of the current property owners.

- My property shares a common property line on the east side of the Otak proposal.
- I only learned of Otak Proposals A-B when the Agenda for the Tualatin City Council Work Session for 10-10-16 was originally posted on the City website on 10-3-16.
- I only learned of **Otak Proposal C** during the 10-10-16 Council Work Session discussion.

My husband and I contacted Mr. Koss by email after the Council meeting, to introduce ourselves and request to be included in further discussions regarding his proposals, as we are neighbors and may be affected by his land use and development proposal.

Mr. Koss responded ...

“For your information I have arranged a meeting with the Tualatin Planners at Fregonese and Asso. Office per the request from Alice Cannon the assistant City Mgr. This after the direction from the Council was to follow more closely the Otak Plan C.”

As it appears from Mr. Koss's comment, the City of Tualatin is actively considering Mr. Koss's **Otak Proposal C** for inclusion into the Basalt Creek Concept Land Use plan.

As the City of Tualatin is aware, the property owners within the Basalt Creek area under Concept Planning, have no elected representation within the Concept Planning process. Only the City Councils of Wilsonville and Tualatin will be voting on which Concept Plan and land use will be adopted.

As the area under discussion will most likely come under the jurisdiction of the City of Tualatin and since this proposal varies significantly from previous public discussions and presentations exhibited by the City of Tualatin regarding this area, and to this detail-- it would seem appropriate at this time, that the many property owners within and adjacent to the land identified within the proposal be notified that the City of Tualatin is considering changes in Conceptual Land Use within this specific area.

As previously mentioned, apparently there have been 3 proposals presented to the City of Tualatin by Mr. Koss and Otak over an unknown period of time. However, these three proposals were not posted or provided to the public until last week, and the third proposal has already been directed to be considered for inclusion into the Concept Land Use Plan, after discussions with City staff and consultants.

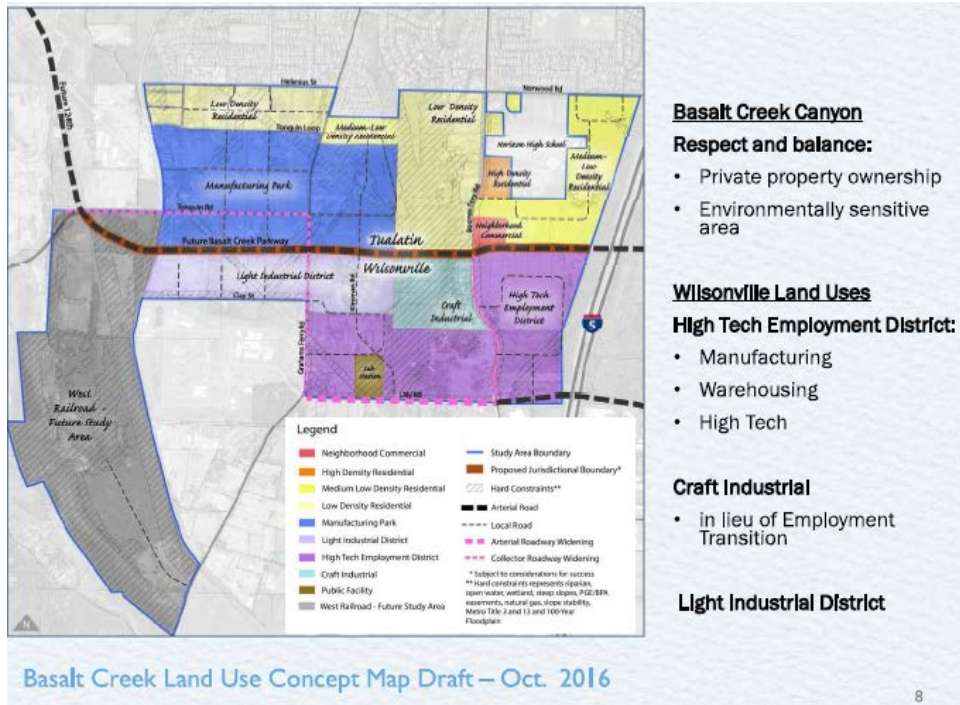
As previously mentioned, since the development plans exceed the property Mr. Koss owns, any willingness to notify and include affected property owners in the future, regarding proposed significant changes in conceptual land use, transportation, or infrastructure for this area, would greatly add to transparency of the decision making process, especially since the person instigating the proposal identifies himself as a person who has been in the development business for many years, and is also represented by a well-known established multifaceted design and development company, Otak.

Otak "C" Proposal- Comments

The **Otak C Proposal** (as now posted on the City of Tualatin website) at first appears to be a rough sketch (the current rendition does not identify property lines)---- yet the proposal provides significantly more detail as to specific land use at specific locations, provides detailed street locations, and denotes open space and parks at specific locations.

This level of detail exceeds the previous as well as the current level of public documents from the City of Tualatin on concept planning for this area. It appears to be the beginnings of a development plan, not a broad stroke concept plan.

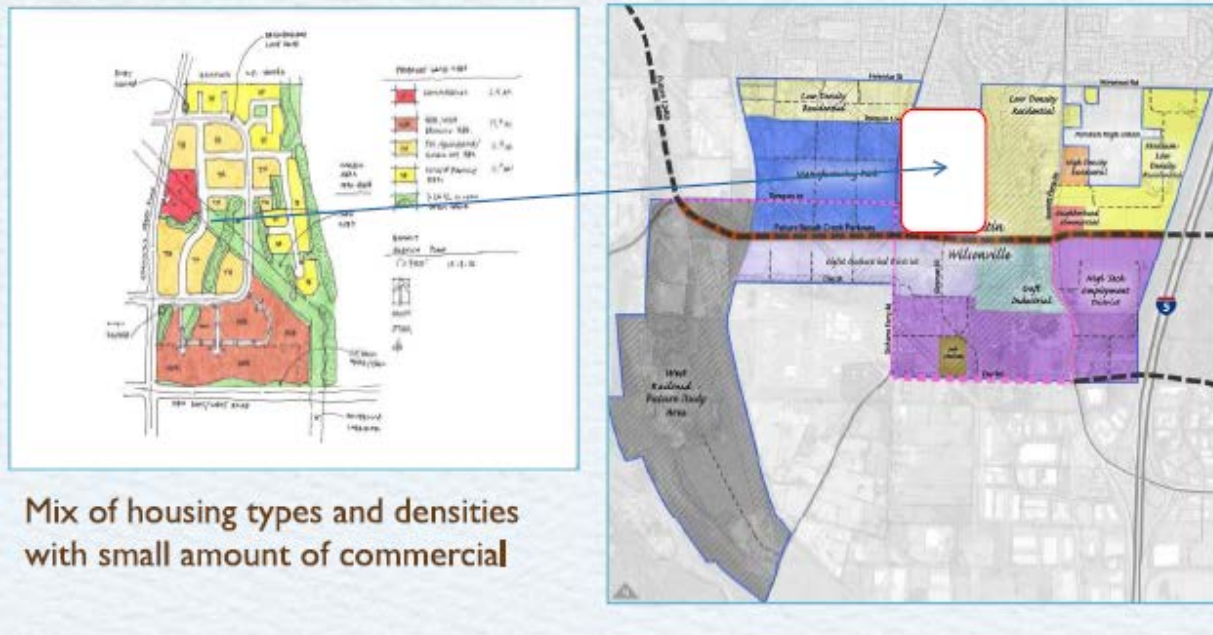
The Most Current Version of the Basalt Creek Concept Land Use Map –
As posted to the City of Tualatin website for the 10-10-16 City Council Work Session- Below
Please note the level of land use per identified section- the labels are very general.



Otak Proposal C - Area South of Victoria Gardens
as Presented during Tualatin City Council Work Session 10-10-16- Below

Please note the level of detail within the proposal-
Specific types of housing on specific property locations is listed - as opposed to generalized density of housing
Open Space is located on specific pieces of property
Multiple local roads on specific locations are identified

Public Comments Specific to Land Uses: Otak Proposal C for Area South of Victoria Gardens



I see many benefits to the proposals by Otak for the “Area South of Victoria Woods”, which addresses land use buffering issues ---which are a concern to many residents of the local neighborhoods of Victoria Woods and Victoria Gardens (both of which are within current Tualatin City Limits).

As the Otak proposals moved through three apparent iterations, the third proposal “C” became more sensitive to the numerous constraints within the area, including long standing and considerable variations of topography as well as the existing significant natural resources including wetlands etc., which significantly affects land use and development within this area.

