



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION

-

MINUTES OF June 18, 2015

TPC MEMBERS PRESENT:

Alan Aplin
Adam Butts
Bill Beers
Jeff DeHaan
Mona St. Clair
Janelle Thompson
Cameron Grile

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Ben Bryant
Clare Fuchs
Lynette Sanford

TPC MEMBER ABSENT:

GUESTS: Allison Reynolds

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 May 21, 2015 TPC minutes. MOTION by Beers by SECONDED by Butts to approve the minutes. MOTION PASSED 7-0.

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

None

4. ACTION ITEMS:

A. Sign Variance for Cabela's store in the Office Commercial (CO) and Central Commercial (CC) planning district at 7555 SW Nyberg Street (Tax Map and Lot 2S124B2100, 2S124A2507 and 2700) (SVAR-15-01) (Quasi-Judicial)

Mr. Aplin read the quasi-judicial script for sign variances.

Clare Fuchs, Senior Planner, presented the staff report for the Sign Variance for Cabela's temporary banners which included a PowerPoint presentation. The sign variance request would allow 10-foot high banners and 120 square foot banners

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.

instead of 3-foot maximum height and 42 square foot banners the code allows.

Ms. Fuchs stated the temporary banner sign code outlines that a banner shall not be erected sooner than 30 calendar days prior to a new business opening, which doesn't pertain to Cabela's since it's already open. A banner shall be displayed at least seven days and may be displayed up to 60 days; and a banner shall be no greater than three feet in height from top to bottom and 42 square feet in area. Cabela's plan is to switch out the banners based on the scheduled events.

Ms. Fuchs explained that the decision alternatives include approval, approval with amendments, or request for the applicant to modify or denial of the application.

Mr. Beers asked if the banners are required to be up a minimum of seven days. He noted that the application packet showed nine banners. If they use all nine banners, it will be over the 60 day limit. Ms. Fuchs responded that the Commission members may want to make a motion to waive the seven day requirement. Ms. Thompson asked if the 60 day limit is per banner or the combined total of the banners. Ms. Fuchs responded that the 60 day limit is for the combined total. Mr. Aplin asked if the banners will be mounted in the same location each time. Ms. Fuchs responded that the banners will be located on the front façade of the building, not the I-5 frontage. Mr. DeHaan asked the cost of the temporary banner permit. Ms. Fuchs responded that it costs \$70. Mr. DeHaan asked about enforcement of the signs. Ms. Fuchs responded that the City of Tualatin has a Code Enforcement Officer who works for the Police department. If the banner is up longer than the approved period, the officer will contact them and issue a citation, if necessary.

Allison Reynolds, Radler, White, Parks and Alexander, 111 SW Columbia, Suite 1100, Portland, OR 97201

Ms. Reynolds was representing the law firm of Radler, White, Parks and Alexander, on behalf of Cabela's. Ms. Reynolds stated that Cabela's plan was to mount the banners for three to four days each to highlight each sale. If the Commission members decide to enforce the seven day maximum, then Cabela's would determine the specific sales they want to highlight. Ms. Reynolds noted that the store is tucked back in the corner of the site and the size requested matches the façade and the scope of the permanent signs.

Ms. Fuchs stated that the Planning Commission could amend the resolution to have eight of the signs up for the seven day maximum and the ninth sign up for three to four days. They could also choose to have all nine signs up for three to four days each. Ms. Reynolds noted that they would prefer to have the signs up for three to four days instead of the full seven. This would still meet the 60 day maximum requirement.

Mr. DeHaan asked if they considered putting the signs on the I-5 frontage. Ms. Reynolds replied that Cabela's decided the front of the building was sufficient to

effectively advertise their particular sales. Mr. DeHaan asked if the placement of the signs is dictated within the variance. Ms. Fuchs responded that the applicant is requesting the signage be mounted on the front southeast elevation exclusively.

Mr. DeHaan expressed concern about this variance becoming precedence for other businesses in Tualatin wanting additional signage. Ms. Hurd-Ravich responded that the other businesses would have to establish a hardship based on the same criteria and have to go through the same sign variance process.

MOTION by Beers SECONDED by St. Clair to recommend approval of Sign Variance SVAR-15-01. MOTION PASSED 6-1. (DeHaan dissenting)

B. Consideration of Resolution 05-15TPC for a temporary banner sign variance for Cabela's store located in the Office Commercial (CO) and Central Commercial (CC) Planning District.

MOTION by Beers SECONDED by Butts to approve the resolution as written. MOTION PASSED 6-1. (DeHaan dissenting)

5. COMMUNICATION FROM CITY STAFF:

A. Industrial Site Readiness Project

Ben Bryant, Economic Development Manager, presented an overview of the Industrial Site Readiness project which included a PowerPoint presentation. Mr. Bryant stated the purpose of this meeting is to make the Planning Commission members aware of the study and stated that he will be back in September with additional details.

Mr. Bryant acknowledged that in 2012, Metro developed an inventory of the region's large (25 acres or larger) industrial sites needed for high-paying manufacturing and other traded-sector employers. At that time, there were 56 large sites identified for future industrial jobs. However, the analysis found that most sites in the region have many constraints requiring significant investments and new policies to make them ready for development.

