



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF September 17, 2015

TPC MEMBERS PRESENT:

Alan Aplin
Bill Beers
Jeff DeHaan
Cameron Grile
Mona St. Clair
Janelle Thompson
Angela Demeo

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Luxhoj Hahn
Lynette Sanford

TPC MEMBER ABSENT:

GUESTS: Mike Smith

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 June 18, 2015 TPC minutes. MOTION by Grile SECONDED by Beers to approve the minutes as written. MOTION PASSED 7-0.

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

None

4. ACTION ITEMS:

None

5. COMMUNICATION FROM CITY STAFF:

A. Basalt Creek Concept Plan Project Briefing

Cindy Luxhoj Hahn, Associate Planner, presented the Basalt Creek Concept Plan Project Briefing, which included a PowerPoint presentation. Ms. Luxhoj Hahn stated that

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at the Joint Council meeting in June, the project team presented two boundary and land use alternatives to the base case scenario. At that meeting, the two Councils discussed the land use types, key indicators and potential benefits of the two draft boundary options. The Tualatin City Council favored Option 1 while the Wilsonville City Council favored Option 2. At that meeting, direction was received to prepare a boundary Option 3 which was taken to a Council work session on August 24th.

Ms. Luxhoj Hahn stated the Joint Council meeting on June 17th was very productive in terms of coming to a consensus on several issues. Some of the issues included:

- Buffering between employment and residential uses along Greenhill Lane.
- Residential properties along Boones Ferry Rd should remain intact as a cohesive community and should be included in Tualatin.
- Protecting Basalt Creek Canyon was a priority and that Tualatin should be responsible for the majority of the protection.
- Remove West Railroad from Tualatin's jurisdiction.
- Buffer existing residential neighborhoods from employment lands.
- Maximize gravity sewer and minimize pump stations.

Ms. Luxhoj Hahn mentioned that there was continued conversation around the positives and negatives of locating a jurisdictional boundary along property lines rather than roads west of Basalt Creek canyon.

Ms. Luxhoj Hahn went through the slides that detailed the total developable acres for Tualatin and Wilsonville including the land use mix, the number of jobs created, total housing units, and the total trips generated.

Ms. Luxhoj Hahn stated that the joint Tualatin and Wilsonville City Council meeting scheduled for October has been postponed, but they are still on track to prepare a draft Basalt Creek Concept Plan, refine the preferred Land Use Alternatives, and hold a public open house.

Mr. Aplin stated that the Council made the decision to recognize the constraints of the topography and was satisfied that the residential property meets current needs, but there was concern about the balance between residential needs and jobs. Ms. Luxhoj Hahn added that they can vary the land uses to add additional jobs but that if there aren't enough jobs generated, there will be a lack of money for services.

Mr. DeHaan asked if the City of Wilsonville is opposed to giving up west railroad. Ms. Hurd-Ravich stated that west railroad is highly constrained with a flood plain, power line easement, and access constraints which were the reasons it was taken out of the analysis. Ms. Luxhoj Hahn added the north side is owned by Knife River concrete plant and they have no intention of selling.

Mr. Beers asked how many of the proposed households were multi-family. Ms. Luxhoj Hahn answered that it's at 6 percent. Mr. Beers expressed concern about the price of housing and increased traffic from the added employment area. Mr. Aplin asked about

Greenhill Rd and if it's projected to cross I-5. Ms. Hurd-Ravich responded that Day Rd is proposed to go around the Mercedes dealership and anticipated to be an extension across I-5. Mr. Aplin asked about property taxes earned compared to cost of services. Ms. Hurd-Ravich responded that Council is comfortable that it will be a balanced community with the capital projects covered by development.

Mr. DeHaan asked if the citizens in the area are inquiring about the proposed uses. Ms. Hurd-Ravich responded that they have heard from a few of the residents and a market analysis was completed regarding the viability of the land uses. Residential land is in demand by developers and Tualatin is currently lacking in that area.

Ms. Thompson asked who makes the final vote. Ms. Hurd-Ravich answered that it will first have to be agreed upon by the City Councils, the Urban Planning Agreement will need amended, and then it will go to Metro for approval.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that there are no items on the agenda for October and the meeting will likely be cancelled. Food Carts will be presented to Council on October 26th, which may be presented to the Planning Commission at a later date.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Grile inquired about the gas station on 99W. Ms. Hurd-Ravich responded that a Neighborhood Developer meeting was held regarding the annexation of that piece of property. The proposal is for a gas station, mini mart, and card lock. Ms. Hurd-Ravich acknowledged there were many comments from citizens, but no application has been submitted. Mr. Beers asked about the result of the facilities study for a new City Hall. Ms. Hurd-Ravich responded that on Monday evening, Council gave direction to have a traffic study conducted on the ONA building, police site, Block C (which is the gravel lot off of Boones Ferry Rd) and the property on the Commons which currently houses Lee's Kitchen and the former Wichita Pub.

Ms. Demeo inquired about the Hagen's grocery store site and if there were inquiries. Ms. Hurd-Ravich responded that there has been no word on that site. Mr. Aplin inquired about the RV Park of Portland site. Ms. Hurd-Ravich responded that their intention is to construct multi-family housing, but no applications have been submitted. She added that the southern side is not zoned for high density residential so they will have to go through a Plan Map Amendment process.

Mr. DeHaan inquired about the Riverhouse property off of Boones Ferry Rd. Ms. Hurd-Ravich responded that there have been a few calls on the property and it has been sitting vacant for approximately 10 years. That site was not considered in the facilities study.

8. **ADJOURNMENT**

MOTION by Beers, SECONDED by DeHaan to adjourn the meeting at 7:20 pm
MOTION PASSED 7-0.



_____ Lynette Sanford, Office Coordinator