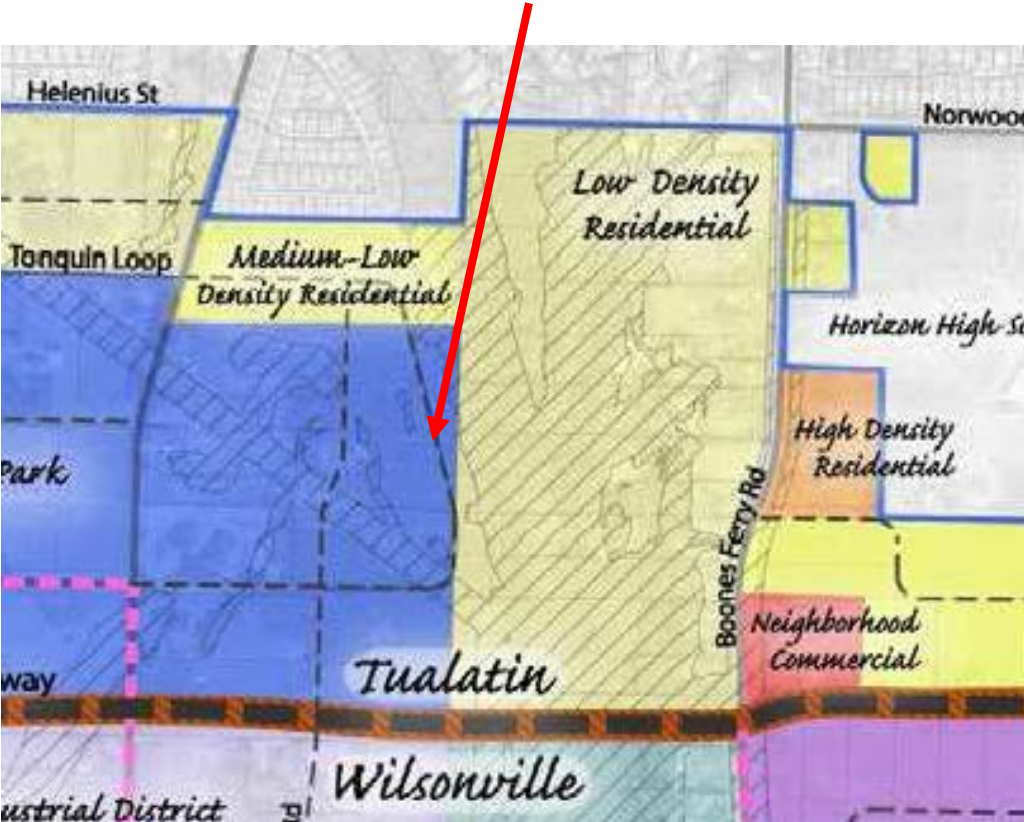
However, the lack of identification of property lines within the Otak proposals makes it difficult to compare the direct effects of the higher level of land use designations as noted within the Otak proposal, as compared to the more generalized land use areas within the Basalt Creek October 2016 draft.

This is an important issue, as the finite level of detail of specific types of Land Use within the Otak C Proposal at specific locations of property may inadvertently accelerate the land use process in the future as to how the various property owners may eventually utilize or develop their property.

Consequently, the following five issues are presented with a request for clarification prior to the City adopting or including the **Otak Proposal C** as currently presented.

The Basalt Creek October 2016 Concept Draft (Below)

and previous drafts presented to the public-
Indicated a local road extending east from Tonquin and looping north and then back to the west.



This road provided access to buildable land between Grahams Ferry Road and the west side of the wetlands while also taking into consideration the topography of the land.

Otak Proposal C (Detail) Below –



1. Otak Proposal C Changes Location of Local Roads within the area of discussion

- a. Alters the configuration and location of the local road within the area--apparently decreasing the depth and flow of the local road to the east.
- b. With reduction of vehicular access to the eastern portion of this proposed area-- potential development of multiple buildable acers west of the wetlands, and east of **Otak Proposal C** ---will be permanently eliminated from any future development due to lack of accessibility.

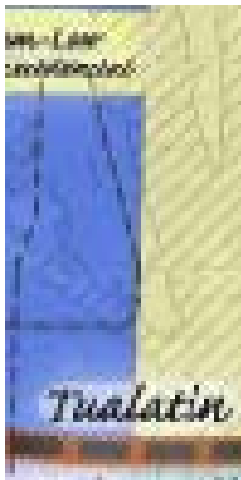
2. Otak Proposal C -Safety of Residents and Traffic Along Grahams Ferry Road.

- a. Although **Otak Proposal C** provides a very detailed road system within the interior of the proposal, there is little consideration indicated as to any safety concerns for the residents of the townhouses which back up to Grahams Ferry Road, and the High Density Residential Housing to the south, which also backs up to Grahams Ferry Road.
- b. Both of these housing areas are directly across from an area currently being considered for designation as a Manufacturing Park which would have a higher volume of freight traffic than a residential neighborhood.

- c. This section of Grahams Ferry Road will become the beginning of a major northern collector/arterial from the newly created 124th- Basalt Creek Regional Freight Expressway.
- d. The southern High Density Residential Housing would abut the anticipated high volume SE Corner of the eventual 5 Lane Regional Freight Traffic Expressway at Grahams Ferry and Basalt Creek Expressway.

3. Otak Proposal C -Places of Open Space Along Entire Length of the East Side of 49 acer Proposal

- a. The placement of Open Space along the entire East side of **Otak Proposal C** appears to prohibit any access and therefore any development on the acers of land which is buildable east of Otak **Proposal C** and west of the wetlands. Due to the lack of property lines within **Otak Proposal C**, it is difficult to determine how far east the development proposal extends.

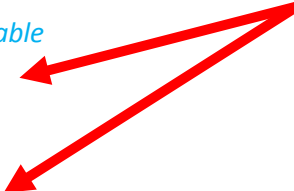


Buildable land as identified within the current Concept Draft of October 2016.

*Access to this area is not addressed within **Otak Proposal C**.*

*Due to the layout of **Otak Proposal C** these acers*

would become undevelopable

*if **Otak Proposal C** is*  *implemented as presented.*

- b. Purposeful planning and design for all for buildable land for the area west of the wetlands and east **Otak Proposal C** (including planning for future infrastructure and vehicular access) best conforms to the intent of concept planning for the entire Basalt Creek Area.

Plans which ignore the potential for future development of all of the buildable acreage would be a disservice to all of the concept planning on this project which has taken place over the past several years- especially when parity of the number of buildable acers was considered an important factor between the cities of Wilsonville and Tualatin by some Council members of both cities.

4. Otak Proposal C ---Land Use Under High Tension Power Lines

(Please see Otak Proposal C (Detail)- Below)



- Otak Proposal C** indicates parallel lines running from the bottom right and then diagonally to the left- which is identified as mostly Open Space. These parallel lines continue from Open Space to the north, clips a corner of an area designated as Townhouses, then bisects an area designated as Commercial Use. Although these parallel lines are not labeled, I assume they indicate the location of high tension high voltage power lines which currently exist in the area.
- If these parallel lines denote the High Voltage Power lines, then **Otak Proposal C** indicates the land beneath the electrical high power lines would be utilized as Open Space. Within the Open Space indicated in **Otak Proposal C** and directly under the High Tension Power Lines ---are two areas with the designation of "Park Sites". It should be realized the quality of the Open Space and especially the areas designated as Park Sites---will be affected by the constant presence of the visual and auditory impact of the high power lines directly overhead which may impinge upon enjoyment of the proposed Open Space and of the two parks.
- It is unclear how the existing area under the high power lines and the proposed Commercial area would merge together at the same location.
- It is unclear how the existing area under the high power lines and the proposed Town Houses area would merge together at the same location.

- e. Health and Safety concerns should be considered in placement of buildings and parks under or near High Tension Power Lines.

5. **Otak Proposal C- Storm Water Drainage**

- a. It has been documented that there are significant natural resources including nationally identified wetlands near the proposed development. The existing topography causes storm water and road runoff to drain from the area of the proposed development to the wetlands.
- b. While the proposal is very detailed as to types of land use on specific pieces of property, there is no indication of any space identified for storm water containment and treatment prior to discharge into local wetlands. With a development of this scope and land use, the size of storm water collection and treatment areas would be notable and should be indicated to be consistent with the level of land use detail provided in **Otak Proposal C**.
- c. There are no indications of any space identified for storm water reabsorption to reduce the amount of water which the city must process, while also providing a method to refill the local aquifers. With a development of this scope and land use, the amount of land required to provide re-absorption ponds for storm water and road runoff would be notable and should be indicated to be consistent with the level of land use detail provided in **Otak Proposal C**.

I thank you for your time and consideration of my comments regarding ***Otak Proposal C***.

As this apparent development plan affects a great number of property owners, it is hoped the Planning Commission will request the project staff to provide all potentially affected property owner's information on this proposal--- prior to incorporation the proposal as it now exists, or future renditions---into any following draft of the City of Tualatin's Concept Planning Map.

This request is based upon ***Otak Proposal C***:

- Is significantly different than any previous Concept Plan Draft for the area under discussion,
- Provides a very high level of specificity of detail within the proposal-identifying specific land uses on specific locations on private property- than had previously been presented to the public. This proposal might be considered as the future development plan for this particular area, and may consequently unfairly accelerate future land use issues for individual property owners within the area.
- While three versions of this proposal have been presented to the City, the public nor the affected property owners have never had an opportunity to vet the proposal until this last week.

