



*City of Tualatin*



City of Wilsonville  
And  
City of Tualatin  
Joint Council Work Session

December 2, 2014



**MEETING NOTICE AND AGENDA  
JOINT CITY OF TUALATIN AND  
CITY OF WILSONVILLE  
COUNCIL WORK SESSION**



Basalt Creek Concept Plan  
Joint Meeting #3

**Wilsonville City Hall-Council Chambers  
29799 SW Town Center Loop E  
Wilsonville, Oregon 97070**

**December 2, 2014  
6:00 p.m.**

Purpose:

- Update Tualatin and Wilsonville Councilors on the current status of the project
  - Present Base Case Scenario and evaluation results
  - Provide input to two alternative scenarios
- 

- A. CALL TO ORDER**
- B. WELCOME AND INTRODUCTIONS**
- C. PRESENTATIONS**
  - 1. Project Update
  - 2. Building the Base Case
  - 3. Scenario Development
  - 4. Base Case Scenario
    - a. Transportation
    - b. Land Use
    - c. Wet Infrastructure
- D. ROUNDTABLE DISCUSSIONS**
  - 1. Discussion: after hearing about the Base Case scenario, what elements should the project team consider including in two additional alternative scenarios?
- E. NEXT STEPS**
- F. ADJOURNMENT**



# MEMORANDUM

## CITY OF TUALATIN

## CITY OF WILSONVILLE



**TO:** Honorable Mayors and Members of the City Councils

**THROUGH:** Sherilyn Lombos, Tualatin City Manager, and  
Bryan Cosgrove, Wilsonville City Manager

**FROM:** Alice Cannon, Assistant City Manager, and Cindy Hahn, Associate Planner, Tualatin  
Chris Neamtzu, Planning Director, and  
Miranda Bateschell, Planning Manager, Wilsonville

**DATE:** 12/02/2014

**SUBJECT:** Basalt Creek Concept Plan Project – Joint Work Session Discussion with the  
City of Tualatin and Wilsonville Mayors and Councils

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### ISSUE BEFORE THE COUNCIL:

The purpose of tonight's meeting is:

- Update Tualatin and Wilsonville Councilors on the current status of the project
- Present the Base Case Scenario and evaluation results
- Provide input to staff to create two alternative scenarios

Tonight's presentation is included as an attachment.

### EXECUTIVE SUMMARY: Project Update

At the last individual Council briefings in September, staff and the consultant team shared the land suitability analysis identifying areas of the Basalt Creek planning area that are most suitable for development based on natural and man-made constraints, parcel size, slope, and various other factors. After completing the land suitability analysis, staff started to look at the type of land use that might be most suitable in different parts of the planning area, and how those land uses might be served by roads and wet infrastructure (sewer, storm, water). Other tasks that went into developing the Base Case Scenario include:

- identifying land uses that might be appropriate in the area
- sketching in a conceptual local road network
- overlaying conceptual wet infrastructure (sewer, storm, water)
- evaluating the scenario for impacts on transportation and public utility systems
- identifying a base case jurisdictional boundary between Tualatin and Wilsonville; for simplicity sake, this boundary is located along the East-West Arterial as discussed in the 2004 Metro ordinance.



### **Base Case Scenario and Evaluation Results**

The Base Case Scenario includes a range of land uses such as light industrial and warehousing, office park, industrial tech/flex space, single-family residences, townhomes and apartments, neighborhood commercial, and undeveloped natural areas. A base case jurisdictional boundary, as well as local roads, were included so that a preliminary design for wet infrastructure, which usually follows road right-of-way, could be developed.

New households, jobs and trips generated in the Transportation Refinement Plan and the Urban Growth Report were used as guides or "sideboards" in choosing different land uses for the planning area. The Base Case Scenario results in substantially fewer new households and substantially more jobs than either the Transportation Refinement Plan forecast or the Urban Growth Report forecast. The number of new trips, while on the high end of the range, is within the range of growth anticipated by Metro forecasts and a bit lower than the Transportation Refinement Plan forecast. Staff has confirmed with Metro that a lower number of households than in the forecast is acceptable.

In the Base Case, potable water and sewer infrastructure are laid out so that Tualatin and Wilsonville provide these services to their parts of the planning area, with a jurisdictional boundary following the East-West Arterial as discussed in the 2004 Metro ordinance. Stormwater is designed to flow with gravity and drains to Wilsonville. The Base Case Scenario offers a starting point for discussions about infrastructure services, costs, and jurisdictional boundary.

Preliminary cost estimates for the Base Case infrastructure, including sewer, stormwater and potable water, are \$44.6 million for Tualatin and \$32.4 million for Wilsonville. These cost estimates provided in the attached presentation do not include all existing system upgrades that might be needed for water and stormwater, or operation and maintenance costs for any of the wet infrastructure systems. The estimates are at a very conceptual level for comparative purposes. Staff and consultants will be available at the meeting to answer more detailed questions about costs.

### **Alternative Scenarios**

In order to create two additional alternative scenarios, the project team needs input from the Councils on the following:

- Feedback or questions on the Base Case Scenario, and
- Input on changes in the Base Case to evaluate in the alternative scenarios.

### **Next Steps**

Another Joint City Council meeting is planned for February 2015, followed by a public open house to discuss alternative scenarios in March.

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**Attachments:**     PowerPoint



# Joint Council Meeting #2

December 2, 2014



# Agenda

I. Project Update

II. Building the Base Case

III. Base Case Scenario

a) Land Use

b) Transportation

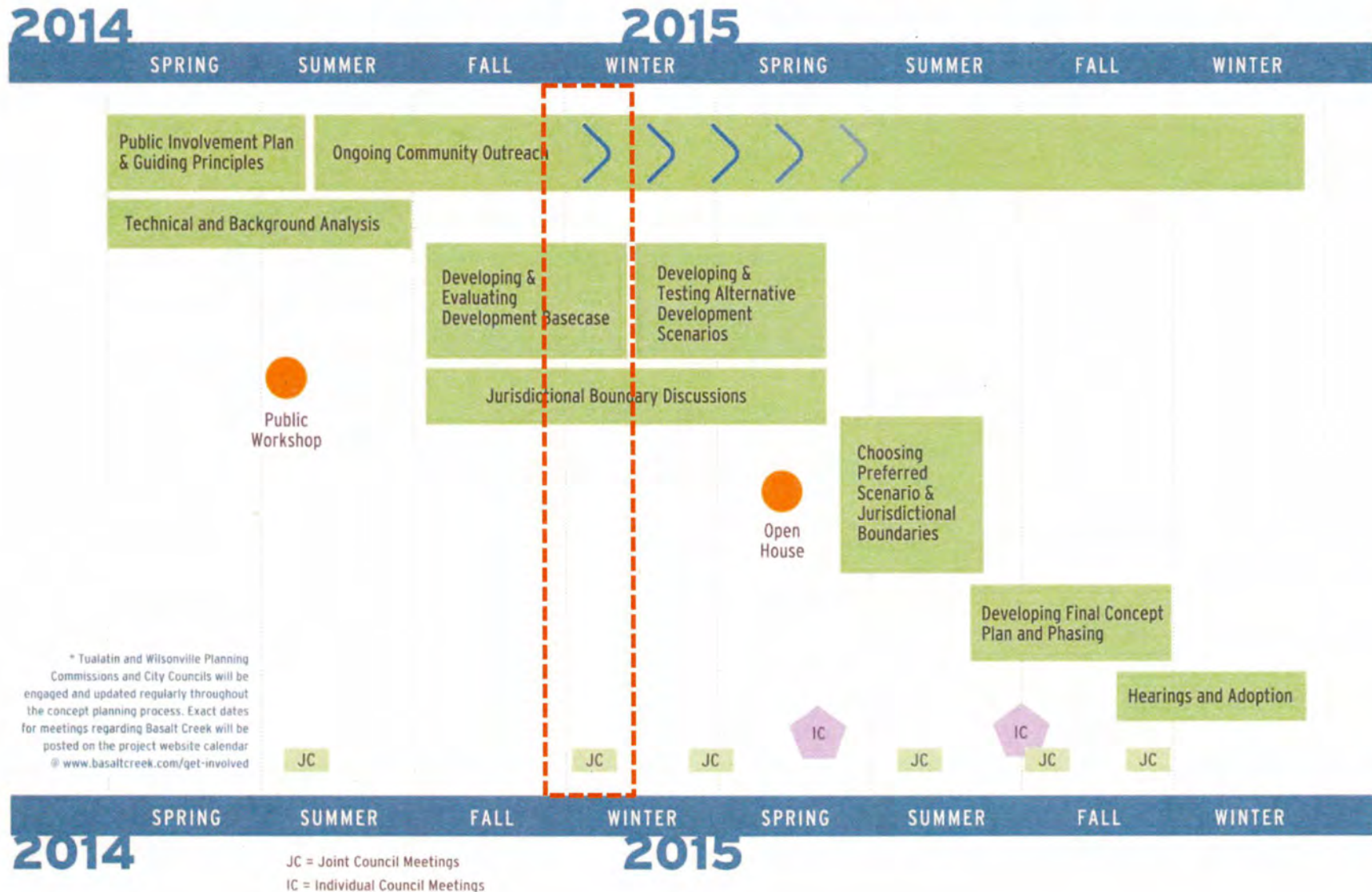
c) Wet Infrastructure

IV. Next Steps

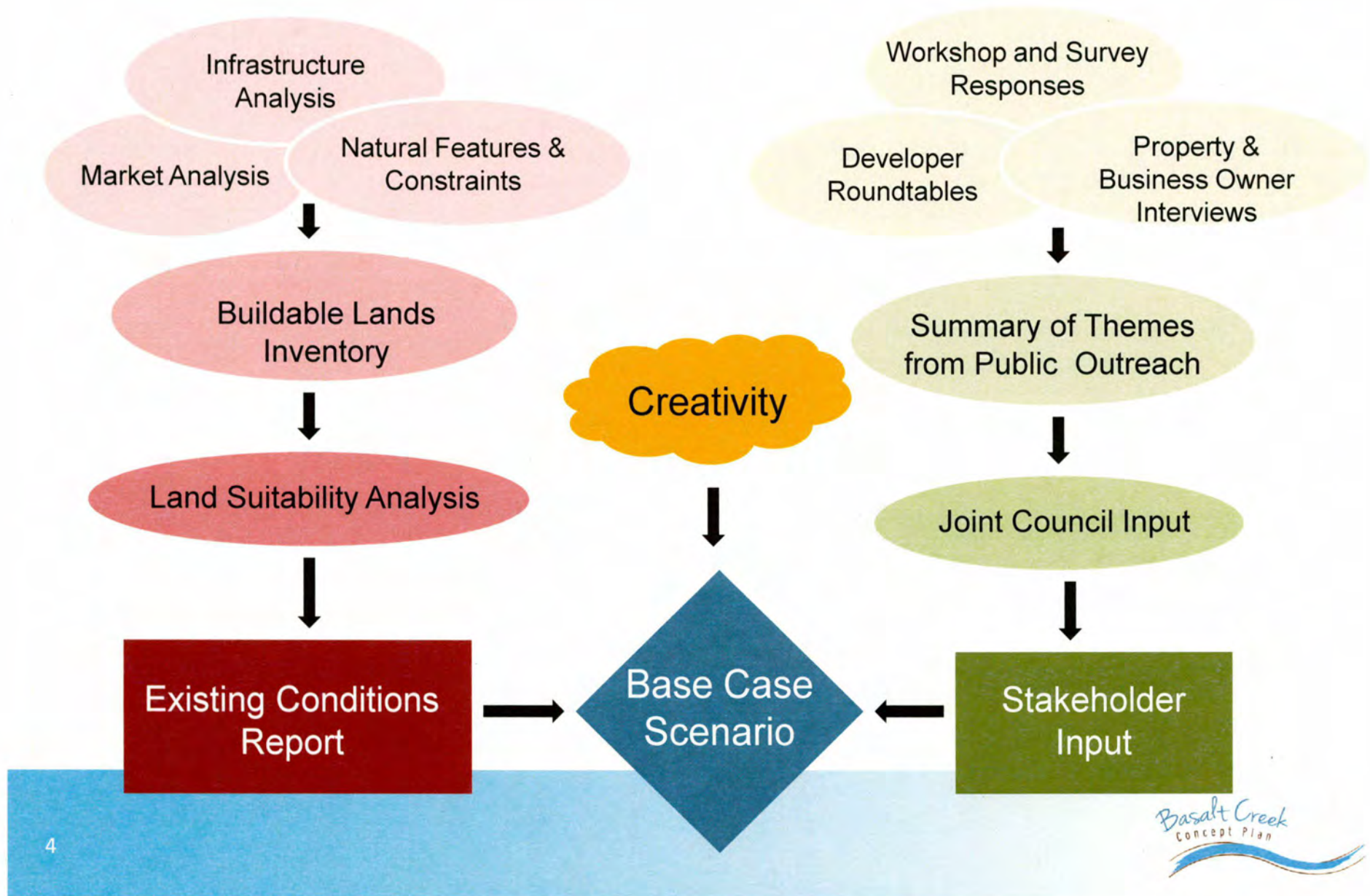
V. Discussion



# Project Update



# Building the Base Case





## *Building the Base Case*

# Base Case Objectives



- Design principles focused on conventional land uses types
- Started with the regional forecast and adjusted to be more employment focused
  - Understand impacts on the transportation system and trip sideboards
- Develop an initial city boundary, based on Metro ordinance
  - Understand infrastructure cost and service implications

# *Building the Base Case* Stakeholder Input

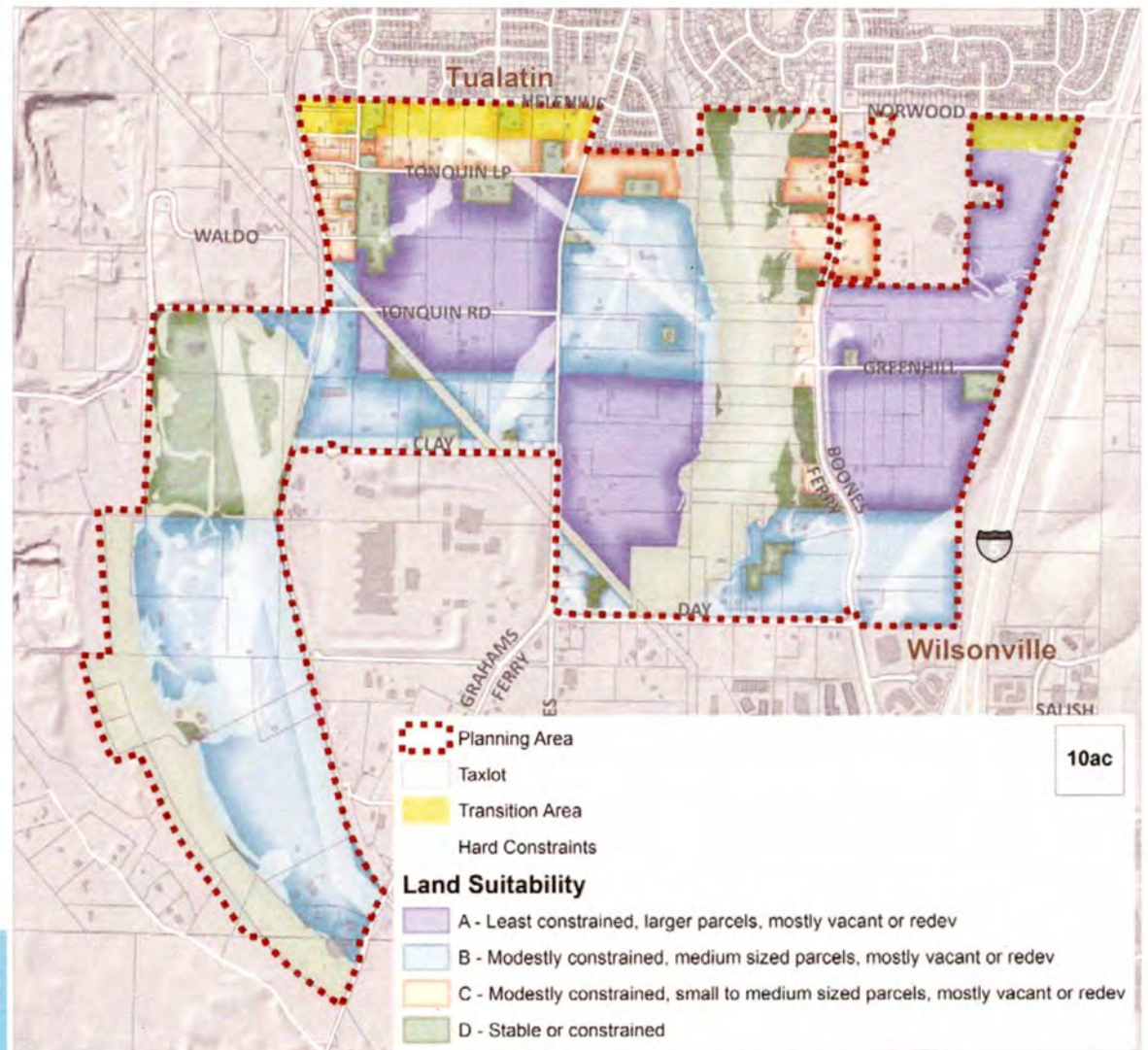
- Appropriate transitions between land uses
- Concerns about cut-through traffic
- Desire for green spaces and trails
- Small-scale retail to serve local neighborhoods and workers
- Market demand for updated industrial development type
- Explore creative, innovative land use solutions



