



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF February 16, 2017

TPC MEMBERS PRESENT:

Bill Beers
Alan Aplin
Angela Demeo
Mona St. Clair
Janelle Thompson

STAFF PRESENT

Aquilla Hurd-Ravich
Lynette Sanford

TPC MEMBER ABSENT: Kenneth Ball, Travis Stout

GUESTS: None.

1. CALL TO ORDER AND ROLL CALL:

Beer Beers, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Beers asked for review and approval of the January 19, 2017 TPC minutes. MOTION by Aplin SECONDED by Thompson to approve the minutes as written. MOTION PASSED 5-0.

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

None.

4. ACTION ITEMS:

A. 2016 Annual Report of the Tualatin Planning Commission

Ms. Hurd-Ravich presented the 2016 Tualatin Planning Commission Annual Report. Every year the report is presented to Council - this year it is scheduled for March 27, 2017.

The Municipal Code states that no later than April 1 of each year, the Commission shall file with the City Council its annual report of the activities of the Commission. The annual report shall include a report of the activities by the Commission during the preceding year, in addition to specific recommendations to the City Council relating to

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the Planning process, plan implementation measures within the City, or future activities of the Commission.

Ms. Hurd-Ravich stated that the Planning Commission is the official Committee to fulfill Goal 1: Citizen Involvement of Oregon's statewide land use planning program. The purpose of Goal 1 is to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phase of the land use planning process.

Ms. Hurd-Ravich stated that last year, the Commission made recommendations on two Plan Text Amendments, heard multiple updates from staff regarding various projects including Basalt Creek, The Capital Improvement Plan, Industrial Site Readiness, Civic Center Outreach, Southwest Corridor, and Mobile Food Units.

Ms. Hurd-Ravich added that Angela Demeo attended a Planning Commissioner Training hosted by the Oregon City Planning Director's Association in September.

5. COMMUNICATION FROM CITY STAFF:

A. Update on Basalt Creek Land Use Concept Plan Map

Ms. Hurd-Ravich stated that on January 13, 2017, the Council discussed Basalt Creek at their work session. Ultimately, the Council's direction was to make the area in question residential and work with partners to have a place holder for a WES station. Ms. Hurd-Ravich noted that staff felt the need to go to Council since we have three new Council members, additional information from Washington County, and numerous testimonies from the property owners.

Mr. Aplin asked about Washington County's views. Ms. Hurd-Ravich responded that as staff, we acknowledged that we need elected leadership with our partners. It will require the Mayor and Council reaching out to Washington County, Wilsonville, and Metro. Ms. Demeo asked if area we're referring to is the 94 acres south of Victoria Gardens. Ms. Hurd-Ravich answered affirmatively. Ms. Demeo asked if this information will be communicated to the property owners. Ms. Hurd-Ravich answered that it will be noted in the monthly update we send out to the surrounding property owners and the residents who have chosen to be on our mailing list. Ms. Hurd-Ravich added that there were many property owners in attendance at this meeting and an article regarding this was printed in the Tualatin Times.

Ms. Hurd-Ravich stated that our next steps include the City Managers of Wilsonville and Tualatin meeting with staff and the City Mayors. Depending on when the meeting will be held, we may have an update for the Commission in April.

Mr. Aplin asked if this could set us back with relation to Wilsonville. Ms. Hurd-Ravich responded that Wilsonville is concerned about clustering employment together with residential land and the marketability of that. They are also concerned about community design and trip counts.

Ms. Hurd-Ravich stated that last month we brought forth information about the code update. We have recently signed a contract with a consultant and they are currently reading through the code and auditing as needed. Hurd-Ravich encouraged the Commission members to gather input from others and return with the feedback received.

Ms. Demeo asked if the development code is in printed form. Ms. Hurd-Ravich responded that it is currently all web based. Ms. Demeo asked if the links on our web site will be corrected. Ms. Hurd-Ravich responded that if a broken link is found, please report it. When the web was updated a year ago, all the links had to be fixed.

Ms. Hurd- Ravich noted that the last steps regarding food carts include gathering input from the Chamber. We will be compiling the input, circulate the input to the community, and take the draft ordinance to Council in the spring.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that the next TPC meeting will be held jointly with the Architectural Review Board on Monday, March 20, 2017. Sean Brady, our City Attorney, will present information regarding the land use process including how to conduct land use hearings. In April, we may have an update on Basalt Creek and Food Carts.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

None.

8. ADJOURNMENT

MOTION by Beers to adjourn the meeting at 6:58 pm.



Lynette Sanford, Office Coordinator