In the future, project staff should encourage collaborative communication between affected property owners when significant changes to concept planning are being proposed.

All directly and indirectly affected property owners within the Basalt Creek Concept Planning Area should be informed of significant changes in proposed land use and transportation within the Basalt Creek area, and be encouraged to

provide their input so that existing property owners concerns could be reflected within subsequent drafts of land use for Basalt Creek Concept Planning.

Respectfully submitted,

John & Grace Lucini

23677 SW Boones Ferry Road, Tualatin Oregon 97062

GrLuci@gmail.com

JWLuci@gmail.com

I/we have read the comments made in this communication to the City of Tualatin Planning Commission and Basalt Creek Concept Planning staff, and agree with the concerns expressed within.

Mehdi A-Sanaei

23745 SW Boones Ferry Road

Tualatin, OR

(mehdiasanaei@yahoo.com);

Marvin & Carlene Mast

23845 SW Boones Ferry Road

Tualatin, OR

(MarvinMast@gmail.com)



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

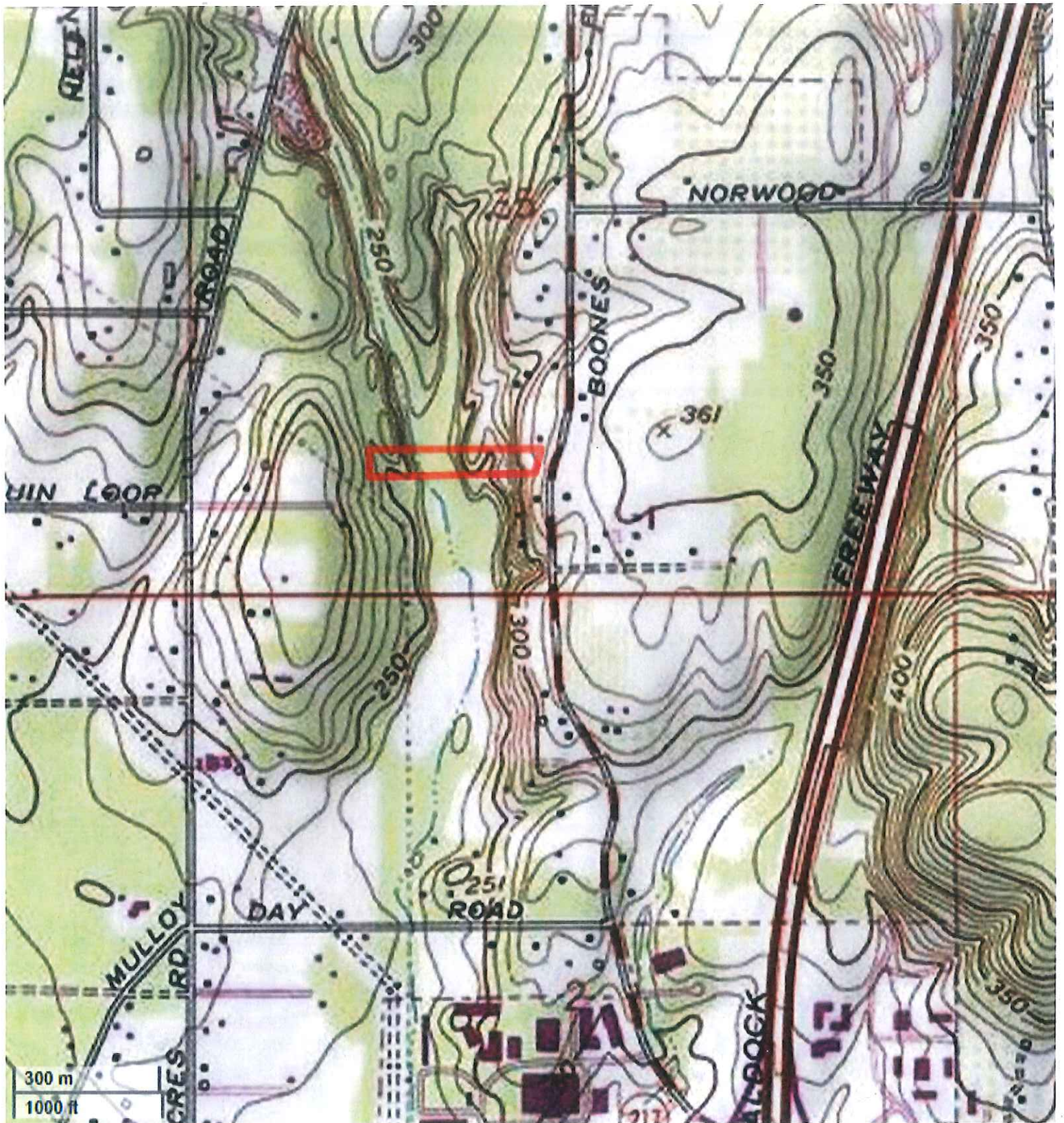
Basalt Creek Update- Koss/Otak Proposal "C"

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)

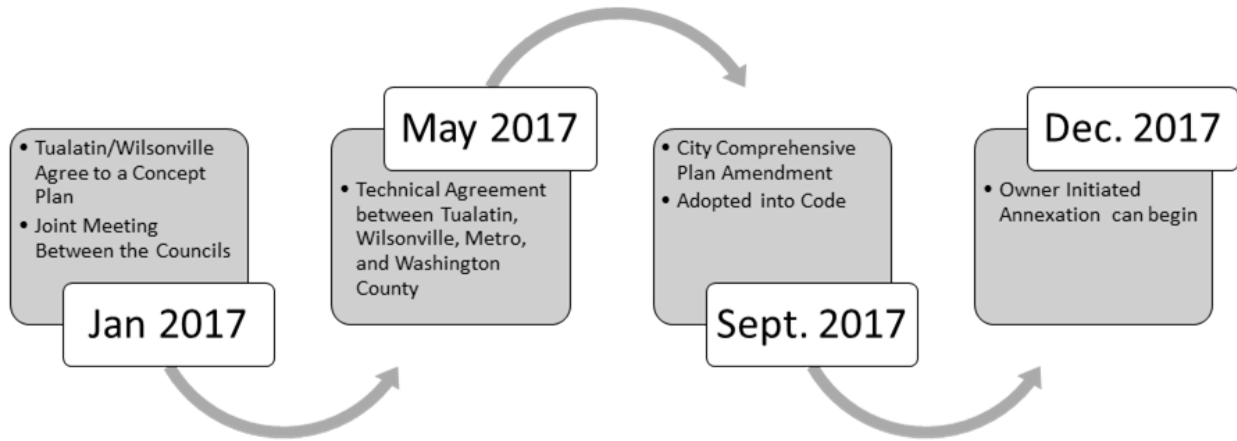


LOCATION OF LUCINI PROPERTY WITHIN BASALT CREEK AREA
Topographical View (Same Perspective As Road Identification & BPA Lines Map)

From: [Eric Rouse](#)
To: kperifox@ci.tualatin.or.us
Cc: [Aquilla Hurd-Ravich; bateschell@ci.wilsonville.or.us](mailto:Aquilla_Hurd-Ravich_bateschell@ci.wilsonville.or.us)
Subject: Basalt Creek Concept Plan
Date: Monday, October 24, 2016 9:20:20 AM
Attachments: [image005.png](#)
[image003.png](#)

Hi Karen,

I noticed that there were several meetings this month on the Basalt Creek Concept Plan Calendar (two Planning Commission and One Council meeting), I'm wondering if our path forward and associated timelines have become any clearer? The way I understand the process and some "penciled-in" dates include the following:



Do I clearly understand the process and expected dates?

This schedule has changed since the open house in April. At that time we anticipated the Joint Council Session in the Summer of 2016, Technical Agreement in Oct. 2016, Comp Plan adopted Spring of 2017, and Annexation to commence Spring of 2017.

I've signed up for the e-mail updates. I'd appreciate a heads up on any public meeting where the Concept Plan is discussed.

Thanks,

Eric

Eric Rouse
Phone 503.572.0295 | Fax: 503.214.4281
CCB #204140 • WA #SUMMIDG856KA

SUMMIT
DEVELOPMENT GROUP
www.summitdevelopmentgroup.com

From: [Wendy Martin](#)
To: ahurd-ravich@ci.tualatin.or.us
Subject: Basalt Creek
Date: Thursday, November 10, 2016 5:52:03 PM

Good afternoon,

I was asked to do some research on this particular project of over 700 acres. I understand originally, this was brought into the Urban Growth Boundary as industrial. Has it been decided what portion of the land has been designated residential?

Any updated information is greatly appreciated.