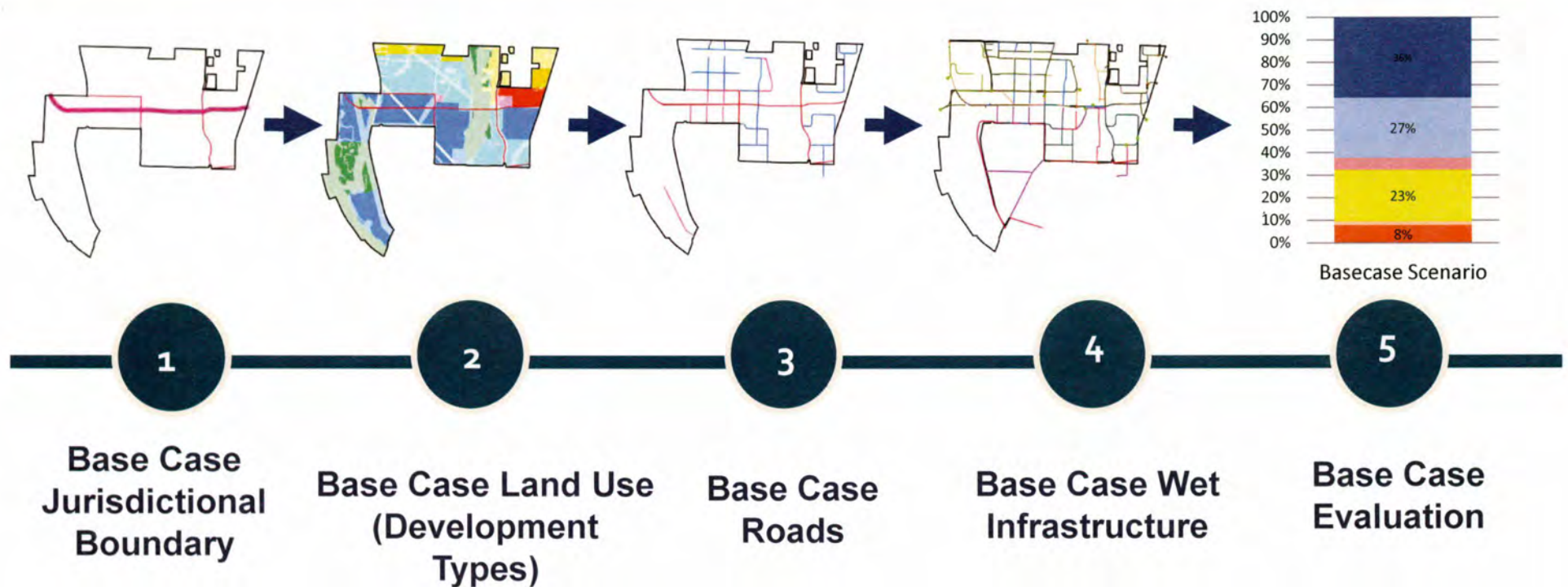


# Building the Base Case Land Suitability Analysis

Suitability Category	Vacant Acres
A	197
B	144
C	38
D	12

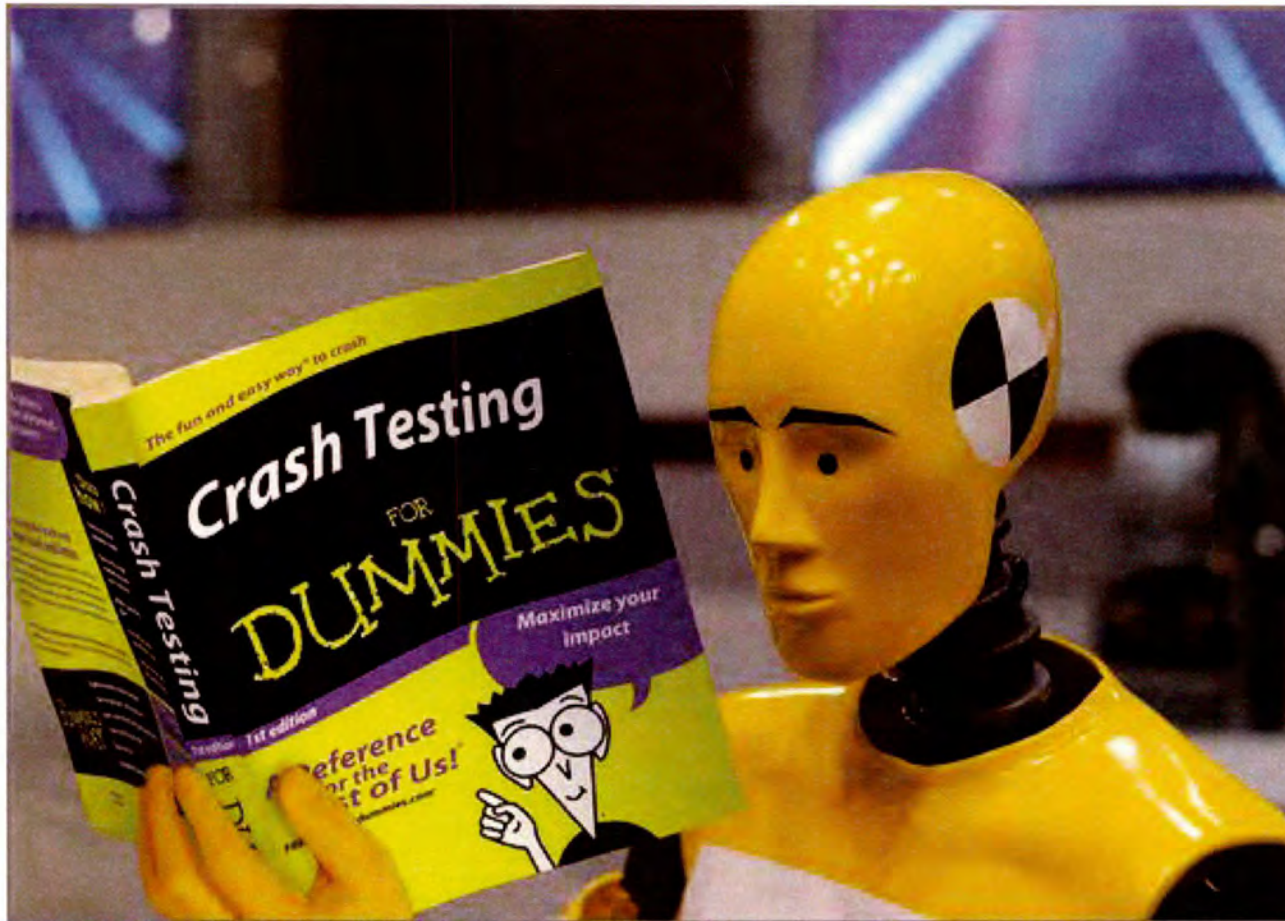


# Building the Base Case Scenario Development





# *Building the Base Case* Scenarios are Crash Test Dummies





# **BASE CASE SCENARIO:**

## **LAND USE (DEVELOPMENT TYPES)**



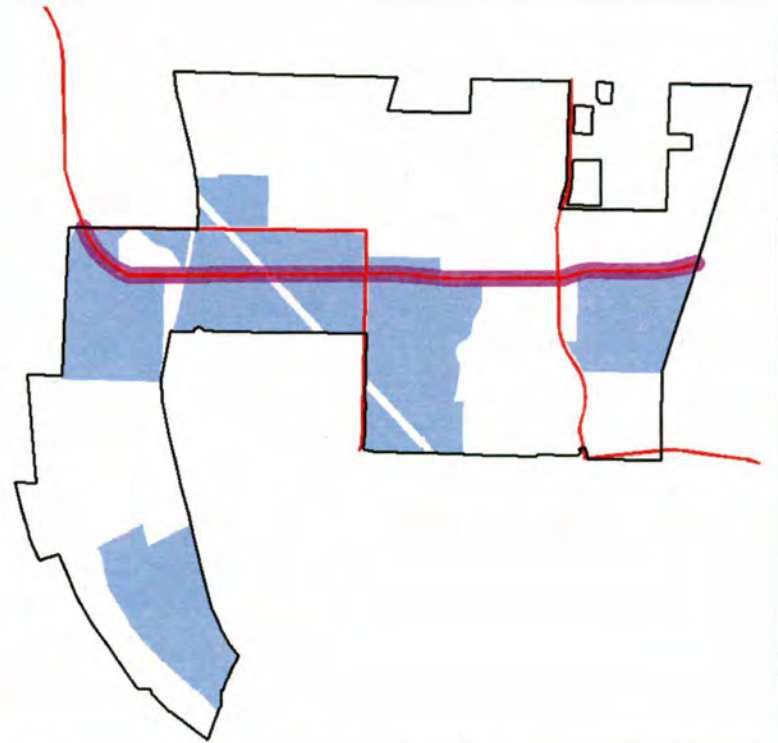
# Light Industrial and Warehousing

## Land Use Mix

- Retail 1%
- Office 5%
- Industrial 94%

## Structure

- Ave. height: 1-2 stories



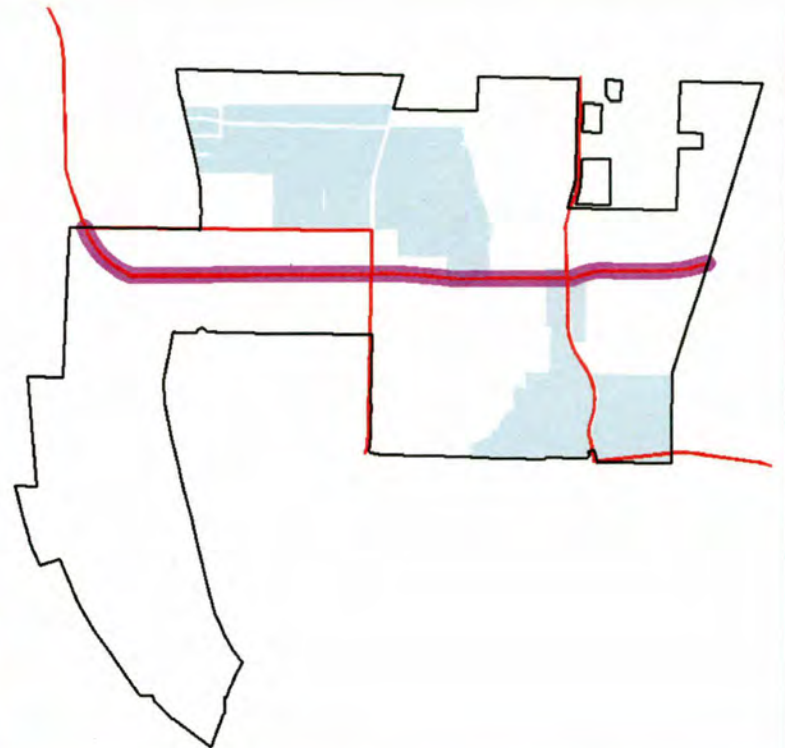
# Office Park/Flex

## Land Use Mix

- Retail 13%
- Office 31%
- Industrial 56%

## Structure

- Ave. height: 1-4 stories





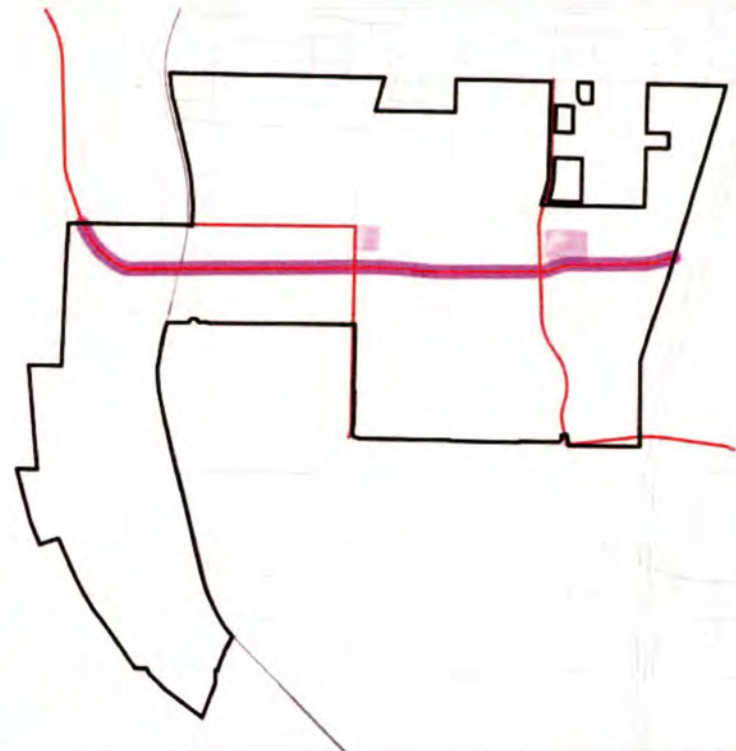
# Neighborhood Commercial

## Land Use Mix

- Commercial
  - Retail 77%
  - Office 7%
- Residential 3%
- Industrial 13%

## Structure

- Ave. height: 1 story



# Conventional Single Family

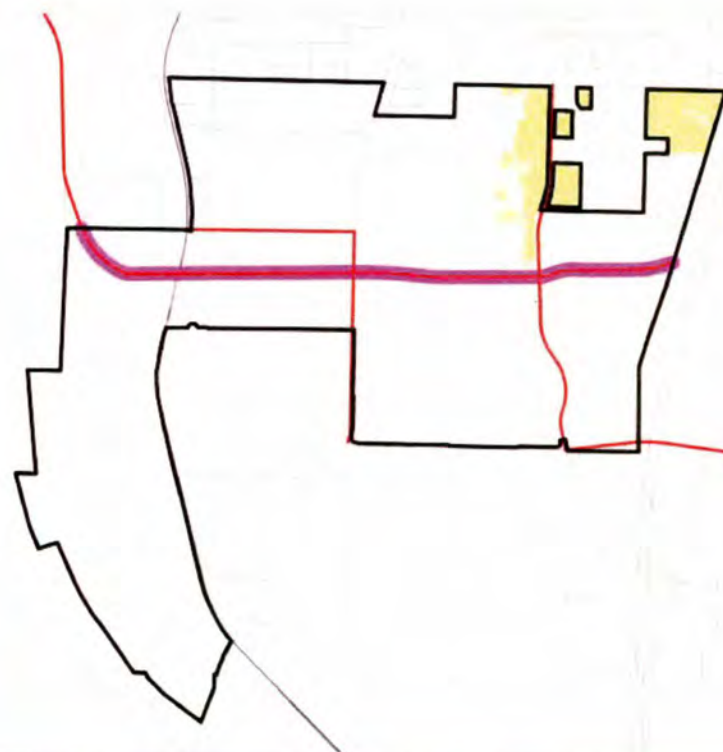


## Land Use Mix

- Single Family
  - 6,000 sf: 12%
  - 7,500 sf: 88%

## Structure

- Ave. height: 2 stories





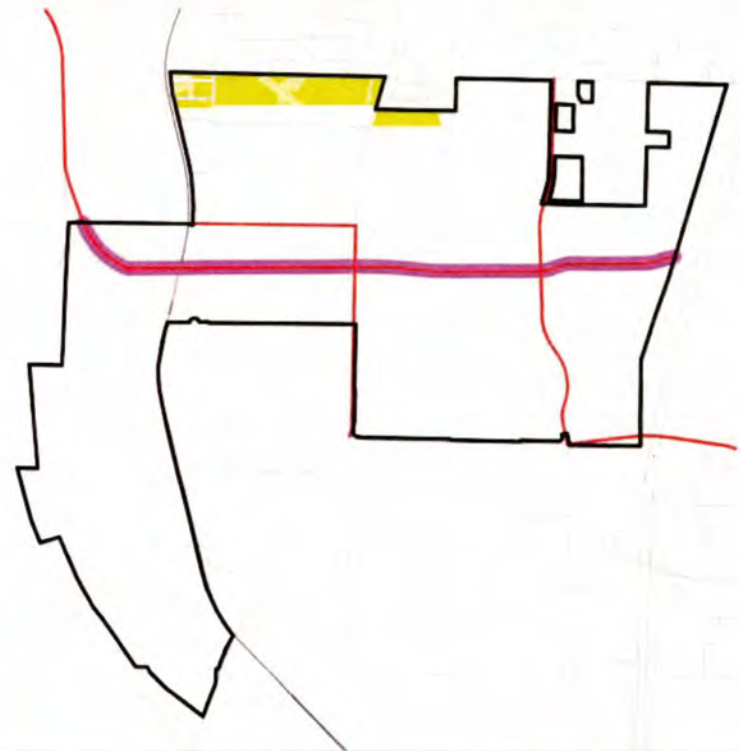
# Suburban Residential

## Land Use Mix

- Single Family
  - 5,000 sf: 50%
  - 6,000 sf: 40%
  - 7,500 sf: 10%

## Structure

- Ave. height: 2 stories



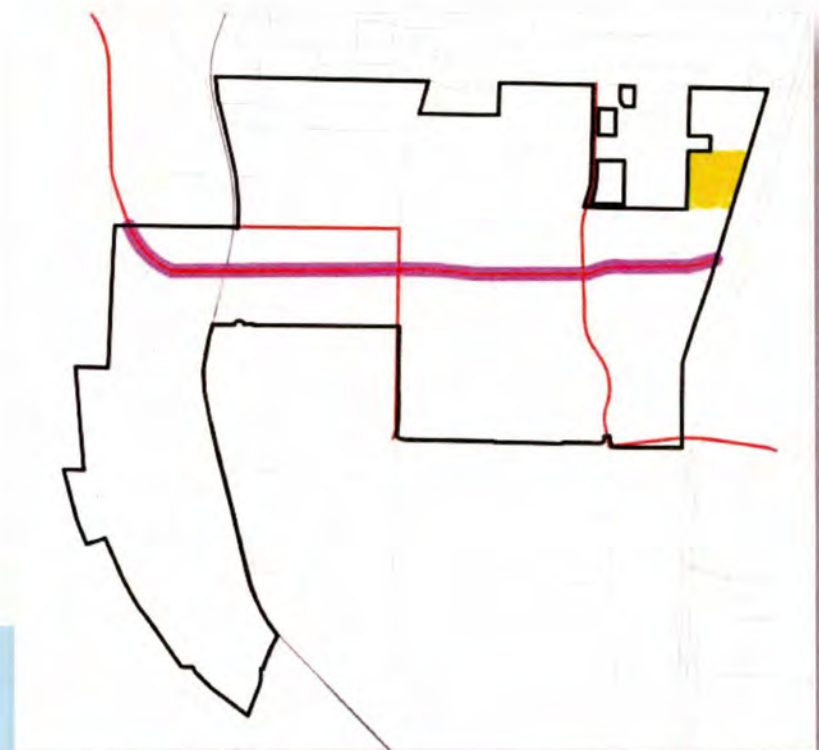
# Compact Neighborhood

## Land Use Mix

- Townhomes 19%
- Single Family
  - 5,000 sf: 23%
  - 6,000 sf: 47%
  - 7,500 sf: 12%

