



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF September 19, 2013

TPC MEMBERS PRESENT:

Bill Beers
Jeff DeHaan
Cameron Grile
Mike Riley
Nic Herriges

STAFF PRESENT:

Aquilla Hurd-Ravich
Cindy Hahn
Clare Fuchs
Lynette Sanford

TPAC MEMBER ABSENT: Alan Aplin, Steve Klingerman

GUESTS:

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

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

2. **APPROVAL OF MINUTES:**

Mr. Riley asked for review and approval of the June 20, 2013 TPC minutes. MOTION by Grile SECONDED by DeHaan to approve the June 20, 2013 minutes.

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

4. **ACTION ITEMS:**

5. **COMMUNICATION FROM CITY STAFF:**

A. Introduction to new Senior Planner, Clare Fuchs

Aquilla Hurd-Ravich, Planning Manager, introduced the new Senior Planner, Clare Fuchs. Ms. Fuchs started on September 9th. She came to us from Washington County, where she worked for seven years. Her experience includes long range and current planning, as well as capital projects. She graduated from University of Kansas with an undergraduate degree and earned a Master's degree from Arizona State University. Ms. Hurd-Ravich added that Ms. Fuchs is also the Vice-Chair of the Milwaukie Planning Commission.

B. Backyard Chickens: Update of Possible Code Components

Cindy Hahn, Associate Planner, gave an update on possible components of the

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proposed backyard chicken ordinance. On June 10, staff members presented a proposed timeline with milestones to the City Council work session for bringing a chicken ordinance to the Council for consideration. At the August 12, 2013 City Council work session, staff presented the results of research into complaints about backyard chickens received by Washington County, The City of Tualatin, and 12 other local jurisdictions. Best practices contained in ordinances regulating backyard chickens adopted by other cities in the last two years also were discussed and Council provided direction on possible ordinance components. On September 9, 2013 Council discussed possible components of the proposed backyard chicken ordinance and provided policy direction to staff.

Ms. Hahn went through the PowerPoint presentation that discussed the possible code components from the 2010 ordinance, the suggested modifications, and the City Council discussion. Mr. Beers asked if the permit fee would be an annual fee or one-time only. Ms. Hahn responded that it would be a one-time only fee. Mr. Riley asked if the setback was 25 feet to the coop or to the enclosing fence. Ms. Hahn responded that it was 25 feet to the coop. Mr. Beers asked about how the chickens will be supervised. Ms. Hahn responded that someone would have to be present with the chickens when they are out of their coop, even if it's a fenced yard. Mr. Beers raised the question about how many single family residences in Tualatin can meet the setback requirements. Ms. Hahn replied that the 25 foot setback requirements will make it difficult for some homeowners.

Mr. DeHaan raised the question about what to do with the chickens once they stop laying eggs. Ms. Hahn responded that there are farm sanctuaries that people can take them to, or a butcher. She added that chickens lay eggs for approximately two years, but can live from 8-10 years. Mr. Grile asked about if chicks were allowed less than four months of age. Ms. Hahn replied that the chicks must be at least four months of age. Mr. Beers asked for clarification of the application process. Ms. Hahn stated there will be a form to complete which includes a sketch plan, but no inspection would be required. Ms. Hurd-Ravich added that if we require a setback, we need a chance to review it and it gives us the chance to lay out the rules and make sure they comply. It also allows us to inform the neighbors. Mr. Herriges added that he is in favor of the guidelines, but questioned the rationale for requiring permits. Mr. Herriges also commented about applying similar standards as used for sheds to chicken coops in terms of setbacks and heights. Commissioners requested the rationale behind separating coops from dwellings. They indicated that wording about secure enclosures needs clarification.

C. Basalt Creek Update

Ms. Hurd-Ravich gave an update on Basalt Creek. Ms. Hahn is the Project Manager for the project. Ms. Hurd-Ravich and Ms. Hahn are currently in the consultant selection phase and interviewed two teams last Monday. This project is in partnership with Wilsonville. The next step is a joint meeting between the Wilsonville Council and the Tualatin Council on October 29th. This will be held at the Council Chambers in Wilsonville. The project may take up to two years and will result in Plan Text Amendments and possibly Plan Map Amendments. The Planning Commission will be

heavily involved with this effort. Ms. Hurd-Ravich added that part of this effort will decide jurisdictional boundary.

D. Linking Tualatin Update

Ms. Hahn gave an update on the Linking Tualatin final plan. She stated it was on the Community Development web site, under long range planning. Ms. Hahn stated that the final plan was accepted on June 24th. This gave direction for a series of subsequent actions that we will be undertaking in the next year to implement the actions. We're currently working on a Plan Text Amendment to allow more flexibility on development in industrial areas. We will have a list of local street connections, and also be also reviewing paths and trails listed in the Linking Tualatin plan.

E. Water Master Plan Update

Ms. Hurd-Ravich Aquilla stated that the Water Master Plan was changed to remove Basalt Creek, which satisfied the concerns of the homeowner. The Water Master Plan was accepted, once it was revised.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich gave an update about the Public Involvement Plan: Seneca Street Extension and Council Building, which included a handout. This will be coming to the Planning Commission for their input, possibly in October or November. Mr. Riley asked who was on the project team. Ms. Hurd-Ravich responded that the lead is Sara Singer, Deputy City Manager. The team also consists of Sherilyn Lombos, City Manager; Don Hudson, Finance Director; and Ben Bryant, Management Analyst.

Ms. Hurd-Ravich stated that other future action items include the language on the chicken ordinance in October. Tri Met is kicking off a southwest service enhancement study, looking at ways to improve transit service. They will be speaking to Council and will come to the Planning Commission on October 17th.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. DeHaan asked for a Nyberg Rivers update. Ms. Hurd-Ravich responded that the Master Plan and Conditional Use Permit were approved in August. The former Kmart building has been demolished. The next step is an Architectural Review Board hearing in November. Ms. Hurd-Ravich added that a notice of intent to appeal has been filed against the Master Plan. Their arguments include traffic generation and that the urban design does not meet what's in the Central Urban Renewal Plan.

8. ADJOURNMENT

MOTION BY Beers SECONDED by Herriges to adjourn the meeting at 7:32 pm.
MOTION PASSED 5-0.

Lynette Sanford, Office Coordinator