Kindly,
Wendy

Wendy Martin
OR Licensed Broker
License number 201107012
HomeStar Brokers
License number 200906111
Proudly Serving ~
Portland * Tigard * Beaverton * Sherwood * Wilsonville
(503) 740-1285



From: [Herb Koss](#)
To: [Lou Ogden](#); [LouOgden](#); [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Karen Perl Fox](#); [EdTruax](#); [Monique Beikman](#); [wbrooksby@ci.tualatin.or.us](#); [Frank Bubenik](#); [Joelle Davis](#); [Nancy Grimes](#)
Cc: [robertekellogg@yahoo.com](#); [paul@paulmorrison.com](#)
Subject: FW: Basalt Creek
Date: Monday, November 28, 2016 4:12:10 PM
Attachments: [Zoning for 41 AcresLtr_HerbKoss_11-28-2016.pdf](#)

Dear Mayor Ogden, City Councilors and City Planning Staff

Please see attached letter regarding the zone of part of the Basalt Creek area.

I am out of town and Don Hanson of Otak will be at the meeting this evening.

Sincerely
Herb Koss

Herb Koss
22400 Salamo Road, Suite 106
West Linn, OR 97068

November 28, 2016

City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, OR 97062

Subject: Zoning for 41 acres (Southern Border – Basalt Creek Parkway / Northern Border Victoria Gardens, West Border Grahams Ferry Road)

Dear Mayor Ogden, City Councilors, and Planning Staff:

I am the managing member of the LLC that owns the southernmost 10 acre parcel within the 41 acres described above. During my career I have been a banker, builder, real estate broker, and developer. Having been involved in many land purchases and developments, I never moved forward to either purchase or develop a parcel without obtaining other professional opinions before acquiring or developing a parcel of land.

As you are aware, I have retained the services of Don Hanson a senior planner with Otak, a well known planning and engineering firm. With Don's assistance we planned and developed a project in the city of West Linn named Cascade Summit. As a part of this project a shopping center and small office park was incorporated into the design. This was my first experience of grading costs and what it took to meet the American with Disabilities Act (ADA) standards. The good news was there was no rock on the site and the site was graded by cuts and fills from dirt within the 100-acre development. The result of the mass grading was successful, but costly since a lot of dirt had to be moved in order to level the site. Fortunately, we did not have to deal with basalt rock on the site. The development known as Cascade Summit is the location of the West Linn City Hall.

In response to the Washington County Road Department we have granted access to our land in order for them to survey and determine the future road grades for the extension of Basalt Creek Parkway. To our surprise I was informed that it will be necessary to lower the grade of the road along a good portion of our southern boundary 18 to 20 feet.

As the Basalt Creek study process has moved forward I have been working with Otak in order to determine the best plan for not only our 10 acres, but the remaining 41 acres, keeping in mind that our land owners to east will need access to service any development potential of their land. In speaking with Don we decided it would be a good idea to get the opinion of other developers and contractors who have developed business centers.

I then contacted Peter Bechen the CEO of PacTrust, Brian Clopton of Clopton Excavation, and Mike Diamond a commercial broker in the Portland area with extensive experience. Mr. Bechen assigned one a PacTrust vice president to visit the 41 acres and determine if they may be interested in developing the site. PacTrust as well the other letters pertaining to the 41 acres have been submitted to you and I understand are in your council packets.

Sherman Lietgeb, the property owner on the north end of the 41 acre site, and I have been in contact with all nine of the other owners of land within the 41 acres as well as many of the property owners to the east of the 41 acres. Every one of the land owners do not want an employment zone designation. The site is not in the right location for a professional office business park like Kruse Way or Center Point. Flex warehouse development requires expansive truck turning radius and fairly level topography. The 41 acre site does not meet these requirements. Staff points to the South Center development in Tualatin as an example. Don Hanson designed this site and the topography had far less slope, no basalt rock to deal with, and was built before the current ADA rules were in effect. Don has said that this project would not meet the ADA standards if a development application was applied for today.

In summary a residential zone, which will supply needed housing supply for the surrounding employment land is the highest and best use of this land. A residential zone will also allow for good access for the land owners to the east who need good access to their land. The current concept plan that Otak has prepared more closely meets Metro's job and housing goals and the trip count is neutral.

With all of the property owners desiring a residential zone, the site not conducive to employment zoning due to too many constraints and too much basalt rock a residential zone with a mix of low and high density is the best use of the land.

I would like your support to zone the 41 acres to a residential zone for the reasons that I have listed below:

- Topography- Slopes too steep for employment land
- Basalt rock, which will affect any mass grading- cost and feasibility
- Limited or no market for employment land on this site
- ADA requirements difficult to adhere too
- Provides good access through a residential neighborhood for land owners to the east
- **Metro Ordinance 04 -1040B --- states land north of the bypass should be residential**
"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)"
- 18 to 20 foot cut on the south end will greatly restrict any land for employment use
- Professionals in the business have stated the 41 acres are not suited for employment
- Transition between residential and existing neighborhoods to the north are far more compatible
- The land owners are 100% in favor of a residential zone versus employment zone
- Metro goals for housing and jobs are in balance more with a residential zone
- Tualatin is , as is the region, very short of land for housing

- 329 acres (within one mile) of employment land is already available for development without the land proposed within the Basalt Creek Study area. Supportive land for housing is needed for this employment base.
- The request for a residential zone versus the staff recommendation is only a 3 to 5% change in the overall land use mix

Your designation of a residential zone for the 41 acres, which will provide good access for the land owners to the east, is requested for the reasons as outlined above.

Sincerely,

A handwritten signature in black ink, appearing to read "Herb Koss". The signature is written in a cursive style with a large, prominent initial "H".

On behalf of Herb Koss

From: [Don Hanson](#)
To: [Karen Perl Fox](#)
Cc: [Herb Koss](#); [Tanya Williams](#)
Subject: Basalt plan amendment request.
Date: Monday, November 21, 2016 4:46:20 PM
Attachments: [image001.jpg](#)
[17713A_BasaltCreek_AmendConceptPlan_Revised_11-21-16.pdf](#)

Hello Karen.

Please find attached our materials supporting an amendment to the concept plan for Basalt. Please provide this material to city council for review prior to the work session on November 28th, 2016. I reviewed the agenda today and surmise there is no time allotted to provide testimony during the work session or during the actual council hearing.

I imagine there will be an actual council public hearing scheduled to take testimony and make a decision. Please let me know when that will occur. Also please confirm that you have received this email.

Enjoy thanksgiving.

Thanks Karen

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.

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HanmiGlobal Partner

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

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.

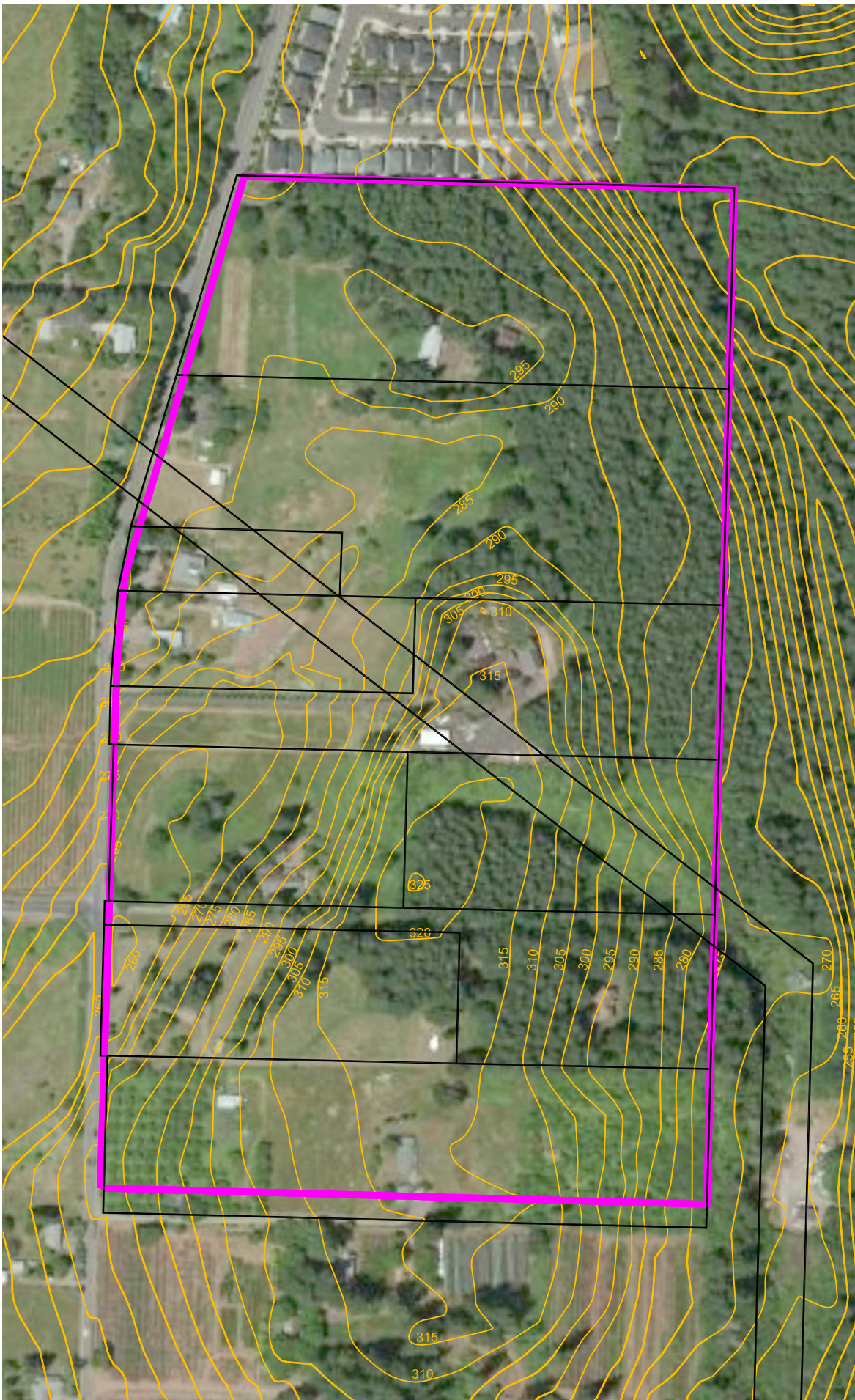
Amended Plan Options

- 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.

