



# City of Tualatin

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**OFFICIAL**

## TUALATIN PLANNING COMMISSION

MINUTES OF August 16, 2018

### TPC MEMBERS PRESENT:

Kenneth Ball  
Mona St. Clair  
Travis Stout

### STAFF PRESENT:

Aquilla Hurd-Ravich  
Tony Doran  
Steve Koper  
Lynette Sanford

**TPC MEMBER ABSENT:** Bill Beers, Alan Aplin, Angela DeMeo, Janelle Thompson

**GUESTS:** Ed Casey

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

Mr. Ball called the meeting to order at 6:38 PM and reviewed the agenda. Roll call was taken. Ms. Hurd-Ravich introduced the new Planning Manager, Steve Koper.

### 2. APPROVAL OF MINUTES:

Mr. Aplin asked for approval of the July 19, 2018 TPC minutes. MOTION by Stout SECONDED by St. Clair to approve the minutes as written. MOTION PASSED 3-0.

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

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

Ed Casey stated that he is a 45 year resident of Tualatin. He indicated he was a former member of the Architectural Review Board and is currently a member of the Chamber, Tualatin Tomorrow Advisory Committee, and the Aging Task Force.

Mr. Casey noted that the Tualatin Tomorrow and Aging Task Force groups are concerned about the lack of overall planning in the City regarding transportation, housing, and growth. Mr. Casey stated that once the zoning requirements are met, he believes that anyone can build whatever they want. An example he gave is the proposed apartment complex by Browns Ferry Park. He is certain that it will bring 500 additional residents to the area, which will completely shut down the intersection due to increased traffic.

Mr. Casey stated that there are very little options for seniors such as lack of affordable housing, workforce housing, and low-income options. Mr. Casey added that all of the

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.

other municipalities have a written housing plan, but Tualatin does not.

Mr. Ball acknowledged that the Planning Commission is bound by the City Code and is comprised of citizens providing input to the City Council. The Planning Commission has no control over changing the laws.

Ms. St. Clair noted that the federal government limits the income on affordable housing. Mr. Casey added that he prefers the 4/1 housing – four floors of housing with retail on the first floor. The cost is lower per square foot and the residences are more affordable.

Ms. St. Clair inquired if a developer wanted to build a mixed-use project, would they be able to apply for a variance to the zoning. Ms. Hurd-Ravich replied that they would have to build within a zone where mixed-use is allowed. A variance cannot be used for a use; it is required for height requirements, setbacks, or other hardships. Ms. Hurd-Ravich added that mixed-use projects are allowed in the Central Commercial Planning District and acknowledged that the Eddyline Apartments (located on Boones Ferry Rd) are considered a mixed-use development.

Ms. Hurd-Ravich stated that the Community Development group realizes there is a need for a housing plan and agrees that the Comprehensive Plan is out of date regarding growth and housing. Ms. Hurd-Ravich added that before we enter Phase 2 of the Development Code Update, data gathering will be conducted.

#### 4. **ACTION ITEMS:**

##### **A. Consideration to Amend the Tualatin Development Code Chapter 70: Flood Plain District to meet minimum National Flood Insurance Program Requirements. Plan Text Amendment 18-0002 is a legislative matter.**

Tony Doran, Associate Engineer, presented the staff report and presentation for PTA 18-0002: Consideration to update Tualatin Development Code (TDC) Chapter 70: Flood Plain District to meet minimum National Flood Insurance Program requirements.

Mr. Doran stated that Federal Emergency Management Agency (FEMA) mailed notice to Lou Ogden, Mayor, on April 19, 2018 and July 16, 2018. These notifications are FEMA's official notification that Tualatin has until October 19, 2018 to adopt and submit to FEMA a floodplain management ordinance that adopts the new Flood Insurance Study and Flood Insurance Rate Map Panels. Approval by the FEMA Regional Office by October 19, 2018 will enable Tualatin to avoid suspension from the National Flood Insurance Program.

Mr. Doran noted that PTA 18-0002 proposes to update TDC Chapter 70 to incorporate the new Flood Insurance Study and Flood Insurance Rate Map to comply with FEMA requirements.

Mr. Doran noted that staff sent Department of Land Conservation Development (DLCD)

notice of the proposed code changes August 3, 2018 and a Planning Commission recommendation to City Council to be determined on August 16, 2018.

Mr. Doran went through the presentation that detailed the 100-year floodplain within Tualatin and noted that there are no lots within the City of Tualatin that are affected by the required FIS or FIRM panel updates.

Mr. Doran stated that the alternatives to the Planning Commission recommendation are:

- Approve the proposed Plan Text Amendment with alterations to the draft language
- Deny the proposed Plan Text Amendment

Mr. Doran noted that if the Planning Commission recommends denial, Tualatin will be suspended from the National Flood Insurance Program (NFIP). Effects of non-participation/suspension in communities with mapped floodplains:

- Flood insurance will no longer be available
- No federal grants or loans for buildings within floodplain
- No federal disaster assistance loans for repair or reconstruction of building within floodplain
- No federal mortgage insurance for buildings within floodplain
- No Fannie Mae, Freddie Mac, and GMNA purchase of mortgages in the secondary market for properties within floodplain
- Lenders of conventional loans must notify applicants that:
  - Property is within floodplain; and
  - The property is not eligible for federal disaster relief in a declared disaster
- If flooding occurs, it is possible that the local government could be held liable

Mr. Doran stated that the next steps include:

- September 10: Public Hearing
- September 24: Ordinance Adoption
- October 19: Ordinance in Effect

MOTION by Stout, SECONDED by St. Clair to approve Plan Text Amendment – PTA 18-0002. MOTION PASSED 3-0.

## 5. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that on September 6, a workshop will be held to present the Tualatin Develop Code Improvement Plan (TDCIP) update. This will held in the Library Community Room and several groups are invited.

Mr. Ball noted that an email was sent regarding Planning Commissioner Training and encouraged the members to register.

Mr. Ball inquired about the rewriting of the Development Code and if a third party was involved. Ms. Hurd-Ravich acknowledged that a consultant was hired in 2017 to work

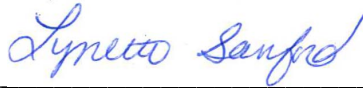
on the policy neutral phase. The new Development Code was rewritten to make it easier to read and navigate. The next phase will include input from stakeholders and the Planning Commission, which will be presented to Council.

**6. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None

**7. ADJOURNMENT**

MOTION by Ball, SECONDED by St. Clair to adjourn the meeting at 7:07 PM.



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Lynette Sanford, Office Coordinator