## Structure

- Ave. height: 2 stories





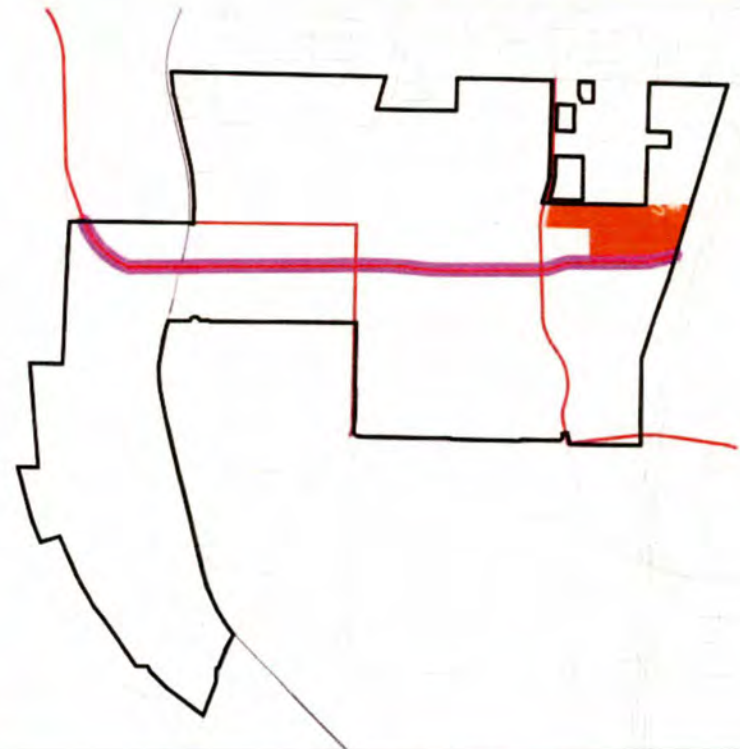
# Suburban Multifamily

## Land Use Mix

- Multifamily 97%
- Townhomes 3%

## Structure

- Ave. height: 2-3 stories



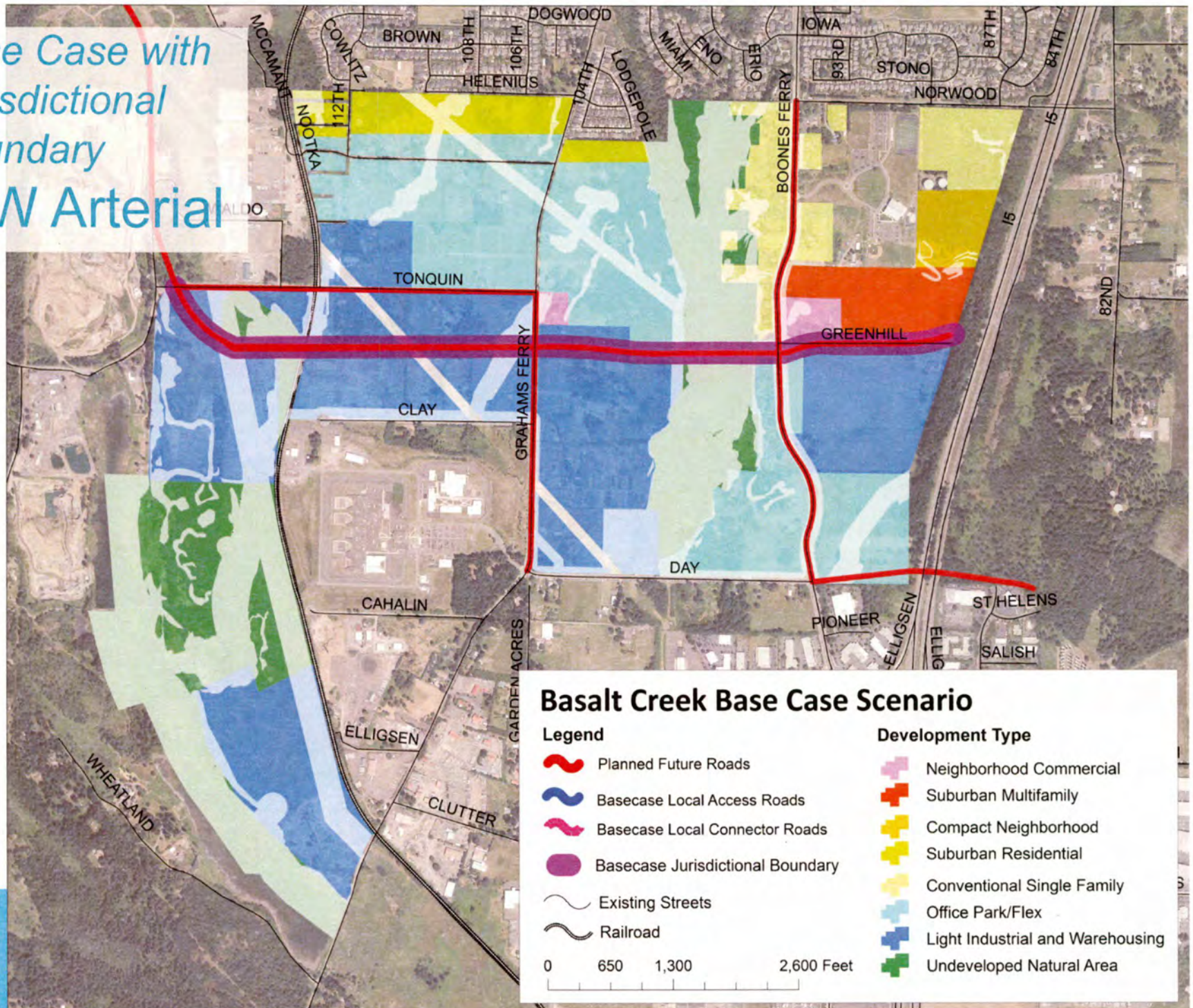
# Undeveloped Natural Areas

- Maintains private ownership
- No trails or open space programming in Base Case
- Regulations would prevent intense development





Base Case with  
Jurisdictional  
Boundary  
E-W Arterial







# **BASE CASE SCENARIO:**

## **INDICATORS (EVALUATION CRITERIA)**



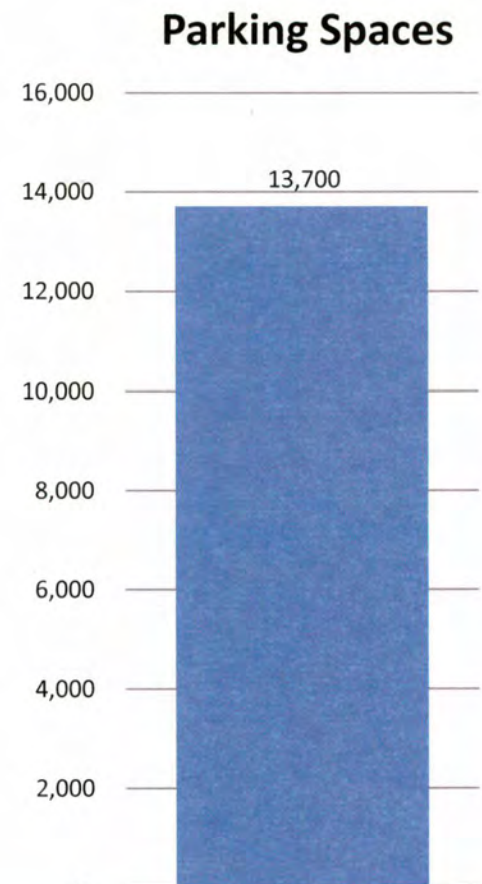
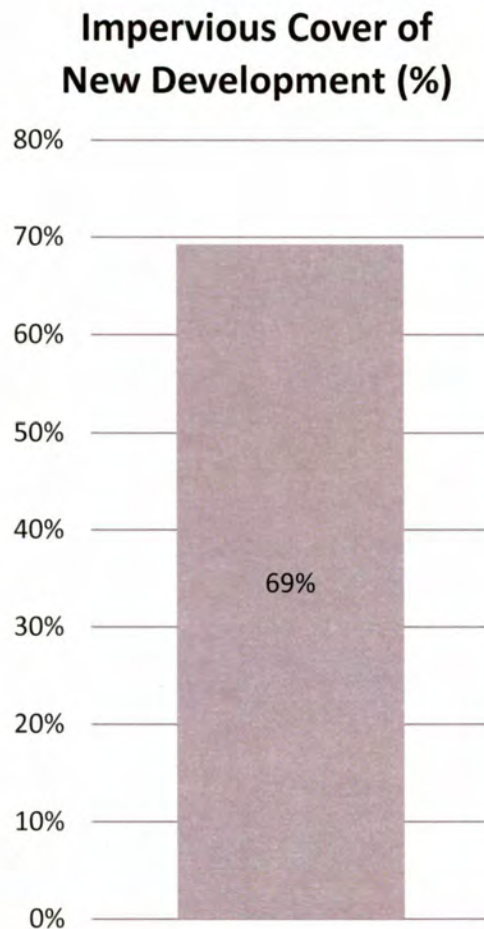
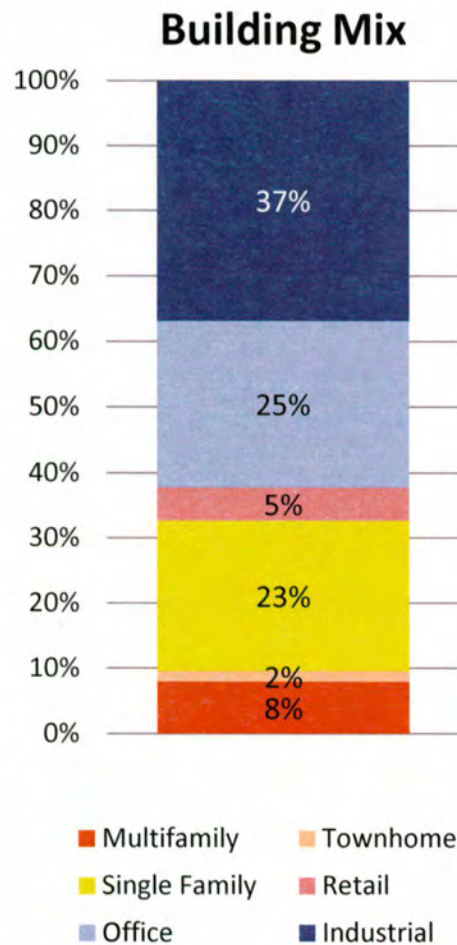
# Comparison to Forecast

	New Households	New jobs	New trips generated*
<b>Transportation Refinement Plan Forecast</b>	1,386	2,562	1,989
<b>Urban Growth Report Forecast</b>	1,214	2,316	1,638
<b>Base Case</b>	653	4,058	1,968

\*PM Peak Hour trips. Trip rates: Households = 0.63, Retail jobs = 0.73, non-retail jobs = 0.37

