

**PLANNING COMMISSION
WEDNESDAY, AUGUST 12, 2015
6:00 P.M.**

**Approved
September 9, 2015**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Minutes

I. CALL TO ORDER - ROLL CALL

Chair McGuire called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Marta McGuire, Eric Postma, Peter Hurley, and Simon Springall. Al Levit, Phyllis Millan, Jerry Greenfield, and City Councilor Charlotte Lehan were absent.

City Staff: Chris Neamtzu and Miranda Bateschell

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

III. CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda.

Doris Wehler, 6855 SW Boeckman Rd, Wilsonville, OR, read into the record her written statement, which was distributed to the Commission. She circulated a copy of the petitions presented to City Council in April and noted Debi Laue would be testifying about information she had received from realtors regarding the number of people who want to buy in Wilsonville if large lots were available. She added that much of the demographics provided by the City's consultants only included information from existing residents, and should include statistics from prospective buyers who are not currently Wilsonville residents.

IV. CITY COUNCIL LIAISON REPORT

No City Council Liaison Report was given due to Councilor Lehan's absence.

V. CONSIDERATION OF THE MINUTES

- A. Consideration of the June 10, 2015 Planning Commission minutes
- B. Consideration of the July 8, 2015 Planning Commission minutes

Consideration of the June and July Planning Commission minutes was postponed due to the lack of a voting quorum.

VI. PRESENTATIONS

- A. Basalt Creek Concept Plan update (Miranda Bateschell).

Miranda Bateschell, Long-Range Planning Manager, updated the Planning Commission on the Basalt Creek Concept Plan by presenting the Land Use & Boundary Options via PowerPoint and reviewing the material provided in the Staff report. She noted the colors on the Land Use Alternatives maps (Slide 5) did not represent zoning, but a range of potential development options the market could put there.

- Referencing the All Constrained Lands Map (Slide 12), she explained that many of the constraints were in the West Railroad Area. The dark brown, light green, and light brown colors

represented the natural habitat or easement constraints on the sites, resulting in limited development potential. The green areas had some development potential, but the dark brown did not really have development potential. Development was very limited simply due to topographical constraints. She noted two areas on the map that were currently developed, one of which was Knife River, and explained that only one parcel in the West Railroad Area could offer any short-term development opportunity.

- If industrial employment use was desired in the West Railroad Area, getting truck traffic under the railroad overpass would likely be impossible, so serious transportation constraints were also involved.
- In addition, installing sanitary sewer for part of the West Railroad Area was estimated to cost \$3 million to connect to the pump station near Grahams Ferry Rd. Such costs might not be too high with enough development potential, but without that potential, further analysis was needed to determine the return on investment and possible tradeoffs.

B. Voice of the People Award for Excellence in Mobility (Video)

Chris Neamtzu, Planning Director, announced that the City had been recognized by International City Managers Association (ICMA) for Excellence in Mobility. The National Research Center (NRC) has conducted more than 500 community surveys across the country, including the two done in Wilsonville, and has a database of information by which to evaluate communities. The NRC saw some numbers in the City's mobility section of both surveys that impressed them tremendously and asked the City to put together an application to quantify some of the things that had been done in recent history. He noted the Planning Commission was the reason the City won the award, adding it was obvious that passionate citizen participation and thoughtful planning in the master plans lead to the things Staff did on the ground were the reasons the City was recognized and received the award. He cited City Manager Brian Cosgrove's comment, stating "This award reflects the high-caliber of citizen leadership and professional quality Staff work consistently demonstrated in Wilsonville on a wide variety of fronts and over a sustained amount of time." He congratulated the Planning Commission, adding the Commissioners should be very proud that Wilsonville was recognized nationally. The award would be presented at a national conference in Seattle in September which Mr. Cosgrove would attend. A handful of Staff created and submitted the video for the award, which was granted. It was good to be recognized nationally for being at the forefront of so many different things.

