



MEETING AGENDA

TUALATIN PLANNING COMMISSION

February 21, 2013; 6:30 p.m.
POLICE TRAINING ROOM
8650 SW TUALATIN ROAD
TUALATIN, OR 97062

1. **CALL TO ORDER & ROLL CALL**
Members: Mike Riley, Chair, Alan Aplin, Bill Beers, Jeff DeHaan, Nic Herriges, Cameron Grile, and Steve Klingerman

Staff: Aquilla Hurd-Ravich, Planning Manager; Sara Singer, Deputy City Manager; Kaaren Hofmann, Engineering Manager.
2. **APPROVAL OF MINUTES**
 - A. Approval of January 17, 2013 Minutes
3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**
Limited to 3 minutes
4. **SPECIAL ITEMS**
 - A. Tualatin Tomorrow
5. **ACTION ITEMS**
 - A. 2012 Annual Report of the Tualatin Planning Commission
6. **COMMUNICATION FROM CITY STAFF**
 - A. Water Master Plan
7. **FUTURE ACTION ITEMS**
8. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**
9. **ADJOURNMENT**



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Advisory Committee Members

FROM: Lynette Sanford, Office Coordinator

DATE: 02/21/2013

SUBJECT: Approval of January 17, 2013 Minutes

ISSUE BEFORE TPC:

Attachments: [A - January 17, 2013 Minutes](#)



TPC MEMBERS PRESENT

Alan Aplin
Bill Beers
Jeff DeHaan
Cameron Grile
Steve Klingerman
Mike Riley

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Dayna Webb
Ginny Kirby

TPC MEMBER ABSENT: Nic Herriges

GUESTS: Mayor Lou Ogden, Council President Monique Beikman, Jan Giunta, Kathy Newcomb, Byron Kibbey, David Dull

1. CALL TO ORDER AND ROLL CALL:

Chair Riley called the meeting to order at 6:31pm. He read through the opening statement and reviewed the agenda. Roll call was taken after item 2.A. discussion concluded.

Mr. Riley said Agenda Item 4.A. Council Discussion of Oregon Passenger Rail, would be moved to the next item on the Agenda this evening.

2. SPECIAL ITEMS

A. Council Discussion of Oregon Passenger Rail

Councilor President Beikman stated that she and the Mayor were here to discuss this issue as there were some differing opinions between TPC and Council. Mayor Ogden said he didn't know to what degree the Commission has spoken about Oregon Rail, but wanted to give a brief overview of what Council has been doing.

Mr. Riley noted that TPC has had three presentations regarding this topic, each discussion included updates and the evolving plan. He said TPC didn't know if there might be a station/stop in Tualatin; their vote was premised on the information that there could be a station in Tualatin. In earlier discussion their understanding was the favored

route would be through Oregon City. Mr. Klingerman said he still feels somewhat in the dark about the plan; he asked for a brief history/background.

Mayor Ogden stated that it is his understanding that Oregon, specifically the I5 Corridor, was designated as one of seven corridors for High Speed Rail (HSR). At first it was envisioned to be something similar to what exists in Asia and Europe. At first it was felt HSR through Oregon would involve a lot of elevated tracks, etc. Also, the nature of HSR would not lend itself to have a stop at every town along the route. One would assume if a town did get a station, it would then become a regional hub. Council considered what positives a regional station would bring; it seemed that would be a risk as it could bring negative impacts.

In time, HSR then began being referred to as "Higher Speed" rail. The discussion has turned to what would be viable for current track and current facilities. Now the plans seem to be more along the lines of passenger rail; not traditional HSR.

What it was and what it appears to be turning into doesn't seem, to Council, to be something that would bring positive impacts to the City. Council has wanted to keep it at arm's length because of concerns, but at the same time keep a watchful eye. When TPC made a positive recommendation; Council wanted to make sure they were considering the same thing TPC was.

Mr. Riley asked what Council would like TPC to do. Councilor Beikman said Council wants to make sure TPC realizes they are, indeed, listening to their recommendation. She noted that she has been attending the recent forums and it appears as though the consultants have said the past alignment through Tualatin has been suggested to possibly not be studied. She reiterated that the Mayor wanted to make sure that Council keeps a watchful eye and stay a step ahead if it is decided to study a potential alignment through Tualatin.

