



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF February 20, 2014

TPC MEMBERS PRESENT:

Bill Beers
Nic Herriges
Jeff DeHaan
Cameron Grile
Mike Riley
Steve Klingerman

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Lynette Sanford

TPC MEMBER ABSENT: Alan Aplin

GUESTS:

1. CALL TO ORDER AND ROLL CALL:

Mr. Beers, Vice Chair, called the meeting to order at 6:31 pm. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Beers asked for review and approval of the January 16, 2014 TPC minutes. MOTION by Riley SECONDED by Klingerman to approve the January 16, 2014 minutes. MOTION PASSED 6-0.

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

Cathy Holland, tualatincommercialcio@gmail.com spoke about the Oak Tree Business Park, Sites 28 and 29. Ms. Holland stated that as a representative of the Citizen Involvement Organization, she is working with the property owners and added that the Plan Text Amendment 14-01 will help some of them. Ms. Holland stated that this area she's referring to is in a light industrial zone with an urban renewal district overlay. She met with City staff to interpret the information and stated that in order to solve this, she will recommend to City Council a quasi-judicial Plan Text Amendment for these two specific blocks. Ms. Holland explained that the CCIO members are asking for additional analysis because this is restricting property owners from bringing in tenants. Blocks 28 and 29 are on Tualatin Sherwood Rd and were part of the downtown center plan that was left behind in the Plan Text Amendment.

Scott Miller, a Commercial Real Estate Broker, scottm@capacitycommerical.com, stated that there is a sense of urgency since these blocks are not leasable due to the

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zoning.

4. **ACTION ITEMS:**

A. Consideration of Plan Text Amendment (PTA) 14-01 Amending Chapters 60, 61, and 62 of the Tualatin Development Code (TDC) to allow small-scale mixed uses and modifications to Chapters 34 and 69 to implement recommendations from Linking Tualatin. (Legislative Matter)

Cindy Hahn, Associate Planner, discussed the above referenced Plan Text Amendment which included a PowerPoint presentation. The purpose is to consider the PTA which will allow more flexibility with the ML (Light Manufacturing), MG (General Manufacturing) and MP (Park Manufacturing) districts, support transit, and help implement the Linking Tualatin Final Plan

Ms. Hahn stated that in June, 2013 the Linking Tualatin Final Plan was accepted. In November 2013, the draft code was presented to the Planning Commission and in December, 2013 it was presented to the City Council. The proposed amendments this evening are the same uses are previously mentioned, but at Council direction there are two differences: Restaurant or deli drive-up and drive through and the mixed uses incorporated into ML, MG, and MP districts have less reliance on the Industrial Business Park Overlay District. The three specific locations in the MG planning district are the Franklin Business Park, Meridian Business Park, and the PacTrust site. Ms. Hahn added that the industrial uses must be primary, it limits percentage of mixed uses, and limits an 80-foot setback to SW Tualatin Sherwood Rd and residential districts.

Ms. Hahn noted that if the Planning Commission recommends approving PTA-14-01, it will allow more flexibility in uses and supports transit. If they recommend denying the PTA, there will be no revision to the Tualatin Development Code. Other alternatives are to recommend the City Council approve with alterations, or continue to discuss and return at a later date.

Mr. Riley inquired about the Urban Renewal District. Ms. Hahn explained that the Urban Renewal District is no longer in existence but its plan and requirements are still in effect. Mr. Klingerman asked what is driving these changes. Ms. Hahn answered it's from the Linking Tualatin Plan which included a recommendation for more flexibility in industrial use for small scale commercial. The purpose of this is to have services for employees in these areas so they don't have to use their car, which may encourage them to take transit to and from work. It would also cut down on car trips from the industrial area into downtown at the lunch hour and other parts of the day. Ms. Hurd-Ravich added this will also increase employment density, which will make it more attractive to employers.

