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**City Council Work Session Minutes
Oak Street Planning Area Project Update**

**Monday, October 25, 2021
5:30 p.m., Zoom Community Auditorium**

***Minutes are unofficial until approved by Council.
Council approved minutes as presented November 8, 2021.***

1. ROLL CALL:

Council President Wenzl called the work session to order at 5:30 p.m. via Zoom Webinar Video Conference.

The Council conducted the optional work session in a “hybrid” format allowing the public to attend virtually via **Zoom Webinar** and in-person in the Community Auditorium. Members of the public could observe the work session **LIVE on Zoom Webinar** or on television on Tualatin Valley Community Television (TVCTV) Government Access Programming.

ROLL CALL: COUNCIL PRESENT ATTENDED BY ZOOM WEBINAR: Donna Gustafson; Kristy Kottkey; Timothy Rippe; Elena Uhing; Mariana Valenzuela; and Malynda Wenzl, Council President. **COUNCIL ABSENT:** Mayor Peter Truax.

STAFF PRESENT ATTENDED BY ZOOM WEBINAR: Jesse VanderZanden, City Manager; Paul Downey, Assistant City Manager/Finance Director; Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; and Anna Ruggles, City Recorder.

2. WORK SESSION: OAK STREET PLANNING AREA PROJECT UPDATE

Riordan, Pohl and VanderZanden facilitated the work session and presented a PowerPoint presentation overview, noting the purpose of the work session was to address Council’s Objective 2.5, Develop Oak Street Plan in accordance with long-term commercial and industrial supply goals and alignment with the City’s economic opportunities. Riordan gave an update on the planning work completed for the Oak Street Land Use Refinement Plan, noting Woodfold officially asked the City to pause any decision by the Planning Commission on the Oak Street Land Use Refinement Plan that would convert the existing Industrial Zoning to Mixed-Use Residential on Woodfold’s property (Letter was referenced as Attachment 1 to the staff report). Riordan displayed a map of the Oak Street planning area, noting Woodfold is the largest property owner in the planning area (owners of Tax Lots 400, 500, 600 and 700). Riordan advised Woodfold has entered into a purchase sales agreement with (buyer/developer) Rowan Green Data LLC (data center) based on the existing Industrial Zoning classification on Woodfold’s property. The agreement includes an initial six-month inspection period (perform extensive site due diligence). The buyer has the option of extending the inspection period. The next due date is November 15, 2021. In conclusion of the above-noted staff report, Riordan and Pohl advised staff recommends pausing further action at this time, noting staff will continue working collaboratively with Woodfold and other property owners in the Oak Street area.

Discussion:

Council President Wenzl opened the floor as roundtable discussion ensued pertaining to potential options for the Oak Street planning area and infrastructure to serve development. Riordan, Pohl and VanderZanden responded to various concerns, inquiries and scenarios Council presented pertaining to the Oak Street conceptual plan and infrastructure, noting the Oak Street planning area has been designated for industrial use since at least 1987 and is currently zoned General Industrial and remains largely undeveloped. The Oak Street Land Use Refinement Plan is proposing to convert the existing Industrial Zoning to mixed-use residential. Riordan noted when the City prepared the Preferred Land Use Concept Plan supporting possible land use changes, Woodfold was open to and expressed interest for residential development on Woodfold's property. Riordan added no applications seeking land use approval for an industrial development have been filed with the City, noting pausing the planning process work does not preclude other property owners from requesting land use changes. In conclusion of the above-noted roundtable discussion, the Council concurred pausing any decision at this time that would change the allowed zoning classification affecting Woodfold's property in the Oak Street area. VanderZanden advised staff would keep the Council informed through the City Manager's Report as more information became available.

No formal action nor formal decisions were made during the work session.

3. ADJOURNMENT:

Council President Wenzl adjourned the work session at 5:51 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder