



# City of Tualatin

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OFFICIAL

## TUALATIN PLANNING COMMISSION

MINUTES OF May 1, 2012

### TPAC MEMBERS PRESENT:

Mike Riley  
Alan Aplin  
Jeff DeHaan  
Bill Beers

### STAFF PRESENT:

Will Harper  
Kaaren Hofmann  
Cindy Hahn  
Lynette Sanford

**TPAC MEMBER ABSENT:** Nic Herriges, Steve Klingerman

**GUESTS:** Doug Ulmen

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

Mr. Riley called the meeting to order at 6:32 pm. Roll call was taken.

Mr. Harper, Senior Planner and Acting Planning Manager announced that Aquilla Hurd-Ravich, Planning Manager, had a baby boy on April 17<sup>th</sup>. His name is Thelonious "Theo" and he weighed in at 7 lbs. 13 oz. She will be out for a couple of months and is due to return July 9<sup>th</sup>. They are both doing well.

### 2. APPROVAL OF MINUTES:

April 3, 2012

Mr. Riley asked for review and approval of April 3, 2012 TPC meeting minutes. MOTION by Beers SECONDED by DeHaan to approve the April 3, 2012 TPC meeting minutes. MOTION PASSED 4-0.

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

None

### 4. ACTION ITEMS

**A. Review and Finalize List of Transportation System Plan Projects to be forwarded to the Technical Evaluation Process.**

Kaaren Hofmann, Engineering Manager, gave an update on the Project Screening Results of the TSP, which included a PowerPoint presentation. Ms. Hofmann noted that the final existing conditions report is on the TSP website and addresses the comments of Kathy Newcomb and Nic Herriges.

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. Hofmann reported that in March, a long list of potential project ideas had been generated (248 in total). These ideas came from the Working Groups, TSP Open House, online comments from the website, Task Force Workshop, and other various small group discussions.

From the long list, screening helps form a feasible set of project ideas to move into evaluation. The screening questions included:

- Is the project transportation related, and does it address a known transportation deficiency or opportunity?
- Is it within the City? Is it within the city's control to implement?
- Is it technically feasible to build this project?
- Is the idea cost prohibitive? Are there more cost effective ways of addressing the same need?

Ms. Hofmann continued discussing the projects that were moving forward in the evaluation process and the projects that were screened out for each of these working groups:

- Bicycle and Pedestrian
- Industrial and Freight
- Neighborhood Livability
- Major Corridors and Intersections
- Transit
- Downtown

Mr. Riley inquired about items on the list that are being screened out. Will there be a file of these items for future reference that we can revisit at a later date? Ms. Hofmann replied that there will be a separate file generated to document these items and ideas.

In the Major Corridors and Intersections discussion, Mr. Riley inquired why a pedestrian median on Sagert Street was screened out. Ms. Hofmann responded that this does not address a transportation problem, and there were not enough pedestrians at this intersection to make this a necessity.

In the Transit discussion, Mr. Riley asked what the ridership is expected to be on the WES. Ms. Hofmann responded that ridership is expected to increase.

In the Downtown section, Mr. Riley inquired about the Alexan project on Boones Ferry Rd. Since there will be over 300 apartment units, will there be another outlet? Ms. Hofmann added that traffic studies have been completed and that project will be completely supported by Boones Ferry Rd.

Ms. Hofmann summarized that they began with 248 project ideas. Of the 60 ideas proposed to be screened out, 19 will be forwarded to other agencies or City departments, 6 are to be considered again in the future, 6 will be considered as part of regional conversations, and 4 will be woven into other project ideas being evaluated.

The next step in this process is to have the Planning Commission agree to the list of projects. On May 24<sup>th</sup>, we'll be discussing the evaluation results with the Task force. The third round of working groups will meet June 4-14 to develop preliminary recommendations. On June 21<sup>st</sup>, we'll discuss the preliminary recommendations with the Task Force. Furthermore, from late June through August, public outreach on preliminary recommendations will be held.

