



# City of Tualatin

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**OFFICIAL**

**TUALATIN PLANNING COMMISSION -**

**MINUTES OF January 16, 2014**

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**TPC MEMBERS PRESENT:**

Mike Riley  
Alan Aplin  
Bill Beers  
Nic Herriges  
Cameron Grile  
Steve Klingerman

**STAFF PRESENT:**

Aquilla Hurd-Ravich  
Clare Fuchs  
Lynette Sanford

**TPC MEMBER ABSENT:** Jeff DeHaan

**GUESTS:**

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

Mr. Riley, Chairman, called the meeting to order at 6:29 pm and reviewed the agenda. Roll call was taken.

2. **APPROVAL OF MINUTES:**

Mr. Riley asked for review and approval of the November 21, 2013 TPC minutes. Hearing no objections, the minutes were accepted as written.

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

4. **ACTION ITEMS:**

**A. Elect a Chair and Vice Chair to Represent the Tualatin Planning Commission**

Mr. Riley stated that he will be stepping down from the Planning Commission and will no longer serve as Chair. Mr. Klingerman stated that he will also be resigning as a member.

Ms. Hurd-Ravich, Planning Manager, provided a brief history of who held positions in the past and referred to the Tualatin Municipal Code section **11-1-030 Organization of the Commission**. After a brief discussion, Alan Aplin agreed to serve as Chairman, and Bill Beers agreed to serve as Vice-Chair for the upcoming year. MOTION by Herriges, SECONDED by Riley. MOTION PASSED 6-0.

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.

**5. COMMUNICATION FROM CITY STAFF:**

None

**6. FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that the Planning Commission will have a full agenda in February. The annual report will be discussed; there will be a recommendation on the Plan Text Amendment of the Industrial Business Park Overlay and the Plan Map Amendment on the Espedal property.

Clare Fuchs, Senior Planner, presented the Plan Map Amendment of the Espedal Property, which included a handout of the property. Ms. Fuchs explained that this property includes an application for Annexation, which was submitted at the same time as the Plan Map Amendment. The owner of the property would like it zoned RH – Residential High-Density. Their plans are to build an apartment complex with approximately 200 units. The property consists of approximately 9.3 acres.

Mr. Klingerman asked if we were to annex them into the City, are we required to give them water and sewer access. Ms. Hurd-Ravich answered affirmatively, and that they will have to pay for the extensions, if necessary. Mr. Klingerman asked if this was a pro or con for the City. Ms. Hurd-Ravich responded that the City is excited about this project. We've received many calls about this property and believe this will help enliven this area of town. Ms. Hurd-Ravich added that the topography of this property is on a down slope, so there will not be a huge impact visually. Ms. Fuchs added that there will be parking in the flood plain towards the back of the property, which will help the visual impact from 99W.

Ms. Hurd-Ravich stated that in March, there may be some sign variances associated with Nyberg Rivers. She added that Verizon Wireless will be constructing a cell tower, which may result in a height variance. Cell service is spotty in that area, so it will be a benefit.

Ms. Hurd-Ravich added that we have been conducting many scoping and pre-application meetings recently. Mr. Grile inquired about the demolition of the former Kmart store and if only the demolition permit has been submitted. Ms. Hurd-Ravich responded that they have issued foundation permits for Cabela's, New Seasons, and Home Goods. Mr. Grile inquired about the Seneca Street extension and asked if it's been delayed. Ms. Hurd-Ravich responded that the City Council is split on the decision and the issue will be brought back at the next session to vote on. Mr. Klingerman inquired about the Jiggles property. Ms. Hurd-Ravich responded that their lease with Centercal will be up in June.

Mr. Herriges notes that he will be absent for the March, April, and May Planning Commission meetings due to it being LaCrosse season, but will be able to attend if a

quorum is needed. Mr. Riley and Mr. Klingerman acknowledged they will be in attendance at the meetings until their positions are filled.

**7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Mr. Beers brought up the subject of medical marijuana dispensaries in Tualatin. Ms. Hurd-Ravich stated that in early December, the City Council discussed a change to the business licenses prohibiting uses not in conformance with state and federal law. This did not get approved by the Council and they asked for it to return for discussion. It came to a work session in January and the Council decided that staff needs to look into ways to ban the dispensaries temporarily so they could work on land use regulations. The last direction the staff received was to ban dispensaries through the Municipal Code. Staff will be conducting outreach from the public to obtain input. Mr. Klingerman stated he believed the process should go to a public vote Mr. Riley acknowledged that we are surrounded by communities that have them. Ms. Hurd-Ravich added that our code will limit the dispensaries to the Commercial and Industrial zones.

**8. ADJOURNMENT**

MOTION by Herriges SECONDED by Grile to adjourn the meeting at 7:15 pm.  
MOTION PASSED 6-0.



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Lynette Sanford, Office Coordinator