## Base Case Indicators

# Physical Form

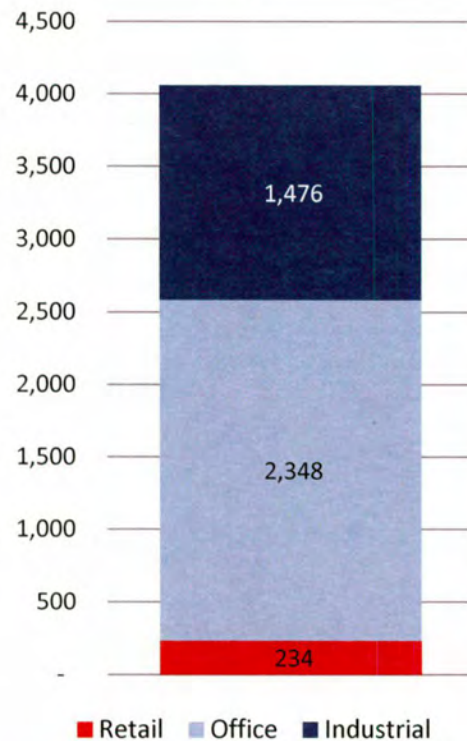




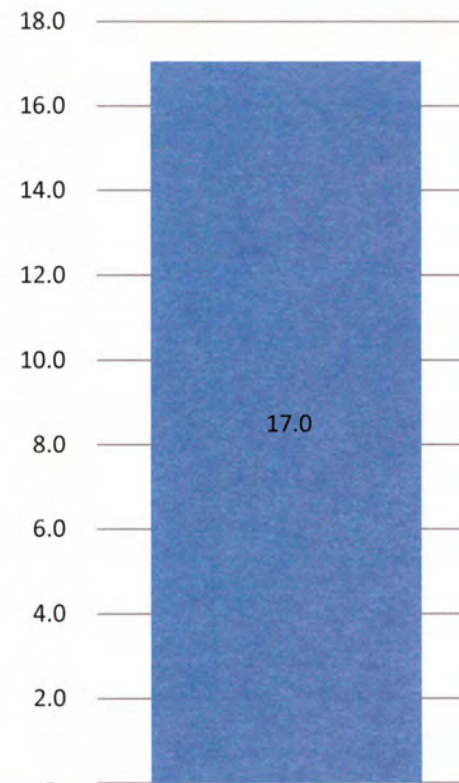
## Base Case Indicators

# Employment

**Employment by Type**



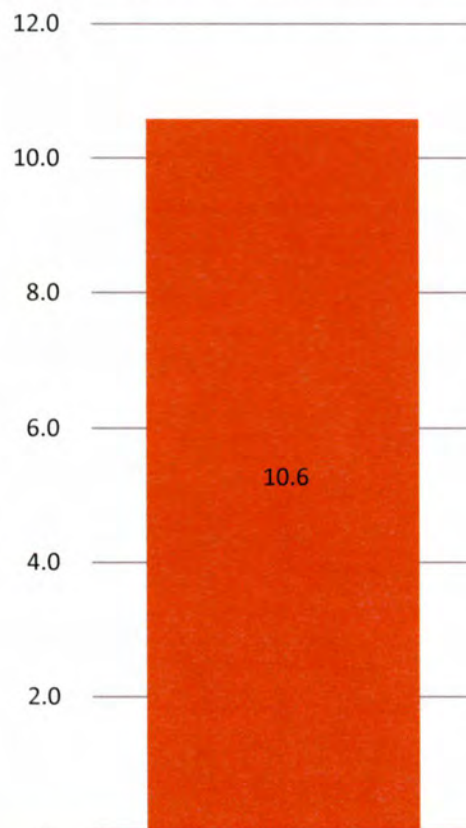
**Jobs per Net Acre**



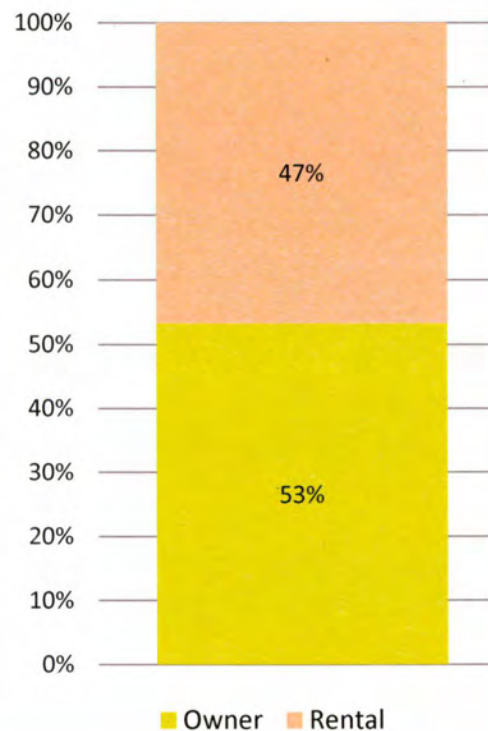
## Base Case Indicators

# Housing

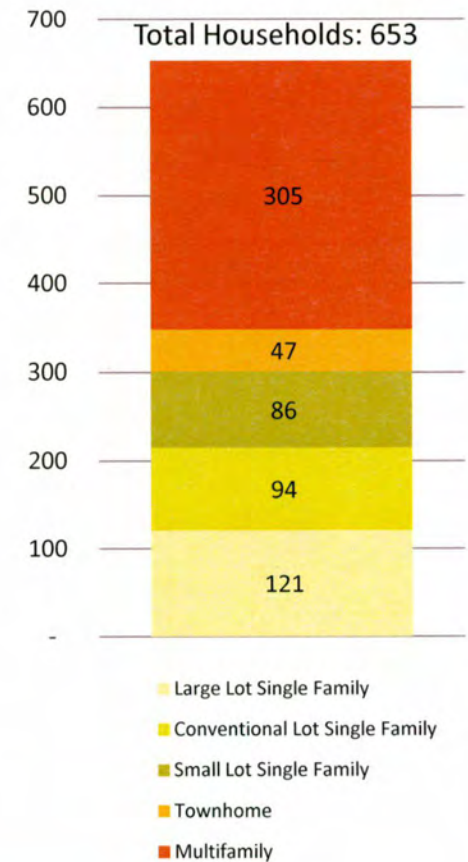
### Housing Units per Net Acre



### Owner / Renter Mix



### Housing by Type





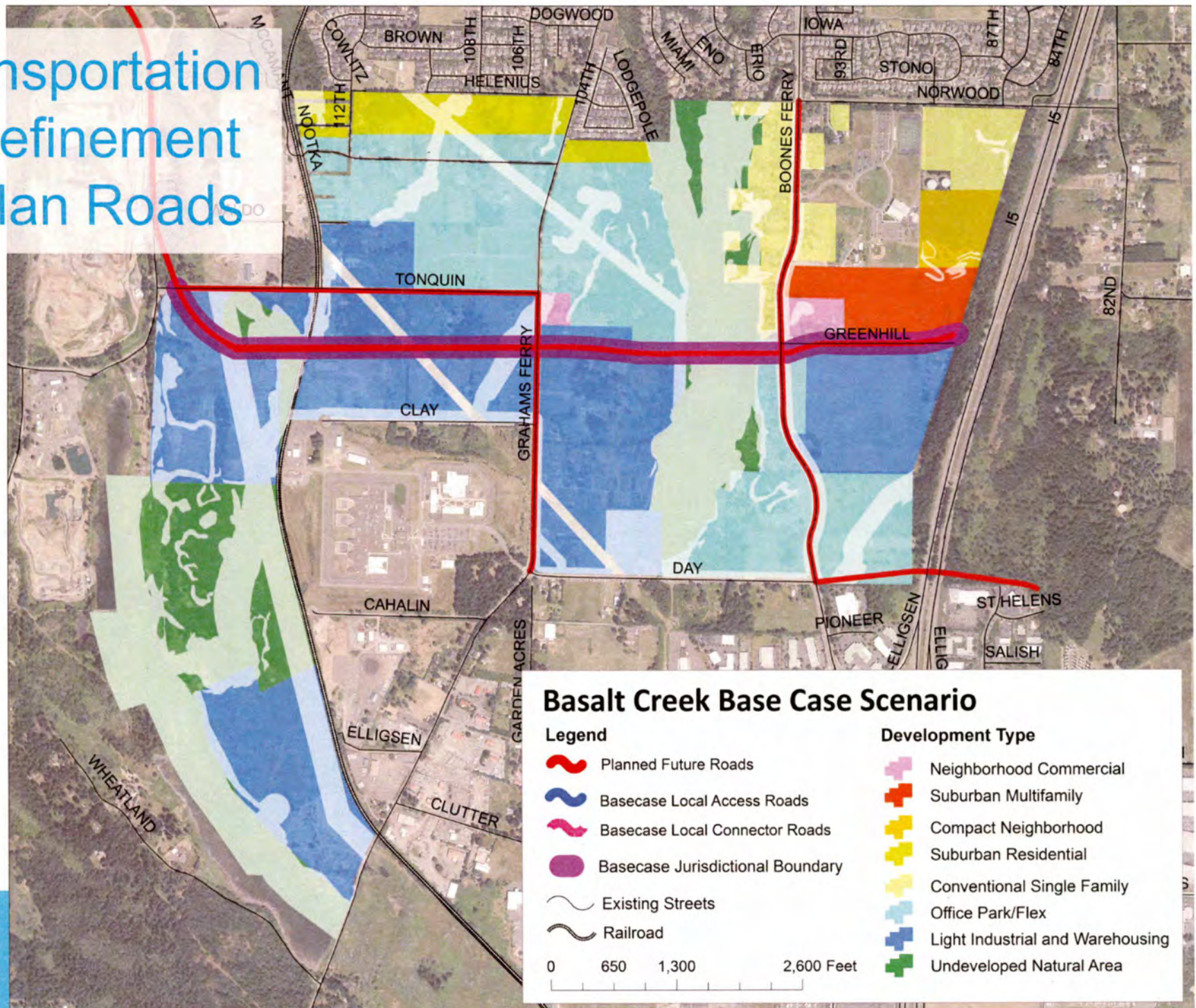


# **BASE CASE SCENARIO:**

## **TRANSPORTATION**

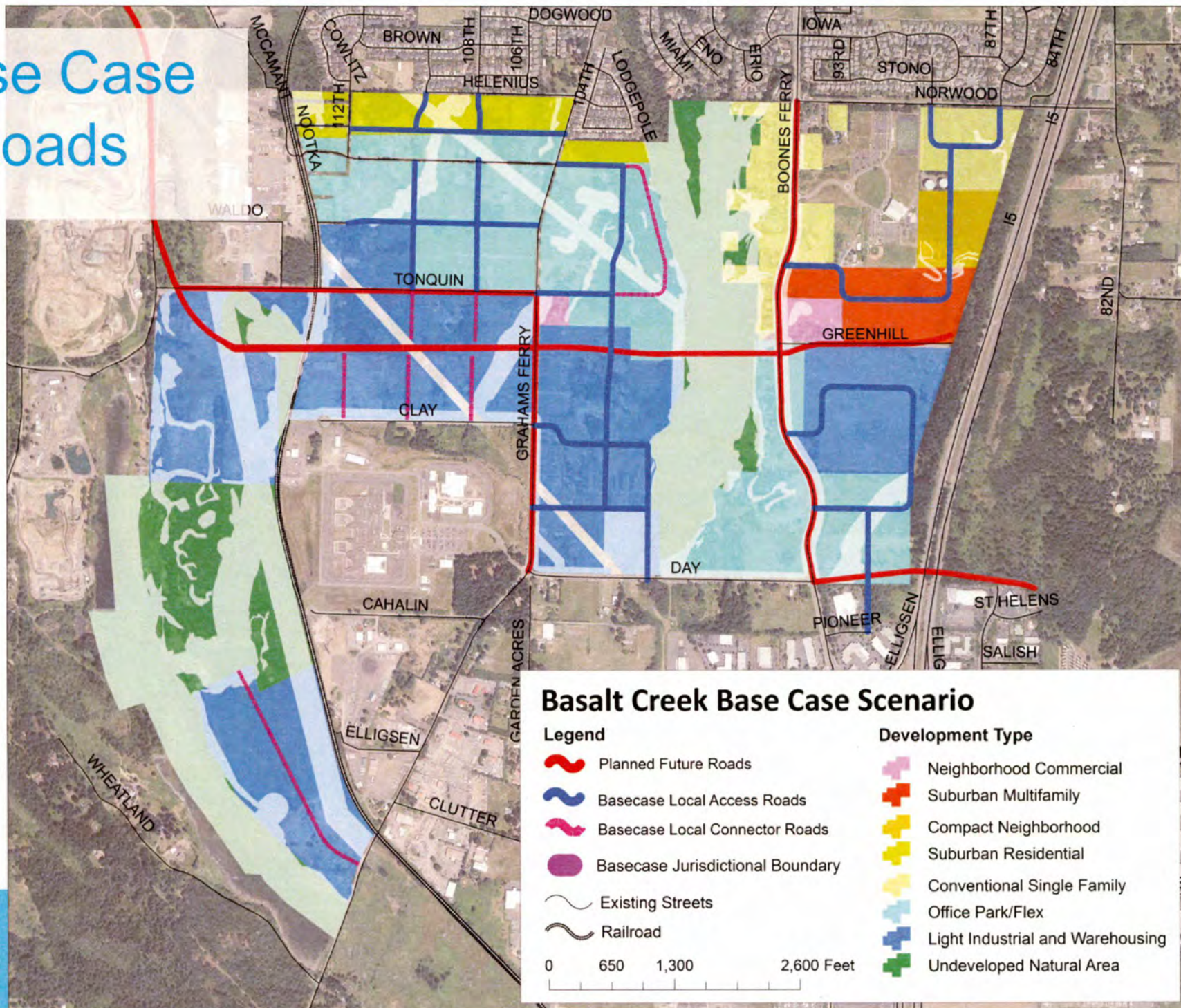


# Transportation Refinement Plan Roads



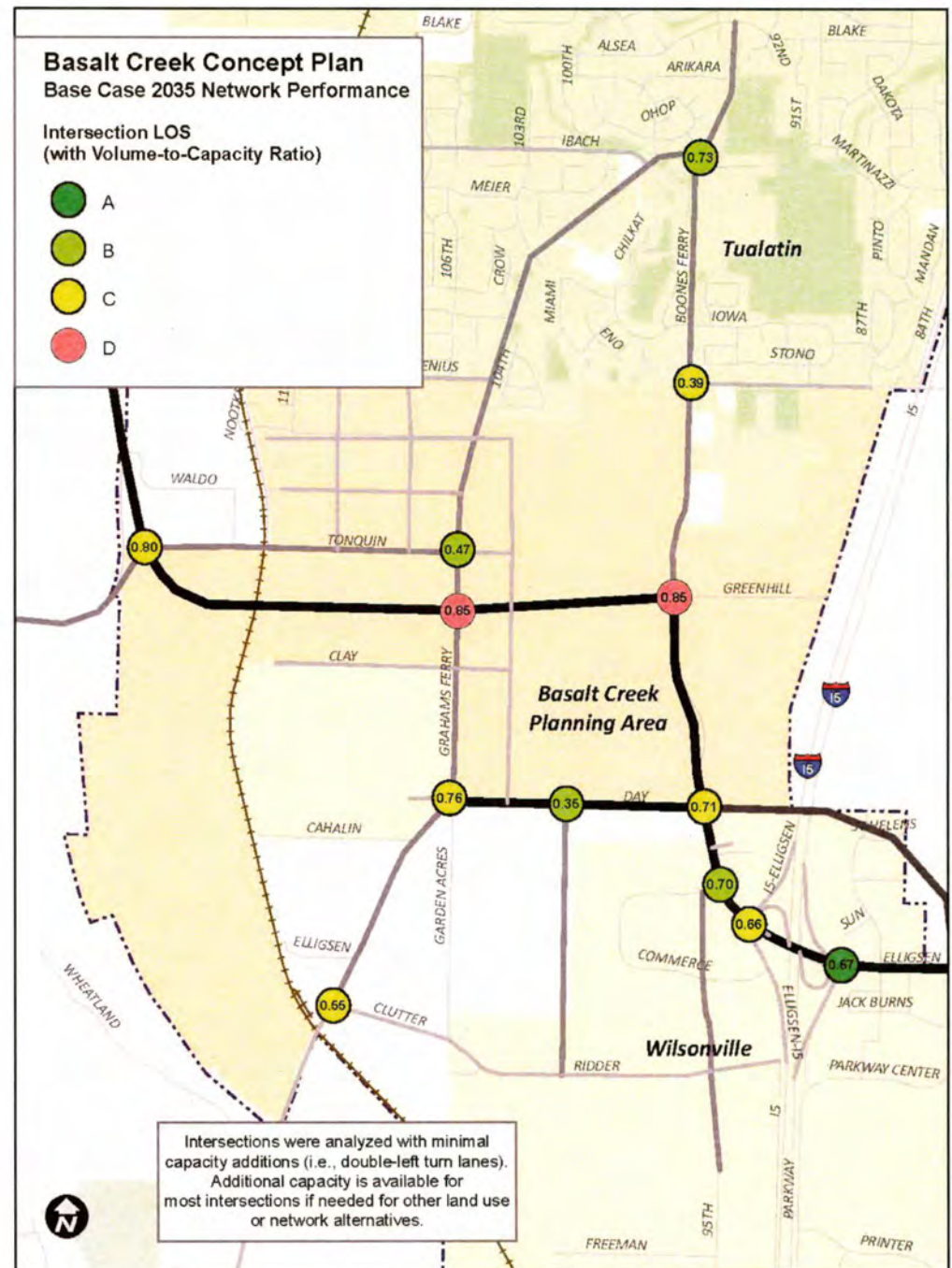


# Base Case Roads



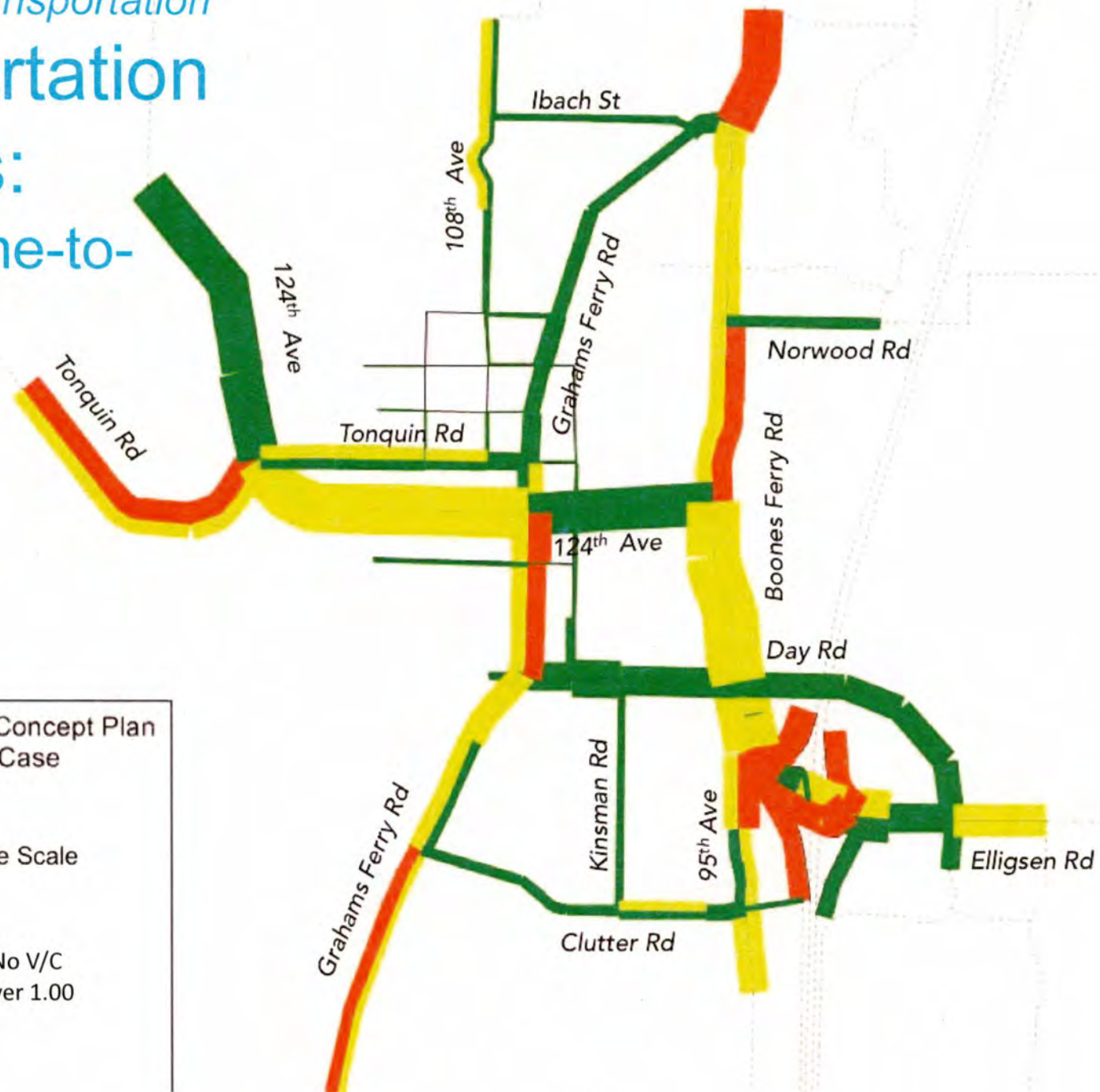


# Base Case Transportation Transportation Analysis: Intersection Volume-to- Capacity





# Base Case Transportation Analysis: Link Volume-to- Capacity





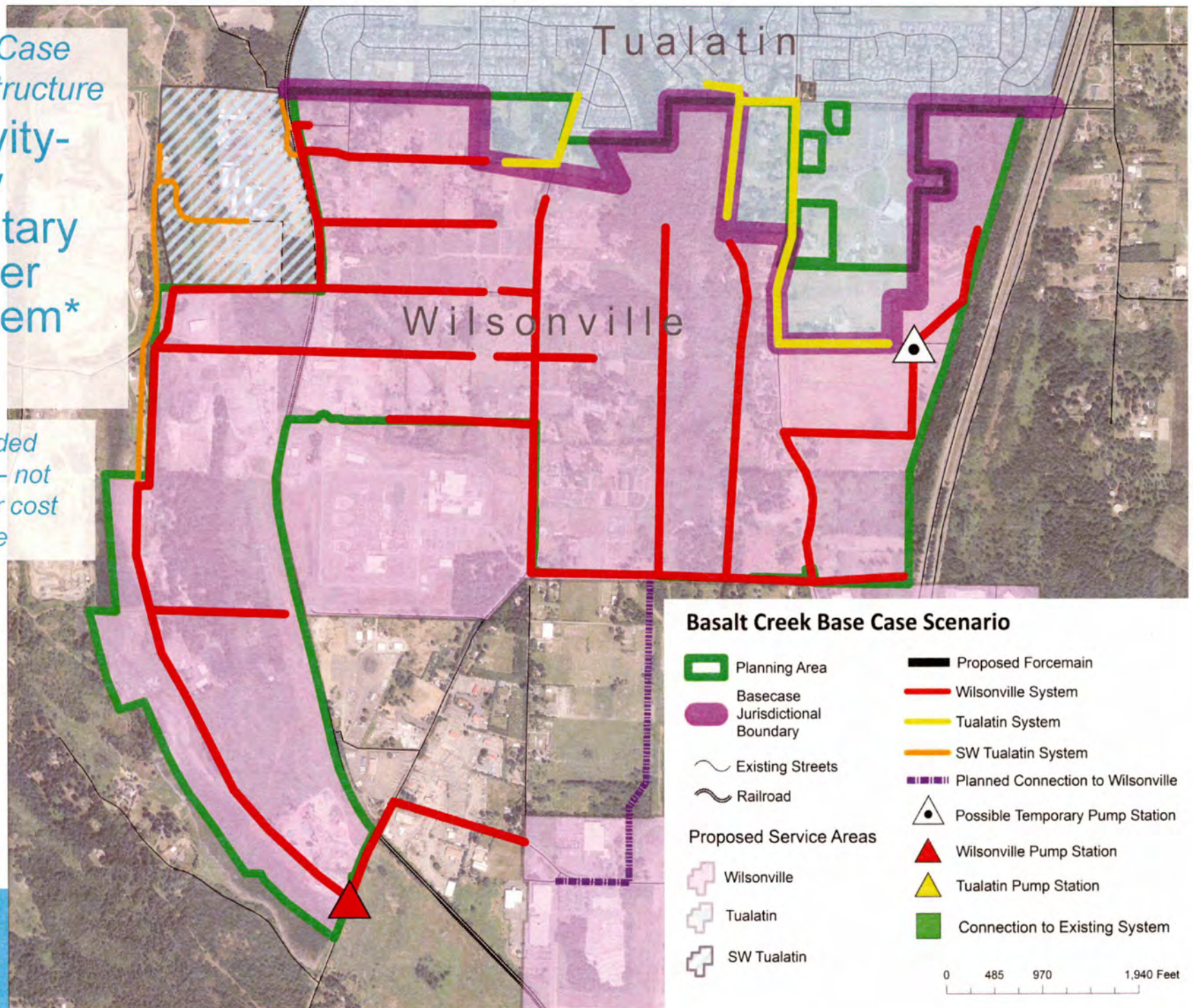
# **BASE CASE SCENARIO:**

## **WET INFRASTRUCTURE**



Base Case  
Infrastructure  
Gravity-  
Only  
Sanitary  
Sewer  
System\*

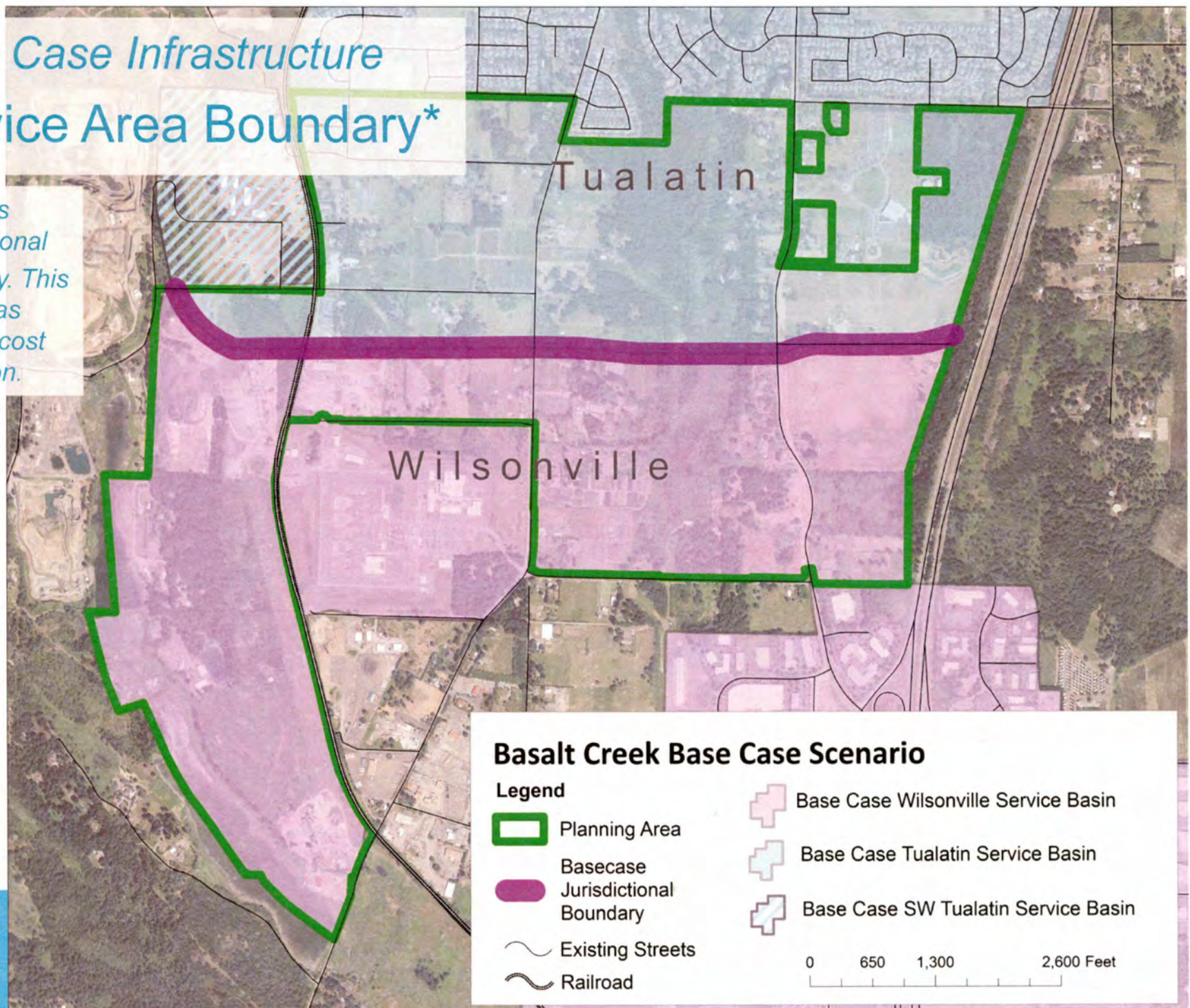
\*Discarded  
Option – not  
used for cost  
estimate





## Base Case Infrastructure Service Area Boundary\*

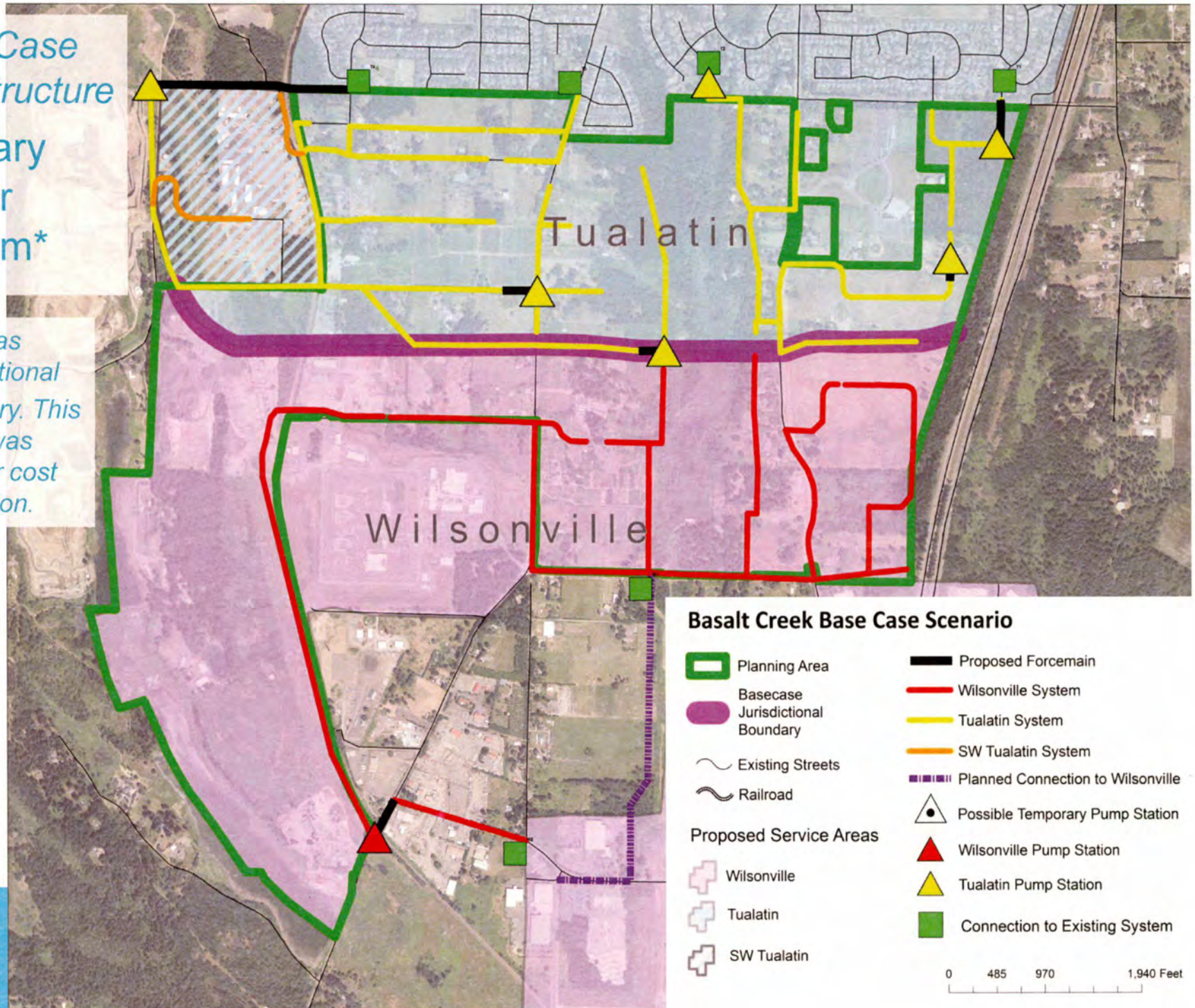
*\*Same as  
Jurisdictional  
Boundary. This  
option was  
used for cost  
estimation.*





# Base Case Infrastructure Sanitary Sewer System\*

\*Same as Jurisdictional Boundary. This option was used for cost estimation.





