



# City of Tualatin

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**OFFICIAL**

## **TUALATIN PLANNING COMMISSION -**

**MINUTES OF February 21, 2013**

### **TPC MEMBERS PRESENT:**

Alan Aplin  
Jeff DeHaan  
Mike Riley  
Bill Beers  
Mike Riley

### **STAFF PRESENT:**

Aquilla Hurd-Ravich  
Sara Singer  
Kaaren Hofmann  
Lynette Sanford

**TPAC MEMBER ABSENT:** Cameron Grile, Steve Klingerman

**GUESTS:** Candice Kelly

### **1. CALL TO ORDER AND ROLL CALL:**

Chair Riley called the meeting to order at 6:33 pm and reviewed the agenda. Roll call was taken.

### **2. APPROVAL OF MINUTES:**

Mr. Riley asked for review and approval of the January 17, 2013 TPC minutes.  
MOTION by DeHaan SECONDED by Aplin to approve the January 17, 2013 minutes.  
MOTION PASSED 5-0

### **3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):**

### **4. SPECIAL ITEMS:**

#### **A. Tualatin Tomorrow**

Sara Singer, Deputy City Manager, and Candice Kelly, Tualatin Tomorrow Advisory Committee Member, gave an update on Tualatin Tomorrow, which included a PowerPoint presentation. Ms. Kelly went over the vision of Tualatin Tomorrow which includes promoting community involvement, collaborate as community partners, create community connections, and coordinate with other City groups and Advisory Committees. They are in the process of updating their vision.

Ms. Kelly shared some of the activities in Tualatin which included the Tualatin Farmers Market, Juanita Pohl Center addition and renovation, Arts Community Enhancement Awards, Community Arts Program, Tualatin's Youth Advisory Council and volunteerism in Tualatin.

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.

Ms. Kelly stated that the current vision plan was adopted in 2007 and it's time for an update. The public involvement strategy is currently being developed and it's time for our Advisory Committees to begin thinking about how to be engaged in this process.

Ms. Singer acknowledged that they have been reaching out to all of the Advisory Committees to get their input and to help identify solutions, strategies, and potential partnerships. Ms. Singer continued that the next step is to get a consultant on board to help build a plan and to update the vision. The Tualatin Tomorrow Advisory Committee meetings are held the first Wednesday of every month. The next meeting is scheduled for March 6 at 6:30 pm.

Mr. DeHaan stated that he's a little disappointed that it's been five years since an update has been completed and questioned the accountability. Ms. Singer responded that in order to maintain accountability and structure, the formal Advisory Committee was formed and just completed their first year. Mr. DeHaan added that there are large employers that aren't involved in the Chamber of Commerce. Mr. Riley added that it may not necessarily mean the large employers are not active in the community. Ms. Singer acknowledged that Beaverton and Hillsboro have large employers in the business sector who participate and it may be beneficial to us to get input from them on how to engage with these employers.

Ms. Singer thanked the Commission Members and asked them to contact her if they have any ideas or questions.

## **5. ACTION ITEMS**

### **A. 2012 Annual Report of the Tualatin Planning Commission**

Ms. Hurd-Ravich, Planning Manager, presented the 2012 Annual Report which captures the activities of the Planning Commission from the previous calendar year. Some of the activities included reviewing three Plan Text Amendments. A great deal of the year was spent covering Linking Tualatin and the Transportation System Plan. Other discussions included TriMet, the Oregon Passenger Rail, Basalt Creek, and the SW 124<sup>th</sup> Alignment. Ms. Hurd-Ravich asked the Commission members if they had comments or questions about the report. Mr. Herriges stated that he did not attend the Planning Commission Training in September. Mr. DeHaan acknowledged that this group went from being an Advisory Committee to a Planning Commission early last year and asked if that should be part of the report. Ms. Hurd-Ravich responded that even though they became a Planning Commission in 2011, 2012 was the first year the group met as a Planning Commission. She will add a paragraph pertaining to that fact. Discussion followed regarding the role of the Commission and how it relates to City Council.

Ms. Hurd-Ravich agreed that we would make the changes requested which will include a brief description of the Planning Commission's role. This will go to Council on April 8<sup>th</sup>. Table until March 21<sup>st</sup> meeting.