Mr. DeHaan commented that he watched a program on CSPAN awhile ago regarding HSR; during that program Oregon was mentioned and it appeared as though there was still interest in Oregon. He wants to make sure TPC is looking at the same environment as Council is. Mr. Klingerman questioned the wisdom going 80 mph on rail next to a freeway where speeds range from 65-75mph. The amount of money spent to construct HSR... would there be the ridership to warrant the expenditure.

Mayor Ogden noted that he was part of a group that discussed this issue before the Governor's group at the time when discussions involved actual high speed (over 100 mph) rail. Mr. DeHaan suggested that Tualatin could participate in discussions on a positive note and not immediately "look a gift horse in the mouth", especially since we are one of only seven states considered. If done correctly, why wouldn't Tualatin be in favor of a project of this type.

Mr. Riley said he doesn't want Tualatin to present a mixed message; TPC's message was for Council, not beyond. Mayor Ogden reiterated that everything is very preliminary

at this point. In a nutshell, where Council is, is impact vs. value. If there is value, the first question was what is the value for advancing HSR to the south. The question Council is wrestling with is what is the impact vs. value for Tualatin specifically. How does it benefit our community, what are the pros and cons of economic development. Councilor Beikman said they would be happy to come back to TPC to report after attending any meetings/forums regarding HSR. Mayor Ogden thanked TPC for all the work they do and reiterated that TPC is always welcome to come before Council to discuss any issue of concern.

3. **APPROVAL OF MINUTES:**

Mr. Riley asked for review and approval of the November 15, 2012 and December 4, 2012 TPC minutes. MOTION by Mr. Klingerman, SECONDED by Mr. Grile to approve the November 15, 2012 and the December 4, 2012 TPC minutes. MOTION PASSED 6-0.

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

Kathy Newcomb, 17515 SW Cheyenne Way, Tualatin. Ms. Newcomb wanted to comment on same issues, those of Oregon Passenger Rail. Said the technical people sent her a map and the alignment through Tualatin and Lake Oswego would not be constructible due to all the negative impacts. Also, when it comes to the Community Park, the City charter says there has to be a vote if something affects the park that is a non-park use. She feels it is very important to consider the City Charter as an impact. Ms. Newcomb noted how this was first referred to as High Speed Rail, and now it is being called Oregon Passenger Rail. She said that after the January 31st meeting, they are going to make up their minds what to look at and not look at based on money and time involved.

Ms. Newcomb concluded by asking that TPC please remember that TPARK is, by law, supposed to hear anything that may impact the Parks.

5. **ACTION ITEMS**

A. Chair and Vice Chair Nominations

Both Mr. Aplin and Mr. Riley volunteered to serve again in their current positions of Vice Chair and Chair.

MOTION by Mr. Klingerman, SECONDED by Mr. DeHaan to accept the slate of nominations as it stands. MOTION PASSED 6-0.

B. Plan Text Amendment (PTA-12-02) relating to Amending the Tualatin Development Code (TDC) to include the 2012 Tualatin Transportation Systems Plan (TSP), and Amending portions of TDC Chapters 1, 3, 11, 31, 38, 71, 73, 74, and 75.

Aquilla Hurd-Ravich, Planning Manager, and Cindy Hahn, Associate Planner, presented

a staff report and PowerPoint presentation. Mr. Riley asked if they could reiterate where we are in the process.

Ms. Hurd-Ravich said that TPC's role is to make a recommendation on PTA 12-02. The PTA incorporates the TSP by reference, into the Code. Ms. Hahn noted that in the current Chapter 11, all the projects are listed. With the proposed code language, not all the projects listed would be included, it just includes the policy aspects of the TSP. Also included are all Goals and Objectives and the policies from each of the plans and the figures for all the functional plans (bike and pedestrian, transit, etc). All the projects are listed in the TSP, which would be incorporated by reference. Mr. Klingerman asked if there was a priority list. Ms. Hahn noted that in the TSP, all projects are prioritized into three categories: short-term, mid-term, or long-term.