# *Base Case Infrastructure*

## Sanitary Sewer System – Comparing Options

### **Gravity-Only**

- Deep pipes (>25 ft.)
- Difficult to phase
- Complicated to finance through SDCs
- Fewer pump stations; fewer upgrades to existing pipes

### **Service Areas Coincide with City Boundaries**

- Shallower pipes
- Simpler to phase and finance
- 7 pump stations
- Ongoing O&M costs for pump stations; pipe upgrades in Tualatin



# *Base Case Infrastructure*

## **Sanitary Sewer Concept Plan**

### **Proposed Pump Stations**

- Tualatin: **5** (+ 1 existing PS upgrade)
- Wilsonville: **1**

### **Total Length of Pipe**

<b>Jurisdiction</b>	<b>Pipe Length (miles)</b>
Tualatin	7.5
Wilsonville	4.8

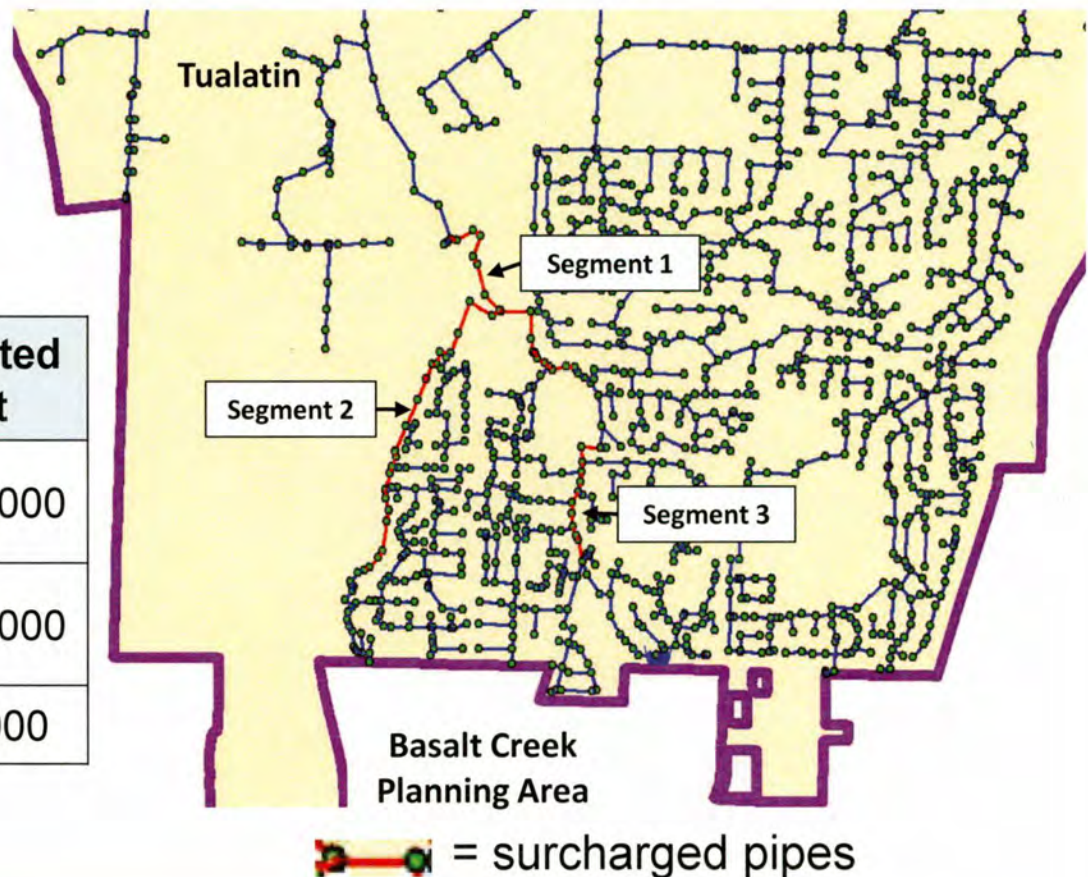
### **Peak Flows**

<b>Jurisdiction</b>	<b>Peak Flow (gal/day)</b>
Tualatin	1,134,000
Wilsonville	816,000
<b>TOTAL</b>	<b>1,950,000</b>

# Base Case Infrastructure Sanitary Sewer Tualatin System

Expected upgrades:

No.	Original Pipe Size	Upgrade To	Estimated Cost
1	10-15 inches	12-18 inches	\$1,000,000
2	10-15 inches	18 inches	\$1,600,000
3	8 inches	12 inches	\$800,000

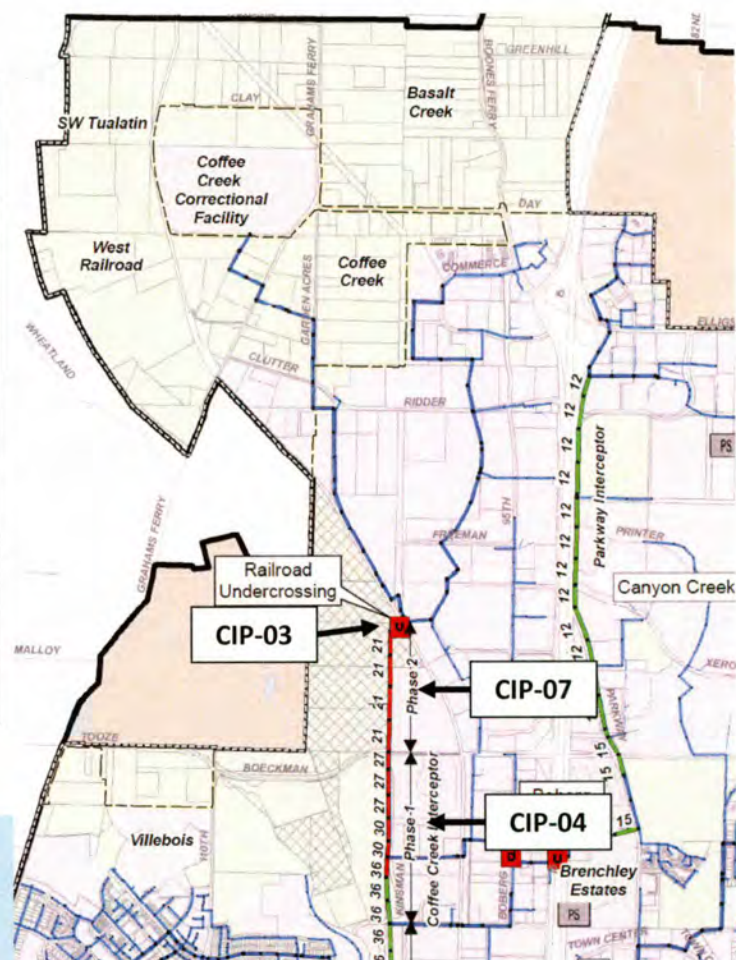




*Base Case Infrastructure*  
**Sanitary Sewer - Wilsonville**  
**System**

## Expected upgrades:

Proj. ID No.	Project Name	Upgrade Description	Estimated Cost
CIP-03	Coffee Creek Interceptor RR Undercrossing	Under- crossing, 21 inches	\$190,000
CIP-04	Coffee Creek Interceptor Phase 1	Upsize to 27, 30, and 36 inches	\$2,600,000
CIP-07	Coffee Creek Interceptor Phase 2	Upsize to 21 inches	\$1,700,000