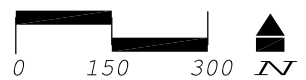
Benefits

- 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.

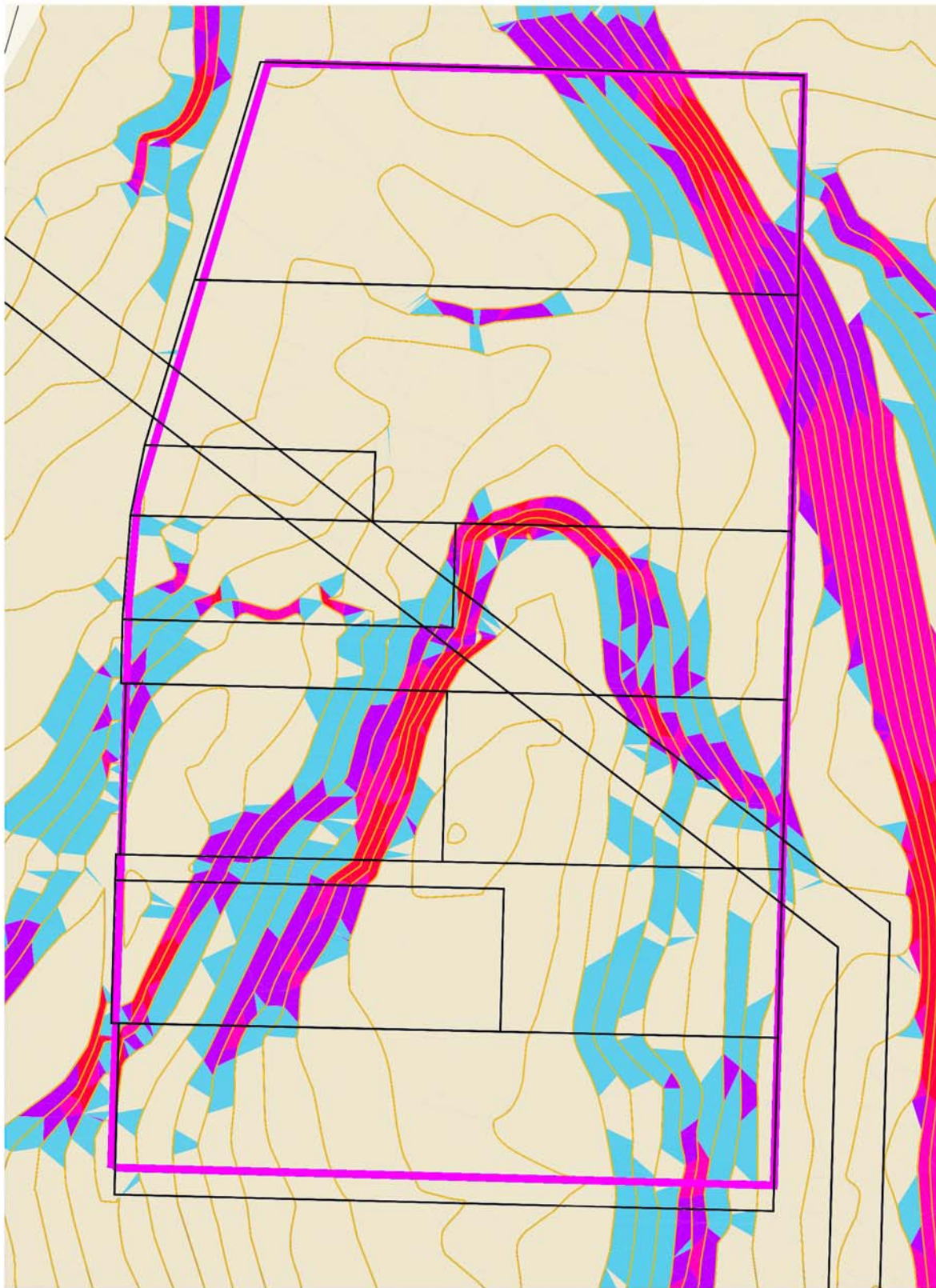
Attachments: Basalt Creek Site Topo
Basalt Creek Slope Analysis
South Center Site Topo (Comparison)
Basalt Creek Land Use Concept
Letter from PacTrust Pacific Realty Associates, L.P.
Letter from Brian Clopton Excavating
Letter from Micheal Diamond, Real Estate Investment Group
Basalt Creek nearby Job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



11-16-2016



BASALT CREEK SITE TOPO

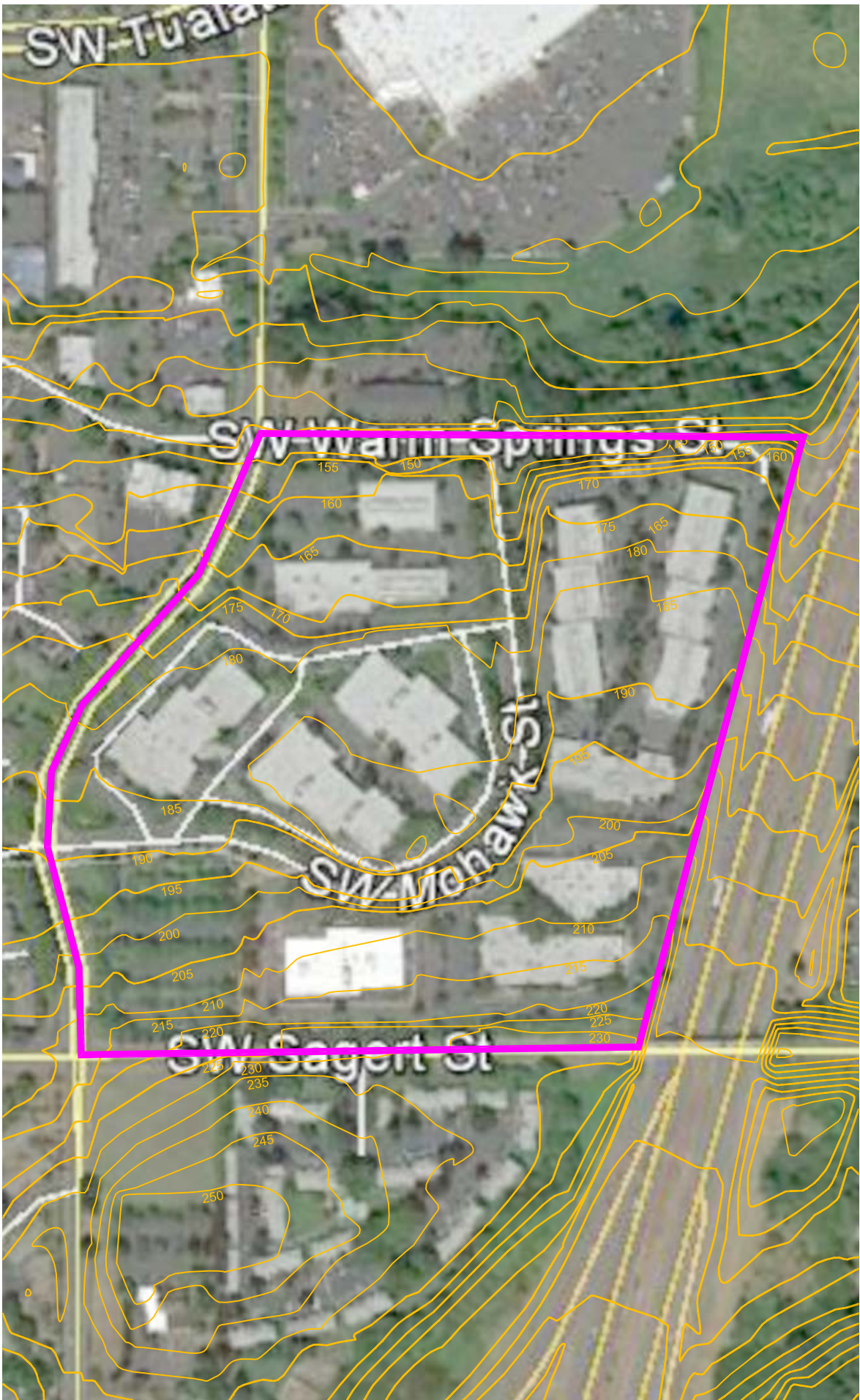


11-16-2016

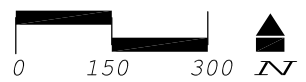


Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	tan
2	10.00%	15.00%	light blue
3	15.00%	20.00%	purple
4	20.00%	25.00%	pink
5	25.00%	357.23%	red