Ms. Hurd-Ravich gave a PowerPoint presentation that addressed how the TSP and PTA came about. She said they spent the summer on the Commons at many public events to get the word out and make contacts in the public. She noted that something that was used that was innovative was the interactive aspect – online interactive map, and an 'app' was developed for use. The Transportation Task Force was formed; it held 16 meetings between November 2011 and December 2012. Working Groups were formed to target specific topics and each group met three or more times. At the end of June, they moved from deliberations to recommendations. An on-line forum was established (interactive map). A Town Hall was held. The Task Force work concluded with acceptance of 80 new projects: 50 roadway, 18 bike and pedestrian, and 12 transit.

TPC's role now is to make a recommendation; that recommendation will go before Council on February 11. Also, this has been presented to TPARK and they unanimously approved the proposed PTA.

Mr. Riley asked if there were projects that were in the previous TSP that didn't make it into this proposed TSP. He was concerned that all projects did, in fact, receive adequate review and didn't just drop off the updated list. Ms. Hurd-Ravich stated that some projects that came forward were part of the old TSP. He was curious if anyone looked at what projects in the previous TSP were no longer included in the new TSP. Ms. Hahn noted all projects were brought forward and then if they didn't meet the final criteria for final consideration, they weren't included in the new TSP.

Mr. Klingerman thanked Ms. Hurd-Ravich and Ms. Hahn and all staff involved for all the hard work in bringing this to the public. He also gave kudos to the consultants for good management, as some meetings were a bit contentious and the consultants and staff handled it well.

It was agreed that the online forum was an excellent way to reach many, especially families with children that have difficulty getting to meetings. Mr. Beers said he was generally very pleased with the finished product.

MOTION by Mr. Beers; SECONDED by Mr. Aplin to recommend approval of Plan Text Amendment (PTA-12-02) relating to Amending the Tualatin Development Code (TDC). MOTION PASSED 6-0.

6. **COMMUNICATION FROM CITY STAFF**

None

7. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that the Annual Report will come to TPC in February for acceptance. Priority is TPC recommendations, but also discussions that have been held. The Annual Report then goes to Council.

A Special Report from Tualatin Tomorrow will come to TPC at the February meeting.

Some other items for future action are: Water Master Plan, PTA regarding substantial construction definition in the code, and a Linking Tualatin update.

Mr. Riley asked about Work Plans. It was clarified that those are not connected to the Annual Report – they are geared towards the smaller groups the Commissioners are involved with.

Mr. DeHaan commented that he had a great meeting with Ms. Hurd-Ravich to review the TSP. Mr. Grile stated that he may be gone for the February TPC meeting.

8. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None

9. **ADJOURNMENT**

MOTION by Mr. DeHaan, SECONDED by Mr. Beers to adjourn the meeting at 8:00 p.m. MOTION PASSED 6-0.

_____ Ginny Kirby, Office Coordinator



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Advisory Committee Members

THROUGH: Aquilla Hurd-Ravich

FROM: Lynette Sanford, Office Coordinator

DATE: 02/21/2013

SUBJECT: 2012 Annual Report of the Tualatin Planning Commission

ISSUE BEFORE TPC:

Consideration of the 2012 Tualatin Planning Commission Annual Report and a recommendation that the City Council accept the report.

RECOMMENDATION:

Staff recommends that TPC accept the report and recommend that Council also accept the report at their regularly scheduled meeting on March 11, 2013.

EXECUTIVE SUMMARY:

- This is not a public hearing
- Not later than April 1 of each year, commencing with the year 1977, the commission shall file with the City Council its annual report of the activities of the Commission.
- The annual report shall include a survey and report of the activities by the Commission during the preceding year, in addition to specific recommendations to the City Council not otherwise requested by the City Council, relating to the planning process, plan implementation measures within the City, or future activities of the Commission.
- The report may include activities of the Commission. The report may include any other matters deemed appropriate by the Commission for recommendation and advice to the Council.
- The Tualatin Municipal Code 11-1 contains the provisions for the functions and activities of TPC.
- TPC is the official Commission for Citizen Involvement in accordance with Statewide Land Use Planning Goal 1, Citizen Involvement.
- TPC reviewed (3) Plan Text Amendments during 2012.
- There are no criteria applied to acceptance of the annual report.

