



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION

MINUTES OF July 19, 2018

TPC MEMBERS PRESENT:

Alan Aplin
Mona St. Clair
Janelle Thompson
Bill Beers
Kenneth Ball
Travis Stout

STAFF PRESENT

Aquilla Hurd-Ravich
Karen Perl Fox
Lynette Sanford

TPC MEMBER ABSENT: Angela DeMeo

GUESTS: Tom Re

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

Mr. Beers, Chair, called the meeting to order at 6:30 PM and reviewed the agenda. Roll call was taken

2. **APPROVAL OF MINUTES:**

Mr. Beers asked for approval of the June 21, 2018 TPC minutes. MOTION by Aplin SECONDED by Thompson to approve the minutes as written. MOTION PASSED 5-0.

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

None

4. **ACTION ITEMS:**

None

5. **COMMUNICATION FROM CITY STAFF:**

A. Update on Basalt Creek Concept Plan

Ms. Hurd-Ravich, Community Development Director, and Karen Perl-Fox, Senior Planner, presented the staff report for an update on the Basalt Creek Concept Plan that included a PowerPoint presentation. Ms. Hurd-Ravich noted that the purpose of this meeting is to update the Planning Commission on the final plan prior to the Council

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.

public hearing on July 23rd. The resolution to adopt the Basalt Creek Concept Plan is scheduled for August 13, 2018 and we are on target to meet the 120-day schedule per the 2018 IGA with Metro, Washington County, and the two cities.

Ms. Perl Fox went through the project history of the Basalt Creek Concept Plan from 2004 to present and the detailed planning area map. Ms. Perl Fox stated that the purpose of the Basalt Creek Concept Plan is to establish the overall vision for the area and guide future land use and transportation decisions. It sets the framework for future development and outlines an implementation strategy for future provision of urban services (water, sanitary sewer, and storm water systems), public services, and the protection of natural and cultural resources. It also established a new jurisdictional boundary between the cities of Tualatin and Wilsonville.

Ms. Perl Fox noted that the decision making process included joint Council meetings, the Agency Review Term, and the Project Management Team. The public engagement process included focus groups, a design workshop, and an open house.

Ms. Perl Fox went through slides that detailed the land use/jurisdictional boundary, natural resources map, and a snapshot of the land use, acreage, and trips for each City.

Ms. Hurd-Ravich presented the slides that detailed:

- The Transportation Refinement Plan
- Future transit framework
- Bikes trails, and pedestrian network
- Parks, open spaces and trails
- Utility summary

Ms. Hurd-Ravich stated that the implementation and phasing strategy consists of recommendations for sequential action items necessary to ready the Basalt Creek Planning Area for future development. This implementation will largely take the form of comprehensive plan amendments (and zoning) consistent with the Concept Plan. The utility improvements will be made as properties are annexed into each city, so the pace of development will drive phasing. Ms. Hurd-Ravich added that either City may decide to invest in service extension as a way to spur development or help a group of investors develop an area.

Ms. Hurd-Ravich noted that the adoption timeline includes:

- July 23, 2018 Tualatin City Council Public Hearing/Adoption
- August 6, 2018 Wilsonville City Council: Adoption
- August 13, 2018 Tualatin City Council Meeting: Resolution
- Spring 2019 – Update Urban Planning Agreements (both cities)
- Spring 2019 - Update Comprehensive Plans
- Annexation for Basalt Creek Begins, at the option of property owners for both Tualatin and Wilsonville.

Mr. Aplin noted that the completion of 124th would dramatically increase traffic in order to avoid Tualatin-Sherwood Road. Ms. Hurd-Ravich replied that the modeling is not based on what is inside Basalt Creek but considers the whole region.

Ms. Thompson asked if road projects could be added later. Ms. Hurd-Ravich answered affirmatively. Mr. Aplin added that he believes the weaknesses would be at Day Road and Grahams Ferry, which would add traffic to Stafford Road.

Mr. Ball asked if the property owners would automatically be annexed into the City. Ms. Hurd-Ravich responded that they would be required to apply for annexation with the City when they are ready.

Mr. Aplin asked if manufacturing is different from light industrial. Ms. Perl Fox responded that light industrial is not actually a zone; Manufacturing Park is the zone that includes light industrial uses.

Ms. Thompson asked if this has been approved by Metro. Ms. Perl Fox responded that Metro has already made their decision and they are satisfied with our proposal. Ms. Perl Fox added that it has also been presented before Washington County and we received a positive response.

Ms. St. Clair inquired about the homeowners who spoke at previous meetings regarding their land not being developable due to the topography. Ms. Hurd-Ravich responded that the County and City of Wilsonville hired a consultant to look at various development options and the analysis confirmed employment uses could be developed there.

Mr. Beers expressed concern over the increase in traffic due to the addition of jobs. Ms. Hurd-Ravich responded that the plan represents the best compromise. Mr. Beers asked if the housing units would include mixed uses such as businesses on the first floor. Ms. Hurd-Ravich responded that our code currently separates the two.

Ms. Thompson noted that residential will be in higher demand over industrial land. Ms. Perl Fox concurred since industrial is a long-term venture.

Mr. Aplin asked if the City has a strategy in place if the housing market was to decline. Ms. Hurd-Ravich responded that there was an exchange about creating an urban renewal district to attract employment.

Tom Re, 23500 SW Boones Ferry Rd, Tualatin, OR.

Mr. Rei complimented City staff for their work on the Basalt Creek Concept Plan. Mr. Rei asked for clarification on the adoption and resolution process. Ms. Hurd-Ravich replied that past practice includes a public hearing where City staff presents the information and public comment is made. The Council asks questions of the public and the hearing is closed for deliberation. If Council decides to adopt, the subsequent

meeting will include the adoption of the resolution.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that in August, the Engineering staff will present a Plan Text Amendment regarding flood plain changes. This will be an action item for the Commission members to make a recommendation to Council. Furthermore, a workshop to discuss the Tualatin Development Code update will be held on September 6.


Ms. Hurd-Ravich added that the Accessory Dwelling Unit (ADU) ordinance will go back for adoption on July 23rd.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

None

8. ADJOURNMENT

MOTION by St. Clair SECONDED by Aplin to adjourn the meeting at 7:20 pm.



Lynette Sanford, Office Coordinator