



# City of Tualatin

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**OFFICIAL**

**TUALATIN PLANNING COMMISSION -**

**MINUTES OF May 18, 2017**

**TPC MEMBERS PRESENT:**

Bill Beers  
Kenneth Ball  
Alan Aplin  
Angela DeMeo  
Travis Stout (arrived after agenda item 2)  
Mona St. Clair  
Janelle Thompson

**STAFF PRESENT**

Aquilla Hurd-Ravich  
Erin Engman  
Charles Benson  
Lynette Sanford

**TPC MEMBER ABSENT:**

**GUESTS:** Andrew Stamp, Campbell Clarey

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

Mr. Beers, Chair, called the meeting to order at 6:32 pm and reviewed the agenda. Roll call was taken.

**2. APPROVAL OF MINUTES:**

Mr. Beers asked for review and approval of the April 20, 2017 TPC minutes. MOTION by St.Clair SECONDED by Ball to approve the minutes as written. MOTION PASSED 6-0.

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

None

**4. ACTION ITEMS:**

**A. Plan Map Amendment 16-01 proposal to change the designation of 0.64 acres from General Commercial to High Density Residential.**

Erin Engman, Assistant Planner, presented the staff report for Plan Map Amendment 16-002 which included a PowerPoint presentation. This proposal is to change the designation of 0.64 acres from General Commercial to High Density Residential located at 6645 SW Nyberg Lane. This includes tax lots 2600 and a portion of 2601.

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. Engman stated that this proposal is subject to TPC review because TPC serves as the City's advisory body to fulfill Statewide Planning Goal 1 – Citizen Involvement and provide recommendations to City Council. The City Council will review the PMA proposal on June 12th and the final decision may be appealed to LUBA.

Ms. Engman provided background of the site. The subject property shares frontage along SW Nyberg Lane. The General Commercial district land was bisected by an improvement project that was identified in the City of Tualatin's 2001 Transportation System Plan. In 2003, the City of Tualatin acquired a portion of tax lot 2600 for the Nyberg Lane improvement by Dedication Easement #2003-88103. The applicant contends that the remaining 0.64 acres of General Commercial land is undevelopable under its current planning designation due to size, shape, and configuration and is therefore requesting this PMA to change the designation to Residential High Density.

Ms. Engman explained that the site is bordered by the Tualatin River to the north, Stonestrow Apartments to the east, Nyberg Lane to the south, and Forest Rim apartments to the west. Historically, this site was used as an RV park, but the business closed in 2012. The property has sat vacant since that time. The 0.64 acre site is impacted by floodplain constraints that result in 0.45 net buildable acres. Staff found the application complies with all criteria for a Plan Amendment.

*Andrew Stamp, Land Use Attorney, 4248 Galewood Street, Lake Oswego, OR 97035*

*Campbell Clarey, Tandem Property Management, 1200 SW 66<sup>th</sup> Ave, Suite 300, Portland, OR 97225*

Mr. Stamp introduced Campbell Clary, the Development Coordinator for Tandem Property Management, which owns the site. Ms. Clary stated that Tandem Property Management is family-owned and her father has operated this business for the past 30 years. She has been with the company for the past two year's full time and is looking forward to working with Tualatin. The goal for this property is an apartment complex with approximately 270 units.

Mr. Stamp stated that the first step is to get the property zoned properly. The small portion zoned commercial has safety and access constraints along with limited space for retail development. It would also be difficult to compete with the retail businesses across the street.

Ms. DeMeo asked how long Tandem Development has owned the land. Ms. Clarey responded that it was purchased in 2012 when the land was operating as an RV park. Ms. DeMeo asked if there was a contingency plan in place if the zoning is not approved. Mr. Stamp responded that the portion of land will remain undeveloped due to the transportation issues and the amount of rock on the property. Ms. Clarey added that if this property is zoned high density residential, it will result in less traffic. Ms. DeMeo inquired about the benefit of the rezone. Ms. Clarey responded that it will add consistency throughout the site and allow for additional apartment units. Ms. Clarey

added that the aesthetic design is important and there are plans of an impressive entry and landscaping throughout.

Ms. Hurd-Ravich stated that tax lot 2601 is divided into two zoning areas, which is unusual, and tax lot 2600 is very small. Ms. Hurd-Ravich added that in the general commercial zone, residential is not allowed. It was created in the 1970's for the RV park office use.

Mr. Ball asked if a design was in place for the area. Ms. Clarey responded that there was a preliminary site plan presented at the Neighborhood Developer meeting. The renderings will be forthcoming, once the zoning is in place. Mr. Ball asked if the southern part of Nyberg Lane will be developed. Ms. Engman responded that the southern portion is owned by the City and will not be developed. Mr. Ball asked if there has been any interest in the site from businesses. Mr. Stamp responded that they have not been contacted by businesses interested in the property.

Ms. Thompson asked how the development will affect schools in the area. Ms. Hurd-Ravich responded that they have reached out to the school district and a study will be conducted. Ms. Engman added that this section of land would add approximately 12 units. Mr. Stamp added that 12 units would add approximately .019 students.

Mr. Beers asked for a motion from the Commission members. MOTION by Aplin, SECONDED by Beers to recommend approval to City Council. MOTION passed 7-0.

#### **B. Consideration for the Planning Commission Review of Conditional Use Permit (CUP) Applications.**

Mr. Benson, Associate Planner, gave of an overview of the presentation he gave to Commission members at the April 20, 2017 TPC meeting of consideration for Planning Commission Review of Conditional Use Permit applications.

Mr. Aplin, who was not in attendance at the last meeting, stated that he read through the materials and believes there is a benefit for the Commission members to take over this responsibility.

MOTION by Beers to recommend to the City Council to delegate approval authority over Conditional Use Permits to the TPC. SECONDED by DeMeo. MOTION passed 7-0.

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

None

#### **6. FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that in June there should be an update on food carts and the

development code.


Ms. DeMeo asked what the next steps will be regarding the conditional use permit process. Ms. Hurd-Ravich responded that there will be a work session to present the information to Council for their decision. Following that, there will be a text amendment change in the development and municipal code. Ms. Hurd-Ravich stated that there may not be a change until the end of the year, but a schedule can be brought to the next meeting.

**7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Mr. Ball asked if Mr. Beers will be present at the Council work session to present the conditional use permit recommendation. Mr. Beers responded that he will be present at the work session for the recommendation to Council.

**8. ADJOURNMENT**

MOTION by Aplin, SECONDED by Beers to adjourn the meeting at 7:15 pm.



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Lynette Sanford, Office Coordinator