OUTCOMES OF DECISION:

Planning Commission acceptance of the Annual Report will result in the following:

- A recommendation to Council to accept the report
- Compliance with Section 11-1-080 of the Tualatin Municipal Code

If the Planning Commission does not accept the Annual Report the following outcomes will result:

- A recommendation that Council not accept the report
- Non compliance with Section 11-1-080 of the Tualatin Municipal Code

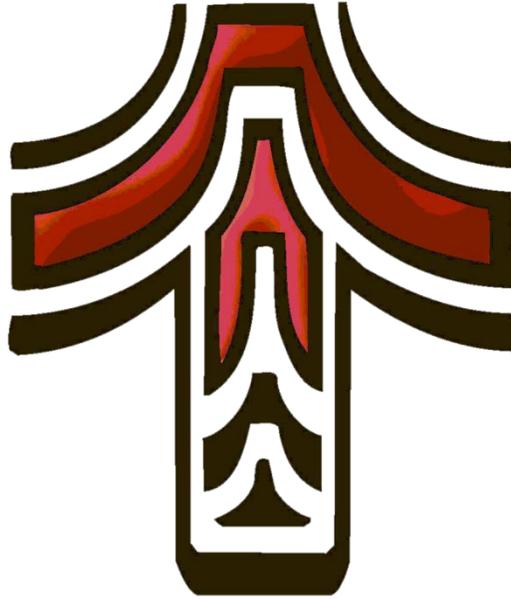
ALTERNATIVES TO RECOMMENDATION:

- Recommend the Council accept the annual report with alternatives.
- Recommend the Council not accept the annual report.
- Continue the discussion and return to the matter at a later date.

FINANCIAL IMPLICATIONS:

Funds are budgeted in the Planning Division for preparation of the Annual Report of the Tualatin Planning Advisory Committee.

Attachments: [A - TPC Annual Report](#)



City of Tualatin

2012 ANNUAL REPORT

TUALATIN PLANNING COMMISSION

MARCH 11, 2013

Planning Commissioners:

Mike Riley, Chair

Alan Aplin, Vice Chair

Bill Beers

Jeff DeHaan

Nic Herriges

Steve Klingerman

Cameron Grile

2012 ANNUAL REPORT OF THE TUALATIN PLANNING COMMISSION

BACKGROUND

Ordinance No. 342-76 established the Tualatin Planning Advisory Committee (TPAC), was adopted July 26, 1976 and incorporated into the Tualatin Municipal Code as Chapter 11-1. The ordinance prescribes TPAC's role in reviewing plans and ordinances and makes TPAC the official Committee for Citizen Involvement in accordance with Statewide Land Use Planning Goal 1, Citizen Involvement. In 2012, the Tualatin Planning Advisory Committee changed to the Tualatin Planning Commission (TPC) Ord. 1339-12. This annual report covers activities conducted by TPC in 2012.

This report will address two specific TPC mandates in Tualatin Municipal Code Chapter 11-1.

11-1-060(4): Serve as the City of Tualatin Committee for Citizen Involvement in accordance with the State of Oregon Land Conservation and Development Goal No. 1, with the following responsibilities:

- (a) Evaluate the effectiveness of the citizen involvement program during March and October of each calendar year.
- (b) Recommend and make suggestions to the City Council regarding revisions in the citizen involvement program, as the Committee deems appropriate.

11-1-080: Not later than April 1 of each year, the Committee shall file its annual report of the activities of the Committee with the City Council. The annual report shall include a survey and report of the activities of the committee during the preceding year, in addition to specific recommendations to the City Council not otherwise requested by the City Council, relating to the planning process, plan implementation measures within the City, or the future activities of the Committee. The report may include any other matters deemed appropriate by the Committee for recommendation and advice to the Council.