## 6. COMMUNICATION FROM CITY STAFF

### A. Water Master Plan

Kaaren Hofmann, Engineering Manager, gave an update on the Water Master Plan, which included a PowerPoint presentation. Ms. Hofmann stated that the Water Master Plan was last updated in 2004. The Master Plan identifies deficiencies, determines future system supply requirements, and recommends improvements that correct existing deficiencies and provide for future expansion.

The City currently purchases water from the Portland Water Bureau. Master plans are modeled conservatively and we're currently at 60% of estimates. If conservation continues, our current supply will be adequate until 2030. The proposed plan to address the supply issue is to recommend revisiting the water demand projections in 3 years to determine if more supply is needed.

Ms. Hofmann advised the Commission members to look at economic growth to determine if we will need an additional supply source. Ms. Hofmann stated that the City of Tigard is looking to obtain their water from the Clackamas River; Hillsboro has determined that the Willamette River is their next water source. Tualatin Valley Water district is in the process of making a decision where their next source will come from and will make their decision in April.

Mr. Herriges asked if Portland water rates are rising. Ms. Hofmann responded that the rates are actually decreasing this year, based on the rate of return of the capital investments that serve us. The main water supply comes from Powell Butte. Mr. Beers asked who the main water users are. Ms. Hofmann replied that large employers such as Meridian Park Hospital, Pacific Foods, and chip manufacturing facilities. They will be also be looking at the SW Concept Plan area and Basalt Creek. The total estimated costs of the improvements in the Master Plan are \$20.5 million; \$1.2 million per year for the next 20 years should be budgeted to complete these projects with the funds coming from a combination of water rates and SDC's.

Ms. Hofmann acknowledged that next steps include the public comment period during the month of February. It will go to Council for acceptance on March 11<sup>th</sup>. The Plan Text Amendments to incorporate into TDC will happen in spring of 2013. Mr. Herriges stated that this was the first he's heard of a comment period. Ms. Hofmann responded that it has been posted on the website and discussed at City Council. Mr. DeHaan asked if our wastewater goes directly to Clean Water Services. Ms. Hofmann responded that it does.

Ms. Hofmann stated that Martinazzi Avenue project is coming up in August. The City will be replacing water and sewer lines, repave and replace catch basins, and replacing a traffic signal. Martinazzi Avenue, between Nyberg and Boones Ferry Rd, will be closed in the month of August after the Crawfish Festival. This will also include boring a water line under the river and installing bike lanes. There will be an open house in the Library Community Room on March 5<sup>th</sup> at 3:30 p.m.

**7. FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that in our March TPC meeting, the action item will be the 2012 Annual report. There will be communication updates regarding Linking Tualatin, including the public outreach feedback. We will also hear additional information about the Water Master Plan, and updates regarding the 124<sup>th</sup> Avenue extension and Basalt Creek.

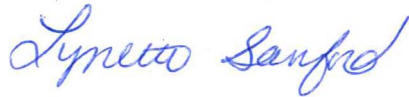
**8. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Mr. Herriges stated that he will not be able to attend the next three meetings due to Lacrosse season. Mr. DeHaan inquired as to how the Transportation System Plan was advancing. Ms. Hurd-Ravich responded that the public hearing comment period will stay open until February 25<sup>th</sup>. Mr. DeHaan asked if the Transportation System Plan is not approved, what the next step would be. Ms. Hurd-Ravich responded that it depends on the Council's direction, since it is a requirement of Metro and the State of Oregon.

Mr. Dehaan asked if there were updates on the Marquis site and other current projects. Ms. Hurd-Ravich responded that the Marquis site is making good progress. They are currently working on site improvements and have approval to build the assisted living facility. They have submitted an application for the cottages. The Bridgeport Apartments project is moving quickly. The Stafford Hills Racquet Club is very close to getting their certificate of occupancy. A scoping meeting was conducted regarding the Riverhouse project. Assurances were given that they will be moving ahead with this project. Mr. DeHaan inquired about the Kmart site. Ms. Hurd-Ravich responded that we're expecting to see an application for the pre-application. Powin on the west of 115<sup>th</sup>, North side of Tualatin Sherwood Rd, will be installing solar lights in their parking lot. Mr. Aplin mentioned that Horizon Church has installed a reader board. Ms. Hurd-Ravich responded that it is an allowed use.

**9. ADJOURNMENT**

MOTION BY Beers SECONDED by Riley to adjourn the meeting at 7:54 pm. MOTION PASSED 5-0.



\_\_\_\_ Lynette Sanford, Office Coordinator