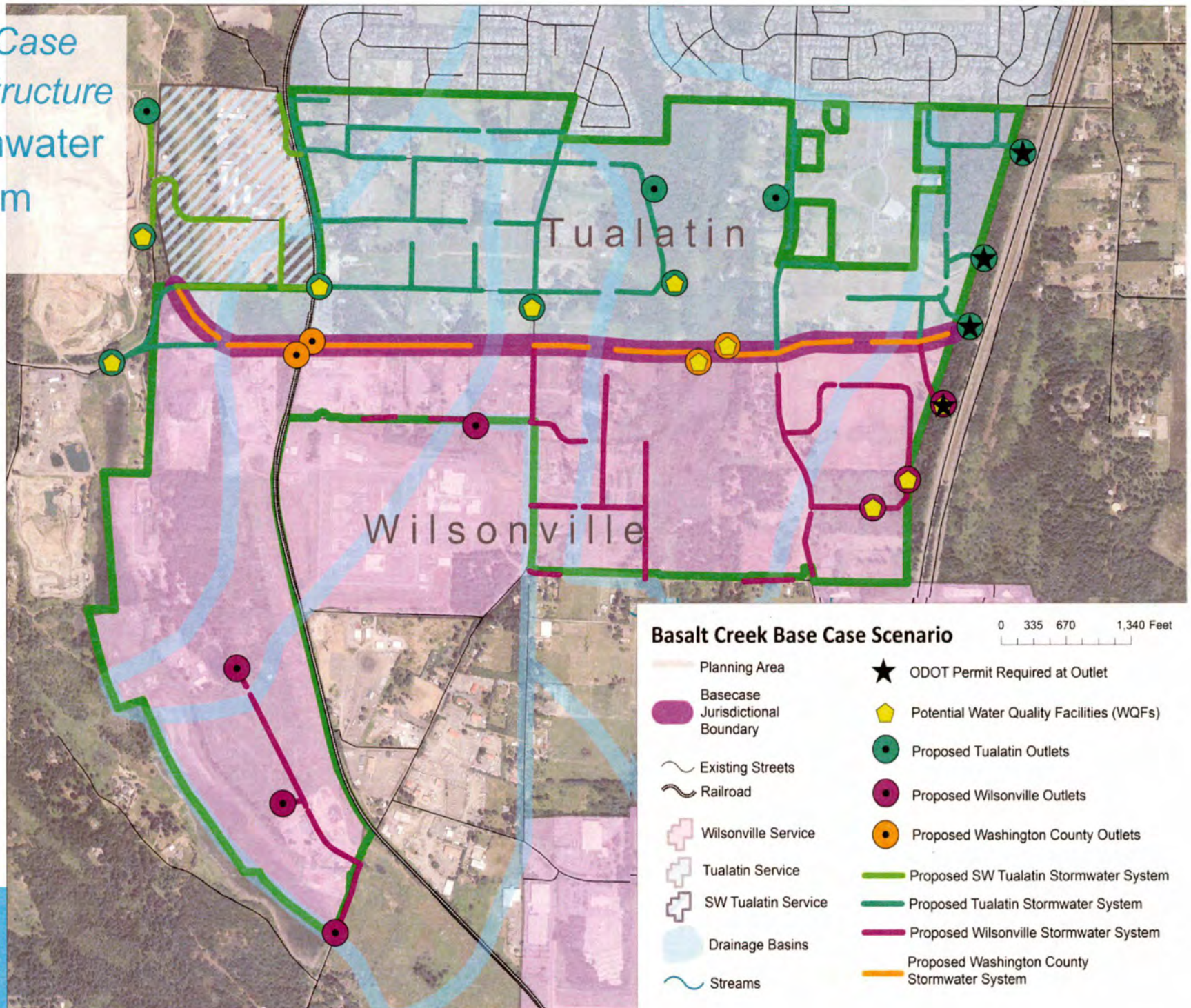
## *Base Case Infrastructure* **Sanitary Sewer Costs**

<b>Jurisdiction</b>	<b>Tualatin (\$ Millions)</b>	<b>Wilsonville (\$ Millions)</b>
Basalt Creek Cost	21.7	14.2
Existing System Upgrade Cost	3.4	4.5
<b>Total Cost</b>	<b>25.1</b>	<b>18.7</b>

NOTE: Cost estimate is at a concept level, +100%/-50% accuracy.



# Base Case Infrastructure Stormwater System





# *Base Case Infrastructure*

## **Stormwater Concept Plan**

### Potential Water Quality Facilities (WQF)

- Tualatin: **5 potential, 4 included in cost estimate**
- Wilsonville: **3**
- Washington County: **2**

### Design Concerns

- Tualatin: Three outlets on eastern edge may require ODOT permits
- Wilsonville: One outlet on eastern edge may require ODOT permit

### Total Pipe Length

Jurisdiction	Pipe Length (miles)
Tualatin	6.0
Wilsonville	3.1

NOTE:  
Stormwater  
collection for E-W  
arterial is not  
included



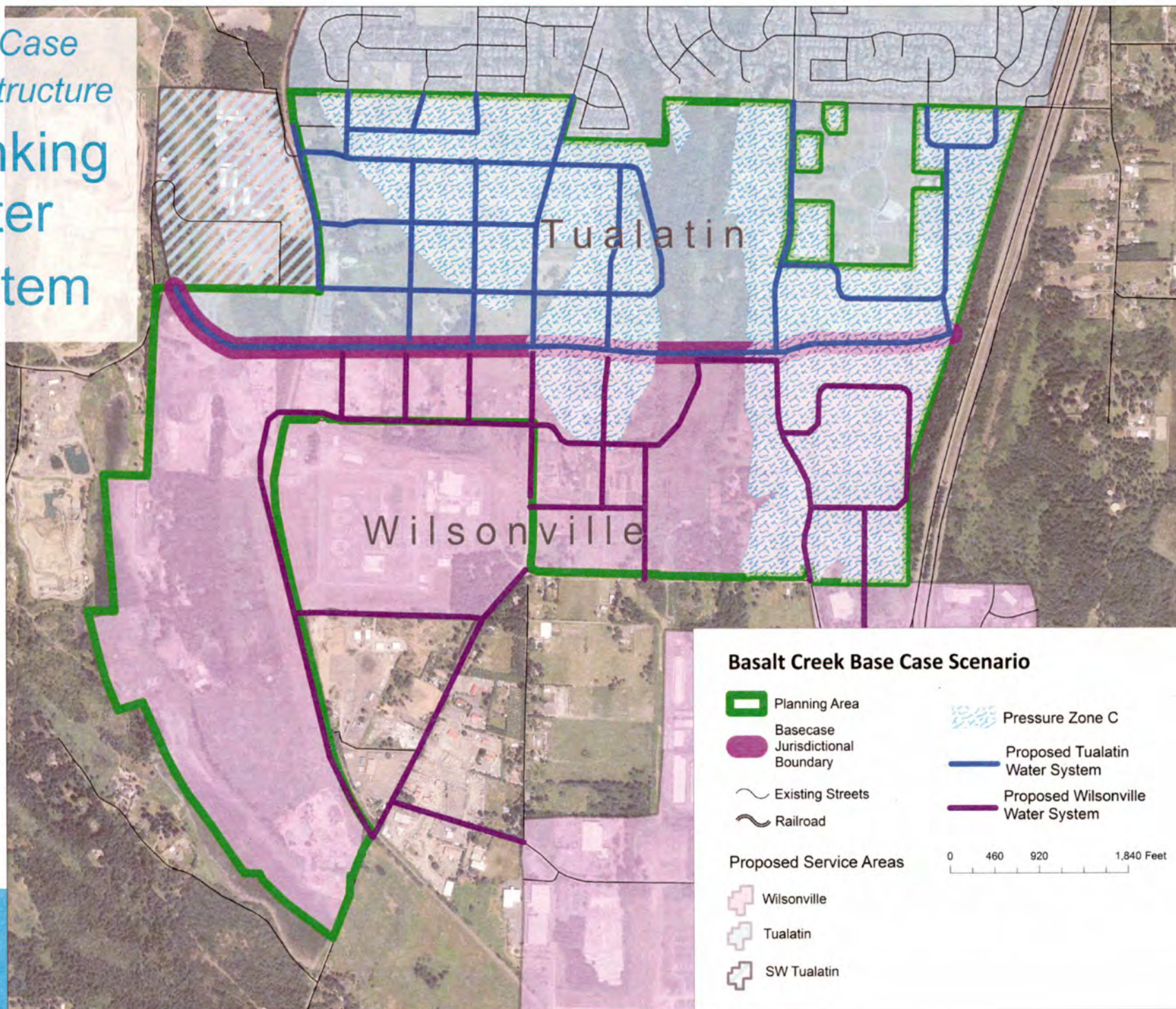
## *Base Case Infrastructure* **Stormwater Costs**

<b>Jurisdiction</b>	<b>Tualatin (\$ Millions)</b>	<b>Wilsonville (\$ Millions)</b>
Basalt Creek Cost	9.1	4.6

NOTE: Cost estimate is at a concept level, +100%/-50% accuracy.



Base Case  
Infrastructure  
Drinking  
Water  
System





## *Basecase Infrastructure*

# Drinking Water Concept Plan

### Total Length of Pipe

Jurisdiction	Pipe Length (ft)	Pipe Length (miles)
Tualatin	39,520	7.5
Wilsonville	32,270	6.1

### Peak Flows

Jurisdiction	Max Flow (gal/day)
Tualatin	389,000
Wilsonville	140,500
<b>TOTAL</b>	<b>529,600</b>

### Existing System Impacts

- Wilsonville Improvements: Booster Station at C Level Tank

## *Base Case Infrastructure* **Drinking Water Costs**

<b>Jurisdiction</b>	<b>Tualatin (\$ Millions)</b>	<b>Wilsonville (\$ Millions)</b>
Basalt Creek Cost	10.4	8.5
Existing System Upgrade Cost		0.6
<b>Total Cost</b>	<b>10.4</b>	<b>9.1</b>

NOTE: Cost estimate is at a concept level, +100%/-50% accuracy.



## *Base Case Infrastructure* **Utility Concept Plan Risks**

### **Shallow Basalt Rock:**

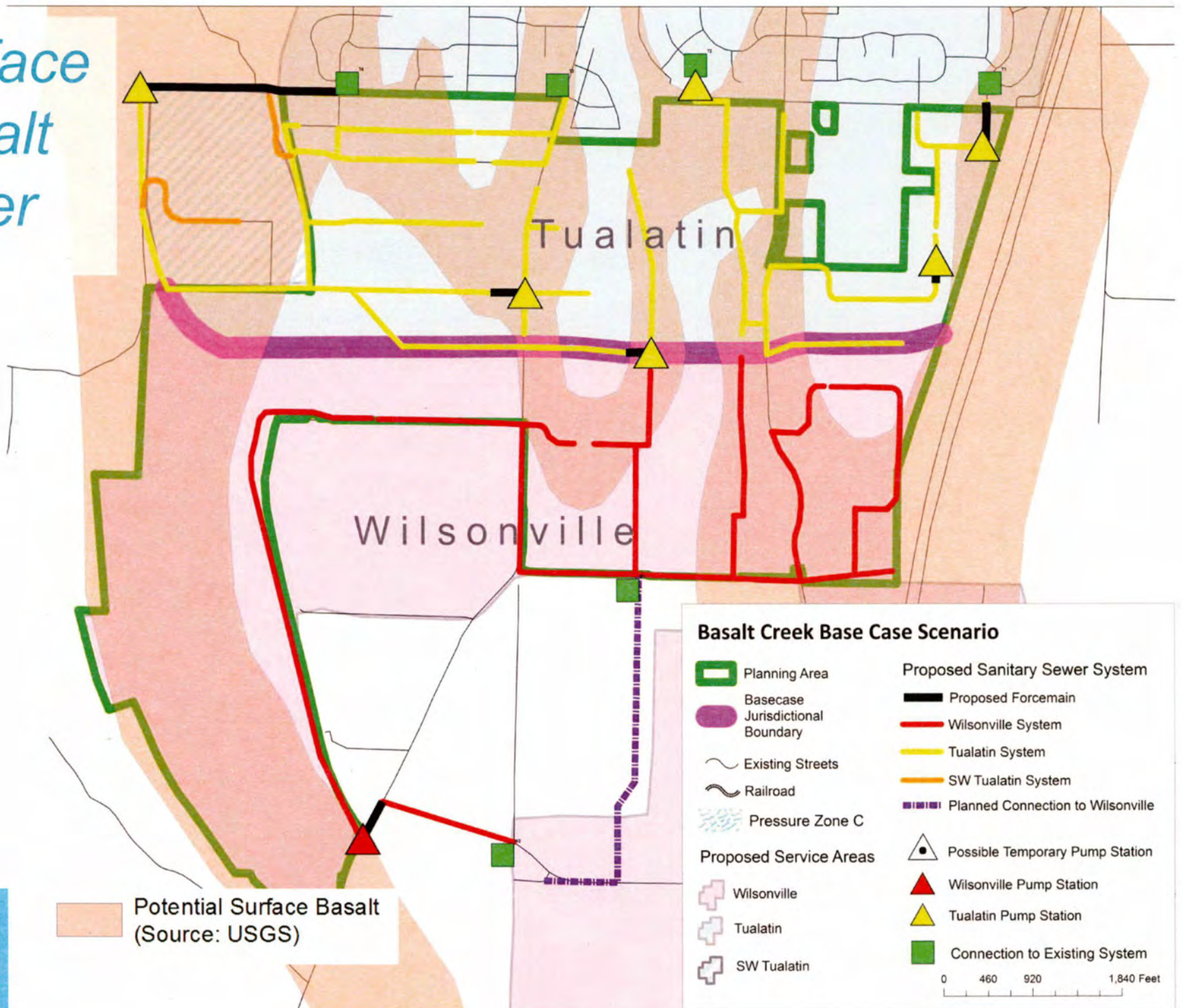
- USGS maps show basalt at a depth of 0-100 feet in the Basalt Creek area and potential surface basalt in many areas
- Potential to encounter rock (10% of sanitary lines and 5% of drinking water lines) was included in cost estimate
- Maximum pipe depth of 25 feet was used in the design

### **Railroad Crossings:**

- Sanitary sewer and drinking water lines cross the existing railroad tracks in a few locations, generally along proposed or existing roadways



# Surface Basalt Layer





## *Base Case Infrastructure* **Cost Estimate**

<b>Utility</b>	<b>Tualatin (\$ Million)</b>	<b>Wilsonville (\$ Million)</b>
Sanitary Sewer	25.1	18.7
Drinking Water	10.4	9.1
Stormwater	9.1	4.6
<b>TOTAL</b>	<b>44.6</b>	<b>32.4</b>

**NOTE:**

- Further analysis of existing upgrades of drinking water and stormwater systems may be required
- Cost estimate is at a concept level, +100%/-50% accuracy.

# Next Steps

***Dec – Jan:*** Develop two Alternative Scenarios

***February:*** Joint Council Meeting

***Feb – March:*** Revisions to Alternative Scenarios

***March:*** Public Open House

***April:*** Individual Council work sessions

***Spring/Summer:*** Develop Preferred Scenario





# DISCUSSION

# Discussion Questions

- Feedback or questions on the Base Case Scenario?
- Input on changes in the Base Case to evaluate in the alternative scenarios?



King, Sandy

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**From:** Neamtzu, Chris  
**Sent:** Tuesday, December 02, 2014 1:23 PM  
**To:** King, Sandy  
**Cc:** Cosgrove, Bryan; Kohlhoff, Mike  
**Subject:** FW: Basalt - Follow up to Tualatin City Council work session on 11/24

Sandy,

Will you please forward the below email to the City Council as follow-up to the Basalt Creek Concept Plan worksession last evening?

Thank you for your assistance.