EFFECTIVENESS OF THE CITIZEN INVOLVEMENT PROGRAM

At each meeting, there is an allotted time for the public to make comments about any topic not related to an agenda item. This opportunity has given members of the public the opportunity to ask TPC to consider other community concerns. For example, comments made by the public addressed the activities of the Transportation System Plans, the Tonquin Industrial Group overlay, and the proposed bridge in Rivergrove.

TRANSPORTATION SYSTEM PLAN AND LINKING TUALATIN

There was a great deal of time spent over the past year discussing the Transportation System Plan and Linking Tualatin. The Planning Commission's role regarding the

Transportation System Plan and Linking Tualatin was to provide input and a recommendation to City Council throughout the process on specific decision points and to provide a recommendation at the final TSP. The dates below summarize topics the TPC discussed over the last year.

February 7-TSP: Update; Linking Tualatin: Update.

March 6-Review and provide a recommendation to City Council on the Goals and Objectives and existing conditions reports for the TSP and Linking Tualatin.

April 3-Review and provide a recommendation to City Council on the Constraints and Opportunities Report, Focus Area Boundary Refinement, and Transit-Oriented Place Types for the Linking Tualatin project. Update on TSP.

May 1-Review and finalize list of transportation system plan projects to be forwarded to the Technical Evaluation Process. Linking Tualatin update.

June 5-TSP: Update; Linking Tualatin: Update.

August 9-TSP: Discussion of Refinement areas #1. Linking Tualatin: Review and provide comment on preferred alternatives for transit ready places and implementation actions.

September 4-TSP: Discussion of Refinement Areas #2. Linking Tualatin: Review and provide comment on implementation actions, and formulate a message about transit and the SW Corridor.

November 15-TSP: Boones Ferry Rd and 65th Ave Refinement Areas.

December 4-Linking Tualatin Update: Next Steps.

TRANSPORTATION TASK FORCE

Mr. Aplin, Mr. Beers, Mr. Riley, and Mr. Herriges were all members of the Transportation Task Force (TTF). The TTF is a group of people brought together for the purpose of advising the Tualatin Planning Commission (TPC) and the Tualatin City Council about the needs and concerns of the community regarding transportation. The TTF is also representative of State and local agencies and nearby jurisdictions that are involved in transportation decision-making. This past year, the TTF was asked to weigh-in on key questions during the development of priority transportation projects.

RECOMMENDED REVISIONS TO THE CITIZEN INVOLVEMENT PROGRAM

In the upcoming year, 2013, TPC should consider coordinating with the Citizen Involvement Organizations (CIOs) and the Land Use Chairs to provide a greater opportunity for more citizens to participate in land use planning in the City.

ACTIVITIES OF THE COMMISSION

During the 2012 Calendar Year TPC met ten (10) times and reviewed three (3) Plan Text Amendments:

PTA-11-12- Core Area Parking District—Consideration of proposed Plan Text Amendment to remove existing Tualatin development Code (TDC) provisions that allow payment of “impact fee within downtown Tualatin’s Core Area Parking District”. The TDC amendment will be paired with an amendment to the Tualatin Municipal Code Chapter 11-3 Core Area Parking district Board that will remove “impact fee” provisions. TPC recommended approval April 3, 2012.

PTA-12-01- Amending TDC Chapter 64-Tonquin Industrial Group- To amend TDC Chapter 64 to add 64.036 creating the Tonquin Light Manufacturing Overlay to allow additional permitted and conditional uses and specific standards for the development for Tonquin Industrial Group properties designated as within the Overlay. TPC recommended approval September 4, 2012.

PTA-12-04- Amending Medium Low Density Residential Planning District (RML) Conditional Uses, and Amending TDC 41.030- Consideration of PTA-12-04 that restores the original list of conditional uses to the code that were mistakenly overwritten. TPC recommended approval October 2, 2012.

OTHER TPC ACTIVITIES

Staff brought forward several topics for TPC discussion including:

- Linking Tualatin, the City’s high capacity transit land use study.
- Transportation System Plan project and the Transportation Task Force.
- Basalt Creek Transportation Planning / SW 124th Avenue Alignment.
- Tualatin in Tri Met – Service enhancement studies are in the works and it’s important to voice concern about wanting additional transit in Tualatin.
- Oregon Passenger Rail – ODOT is beginning a study to improve passenger rail service between the Portland urban area and the Eugene-Springfield urban area.