The video created for the Voice of the People Award for Excellence in Mobility was shown.

Mr. Neamtzu commended Jen Massa at SMART for editing and helping create the video, adding that SMART Fleet Services Manager Scott Simonton did the voice-over. The biggest challenge was keeping the video under two minutes long.

VII. OTHER BUSINESS

A. 2015 Planning Commission Work Program

Chris Neamtzu, Planning Director, noted the Work Program was filling up and short meetings were not expected over the next several months.

Commissioner Postma suggested that people be encouraged to submit written testimony for the Frog Pond Area Plan hearing next month to better streamline the process. He noted Ms. Wehler understood that having written testimony was very helpful to the Commissioners and also became part of the public record enabling others to read and ponder the information.

Mr. Neamtzu responded he was working on the public notice and would emphasize the need to submit written testimony. The City was using more user-friendly notices that differed from the DRB

notices as they were written in relatively plain English to make understanding the information easier.

VIII. INFORMATIONAL ITEMS

A. Metro Chief Operating Officer's recommendation on the 2015 Urban Growth Management decision

Chris Neamtzu, Planning Director, added the Urban Growth Management decision came out a few weeks ago and nothing was of tremendous surprise. Staff was pleased that a couple things they had been working showed up in the Executive Director's recommendations, such as ongoing discussions and a possible committee to work on aspects of the process. The timeline as far as where Wilsonville would end up was still uncertain, but it was a well-prepared report.

Commissioner Hurley inquired as to whether anybody read the editorial in The Spokesman in regards to this.

Planning Director Chris Neamtzu replied that he had just read the editorial.

Commissioner Hurley noted the The Spokesman editorial cited the Trulia website that did a nationwide survey that debunked the idea that everybody wanted to simply live in an apartment and go vertical in their housing. The editorial had simply referenced a study, but did not specifically mention which study. Although the survey did not change much of what would happen in Wilsonville in terms of the Metro area, but it was worth consideration. He suggested that everyone read the editorial.

Mr. Neamtzu noted that a couple citizens had arrived and suggested allowing them time to address the Commission.

Steve Parr stated he lived in the Basalt Creek area and requested information about the Basalt Creek Concept Plan as he had missed the earlier presentation. He noted his address was in Sherwood today, but according to the new city and county lines, he would be just on the southern end of Tualatin in the future. He inquired about the progress on the new 124th St project and whether it was still on track for 2017.

Miranda Bateschell, Long-Range Planning Manager, explained there was a limited amount of information in tonight's meeting packet, which included a summary of the two boundary options presented to the Tualatin-Wilsonville Joint City Council in June. She added that Staff was actually preparing Boundary Option 3, the newest boundary, which was just published online for the City Council packet and would be presented to the Wilsonville City Council at the work session on Monday. Boundary Option 3 would be proposed at the Joint City Council meeting on September 8 at 6:00 pm at Wilsonville City Hall. The two City Councils would discuss whether that alternative met their needs or whether Staff should revisit the boundary again.

She offered to answer any questions Mr. Parr had whether now or outside of tonight's meeting.

Mr. Parr asked if he should attend the Tualatin City Council meetings, rather than Wilsonville Council meetings.

Ms. Bateschell replied if it appeared that Mr. Parr's property would be in the City of Tualatin, she would encourage him to attend their work session to see what they had to say. If he had an opinion on the Basalt Creek Concept Plan and wanted to make sure his voice was heard by the City of Tualatin and/or the City of Wilsonville, then he should attend and provide that comment, perhaps in the form of a letter ahead of time, so City Council would have that information prior to

their discussion in a work session and see what it meant for them; then the Tualatin Council might have that conversation jointly with the Wilsonville City Council at the joint meeting.

IX. ADJOURNMENT

Chair McGuire adjourned the regular meeting of the Wilsonville Planning Commission at 6:40p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Linda Straessle, Administrative Assistant III