Mr. Aplin inquired if the goal is to have a top ten most important project ideas? Out of the 248 project ideas, will they be rated by priority? Ms. Hofmann responded that at one of the Task Force meetings, there will be a workshop where they can look at how they should be prioritized in the long and short term. Mr. Riley asked when the funding will begin for these projects. Ms. Hofmann responded that we'll begin to look at funding options in July and August. A few options include development, gas tax, and grants.

Mr. Riley asked for a recommendation to proceed with the list of Transportation System Plan projects to be forwarded to the technical evaluation process. MOTION by Aplin, SECONDED by Beers to recommend approval. MOTION PASSED 4-0.

## **5. COMMUNICATION FROM CITY STAFF:**

### **A. Linking Tualatin Update**

Ms. Hahn gave an update on Linking Tualatin which included a handout. The first map she presented included boundary changes to the focus areas based on input from the Transit Working Group and Task Force. The first change was to include the Pactrust property with Bridgeport. Another change was to include the Southwest Industrial area with Teton. Mr. Riley stated that they are ignoring their natural boundaries. Ms. Hahn replied that we identified key intersections, entry and exits to key developments, drawing a quarter mile radius circle. Some aggregated together. Ms. Hahn added that we did not include the Walgrave's property because it is not incorporated and will not likely to be developed within 15-20 years. Mr. Harper added that the Walgraves are farmers in the area and their property includes wetlands.

Ms. Hahn continued to discuss the place type descriptions for Mixed-Use Center, Town Center, Mixed-Use Institutional/Employment, Industrial Employment District, and Business Employment District. The table following described the categories and includes information including activity level and transit origin or destination. The last map in the handout showed the focus areas and the different place types. They are taking a closer look at employment-only place types and where these are headed in the future.

Ms. Hahn mentioned that on April 20<sup>th</sup>, she attended a workshop along with Alice Rouyer, Community Development Director, Ben Bryant, Management Analyst, and Colin Cortes, Assistant Planner. The workshop was presented by Michael Friedman, an Urban Designer who has completed work for Metro. The discussion included place types, specifically retail development, what has happened in the past, and where things

are heading in the future. Mr. Friedman had good ideas about making areas more conducive to innovation and creativity. In addition, he spoke about how to develop areas to distinguish if they're transit oriented. Ms. Hahn added that she is in discussion with Mr. Friedman to arrange a two hour Skype session to discuss our place types and ways to improve them. You can view the PowerPoint and audio from a presentation he conducted on April 19<sup>th</sup>. It is on the Metro web site; Ms. Hahn will send the Planning Commission members the link. Unfortunately, the workshop the staff members attended on April 20<sup>th</sup> is currently unavailable on the web.

## **B. Status of PTA-11-12 – Core Area Parking District Impact Fee**

Mr. Harper reported that PTA-11-12, Core Area Parking District Impact Fee, was approved by the Council on April 23<sup>rd</sup> with a unanimous vote. Mr. Aplin represented the Planning Commission and he was well received by the Council. On May 14<sup>th</sup>, the ordinance will go into adoption, including the municipal code changes.

### **6 FUTURE ACTION ITEMS:**

Mr. Harper stated that an upcoming action item will include an update on the working groups. The City is not currently working on plan amendments or cases related to variances at this time.

### **7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Mr. Riley asked Doug Ulmen, who was in attendance, if he had questions or comments for the Planning Commission. Mr. Ulmen stated that he is interested on serving on the Planning Commission and wanted to attend a few of the meetings.

Mr. Beers mentioned he is unable to attend the Transportation Task Force meeting on June 21<sup>st</sup>. He will send out an email request to the other members to see if they are available to fill in for him.

Mr. DeHaan added he is hopeful that an achievable goal will come out of this year of transportation and hopes we'll have something to celebrate. He suggested that a project to consider would be connecting the Bridgeport area to downtown and the parks.

Mr. Harper added that everyone is looking for an emblematic result of a project, but the payoff in this instance is the involvement of the community. That is what sets this Transportation System Plan apart from the others.

### **8. ADJOURNMENT**

MOTION by Riley, SECONDED by DeHaan to adjourn the meeting at 7:50 pm.  
MOTION PASSED 4-0.

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Lynette Sanford, Office Coordinator