COMMISSIONER TRAININGS

- Mr. DeHaan and Mr. Aplin attended a Land Use Planning Seminar in January, 2012
- Mr. Beers, Mr. Riley, and Mr. Herriges attended a Planning Commission Training in September, 2012.



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Advisory Committee Members

THROUGH: Aquilla Hurd-Ravich

FROM: Kaaren Hofmann, Engineering Manager

DATE: 02/21/2013

SUBJECT: Water Master Plan

ISSUE BEFORE TPC:

Review and provide feedback on issues connected to the draft Water Master Plan.

EXECUTIVE SUMMARY:

Background

In June 2011, the City started the update to the 2003 Water Master Plan. Murray, Smith & Associates was hired to complete the plan update for the City. The purpose of the Water Master Plan is to perform a comprehensive analysis of the City's water system, to identify deficiencies, to determine future supply requirements, and to recommend facility improvements that correct existing deficiencies and provide for future expansion.

Supply

The City purchases water from the City of Portland Water Bureau as its sole supply. We are also pilot testing an Aquifer Storage and Recovery (ASR) facility. Between these two sources, the City has the ability to supply approximately 11.8 million gallons per day (mgd) in the summertime.

Demand

Master Plans are always modeled conservatively. The actual demands in 2010 were only 56% of the demands projected in the 2003 plan. If conservation continues as projected and economic and population growth continues to be slower, our current supply will be adequate until 2030. The table below reflects that conservative modeling, showing the potential worst case scenario, with the largest single source of increased demand being the possibility of a large water user in the Southwest Area.

To address the supply issue identified above, the technical staff recommends that the water demand projections be re-visited in another 3 years to determine if conditions warrant action to begin acquiring additional supply capacity. This will allow the City time to evaluate changes in the Washington County Supply Line (WCSL) usage that may allow for additional capacity acquisition. The City will also continue to evaluate the addition of significant new customer water demands.

The existing transmission system is adequate to supply domestic water service and fire capacity.

Master Plan Projects

The majority of the projects identified in the Master Plan are associated with growth related development. The total estimated cost of the improvements is \$20.5 million. Approximately \$1.2 million/year should be budgeted to complete these projects over the next 20 years. There are two revenue sources to pay for improvements: rates and system development charges (SDCs).

Next Steps

Public Comment Period - February

Council for acceptance - March 11th

Plan Text Amendments to incorporate into TDC - Spring 2013

Attachments: [A - Powerpoint](#)

Water Master Plan Update

February 21, 2013

Planning Commission





Background

- Water Master Plan last updated in 2004
- Required to maintain a current Master Plan
- The Master Plan
 - Identifies deficiencies – supply, system or financial
 - Determines future system supply requirements
 - Recommends improvements that correct existing deficiencies and provide for future expansion





Current Water Supply

- City purchases water from the Portland Water Bureau
- City has rights and ability to obtain 10.8 mgd from the City of Portland
- ASR provides additional supply
- Total daily (summertime) supply is 11.8 mgd





Future Supply Needs

- Master Plans are modeled conservatively
- For example in the 2003 plan –

	2010 Projection	2010 Actual Demand
Average Day Demand (mgd)	7.63	4.3
Maximum Day Demand (mgd)	17.17	9.5





Future Supply Needs

- If conservation continues as projected and economic growth continues to be slower, our current supply will be adequate until 2030
- Largest single source of increased demand is the possibility of large water users in the Southwest Area





Projected Water Demand Compared to Supply



DEMAND	2010	2030	Build Out
Average Daily Demand (mgd)	4.3	5.9	6.8
Maximum Daily Demand (mgd)	9.5	13.0	14.8

SUPPLY	2010	2030	Build Out
Maximum Daily Supply (mgd)	11.8	11.8	11.8



Proposed Plan to Address Supply Issue

- Recommend revisiting the water demand projections in 3 years to determine if more supply is needed