BASALT CREEK SLOPES ANALYSIS

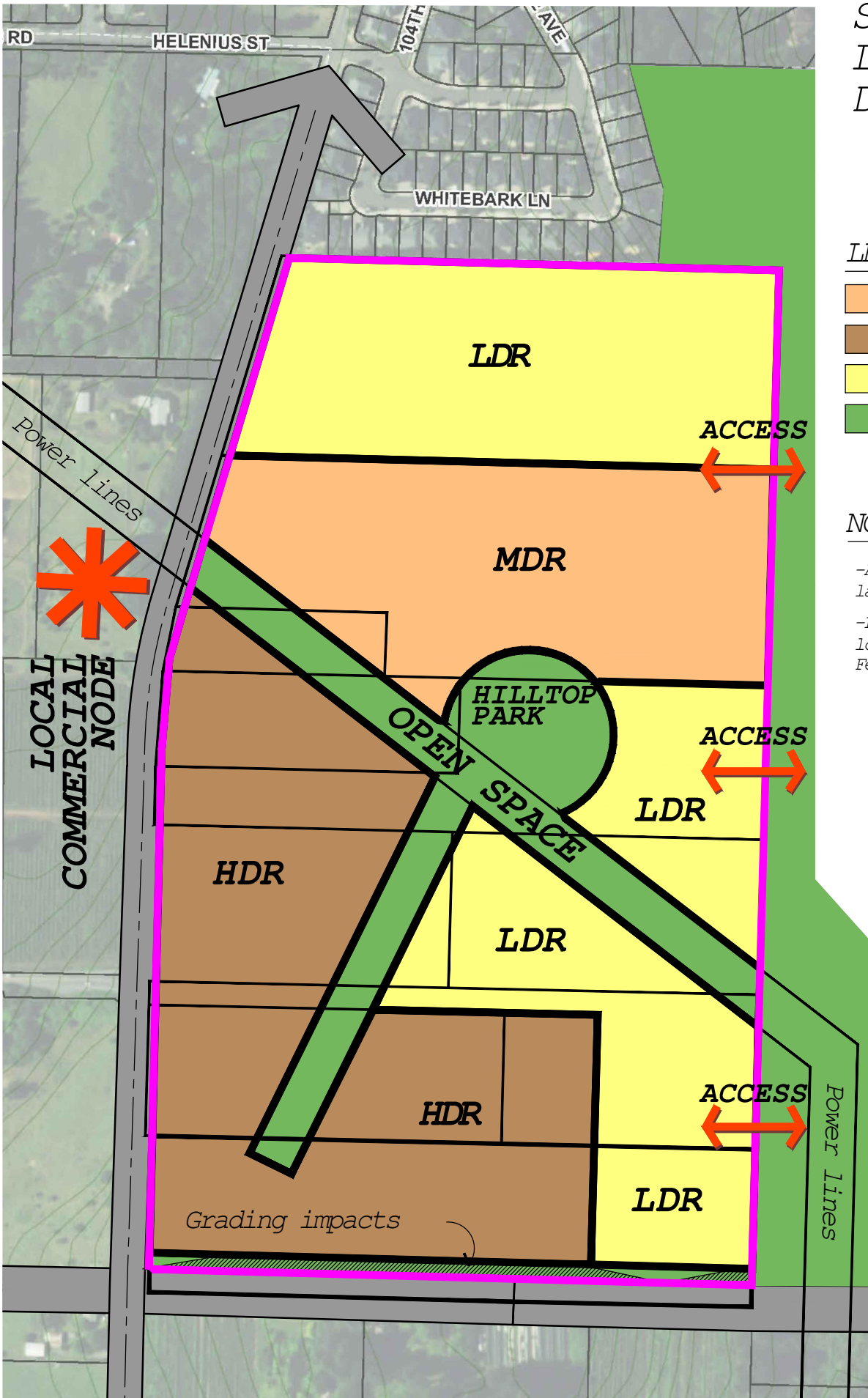


11-16-2016



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





BRIAN CLOPTON
EXCAVATING

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

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



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.

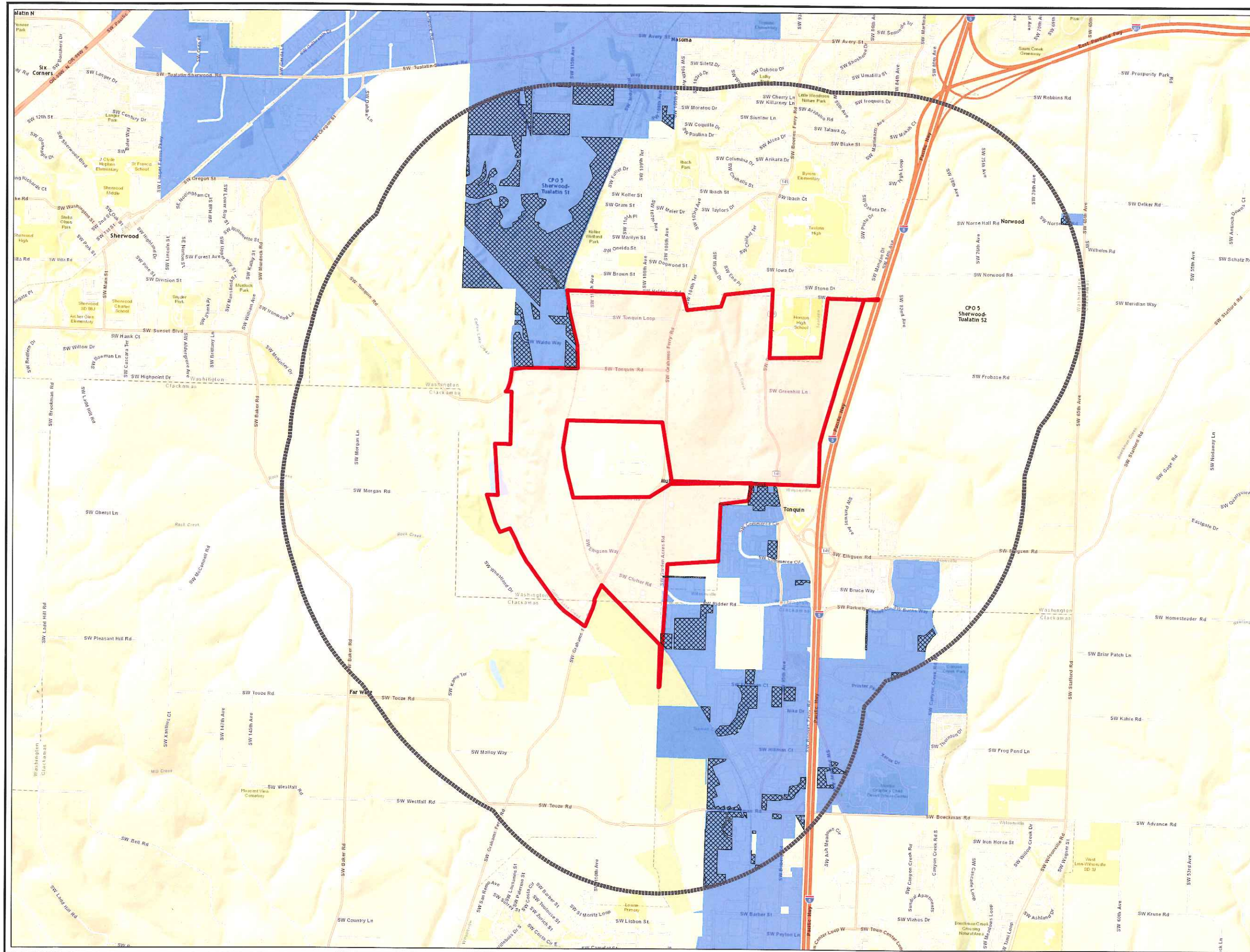
Our office has forty years of experience in commercial real estate and have procured sites for commercial developers such as Gramor, Holland Development LLC and West Hills.

Let me know if you have any questions.

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read "Michael N Diamond".

