



# City of Tualatin

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**OFFICIAL**

**TUALATIN PLANNING COMMISSION -**

**MINUTES OF May 21, 2015**

**TPC MEMBERS PRESENT:**

Alan Aplin  
Adam Butts  
Bill Beers  
Janelle Thompson  
Mona St. Clair

**STAFF PRESENT**

Aquilla Hurd-Ravich  
Cindy Luxhoj Hahn  
Lynette Sanford

**TPC MEMBERS ABSENT:** Cameron Grile, Jeff DeHaan

**GUESTS:** Robert Kellogg; Scott Miller

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

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

**2. APPROVAL OF MINUTES:**

Mr. Aplin asked for review and approval of the April 16, 2015 TPC minutes. MOTION by Beers, SECONDED by Butts to approve the minutes. MOTION PASSED 5-0.

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

None

**4. ACTION ITEMS:**

**A. Consideration of Plan Text Amendment (PTA) 15-02 relating to Blocks 28 and 29 of the Central Urban Renewal Plan Area generally located south of Old Tualatin-Sherwood Rd, west of the railroad and Boones Ferry Road and east of 90<sup>th</sup> Court; amending Tualatin Development Code (TDC) 60.030 to allow office, retail, service and other commercial uses; (PTA-15-02 & ORD 1380-15) (Legislative Action)**

Cindy Hahn, Associate Planner, brought before the Commission consideration of Plan Text Amendment (PTA) 15-02 relating to Blocks 28 and 29 of the Central Urban Renewal Plan Area generally located south of Old Tualatin-Sherwood Rd, west of the railroad and Boones Ferry Road and East on 90<sup>th</sup> Court, which included

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.

a PowerPoint presentation.

This text amendment proposes to:

- Amend the Tualatin Development Code (TDC) 60.030 to allow office, retail, service and other commercial uses in Blocks 28 and 29.
- Restricts such office retail, service, and other commercial uses to no more than 60,000 square feet per parcel.
- Prohibit gas stations (retail and cardlock automobile service stations); prohibiting motels or tourist courts.
- Delete TDC 60.050.
- Amend TDC Map 9-4 to remove the Employment Area designation on Blocks 28 and 29;
- Add new provisions.

Ms. Hahn stated that in March, 2014 the Council discussed the project at a work session and gave direction to look at expanding uses to allow more flexibility and to possibly limit by type and size to control traffic impacts. Ms. Hahn noted that last July, DKS Associates were hired to conduct the transportation analysis. Last fall, the Development Planning Advisory Group (DPAG) prepared the project status report and consulted with property owners and businesses. In March, City staff consulted with ODOT, Washington County, and Metro and held an open house for property owners and businesses. On April 16, 2015 the Planning Commission was briefed on the proposed amendment and on April 27, 2015 City Council was briefed on the proposed amendment. The purpose of tonight's meeting is to review the draft language for Plan Text Amendment (PTA) 15-02 and to make a recommendation to City Council.

Ms. Hahn went through the slides which detailed the site location and layered uses. Ms. Hahn stated that the proposed changes to commercial uses include prohibiting gas stations and motels or tourist courts. Furthermore, it will limit the size of all commercial/retail uses to 60,000 square feet per parcel, and allow outdoor seating associated with tasting or tap rooms and eating and drinking establishments.

Ms. Hahn stated that there is a long list of new, existing, and proposed changes to commercial uses. Ms. Hahn noted that at the April 27 work session, Council requested to remove pawn shops as an allowed use. Mr. Aplin asked what the reservation was against pawn shops. Ms. Hurd-Ravich responded that it had to do with the location. Since the area is off the main street, there was concern about safety and security.

Ms. Hahn added that the eating and drinking establishments that are currently allowed have restrictions associated with them such as size of the restaurant and the restriction of a drive through. Other changes include conditional use language related to gas stations. The Prohibited Uses section will be deleted from ML (Light Manufacturing). Ms. Hahn mentioned that we applied to Metro to remove the Employment Area (EA) designation from Blocks 28 & 29 and update TDC Map 9-4.

The next steps in this process include a Planning Commission recommendation, a Public Hearing on June 8, and adoption of the ordinance on June 22.

Mr. Beers made the comment that pawn shops are not allowed, yet everything sold in a pawn shop is allowed. Ms. Hahn replied that one of the concerns expressed is the issue of people selling things versus only purchasing things.

Mr. Aplin stated that the Commercial Citizen Involvement Organization (CIO) talked with many land owners and received positive feedback.

Ms. Hurd-Ravich noted that Scott Miller and Robert Kellogg were in attendance and are part of the Advisory Group. They both went out and talked with the property owners and made changes accordingly. Mr. Miller and Mr. Kellogg thanked the Commission members and had appreciation for the City staff for their hard work on this project.

Ms. St. Clair asked if the larger parcels allow more than one business. Ms. Hurd-Ravich responded that the gross square footage cannot exceed 60,000 square feet, but there can be many businesses incorporated within it. Ms. Hahn noted that the 60,000 foot limit is mainly due to traffic concerns.

Mr. Alan asked if the quality of the DKS traffic study is preliminary – since the study stated that the traffic would be the same or less. Ms. Hahn responded that the existing zoning allowed one or two gas stations which are now prohibited, which affected the study. Ms. Hurd-Ravich added that they ended up with a reasonable worst case scenario comparing the existing uses to what is being proposed. Mr. Aplin asked how long this decision will be in effect Ms. Hurd-Ravich answered that it will be in effect until another Plan Text Amendment is submitted.

MOTION by Butts, SECONDED by Beers, to recommend approval of Plan Text Amendment (PTA) 15-02. MOTION PASSED 5-0.

5. **COMMUNICATION FROM CITY STAFF:**

None.

6. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that on June 18, the Planning Commission will review a sign variance application for Cabela's. This sign variance application is for banner signs that do not conform to our code and are twice as large as is allowed. There will also be a communication item from Ben Bryan about Industrial Site Readiness. Washington County partnered with four other jurisdictions to obtain a grant from Metro to study industrial sites and to determine how ready they are for development. Ms. Hurd-Ravich noted that Ms. Hahn will provide a Basalt Creek update. The night before the Planning

Commission meeting there will be a joint Council Meeting with Tualatin and Wilsonville, so the packet will not reflect their discussion.

**7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Mr. Beers presented the City Facilities Study. This study provides different alternatives for a new City Hall and includes a survey. Mr. Beers noted that the study has narrowed the alternatives down to a few places which include the Aspen Place Building; and new construction at the Police Department, Boones Ferry Rd, and the Tualatin Commons. This survey also includes expansion of the Library.

Mr. Aplin stated that there has been low attendance at the CIO meetings that discuss this issue. Ms. Thompson asked which departments will be incorporated into the new City Hall. Mr. Beers responded that everything will be included except Police and Operations. There are currently seven buildings around town that house Community Development, Administration, Community Services, and Finance. Ms. Hurd-Ravich showed a video of the presentation, which is available on YouTube.

Mr. Aplin asked if the Oregon Nurse Building (Aspen Place) currently has tenants. Ms. Hurd-Ravich responded that they will have to move out if the building is acquired. Ms. Thompson asked about the Library renovation and why it was included in this study. Mr. Beers responded that they made the Library part of the study since it is extremely crowded and additional City space is needed. Mr. Beers noted that the last meeting will be held June 9 and they will make a recommendation to Council. If you have thoughts or comments, please go to the website.

**8. ADJOURNMENT**

MOTION by Beers to adjourn the meeting at 7:12 pm.



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Lynette Sanford, Office Coordinator