**Chris Neamtzu, AICP**

Planning Director

City of Wilsonville | Community Development Department

503-570-1574 | [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

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**From:** Cindy Hahn [<mailto:CHAHN@ci.tualatin.or.us>]  
**Sent:** Tuesday, November 25, 2014 12:42 PM  
**To:** Leila Aman; Erica Smith; John Fregonese  
**Cc:** Aquilla Hurd-Ravich; Alice Cannon; Neamtzu, Chris; Kraushaar, Nancy; Bateschell, Miranda; Kaaren Hofmann; Adams, Steve  
**Subject:** Basalt - Follow up to Tualatin City Council work session on 11/24

Hello Team,

In follow up to the Tualatin City Council work session last night, at which we presented an abbreviated version of the 12/2 Joint Council PPT, Mayor Ogden and members of our City Council expressed interest in learning the following:

1. Assessed value of land by land use type and jurisdiction
2. Net buildable land by land use type and jurisdiction
3. Relationship between cost of infrastructure improvements and assessed value
4. Revenue versus cost by land use type
  - Can we afford to do this? (annex and serve the area)
  - If Revenue forecasts will not be available at the December 2<sup>nd</sup> meeting at what point will they be available?
  - Revenue is very important to be able to analyze the costs
5. Difference between light industrial/warehousing and office park/tech flex with respect to form, function, etc.; and a corollary question: Which of these types would a LAM (Research, such as is located on Leveton Drive in Tualatin) fit in?
6. O&M costs for infrastructure
7. Number of acres and density of each land use type
8. Reason why gravity is more complicated to finance with SDCs and more difficult to phase
9. Whether the neighborhood commercial could move north
10. Desire to check back with Ibach CIO about the road connections proposed in the northwest part of the planning area
11. Livability of the area and the location of the jurisdictional boundary is a concern
12. How costs and revenue are affected by moving the boundary north or south



- How far south can Tualatin serve with infrastructure without having to upgrade existing systems in Tualatin
  - One option for an alternative: Look at how far south Tualatin can serve without upgrading existing systems and then look at Wilsonville serving more of the area that is within the City of Tualatin
13. Generally we heard a desire for more housing in Tualatin's portion of the planning area
    - Multifamily housing could be used on the west side of the area (west of Boones Ferry Road) to help buffer lower density residential to the north
    - On the west side of Boones Ferry, how much more residential is possible and where can it be located without huge impacts to the system (huge= 5 pump stations and high cost of infrastructure)?
    - Does the amount of housing currently identified meet the Developers' needs (e.g. the folks we talked to during the focus groups). We need to circle back with them to get their input on the scenarios.
  14. In addition to more housing, there should be more protection of land that is in a natural state
  15. Staff described the Sanitary Sewer Base Case as a "simplified system" and the question came up of what does simplified mean. We answered the question but the question could come up again
  16. Mayor Ogden had a 4 part question:
    - What are the Council's values/objectives/ interests that guide development of other scenarios?
    - Why is this the base case? Why were specific land uses picked and placed where they were?
    - Can we identify infrastructure costs based on land use types? Do the costs go up or down depending on what type of land uses are identified?
    - What is the revenue to the City and does it differ by land use?
  17. Mayor Ogden requested of the Council to have in mind what type industries they are interested in seeing in Basalt
  18. One option to study (suggested by Councilor Truax): annex the least amount of land while still accomplishing the Council's goals. There is a concern with upgrading existing systems and the thought that the slope of the land should dictate what is analyzed.
  19. There was a concern with jobs housing balance and making sure there is enough housing to support all the employment land not only in Basalt Creek but on Tualatin's west side industrial area and the unincorporated Southwest Concept Plan
  20. Any future iterations of models should include possible upgrades to existing systems (for all infrastructure)
  21. What are traffic impacts based on different land use models?

We realize that the focus of the Base Case Scenario was on infrastructure costs and that the ET model needs to be calibrated more closely to provide much of the above information. It would be helpful, however, for you to come prepared to respond to these topics at the December 2 Joint City Council meeting.

Please let me know if you need clarification on any of these. Thanks!

*Cindy Luxhoj Hahn, AICP*

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

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King, Sandy

---

**From:** Cindy Hahn <CHAHN@ci.tualatin.or.us>  
**Sent:** Thursday, November 20, 2014 9:58 AM  
**To:** Bateschell, Miranda; Nicole J. Morris  
**Cc:** Neamtzu, Chris; King, Sandy; Aquilla Hurd-Ravich  
**Subject:** RE: Joint Council meeting packet and changes to 11/24 work session PPT

Good questions. I don't know what Nicole is able to do in our agenda software.... I leave this to Nicole and Sandy to work out.

*Cindy Luxhoj Hahn, AICP*

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

---

**From:** Bateschell, Miranda [<mailto:bateschell@ci.wilsonville.or.us>]  
**Sent:** Thursday, November 20, 2014 9:52 AM  
**To:** Cindy Hahn; Nicole J. Morris  
**Cc:** Neamtzu, Chris; King, Sandy  
**Subject:** RE: Joint Council meeting packet and changes to 11/24 work session PPT

Cindy,

Question about the staff report...with one packet do we want to make these small tweaks to address the Wilsonville CC??

TO: Honorable Mayors and Members of the City Councils

FROM: Add someone from Wilsonville?

SUBJECT: Basalt Creek Concept Plan Project – Joint Work Session Discussion between the Mayors and City Councils of Tualatin and Wilsonville

**Miranda Bateschell**

Long Range Planning Manager

City of Wilsonville | Community Development Department

503-570-1581 | [bateschell@ci.wilsonville.or.us](mailto:bateschell@ci.wilsonville.or.us)

---

**From:** Cindy Hahn [<mailto:CHAHN@ci.tualatin.or.us>]  
**Sent:** Thursday, November 20, 2014 9:30 AM  
**To:** Nicole J. Morris  
**Cc:** Aquilla Hurd-Ravich; Alice Cannon; Neamtzu, Chris; Bateschell, Miranda; Kraushaar, Nancy; Sherilyn Lombos  
**Subject:** RE: Joint Council meeting packet and changes to 11/24 work session PPT

Here are the agenda, Wilsonville logo, and staff report for the Joint Council meeting.

I have some additional edits to the PPT, so won't be sending that over until later today (hopefully).

If you could coordinate with Wilsonville's City Recorder on the JC packet, that would be awesome. Here's her contact info:

Name: Sandra King  
Title: City Recorder  
Phone: 503-570-1506  
Email: [king@ci.wilsonville.or.us](mailto:king@ci.wilsonville.or.us)

I also will be making edits to the PPT for the 11/24 worksession and will send that over when it is updated.  
Thanks for all your help on this!

*Cindy Luxhoj Hahn, AICP*

Associate Planner  
City of Tualatin | Community Development Dept | Planning Division  
Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

---

**From:** Cindy Hahn  
**Sent:** Tuesday, November 18, 2014 4:30 PM  
**To:** Nicole J. Morris  
**Subject:** RE: joint meeting agenda

OK. Thanks. I'll review the agenda with Aquilla and get back to you.  
Still working on the staff report.

*Cindy Luxhoj Hahn, AICP*

Associate Planner  
City of Tualatin | Community Development Dept | Planning Division  
Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

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**From:** Nicole J. Morris  
**Sent:** Tuesday, November 18, 2014 3:46 PM  
**To:** Cindy Hahn  
**Subject:** RE: joint meeting agenda

Cindy,

Attached is the draft agenda in AgendaQuick for your review. Once you have the staff report send it over and I will get it attached.

Thanks,

*Nicole Morris, CMC*

Deputy City Recorder  
City of Tualatin | Administration

---

**From:** Cindy Hahn  
**Sent:** Tuesday, November 18, 2014 11:38 AM  
**To:** Nicole J. Morris  
**Subject:** RE: joint meeting agenda

Yes, it's actually the first attachment to the 11/24 WS staff report, but I've attached a copy of it here as well to make things easier 😊

I'm working on the staff report and will shoot that over just as soon as it's been reviewed.



Thanks!

*Cindy Luxhoj Hahn, AICP*

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

---

**From:** Nicole J. Morris

**Sent:** Tuesday, November 18, 2014 9:48 AM

**To:** Cindy Hahn

**Subject:** joint meeting agenda

Do you have a rough draft agenda that I can start to put into agenda quick for the December 2 meeting?

*Nicole Morris, CMC*

Deputy City Recorder

City of Tualatin | Administration

18880 SW Martinazzi Avenue

Tualatin, OR 97062-7092

503.691.3011 | Fax: 503.692.5421

[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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MTS. From last mtg

King, Sandy

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**From:** Alice Cannon <Acannon@ci.tualatin.or.us>  
**Sent:** Wednesday, November 19, 2014 11:31 AM  
**To:** Neamtzu, Chris; Cindy Hahn; Kraushaar, Nancy; Bateschell, Miranda  
**Cc:** Aquilla Hurd-Ravich; King, Sandy  
**Subject:** RE: Basalt - Draft staff report for Dec 2 JC meeting

Hi Cindy et al:

Sherilyn had no comments on the staff report or draft presentation. She complimented our good work ☺

Alice

**Alice Cannon**

Assistant City Manager  
City of Tualatin | Community Development  
503.691.3018 | [acannon@ci.tualatin.or.us](mailto:acannon@ci.tualatin.or.us) | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

*Nicole - Tualatin agenda  
template pg. can't be changed  
2 pdfs + insert cover logo.*

---

**From:** Neamtzu, Chris [<mailto:neamtzu@ci.wilsonville.or.us>]  
**Sent:** Wednesday, November 19, 2014 11:29 AM  
**To:** Cindy Hahn; Kraushaar, Nancy; Bateschell, Miranda  
**Cc:** Aquilla Hurd-Ravich; Alice Cannon; King, Sandy  
**Subject:** RE: Basalt - Draft staff report for Dec 2 JC meeting

Hello,

The report looks fine to me, no corrections.

Let's produce one packet for both Council's it will make life a little easier for us.

Thank you,

**Chris Neamtzu, AICP**

Planning Director  
City of Wilsonville | Community Development Department  
503-570-1574 | [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

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**From:** Cindy Hahn [<mailto:CHAHN@ci.tualatin.or.us>]  
**Sent:** Wednesday, November 19, 2014 8:54 AM  
**To:** Neamtzu, Chris; Kraushaar, Nancy; Bateschell, Miranda  
**Cc:** Aquilla Hurd-Ravich; Alice Cannon  
**Subject:** Basalt - Draft staff report for Dec 2 JC meeting  
**Importance:** High

Good morning!

As I indicated in my voicemail, I have drafted a staff report for the Dec 2 JC meeting, which is attached. Alice will be discussing it with Sherilyn this morning. It has a bit more content than the staff report for the individual Council presentations on 11/24 and 12/1. I know you will be reformatting for your Council, but if you plan to make any



substantive changes to the content, would you let me know so I can edit accordingly for our Council? I would like to get this to our City Recorder by tomorrow afternoon so she can post on 11/25.

Thanks so much,

*Cindy Luxhoj Hahn, AICP*

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

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King, Sandy

---

**From:** Cindy Hahn <CHAHN@ci.tualatin.or.us>  
**Sent:** Friday, November 14, 2014 11:44 AM  
**To:** King, Sandy; Leila Aman; Erica Smith  
**Subject:** RE: December 2nd Joint Meeting

Hi Sandra,

Yes, City Attorney Sean Brady will attend.

Leila & Erica – Please let Sandy know who from the Frego team, including subs, will be coming.

Thanks,

*Cindy Luxhoj Hahn, AICP*

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

---

**From:** King, Sandy [<mailto:king@ci.wilsonville.or.us>]  
**Sent:** Friday, November 14, 2014 10:45 AM  
**To:** Cindy Hahn  
**Subject:** RE: December 2nd Joint Meeting

Cindy,

Thank you for the list. Will any consultants be attending? If so, can you provide me with their names.

And, will your City Attorney be attending? I believe he came to the last meeting. We want to ensure we are prepared.

Sandra C. King, MMC

City Recorder

City of Wilsonville

29799 SW Town Center Loop East

Wilsonville, OR 97070

503-570-1506

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**From:** Cindy Hahn [<mailto:CHAHN@ci.tualatin.or.us>]  
**Sent:** Friday, November 14, 2014 10:25 AM  
**To:** King, Sandy; Neamtzu, Chris  
**Cc:** Aquilla Hurd-Ravich; Alice Cannon  
**Subject:** RE: December 2nd Joint Meeting

We're counting on them all being there:

Mayor Lou Ogden

Councilor Monique Beikman

Councilor Wade Brooksby



King, Sandy

---

**From:** Cindy Hahn <CHAHN@ci.tualatin.or.us>  
**Sent:** Friday, November 14, 2014 10:25 AM  
**To:** King, Sandy; Neamtzu, Chris  
**Cc:** Aquilla Hurd-Ravich; Alice Cannon  
**Subject:** RE: December 2nd Joint Meeting

We're counting on them all being there:

Mayor Lou Ogden  
Councilor Monique Beikman  
Councilor Wade Brooksby  
Councilor Frank Bubenik  
Councilor Joelle Davis  
Councilor Nancy Grimes  
Councilor Ed Truax

In addition, staff includes:

City Manager Sherilyn Lombos  
Assistant City Manager Alice Cannon  
Planning Manager Aquilla Hurd-Ravich  
Engineering Manager Kaaren Hofmann  
Associate Planner Cindy Luxhoj Hahn

I think that covers it. Thank you!

Cindy

*Cindy Luxhoj Hahn, AICP*

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

---

**From:** King, Sandy [<mailto:king@ci.wilsonville.or.us>]

**Sent:** Thursday, November 13, 2014 3:33 PM

**To:** Cindy Hahn; Neamtzu, Chris

**Subject:** December 2nd Joint Meeting

Good afternoon Cindy;

I'm starting to prepare for the December 2<sup>nd</sup> joint meeting between the City of Tualatin and Wilsonville regarding Basalt Creek. Can you tell me how many and who of you Council will be attending the meeting?

Many thanks.

Sandra C. King, MMC  
City Recorder

*2 consultants?*  
*City Attorney?*

King, Sandy

---

**From:** Neamtzu, Chris  
**Sent:** Friday, November 14, 2014 8:43 AM  
**To:** King, Sandy  
**Subject:** RE: December 2nd Joint Meeting  
**Attachments:** Draft Agenda Dec 12 JC.docx.docx

Hi,

Draft agenda is attached FYI.

Thanks,

**Chris Neamtzu, AICP**

Planning Director

City of Wilsonville | Community Development Department

503-570-1574 | [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

---

**From:** King, Sandy  
**Sent:** Thursday, November 13, 2014 3:33 PM  
**To:** [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us); Neamtzu, Chris  
**Subject:** December 2nd Joint Meeting

Good afternoon Cindy;

I'm starting to prepare for the December 2<sup>nd</sup> joint meeting between the City of Tualatin and Wilsonville regarding Basalt Creek. Can you tell me how many and who of you Council will be attending the meeting?

Many thanks.

Sandra C. King, MMC  
City Recorder  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, OR 97070  
503-570-1506

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## MEETING NOTICE AND AGENDA

### JOINT CITY OF TUALATIN AND CITY OF WILSONVILLE COUNCIL WORK SESSION

Basalt Creek Concept Plan  
Joint Meeting #3

Wilsonville City Hall Council Chambers  
29799 SW Town Center Loop E  
Wilsonville, Oregon 97070

December 2, 2014  
6:00 p.m.

#### Purpose

- Tualatin and Wilsonville Councilors are updated on the current status of the project
  - The Basecase Scenario and evaluation results are presented
  - Councilors provide input to inform creation of two alternative scenarios
- =====

#### Basalt Creek Concept Plan Project – Update Joint Council Work Session

##### A. AGENDA

##### B. CALL TO ORDER

##### C. WELCOME AND INTRODUCTIONS

##### D. PRESENTATIONS

1. Project Update
2. Building the Basecase
3. Scenario Development
4. Basecase Scenario
  - a. Land Use
  - b. Transportation
  - c. Wet Infrastructure

##### E. ROUNDTABLE DISCUSSION

1. **Discussion:** After hearing about the Basecase Scenario, what elements should the project team consider including in two additional alternative scenarios?

##### F. NEXT STEPS

**King, Sandy**

---

**From:** Neamtzu, Chris  
**Sent:** Friday, November 14, 2014 8:45 AM  
**To:** King, Sandy  
**Subject:** RE: Agenda for December 2nd joint meeting

Joint City of Wilsonville and City of Tualatin Council work session on the Basalt Creek Concept Plan

Sound ok?  
Thanks,

**Chris Neamtzu, AICP**  
Planning Director  
City of Wilsonville | Community Development Department  
503-570-1574 | [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

---

**From:** King, Sandy  
**Sent:** Thursday, November 13, 2014 3:35 PM  
**To:** Neamtzu, Chris  
**Subject:** Agenda for December 2nd joint meeting

Chris;

Do you have particular language for agenda items for the Joint meeting, or will it be more general such as, "Joint meeting between the Cities of Wilsonville and Tualatin to discuss the Basalt Creek Planning".

Any help will be appreciated. Many thanks.

Sandra C. King, MMC  
City Recorder  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, OR 97070  
503-570-1506

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King, Sandy

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**Subject:** Meeting Forward Notification: Basalt Creek Joint meeting with Tualatin City Council

**Start:** Tue 12/2/2014 6:00 PM  
**End:** Tue 12/2/2014 8:00 PM

**Recurrence:** (none)

**Organizer:** Neamtzu, Chris

**Your meeting was forwarded**

Neamtzu, Chris has forwarded your meeting request to additional recipients.

**Meeting**

Basalt Creek Joint meeting with Tualatin City Council

**Meeting Time**

Tuesday, December 02, 2014 6:00 PM-8:00 PM.

