



# City of Tualatin

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UNOFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF December 18, 2014

**TPC MEMBERS PRESENT:**

Alan Aplin  
William Beers  
Jan Giunta

**STAFF PRESENT**

Aquilla Hurd-Ravich  
Cindy Hahn  
Lynette Sanford

**TPC MEMBER ABSENT:** Nic Herriges, Jeff DeHaan, Adam Butts, Cameron Grile

**GUESTS:**

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

Alan Aplin, Chair, called the meeting to order at 6:29 pm and reviewed the agenda. Roll call was taken.

**2. APPROVAL OF MINUTES:**

Mr. Aplin asked for review and approval of the November 20, 2014 TPC minutes. Since there were only three members present, the approval of the minutes was postponed until the next meeting.

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

*Susan Noack, 9522 SW Siletz, Tualatin, OR*

Ms. Noack stated that she has been a Tualatin resident since 2001. She is currently retired, very involved in the Senior Center, and a representative of the City Task Force on Aging. Ms. Noack noted that Joe Lipscomb is the Chairman of this committee and its purpose is to investigate the needs of seniors in the community and present the findings to the City. This organization is focusing on goals for seniors: local transportation, street and sidewalk safety, a program with local churches called "You are not alone" – a wellness program for seniors, and additional educational programs regarding the needs of seniors. Ms. Noack stated that this committee meets the third Tuesday of every month at the Juanita Pohl Center.

*Ed Casey, 22255 SW 102<sup>nd</sup> Place, Tualatin, OR*

Mr. Casey stated that he is a 42 year resident of Tualatin and he is also involved with the City Task Force on Aging. Mr. Casey noted that 17% of the population in Tualatin is over 50, and the aging population is growing. He wanted the Commission members to keep this in mind when they are making decisions about future land uses and

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transportation issues which will affect senior citizens. Ms. Hurd-Ravich inquired how to get in contact with the group. Mr. Casey said to contact Joe Lipscomb.

4. **ACTION ITEMS:**

None

5. **COMMUNICATION FROM CITY STAFF:**

**A. Basalt Creek Concept Plan – Project Update**

Cindy Hahn, Associate Planner, presented a summary of the December 2 Joint City Council meeting with Wilsonville, including a review of a Base Case land use scenario that has been developed and evaluated. This presentation is for information purposes and to gather input to help create two additional scenarios in winter 2015.

Ms. Hahn stated that the Base Case Scenario includes a range of land uses such as light industrial and warehousing, office park, industrial tech/flex space, single-family residences, townhomes and apartments, neighborhood commercial, and undeveloped natural areas. Building the Base Case Scenario included stakeholder input regarding concerns about cut-through traffic, desire for green spaces and trails, small-scale retail to service local neighborhoods and workers, and market demand for updated industrial developments. Ms. Giunta asked about the east/west arterial route. Ms. Hurd-Ravich responded that this concept plan will not revisit the east/west connector.

Ms. Hahn continued with the presentation that included the land use development types, the indicators (evaluation criteria), transportation, and wet infrastructure. Mr. Beers inquired about the consideration of multi-family housing. Ms. Hahn responded that the considerations for multi-family included freeway access and the increase in traffic. The multi-family housing is to include a mix of townhomes, apartments, and single-family homes. Ms. Giunta raised the concern of traffic with multi-family housing and would like to see it reduced. She also expressed concern about the livability impact on single-family residences. She mentioned that she has heard that the Tualatin residents would prefer single-family over multi-family housing.

Ms. Hahn noted that new households, jobs and trips generated in the Transportation Refinement Plan and the Urban Growth Report were used as guides in choosing different land uses for the planning area. The Base Case Scenario results in substantially fewer new households and substantially more jobs than either the Transportation Refinement Plan forecast or the Urban Growth Report forecast.

Ms. Giunta asked if in the foreseeable future, will 124<sup>th</sup> be extended past Grahams Ferry and if development will occur before that. Ms. Hurd-Ravich responded that that there will be some development occurring before the east/west connector is built. The timeframe is approximately by 2035, depending on funding and discussions with the county.

Ms. Hahn continued discussing wet infrastructure. Preliminary cost estimates for the base Case infrastructure, including sewer, storm water and potable, water, are \$44.6 million for Tualatin and \$32.4 million for Wilsonville. These estimates do not include all existing system upgrades that might be needed for water and storm water. The estimates are at a very conceptual level for comparative purposes. Ms. Giunta asked if a bond will pay for this. Ms. Hurd-Ravich added that Clean Water Services has been in discussion with the financial aspects of this and will look at revenues from the developers, including system development charges (SDC) fees. Ms. Giunta would like it noted that she is cautious moving forward with the Basalt Creek plan due to questions about the project being financially viable.

The next steps in this process including a Joint Council meeting in February, a public open house in March, individual Council work sessions in April, and in spring/summer a preferred scenario will be developed. A short discussion followed regarding the impact on the school district and high density housing.

*Gordon Scott, PO Box 2594, Tualatin, OR*

Mr. Scott stated that Sherwood was going to build a school where Horizon Community Church is which was changed to Tigard-Tualatin, so the boundaries do change.

*Grace Lucini, 23677 SW Boones Ferry Rd, Tualatin, OR*

Ms. Lucini questioned that if the East/West connector is identified and established where it is, has the due diligence been completed regarding water quality standards. Ms. Hurd-Ravich said detailed analysis was completed and they identified a site off Grahams that will serve for water quality.

Ms. Lucini added that the concerns in her letter need to be addressed and resolved before the plans are made for the road connection. Ms. Lucini added that a natural area goes through her property and there are many complications with that.

## **6. FUTURE ACTION ITEMS**

### **A. 2015 Meeting Calendar**

Ms. Hurd-Ravich stated the 2015 TPC meeting dates will continue to be held on the third Thursday of every month. In January, elections will be held for a Chair and Vice Chair. A sign variance for LA Fitness will be coming before the Commission members as well a preliminary look at medical marijuana dispensaries.

Mr. Beers stated that he is representing the Planning Commission at the City Facilities Task Force. They are taking a look at existing facilities and determining future needs, including a new City Hall. Ms. Giunta added that Riverpark CIO will be discussing this topic at their next meeting along with City staff.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None.

8. **ADJOURNMENT**

MOTION by Aplin to adjourn the meeting at 8:10 pm.



\_\_\_\_\_ Lynette Sanford, Office Coordinator