Mr. Herriges had concerns about the maximum gross floor areas and thought it may be a disadvantage for businesses. Mr. Riley inquired about the 80 foot setback requirement. Ms. Hurd-Ravich responded that the limit pertains to the SW Tualatin Sherwood Road and residential districts. Mr. DeHaan mentioned that it could be

problematic for businesses who want visibility. Mr. Riley inquired about drive through access for businesses and thought it could create a traffic issue. Mr. Herriges added that drive throughs are counterproductive to what we're trying to accomplish, which is public transit. Ms. Hurd-Ravich responded that the City Council's concern was that in industrial areas, there are varied shifts in a 24 hour period and there could be a security concern. Ms. Hurd-Ravich added that public transit is also not usually operating at that time, so the night shift workers will most likely drive their cars. Matt Hastie, Angelo Planning Group, stated there are currently no transit stops but in the Linking Tualatin Plan, there are recommendations for them. Mr. DeHaan stated that he is in favor of the PTA, which allows entrepreneurship, but is opposed to drive throughs. Scott Miller mentioned that drives throughs are a benefit to the retailer. He feels that in the daylight hours, most people will be walking. In the night hours, it's nice to have the option of driving. Mr. Grile added with drive throughs, you will have a higher trip count.

Ms. Hurd-Ravich asked about the possibility of altering the drive through option as a Conditional Use Permit. Mr. DeHaan answered affirmatively. Mr. DeHaan also brought up the issue of food carts and stated that those are the types of businesses that serve employees in an industrial area.

After a brief discussion, the Planning Commission recommended approval of PTA 14-01 with two code language changes: one to add language to acknowledge the allowance of mobile carts, and one to require a conditional use permit for drive-up or drive through facilities for restaurants or delis and branch banks or banking kiosks.

In addition, the Planning Commission recommended that City Council direct staff to initiate work on a subsequent Plan Text Amendment to TDC 34.013 to expand mobile food and flower vendors to include larger dimension mobile carts and pods. In the existing regulations, a mobile food or flower vendor may occupy no more than 16 square feet of ground area and may not exceed three feet in width, excluding wheels; six feet in length, including any handles; and no more than five feet in height, excluding any canopies, umbrellas, or transparent enclosure.

MOTION by Riley, SECONDED by DeHaan to approve PTA-14-01 with the two code language changes. MOTION PASSED 6-0.

B. 2013 Annual Report of the Tualatin Planning Commission

Ms. Hurd Ravich presented the 2013 Annual Report of the Planning Commission, which will be sent to City Council. Ms. Hurd-Ravich discussed the activities which include the review of three Plan Text Amendments. Mr. DeHaan stated that there should be an addition to the report that captures the Planning Commission presenting the Plan Text Amendments to the City Council.

Ms. Hurd-Ravich asked Mr. Beers to present the Linking Tualatin plan to City Council on March 10th, to which he agreed, and Mr. Riley agreed to present the 2013 Annual Report.

MOTION by DeHaan, SECONDED by Herriges to approve the TPC Annual Report with a sentence added that reads "After each Plan Text Amendment, a presentation was made to the City Council by a designated representative of the Planning Commission."
MOTION PASSED 6-0.

5. COMMUNICATION FROM CITY STAFF:

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that the March 20th TPC meeting has been rescheduled to March 6th. At that time, the Variance application from Verizon Wireless will be discussed and the Plan Map Amendment for the Espedal property may be presented. The Sign Variance applications from the Nyberg Rivers development have not yet been submitted, but are expected in April or May.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Dehaan inquired about the Nyberg Rivers development. Ms. Hurd-Ravich responded that construction on Cabela's is underway. Other tenants will include Home Goods, New Seasons, LA Fitness, BJ's Brewhouse, and a small wood-fired pizza restaurant.

8. ADJOURNMENT

MOTION by RILEY SECONDED by Herriges to adjourn the meeting at 7:55 pm.
MOTION PASSED 6-0.



____ Lynette Sanford, Office Coordinator