Michael N Diamond
Principal Broker

Basalt Creek Nearby Job Lands



- Basalt General Area
- 1-Mile Buffer
- Vacant Industrial Land (329 acres within 1-mile buffer)
- Industrial Land



0 600 1,200 2,400 3,600 Feet

From: [G Lucini](#)
To: [Council](#); [Ed Truax](#); [Frank Bubenik](#); [Joelle Davis](#); [Lou Ogden](#); [Monique Beikman](#); [Nancy Grimes](#)
Cc: [Aquilla Hurd-Ravich](#); [Karen Perl Fox](#)
Subject: Citizen Comments-Tualatin City Council-Work Session-11-28-2016 Basalt Creek "Central Sub-Area"
Date: Wednesday, November 23, 2016 7:27:02 PM
Attachments: [2016 11-28 Tualatin CC Work Sess-Basalt Creek-Central Sub Area.pdf](#)

Please find attached a letter to the Tualatin City Council.

I am requesting inclusion of my Citizen Comments into the Basalt Creek Concept Planning file, and also into the informational packet provided to the Tualatin City Council members ---prior to their meeting on November 28, 2016 for their Work Session Topic -Basalt Creek Land Use Map.

I have added Aquilla Hurd-Ravich and Karen Fox to the distribution of the letter, as representatives of the Basalt Creek Concept Planning staff.

Regards,
Grace Lucini

FOR THE RECORD

November 23, 2016

Citizen Comments- Tualatin City Council Work Session 11-28-16

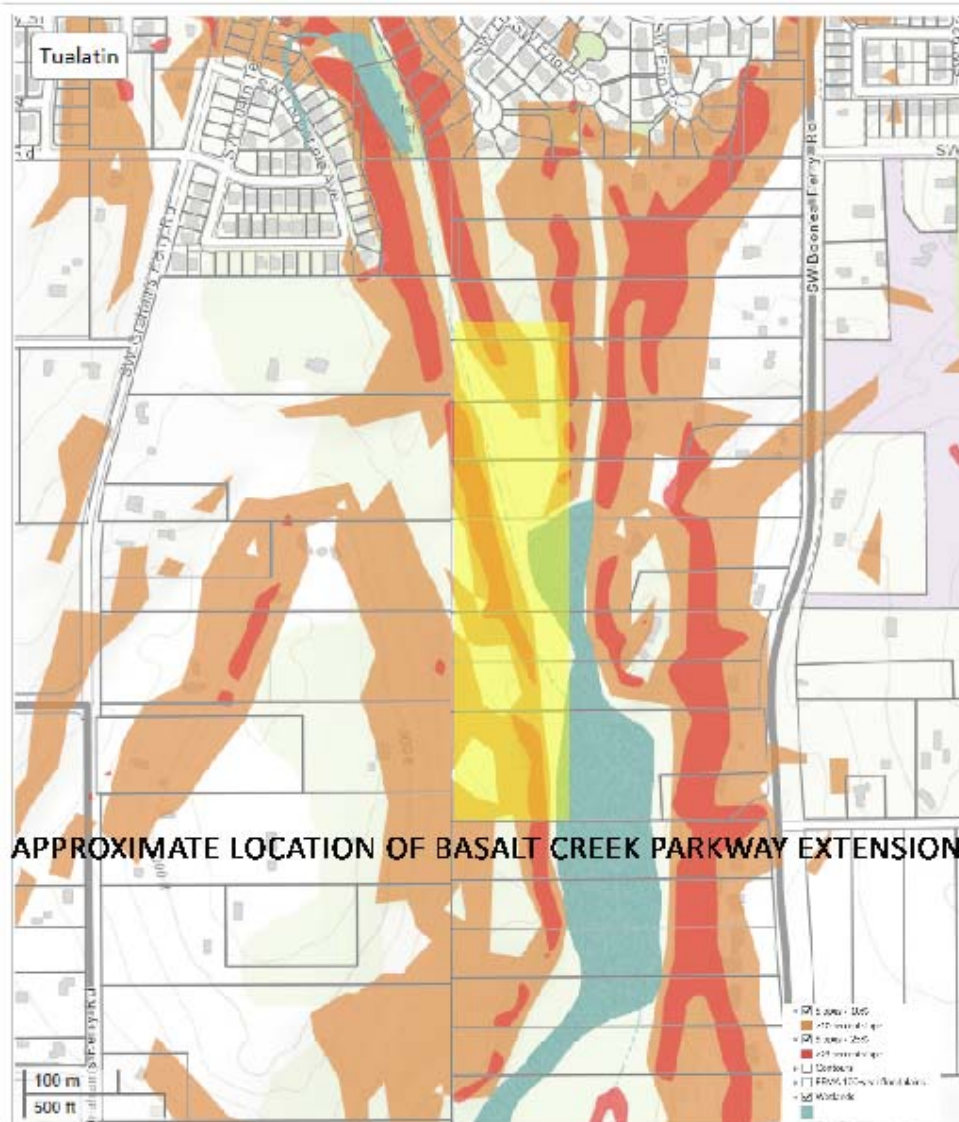
Topic: Concept Planning- Basalt Creek "Tualatin Central Sub Area"

Discussion on concept planning for Basalt Creek- Tualatin-Central Area Land Use is scheduled as an agenda item for the Tualatin City Council Work Session for November 28, 2016.

As was presented to the Tualatin City Planning Commission on October 20, 2016, property owners directly adjacent to the east side of the Tualatin Central Sub Area, wish to remind the Council and staff of the existence of buildable acreage west of the wetlands, and east of the Central Sub Area (the area under discussion during the November 28, 2016 Council Work Session).

MAP- BUILDABLE ACERAGE (highlighted in yellow)

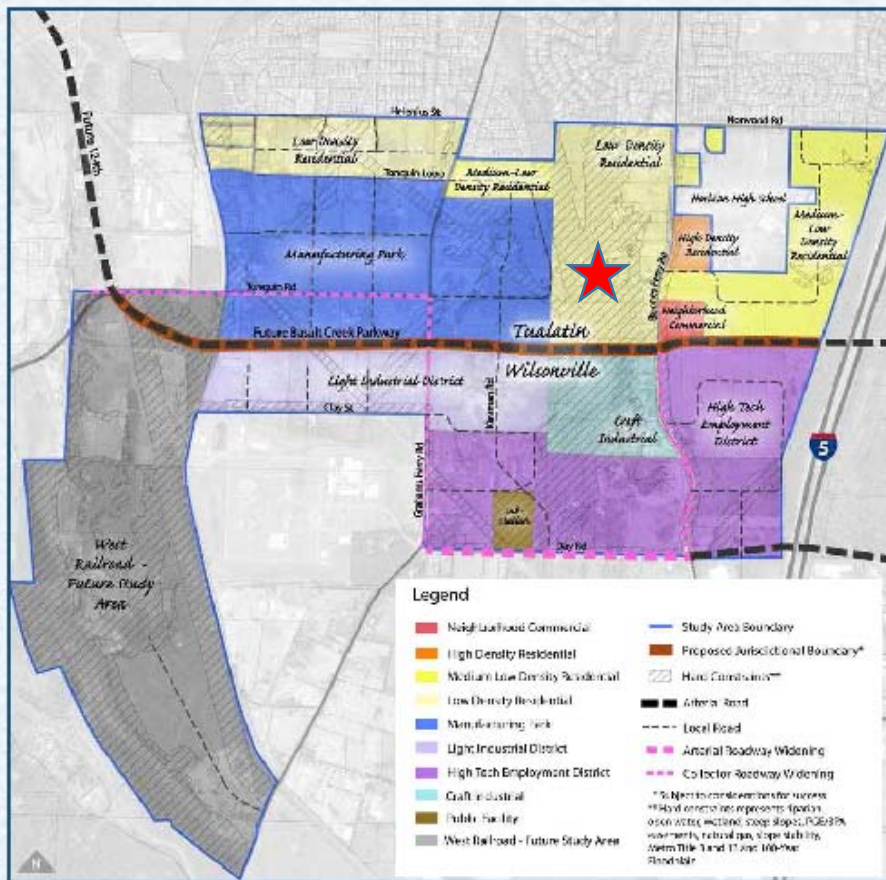
DIRECTLY EAST OF "TUALATIN CENTRAL SUB-AREA"



Most recent concept planning maps have the properties within the Basalt Creek Concept Planning area--- which face Boones Ferry Road and extend west ---- identified for land use as ----Low Density Residential.

The mid portions of these properties include natural resources/wetlands (identified with hash markings). These properties are directly east and adjacent to the Central Sub Area under discussion at the Work Session.