Improvements Needed

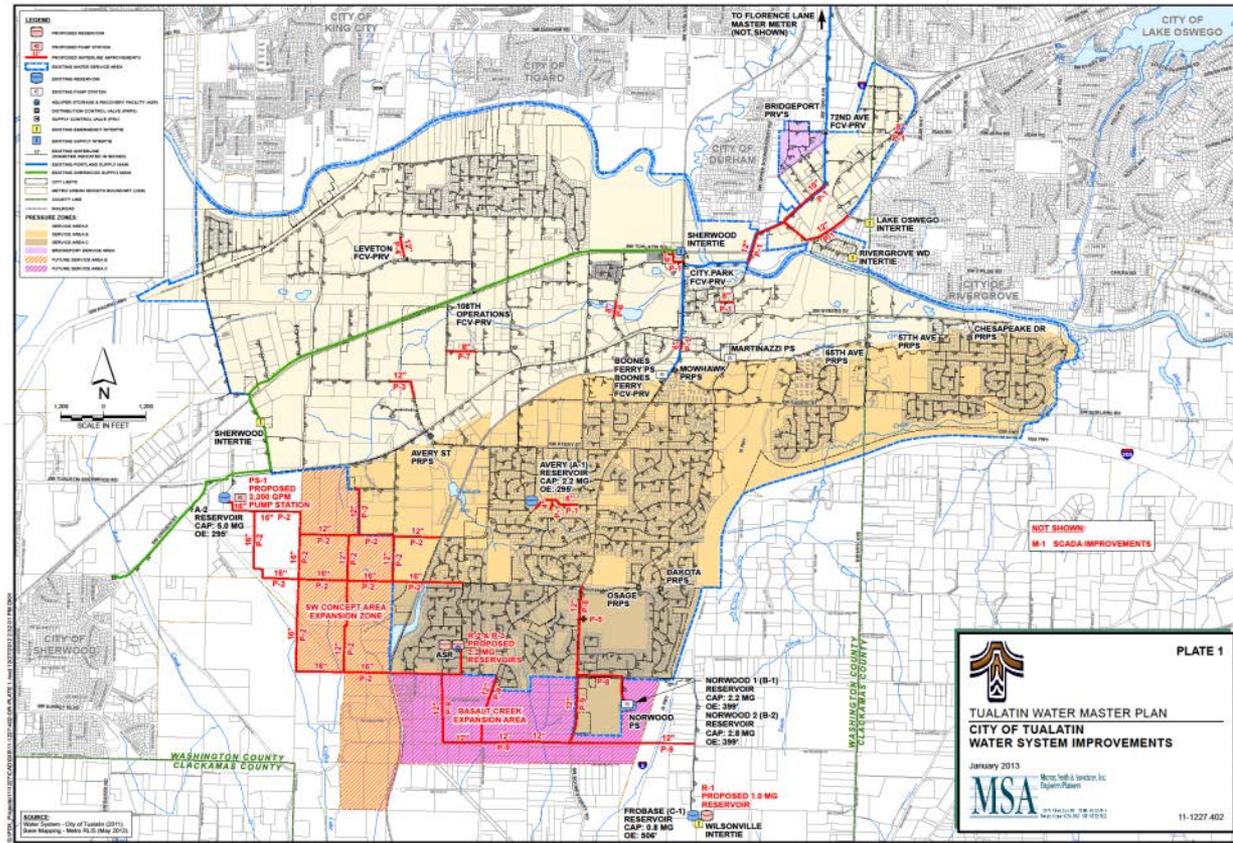
- Transmission system is adequate to supply domestic water service and fire capacity

- Majority of recommended projects are associated with growth related development





Improvements Map





Cost of Improvements in the Master Plan

- Total Estimated Costs = \$20.5 million
- \$1.2 million/year for the next 20 years should be budgeted to complete these projects
- These funds will come from a combination of water rates and SDCs.



Next Steps

- Public Comment Period –
the month of February
- Council for acceptance of Master Plan–
March 11th
- Plan Text Amendments to incorporate into
TDC – Spring 2013

