



January 13, 2019

Erin Engman
Associate Planner
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092

RE: Comments Regarding ANN-19-0002-Autumn Sunrise Annexation

Dear Ms. Engman,

The City of Wilsonville is in receipt of the above referenced annexation application, which pertains to properties within the Basalt Creek Plan Area. Annexation and development progress is an important step following the joint efforts between Tualatin, Wilsonville, Washington County, and Metro in this Area.

As the proposed annexation will one day immediately abut the City of Wilsonville, the City is taking an interest to ensure land use actions follow approved plans. The City also wants to ensure approved developments do not have unplanned-for impacts on the City's transportation and utility infrastructure or inhibit the planned industrial development to the south in the City of Wilsonville. The City looks forward to continued coordination between the two cities as the development applications are submitted for the Autumn Sunrise Annexation area.

This annexation will set the stage for neighborhood commercial and residential development reflected in the Basalt Creek Concept Plan and Tualatin's Zoning Map. The City's comments at this stage focus on future transportation improvements and utility impacts, particularly related to stormwater. The following are specific comments from City staff regarding the proposed annexation.

Annexation Boundary:

- The Exhibit B of the annexation application package shows the boundary of the annexation to the centerline along Greenhill Lane however it did not include dimensions from the centerline to the property line. The City requests this dimension be shown as it will help determine the scope of street improvements and the jurisdictional boundary.

- The legal description and map indicate the annexation to the far westerly right of way on Boones Ferry Road. Please clarify if this means Washington County will transfer jurisdiction of this segment of Boones Ferry Road to the City of Tualatin.

Transportation and Traffic:

- The Basalt Creek Concept Plan (page 32) requires a cooperative funding strategy **prior to land annexing into either City** to ensure build out of the transportation network as set forth in the Transportation Refinement Plan. The City seeks confirmation that funding strategies and mechanisms have been implemented through Tualatin's TSP and/or other infrastructure funding plans.
- Washington County's Transportation Development Tax project list indicates Project ID 6008, Basalt Creek East-West Arterial between Boones Ferry to I-5, under Tualatin jurisdiction with nothing noted for Wilsonville jurisdiction (adopted July 16, 2019). The annexation needs to appropriately address having sufficient land for this planned road especially if this part of the future Basalt Creek Parkway is intended to be entirely within Tualatin.
- Traffic resulting from future development within the annexation area will impact intersections under Washington County, City of Wilsonville, and ODOT jurisdiction. The City of Wilsonville wants to ensure traffic studies will be required as part of the development application process for the annexation area so all parties can understand the impacts on the local intersections and the necessary required improvements as part of the conditions of development approval. These traffic studies should consider the level of development, and the commensurate contribution to the projects listed in Table 4 on page 33 of the Basalt Creek Concept Plan, which lists several projects from the Regional Transportation Plan for the Basalt Creek Area.

Stormwater:

- Although the stormwater requirements for future development in this annexation area will fall under Clean Water Services jurisdiction, the natural flow directs toward Wilsonville. Development applications within the proposed annexed area should include a stormwater report to determine the potential onsite and offsite, including downstream, improvements. Of importance to the City of Wilsonville is how the run-off discharge into the downstream system, located in Wilsonville, will be addressed.

Thank you for the opportunity to comment. We are excited to see the first steps of development progress in the Basalt Creek Area. If you have any questions regarding these comments, and to provide feedback on the submitted questions, you can reach me at 503-570-1536 or pauly@ci.wilsonville.or.us.

Regards,

A handwritten signature in black ink, appearing to read "Daniel Pauly", enclosed in a simple oval shape.

Daniel Pauly, AICP
Planning Manager

cc: Miranda Bateschell, City of Wilsonville Planning Director
Khoi Le, PE, City of Wilsonville Development Engineering Manager
Chris Neamtzu, AICP, City of Wilsonville Community Development Director
Steve Koper, AICP, City of Tualatin Planning Manager