**BASALT CREEK LAND USE CONCEPT MAP 10-2016
INDICATES LOW DENSITY RESIDENTIAL LAND USE DIRECTLY EAST OF CENTRAL SUB AREA**



Basalt Creek Canyon

Respect and balance:

- Private property ownership
- Environmentally sensitive area

Wilsonville Land Uses

High Tech Employment District:

- Manufacturing
- Warehousing
- High Tech

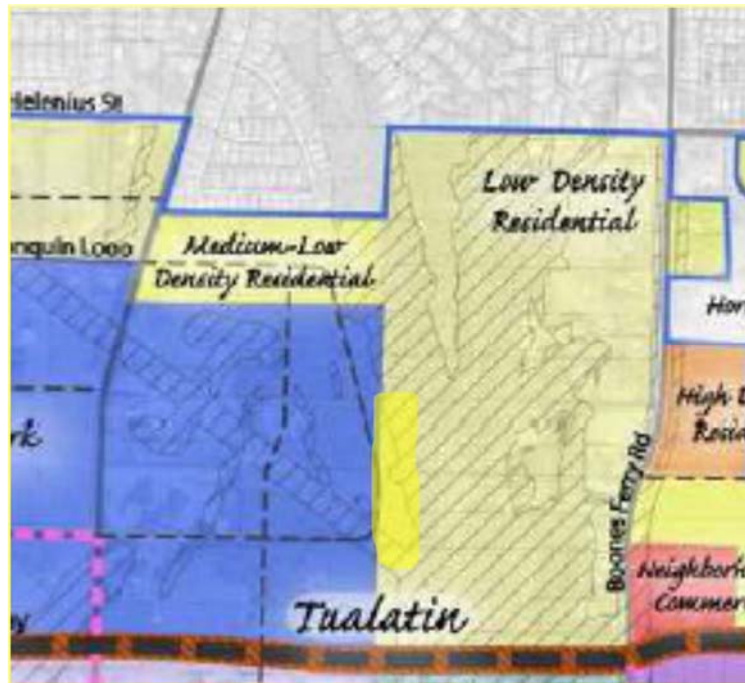
Craft Industrial

- In lieu of Employment Transition

Light Industrial District

Basalt Creek Land Use Concept Map Draft – Oct. 2016

**A CLOSE-UP DETAIL OF THE MOST CURRENT MAPS
INDICATE A LOCAL ROAD WITHIN CENTRAL SUB AREA-
EXTENDING FROM GRAHAMS FERRY ROAD
EAST TO THE COMMON PROPERTY LINES WITH THE BOONES FERRY NEIGHBORS
-PROVIDING DIRECT CONNECTION AND ACCESS TO THE WESTERN PORTION OF THE BOONES FERRY ROAD PROPERTIES**



The need to provide a local road from Grahams Ferry Road, extending east entirely through the Central Sub Area, is extremely important for any future development of the buildable acreage directly east of the Central Sub Area and west of the wetlands.

- Any change which alters a direct road connection to the western portion of the Boones Ferry Road properties will cause difficulties when attempting to implement the concept planning for that area.
 - Land use (Low Density Residential development) has already been identified within the concept plan for the properties east of the Central Sub Area and west of the wetlands
 - Direct road access to the western portion of the Boones Ferry road properties - from the south is not permitted due to the planned limited access Basalt Creek Parkway Extension running the entire width of the southern portion of the area-which is a primary and guiding Concept Planning factor.
 - Any development for this area will require utilities from the west- as access through the wetlands on the east would be problematic.
 - Most utilities are located along local roads- which also heightens the need for a direct local road from Grahams Ferry Road extending to the west side of the Boones Ferry properties.

Future land use for the Central Sub Area should include requirements for primary, not secondary, direct road access from Grahams Ferry Road ----east to the buildable land on the west side of the Boones Ferry Road properties.

- Additional Considerations for land use of the Central Sub Area should include:
 - Compatibility with the topography
 - Compatibility with known significant natural resources-
 - Surface/Storm water management considerations-
 - proximity to known wetlands within the National Wetlands Inventory.
 - impact upon down-stream property owners
 - Compatibility with BPA power lines – health and safety concerns
 - Compatibility of land use with existing property owners (or those anticipated in future concept plans).
Boones Ferry Road property owners should be extended the same considerations as given current Tualatin residents with regard to buffering issues and other quality of life concerns for development adjacent to their existing properties.

Respectfully submitted,

Grace Lucini
23677 SW Boones Ferry Road
Tualatin, Oregon 97062

From: tom.re@comcast.net
To: ["logden@ci.tualatin.or.us"](mailto:logden@ci.tualatin.or.us); slombos@ci.tualatin.or.us; acannon@ci.tualatin.or.us; "Aquilla Hurd-Ravich"; "Karen Perl Fox"; jfuchs@ci.tualatin.or.us; mbeikman@ci.tualatin.or.us; ngrimes@tualatinoregon.gov; fbubenik@tualatinoregon.gov; jdavis@tualatinoregon.gov; etruax@tualatinoregon.gov; "Craig Dirksen"; brian.harper@oregonmetro.gov; andy_duyck@co.washington.or.us; andrew_singelakis@co.washington.or.us; "John Fregonese"
Subject: Basalt Creek
Date: Tuesday, November 29, 2016 11:41:12 AM

Lou Ogden / Mayor of Tualatin
Sherilyn Lombos / Tualatin City Manager
Alice Cannon / Tualatin Asst. Manager
Aquilla Hurd-Ravich / Tualatin Planning Manager
Karen Perl Fox / Tualatin Senior Planner
Jeff Fuchs / Tualatin Engineer
Monique Beikman Tualatin Council President
Nancy Grimes / Tualatin Councilor Position 5
Frank Bubenik / Tualatin Councilor Position 1
Joelle Davis / Tualatin Councilor / Position 6
Ed Truax / Tualatin Councilor Position 4
Craig Dirksen / Metro Councilor District 3
Brain Harper / Metro Planning
Andy Duyck / Chairman Wa. County Board of Commissioners
Andrew Singelakis / Director Land Use and Transportation
John Fregonese / Basalt Concept Planner

Everyone:

I'm going to cut to the chase.

Last evening (11/28) I attended both the City of Tualatin's work session and Council Meeting and listened in utter amazement.

After years of discussions and private meetings and public meetings the Basalt Creek area was brought into the UGB in 2004 for an expansion of Industrial lands (that Tualatin lobbied for). And – just now (end of 2016) we are just finding out the newly named "Tualatin's Central Sub Area" is "scab lands" that are unbuildable and unwanted for industrial uses? Really? Seriously? As Mayor Ogden put it "... a square peg and a round hole".

I think we all need to look at ourselves in the mirror both individually and collectively as a group working together and that includes land owners and residents. When I hear directly from the Mayor "... well that's what they want but what are they going to do?" I think that in itself is a problem. When I hear from a Tualatin Councilor that because this is a public meeting he can't say what he thinks of Wilsonville – I think that is a problem as well. How could Planning (countless hours and money spent) get this far then find a letter dated October 27, 2016 from Andy Duyck Wa. County Chairman of Commissioners reminding Tualatin that there is an IGA agreement that is not being followed. Does the IGA agreement mean anything? If so what and what are the ramifications?

I feel for the Tualatin Planning Staff and Tualatin Council Members (are they being giving all the

information to succeed making the right decision?)— I could not do their jobs either paid or volunteer – it has to frustrating to keep rehashing things (food carts anyone?). If this were a privately run business either this project would have easily been under construction by now or people fired.

Our Metro Councilor Dirksen gave us a nice update on the Convention Hotel (that no private developer was interested in), on the Zoo Holiday Lights and polar bears and extra monies that were found and needed to be spent. Then left before the Basalt Project Meetings began?

No representation from Washington County? Why?

As property owners, my wife and I have been graciously invited by Aquilla and Karen to discuss what we felt would be best suited development for our property. My wife and I both know the property will be there a lot longer than we will – we want what is best for the area and there are a lot smarter people than us to decide what that would be best for the long run. We did not lobby for a multi family designation but now I wonder if we should hire a lawyer and a concept planner and decide what is best for US because that's what I'm hearing from everyone.

Tom Re

Tualatin resident since January 1987

From: [Herb Koss](#)
To: [Sherilyn Lombos](#); [Alice Cannon](#); [Aquilla Hurd-Ravich](#); [Karen Perl Fox](#)
Cc: [Lou Ogden](#); [LouOgden](#); [Don Hanson](#)
Subject: FW: Basalt Creek Analysis and Response
Date: Wednesday, November 30, 2016 10:54:51 PM
Attachments: [PacTrust Letter to Herb Koss 11-14-2016.pdf](#)

To: Alice Cannon and Tualatin Staff

Subject: Letter from PacTrust that was shown as an exhibit in the Otak package

The attached letter from PacTrust was left out of the package that Otak had prepared for the council.

Mayor Ogden asked me to forward the letter so it can be entered into the record and distributed to the council.

Please confirm that you have received the letter and it will be entered into the record.

Thank you.

Herb Koss 503 730 2431

November 14, 2016

VIA EMAIL

Herb Koss
2643 South Shore Boulevard
Lake Oswego, OR 97034

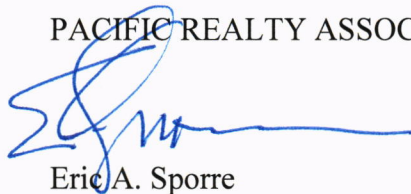
Dear Herb,

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