In Tualatin's Planning Area, there were five sites identified. Those sites included:

- PacTrust Koch Corporate Center
- Intel Property
- Tigard Sand & Gravel
- Tonquin Industrial Area
- Morse Brothers, Inc.

Mr. Bryant stated that Tualatin partnered with Washington County, Forest Grove, and Hillsboro to conduct an analysis of the sites. The purpose was to answer the

following questions:

- What is the value of the existing site?
- What is a potential development pattern?
- How much is the cost of infrastructure to serve the site?
- What is the value of the land in “shovel-ready” form? Is there a financial gap?
- What are the public financial benefits?

Mr. Bryant presented the site analysis of two of the properties. The first was the Itel property which consists of 41 acres and the second was the Tigard Sand and Gravel site which consists of 72 acres. Mr. Bryant stated that they worked with a development company to maximize the sites for development.

Mr. Bryant stated the next steps in this process will be taking the sites and analyzing the infrastructure and site costs as well as the public benefits (property taxes and income taxes). Mr. Bryant noted that we are collaborating with the City of Sherwood, who completed a similar concept plan.

Mr. DeHaan asked if there is a market gap and if the public benefits are great enough, will there be a public investment to make this happen. Mr. Bryant responded that is part of it, but this can also help us shape our capital improvement plans and benefit the property owners.

Mr. Aplin asked if there is an active marketing plan. Mr. Bryant responded that we will know more about the marketability plan when we know the costs involved.

B. Basalt Creek Concept Plan Briefing – Land Use Scenarios and Jurisdictional Boundary Options

Cindy Hahn, Associate Planner, presented an update on the Basalt Creek Concept Plan which included a PowerPoint presentation. Ms. Hahn stated that the purpose is to familiarize the Planning Commission with this material and to provide a verbal summary of discussion between the Tualatin and Wilsonville City Councils that occurred at the Joint City Council meeting on June 17, 2015. The focus of the last few months was conducting a more detailed sewer alternative analysis.

Ms. Hahn stated that two jurisdictional boundary options were developed for City Council consideration. Boundary Option 1 results in a near equal split of the 391 developable acres in the planning area between Tualatin and Wilsonville, while Boundary Option 2 allocates roughly 40% of the developable acreage to Tualatin and 60% to Wilsonville.

Ms. Hahn went through the slides that showed detailed maps of the current city limits, proposed city limits, existing transportation network, and the proposed local street network.

Ms. Hahn presented the slides that detailed the two land use scenarios for each option. Both options include land for residential development, a small amount of neighborhood retail, and employment transition lands in Tualatin. Land Use Option 1 also includes land for industrial development. Ms. Hahn presented an overview of the anticipated performance of the transportation system at buildout of the area. Ms. Hurd-Ravich added that the diagram is from a regional model and does not include public transportation. Mr. Grile confirmed that the regional model accounts for a small percentage of public transportation trips.

Ms. Hahn stated that the next steps in this process include modifying the option based on the Joint City Council feedback, conduct public outreach, prepare the draft final concept plan, and draft and adopt plan amendments and reports in each City.

Ms. Hahn added that at the Joint Council Session the previous evening, there was discussion about equity and what is fair to each jurisdiction. Tualatin had a work session on June 8, where the Council leaned heavily towards Option 1. At the Wilsonville work session on June 15, their Council leaned heavily towards Option 2. Ms. Hahn noted that the reasons our Council favored Option 1 was due to the desire to keep the residential area together. They were also concerned about the canyon and Basalt Creek. There was also discussion about wanting Basalt Creek to be under one regulatory jurisdiction. In the end, Wilsonville was in agreement with Tualatin taking in the residential area, but in order to do that we need to look at the west side of the creek and determine where to shift the boundary so that Wilsonville would have additional employment land.

Mr. Beers inquired about the multi-family zones and didn't think that a survey to the property owners was a good method to determine where to locate multi-family land. Ms. Hurd-Ravich responded that this is a way to model uses to find out how it's going to impact trips and infrastructure in terms of utilities and costs. Ms. Hahn noted that the property owners near Horizon School are interested in multi-family; the rest will be residential detached units including townhomes.

Mr. Aplin inquired about the potential pump station. Ms. Hahn responded that the sewer system will be in Wilsonville with additional details to be determined. Mr. Aplin asked about the SDC fees and which City's are higher. Ms. Hurd-Ravich responded that Wilsonville's are a bit higher than Tualatin's.

6. FUTURE ACTION ITEMS

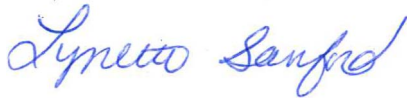
Ms. Hurd-Ravich stated that there are no agenda items or updates for the July Planning Commission meeting and it will most likely be canceled. The Commission members agreed to cancel the July meeting and a decision will be made about the August meeting at a later date.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Butts stated that he is relocating and will no longer be a Commission member as of September.

8. **ADJOURNMENT**

MOTION by Beers SECONDED by DeHaan to adjourn the meeting at 8:09 pm
MOTION PASSED 7-0.



_____ Lynette Sanford, Office Coordinator