



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF April 16, 2015

TPC MEMBERS PRESENT:

Alan Aplin
Jeff DeHaan
Bill Beers
Cameron Grile
Jan Giunta

STAFF PRESENT

Aquilla Hurd-Ravich
Lynette Sanford

TPC MEMBER ABSENT: Adam Butts

GUESTS: Mona St. Clair; Janelle Thompson

1. CALL TO ORDER AND ROLL CALL:

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

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the February 19, 2015 TPC minutes. Mr. Beers noted a correction. The motion to accept the draft of PTA-15-01 – Marijuana Facilities, actually passed 5-1, with Beers dissenting. The minutes stated the amendment passed 6-0.

MOTION by Beers, SECONDED by Grile to approve the February 19, 2015 TPC minutes with amendment count corrected to 5-1. MOTION PASSED 6-0.

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

Janelle Thompson introduced herself as a new Planning Commission member. She stated that her background included working as an Engineer for ODOT and she is currently a stay-at-home mom. Mona St. Clair also introduced herself as a new member and noted that she currently works as a realtor. Ms. Hurd-Ravich welcomed them to the Planning Commission.

4. ACTION ITEMS:

None.

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:**A. Blocks 28 & 29 – Preview of Proposed Code Language for PTA-15-02 and Removal of Metro Employment Area Design Type Designation.**

Ms. Hurd-Ravich presented a preview of the proposed code language for PTA-15-02 and removal of Metro Employment Area design type designation for Blocks 28 & 29, which included a PowerPoint presentation. Urban Renewal Blocks 28 & 29 includes 23 properties south of Old SW Tualatin-Sherwood Rd and north and west of the railroad tracks in the southwest part of downtown Tualatin. Plan Text Amendment (PTA) 15-02 proposes to allow more flexibility in uses in Blocks 28 & 29 of the Central Urban Renewal District by amending Chapter 60, Light Manufacturing (ML) Planning District of the Tualatin Development Code (TDC).

Ms. Hurd-Ravich explained that last year the City Council discussed this project at a work session. Last July, DKS Associates was hired for conducting a traffic analysis. Last fall the Commercial Citizen Involvement Organization (CIO) and Development Planning Advisory Group (DGAG) prepared a list of uses that they presented to the property owners. In March, City staff held an open house in one of the tenant spaces which many property owners attended. Ms. Hurd-Ravich stated that the purpose of tonight's meeting is to explain the possible code changes and gather feedback regarding this proposal.

Ms. Hurd-Ravich went through the slides which detailed the site location and the layered uses of the land use. This area has been in transition for some time and this amendment will allow for a wider variety of commercial uses. The changes are as follows:

- Add: Assembly, packing, and treatment of beer and other alcohol products, with or without a tasting or tap room
- Prohibit: Automobile service station, with or without a mini-mart; and motel or tourist court
- Limit size of all commercial/retail uses to 60,000 square feet per property
- Allow outdoor seating associated with tasting or tap rooms and eating and drinking establishments
- Add three office, 17 retail, and 15 service uses.

Ms. Giunta asked if a restaurant would be allowed. Ms. Hurd-Ravich answered affirmatively. Mr. Grile asked if these uses were developed by the Commercial Citizen Involvement Organization group. Ms. Hurd-Ravich responded that they were along with City staff. Mr. Beers asked if the eating and drinking establishments allowed a drive through. Ms. Hurd-Ravich responded that a drive through is one of the restrictions.

Ms. Hurd-Ravich stated that one of the items that was brought up in the open house was the clarification between some of the conditional uses and permitted uses,

specifically service stations. Ms. Giunta asked if they were permitted. Ms. Hurd-Ravich responded that they are proposed to be prohibited.

Ms. Hurd-Ravich noted that the next steps include City Council preview of the code changes. On May 21, the Planning Commission will offer a formal recommendation on the language changes. On June 8, a public hearing will be held and on June 22, the ordinance adoption.

Ms. Giunta asked where the public hearing will be held. Ms. Hurd-Ravich responded that it will be part of a City Council meeting. Mr. Grile asked about the boat and trailer sales restrictions and where they came from. Ms. Hurd-Ravich responded that it is currently in the existing code.

Ms. Aplin inquired about the traffic study and if they evaluated Blocks 28 & 29 exclusively. He has concerns about the heavy traffic on Tualatin-Sherwood Rd. Ms. Hurd-Ravich responded that they did evaluate the two blocks exclusively – they looked at different scenarios and determined what the impact would be. Mr. Beers asked what the vacancy rate is currently in Blocks 28 & 29. Ms. Hurd-Ravich wasn't sure of the exact number but heard it was near full occupancy.

Mr. DeHaan asked if the citizens are waiting to sell or lease their property once this amendment passes. Ms. Hurd-Ravich responded that she believes some of the uses that were non-conforming will now be leasable - such as allowing dance studios and fitness facilities. Ms. Giunta asked if a bicycle shop will be allowed. Ms. Hurd-Ravich answered affirmatively. Mr. DeHaan asked if this was part of the marijuana overlay district. Ms. Hurd-Ravich said it was not; too close to residential zoning.

Ms. Giunta stated that this land is trending towards high value commercial land and asked if this is flexible enough to allow this transition. Ms. Hurd-Ravich stated that one of the things this allows is an interpretation, which will assist.

Mr. Beers asked if Clark Lumber would be an option for this space. Ms. Hurd-Ravich said the use would comply, but City staff would have to look at the outdoor storage element. Ms. Giunta asked if a Crematorium was an allowed use. Ms. Hurd-Ravich responded that it is part of the existing use and is allowed.

Ms. Giunta asked Ms. Hurd-Ravich if she is comfortable with Metro signing off on this. Ms. Hurd-Ravich responded that she is comfortable with it and believe it's a great step for Tualatin. She mentioned we also received positive feedback from citizens at the recent open house. Ms. Giunta also expressed concern about the traffic congestion in this area.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that the Sign Variance for Cabela's will not be ready until our June TPC meeting. For next month's meeting, the only action item will be a

recommendation for Plan Text Amendment on Blocks 28 & 29. There will also be a presentation about Industrial Site Readiness. The City of Tualatin partnered with Washington County and four other cities to receive a grant. This grant will be used to hire consultants to look at industrial properties to see where they are today and what would make them become marketable. They will be looking at roads, sewer, and other investments to get the properties shovel ready.

Mr. Grile inquired about the status of the City Engineer position. Ms. Hurd-Ravich replied that the City hired Jeff Fuchs and he will begin on April 27th. Mr. Fuchs has worked for HDR in the private sector for most of his career and is very knowledgeable about capital projects. Ms. Hurd-Ravich also mentioned that Dayna Webb has left the City, which leaves a Project Engineer vacancy.

Ms. Giunta encouraged the other Commission members to attend their Citizen Involvement Organization meetings and noted that Mr. Beers will be one of the principle speakers at the Midwest and Riverpark meetings. These will be held on April 22nd in the Police Station.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None.

8. **ADJOURNMENT**

MOTION by Beers to adjourn the meeting at 7:10 pm.



Lynette Sanford, Office Coordinator