**Recipients**

chahn@ci.tualatin.or.us

*Cindy Hahn  
503-691-3029*

All times listed are in the following time zone: (UTC-08:00) Pacific Time (US & Canada)

---

Sent by Microsoft Exchange Server 2010

King, Sandy

---

**From:** Helpdesk  
**Sent:** Thursday, October 30, 2014 11:22 AM  
**To:** King, Sandy  
**Subject:** [Ticket #2712] Set up for Dec. 2nd Council and Tualatin Council meeting

To **update** this request simply reply to this email, make sure the Ticket ID (including brackets) appears in the subject line. Alternatively, visit the User Portal

★ 2712 | Submitted by: Sandy King @ 10/30/2014 11:21am | ☎ 503-570-1506 | Priority: Med

Summary: *Set up for Dec. 2nd Council and Tualatin Council meeting*

*On Oct 30, 2014 @ 11:21 am, Sandy King said:*

We're going to have a joint meeting between the City Council and the Tualatin Council on December 2nd, 2014 beginning at 6 p.m. in the Council Chambers.

Can we move the "presentation" table closest to where I sit on the dais to the end of the dais, and move the recorder there so I can take minutes for that meeting? I'll also need a lap top since I don't think the keyboard and computer screen can be moved that far (but I could be wrong).

Also, can one more mike be installed for that meeting so there are 12 total? Tualatin has 7 councilors.

Let me know if you have any questions.

Many thanks.

Sandra C. King, MMC

City Recorder

City of Wilsonville

29799 SW Town Center Loop East

Wilsonville, OR 97070

503-570-1506

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**King, Sandy**

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**From:** Ottenad, Mark  
**Sent:** Thursday, October 30, 2014 11:18 AM  
**To:** Crumrine, Ivan; Baker, Matt  
**Cc:** King, Sandy  
**Subject:** Chairs - Dec 2 City Hall Events

Hi Ivan and Matt,

Just writing to let you know that 2 events are scheduled in City Hall with over-lapping times for Tue, Dec 2:

1. Joint Tualatin-Wilsonville City Councils meeting in Chamber, 6-8 pm
2. Traffic court in WR, 5-6:30 pm

We anticipate a good-size audience turn-out (30-40+) for the joint Councils meeting.

Additional chairs may need to be acquired.

Thank you.

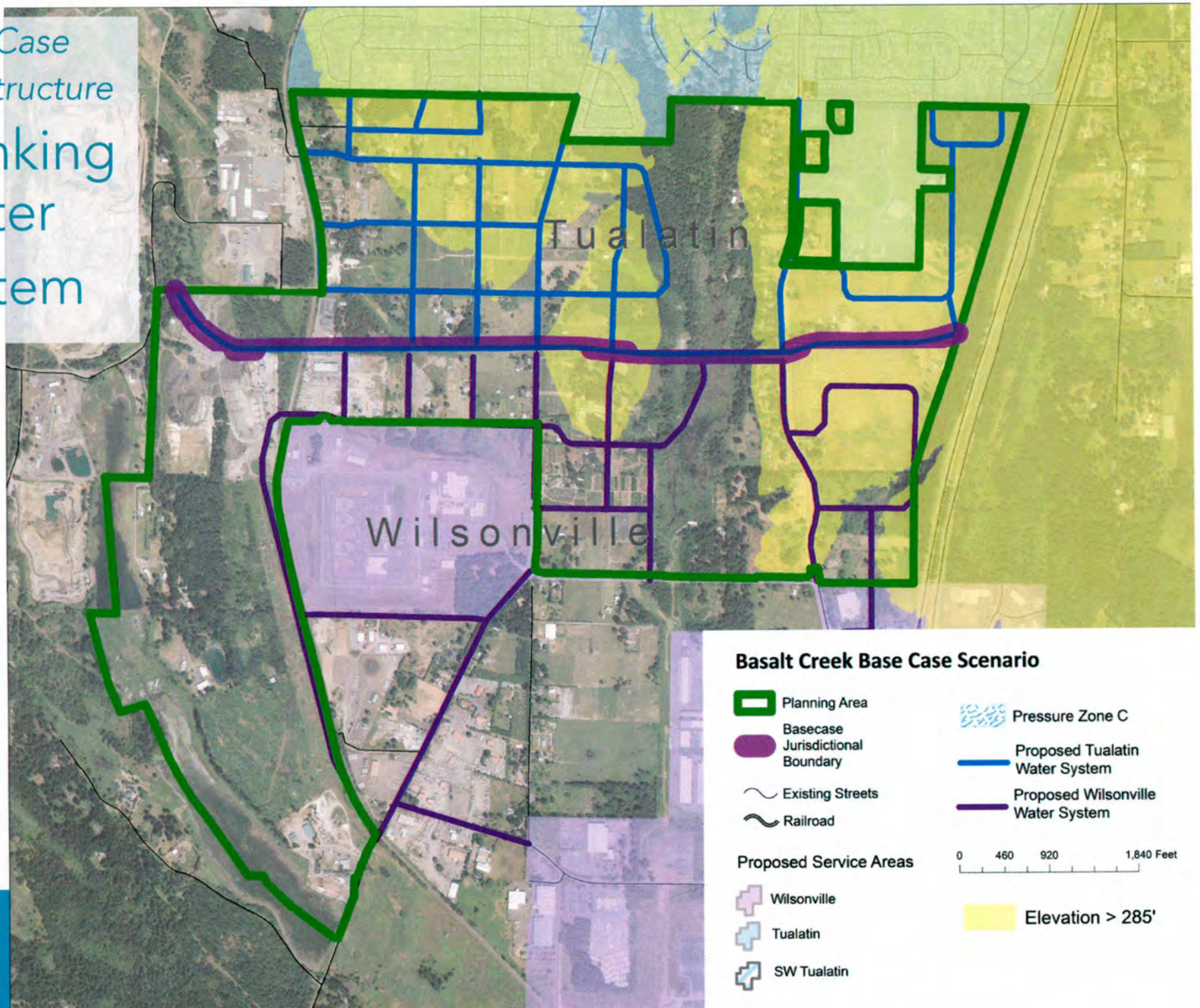
- Mark

Mark C. Ottenad  
Public/Government Affairs Director  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, OR 97070  
General: 503-682-1011  
Direct: 503-570-1505  
Fax: 503-682-1015  
Email: [ottenad@ci.wilsonville.or.us](mailto:ottenad@ci.wilsonville.or.us)  
Web: [www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

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Base Case  
Infrastructure  
Drinking  
Water  
System





**King, Sandy**

---

**From:** Neamtzu, Chris  
**Sent:** Tuesday, December 02, 2014 1:23 PM  
**To:** King, Sandy  
**Cc:** Cosgrove, Bryan; Kohlhoff, Mike  
**Subject:** FW: Basalt - Follow up to Tualatin City Council work session on 11/24

Sandy,

Will you please forward the below email to the City Council as follow-up to the Basalt Creek Concept Plan worksession last evening?

Thank you for your assistance.

**Chris Neamtzu, AICP**

Planning Director

City of Wilsonville | Community Development Department

503-570-1574 | [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

**From:** Cindy Hahn [<mailto:CHAHN@ci.tualatin.or.us>]  
**Sent:** Tuesday, November 25, 2014 12:42 PM  
**To:** Leila Aman; Erica Smith; John Fregonese  
**Cc:** Aquilla Hurd-Ravich; Alice Cannon; Neamtzu, Chris; Kraushaar, Nancy; Bateschell, Miranda; Kaaren Hofmann; Adams, Steve  
**Subject:** Basalt - Follow up to Tualatin City Council work session on 11/24

Hello Team,

In follow up to the Tualatin City Council work session last night, at which we presented an abbreviated version of the 12/2 Joint Council PPT, Mayor Ogden and members of our City Council expressed interest in learning the following:

1. Assessed value of land by land use type and jurisdiction
2. Net buildable land by land use type and jurisdiction
3. Relationship between cost of infrastructure improvements and assessed value
4. Revenue versus cost by land use type
  - Can we afford to do this? (annex and serve the area)
  - If Revenue forecasts will not be available at the December 2<sup>nd</sup> meeting at what point will they be available?
  - Revenue is very important to be able to analyze the costs
5. Difference between light industrial/warehousing and office park/tech flex with respect to form, function, etc.; and a corollary question: Which of these types would a LAM (Research, such as is located on Leveton Drive in Tualatin) fit in?
6. O&M costs for infrastructure
7. Number of acres and density of each land use type
8. Reason why gravity is more complicated to finance with SDCs and more difficult to phase
9. Whether the neighborhood commercial could move north
10. Desire to check back with Ibach CIO about the road connections proposed in the northwest part of the planning area
11. Livability of the area and the location of the jurisdictional boundary is a concern
12. How costs and revenue are affected by moving the boundary north or south



- How far south can Tualatin serve with infrastructure without having to upgrade existing systems in Tualatin
  - One option for an alternative: Look at how far south Tualatin can serve without upgrading existing systems and then look at Wilsonville serving more of the area that is within the City of Tualatin
13. Generally we heard a desire for more housing in Tualatin's portion of the planning area
    - Multifamily housing could be used on the west side of the area (west of Boones Ferry Road) to help buffer lower density residential to the north
    - On the west side of Boones Ferry, how much more residential is possible and where can it be located without huge impacts to the system (huge= 5 pump stations and high cost of infrastructure)?
    - Does the amount of housing currently identified meet the Developers' needs (e.g. the folks we talked to during the focus groups). We need to circle back with them to get their input on the scenarios.
  14. In addition to more housing, there should be more protection of land that is in a natural state
  15. Staff described the Sanitary Sewer Base Case as a "simplified system" and the question came up of what does simplified mean. We answered the question but the question could come up again
  16. Mayor Ogden had a 4 part question:
    - What are the Council's values/objectives/ interests that guide development of other scenarios?
    - Why is this the base case? Why were specific land uses picked and placed where they were?
    - Can we identify infrastructure costs based on land use types? Do the costs go up or down depending on what type of land uses are identified?
    - What is the revenue to the City and does it differ by land use?
  17. Mayor Ogden requested of the Council to have in mind what type industries they are interested in seeing in Basalt
  18. One option to study (suggested by Councilor Truax): annex the least amount of land while still accomplishing the Council's goals. There is a concern with upgrading existing systems and the thought that the slope of the land should dictate what is analyzed.
  19. There was a concern with jobs housing balance and making sure there is enough housing to support all the employment land not only in Basalt Creek but on Tualatin's west side industrial area and the unincorporated Southwest Concept Plan
  20. Any future iterations of models should include possible upgrades to existing systems (for all infrastructure)
  21. What are traffic impacts based on different land use models?

We realize that the focus of the Base Case Scenario was on infrastructure costs and that the ET model needs to be calibrated more closely to provide much of the above information. It would be helpful, however, for you to come prepared to respond to these topics at the December 2 Joint City Council meeting.

Please let me know if you need clarification on any of these. Thanks!

*Cindy Luxhoj Hahn, AICP*

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

Phone: 503-691-3029 | Email: [chahn@ci.tualatin.or.us](mailto:chahn@ci.tualatin.or.us)

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**King, Sandy**

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**From:** Neamtzu, Chris  
**Sent:** Tuesday, December 02, 2014 1:23 PM  
**To:** King, Sandy  
**Cc:** Cosgrove, Bryan; Kohlhoff, Mike  
**Subject:** FW: Basalt - Follow up to Tualatin City Council work session on 11/24

Sandy,

Will you please forward the below email to the City Council as follow-up to the Basalt Creek Concept Plan worksession last evening?

Thank you for your assistance.

**Chris Neamtzu, AICP**

Planning Director

City of Wilsonville | Community Development Department

503-570-1574 | [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

**From:** Cindy Hahn [mailto:CHAHN@ci.tualatin.or.us]  
**Sent:** Tuesday, November 25, 2014 12:42 PM  
**To:** Leila Aman; Erica Smith; John Fregonese  
**Cc:** Aquilla Hurd-Ravich; Alice Cannon; Neamtzu, Chris; Kraushaar, Nancy; Bateschell, Miranda; Kaaren Hofmann; Adams, Steve  
**Subject:** Basalt - Follow up to Tualatin City Council work session on 11/24

Hello Team,

In follow up to the Tualatin City Council work session last night, at which we presented an abbreviated version of the 12/2 Joint Council PPT, Mayor Ogden and members of our City Council expressed interest in learning the following:

1. Assessed value of land by land use type and jurisdiction
2. Net buildable land by land use type and jurisdiction
3. Relationship between cost of infrastructure improvements and assessed value
4. Revenue versus cost by land use type
  - Can we afford to do this? (annex and serve the area)
  - If Revenue forecasts will not be available at the December 2<sup>nd</sup> meeting at what point will they be available?
  - Revenue is very important to be able to analyze the costs
5. Difference between light industrial/warehousing and office park/tech flex with respect to form, function, etc.; and a corollary question: Which of these types would a LAM (Research, such as is located on Leveton Drive in Tualatin) fit in?
6. O&M costs for infrastructure
7. Number of acres and density of each land use type
8. Reason why gravity is more complicated to finance with SDCs and more difficult to phase
9. Whether the neighborhood commercial could move north
10. Desire to check back with Ibach CIO about the road connections proposed in the northwest part of the planning area
11. Livability of the area and the location of the jurisdictional boundary is a concern
12. How costs and revenue are affected by moving the boundary north or south



- How far south can Tualatin serve with infrastructure without having to upgrade existing systems in Tualatin
  - One option for an alternative: Look at how far south Tualatin can serve without upgrading existing systems and then look at Wilsonville serving more of the area that is within the City of Tualatin
13. Generally we heard a desire for more housing in Tualatin's portion of the planning area
    - Multifamily housing could be used on the west side of the area (west of Boones Ferry Road) to help buffer lower density residential to the north
    - On the west side of Boones Ferry, how much more residential is possible and where can it be located without huge impacts to the system (huge= 5 pump stations and high cost of infrastructure)?
    - Does the amount of housing currently identified meet the Developers' needs (e.g. the folks we talked to during the focus groups). We need to circle back with them to get their input on the scenarios.
  14. In addition to more housing, there should be more protection of land that is in a natural state
  15. Staff described the Sanitary Sewer Base Case as a "simplified system" and the question came up of what does simplified mean. We answered the question but the question could come up again
  16. Mayor Ogden had a 4 part question:
    - What are the Council's values/objectives/ interests that guide development of other scenarios?
    - Why is this the base case? Why were specific land uses picked and placed where they were?
    - Can we identify infrastructure costs based on land use types? Do the costs go up or down depending on what type of land uses are identified?
    - What is the revenue to the City and does it differ by land use?
  17. Mayor Ogden requested of the Council to have in mind what type industries they are interested in seeing in Basalt
  18. One option to study (suggested by Councilor Truax): annex the least amount of land while still accomplishing the Council's goals. There is a concern with upgrading existing systems and the thought that the slope of the land should dictate what is analyzed.
  19. There was a concern with jobs housing balance and making sure there is enough housing to support all the employment land not only in Basalt Creek but on Tualatin's west side industrial area and the unincorporated Southwest Concept Plan
  20. Any future iterations of models should include possible upgrades to existing systems (for all infrastructure)
  21. What are traffic impacts based on different land use models?

We realize that the focus of the Base Case Scenario was on infrastructure costs and that the ET model needs to be calibrated more closely to provide much of the above information. It would be helpful, however, for you to come prepared to respond to these topics at the December 2 Joint City Council meeting.

Please let me know if you need clarification on any of these. Thanks!

*Cindy Luxhoj Hahn, AICP*

Associate Planner

City of Tualatin | Community Development Dept | Planning Division

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### Mayor and City Council

You can contact the City Council by emailing [council@ci.tualatin.or.us](mailto:council@ci.tualatin.or.us), or you can use the individual email address below.



Mayor Lou Ogden  
[logden@ci.tualatin.or.us](mailto:logden@ci.tualatin.or.us)  
Term Expires: 12/31/2014



Council President Monique Beikman  
[mbeikman@ci.tualatin.or.us](mailto:mbeikman@ci.tualatin.or.us)  
Position 2  
Term Expires: 12/31/2016



## Contact

Email: [council@ci.tualatin.or.us](mailto:council@ci.tualatin.or.us)

Phone: 503.691.3011

[Click Here for Contact Details](#)

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State of the City | Wed Nov 26th, 2014

Construction Updates | Fri Feb 28th, 2014

Special Council Meeting | Fri Nov 16th, 2012

## Resource Center

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Councilor Wade Brooksby ✓  
wbrooksby@ci.tualatin.or.us  
Position 1  
Term Expires: 12/31/2014



Councilor Frank Bubenik ✓  
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Position 3  
Term Expires: 12/31/2014



Councilor Joelle Davis ✓  
jdavis@ci.tualatin.or.us  
Position 6  
Term Expires: 12/31/2016



Councilor Nancy Grimes ✓  
ngrimes@ci.tualatin.or.us  
Position 5  
Term Expires: 12/31/2014



Councilor Ed Truax ✓  
etruax@ci.tualatin.or.us  
Position 4  
Term Expires: 12/31/2016

\* To contact the Council by phone please call the Deputy City Recorder at 503.691.3011

#### Supporting Documents

- City Charter
- City Organization Chart



**Joint meeting between Cities of Wilsonville and Tualatin  
December 2, 2014 Sign In Sheet**

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