



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF September 18, 2014

TPC MEMBERS PRESENT:

Alan Aplin
Adam Butts
Jeff DeHaan
Bill Beers
Cameron Grile
Jan Giunta (arrived after agenda item 2)

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Lynette Sanford

TPC MEMBER ABSENT: Nic Herriges

GUESTS:

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:31 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the June 19, 2014 TPC minutes. MOTION by Beers SECONDED by DeHaan to approve. MOTION PASSED 5-0.

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

None

4. ACTION ITEMS:

None

5. COMMUNICATION FROM CITY STAFF:

A. TriMet's Service Enhancement Plan

Tom Mills, a Planner for TriMet, presented an update on the Southwest Service Enhancement Plan. This plan has been implemented to better serve the growing region by adding local and regional service throughout the region. Mr. Mills stated that when he met with the Planning Commission back in December of 2013, the plan was in the

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public outreach and data analysis phase. The draft vision is now in the gathering feedback phase. Once feedback is gathered, the plan will be revised and they hope to have revisions finalized by spring.

Mr. Mills shared a PowerPoint presentation which detailed maps of where Tualatin residents work and live. He added that TriMet held six community meetings for public input including four key population meetings and a Charette. Over 200 people participated in the various workshops and in addition, a survey was conducted on-line and through the mail which drew over 1800 responses.

Mr. Mills continued with the slideshow that detailed the current bus lines. The lines currently consist of service heading north and south and acknowledged that east/west service is lacking throughout the region. There is also interest among citizens to be able to ride public transit to PCC. Lastly, Mr. Mills discussed expanding the community connector service, which includes the Tualatin shuttle.

Mr. Aplin inquired about the possibility of additional park and ride lots. Mr. Mills replied that the current plan does not include future park and ride lots due to the cost involved, but there is an option for this to be funded in the future by neighborhood partners such as churches and movie theaters. Mr. DeHaan inquired about the 76 bus and the ridership required for it to run more frequently. Mr. Mills answered that it's determined by boarding rides per vehicle, and the 76 bus is not quite up to the tipping point. Mr. DeHaan asked about rush hour commuter hours and if there is consideration about adding a run in the middle of the day. Mr. Mills answered that he does not predict there will be a demand for mid-day or late night service, outside of rush hour. Ms. Giunta asked if TriMet is looking at high capacity bus service, such as articulated buses. Mr. Mills answered that they are not discussing that at this time. Mr. Mills added that there is a survey on-line on the Tualatin Facebook page.

B. Basalt Creek Concept Plan – Project Update

Cindy Hahn, Associate Planner, presented a status update on the Basalt Creek Concept Plan which included a PowerPoint presentation. Ms. Hahn stated that there was a public workshop in June and a joint Council meeting in July which focused on themes derived from stakeholder input, a land capacity analysis, and a summary of the development themes that will be used to develop land use scenarios for the study area. Another joint Council meeting is scheduled for December and there will be an open house in January to look at the alternatives.

Ms. Hahn reported many Tualatin and Wilsonville residents participated on the online survey and attended the workshop. The themes that came out of the workshop included protecting the existing neighborhoods, open to a range of employment and commercial uses, and appropriate transitions between land uses. The themes that resulted from the online survey included less focus on housing, additional support for retail and restaurants, less support for warehousing and industrial, and interest in public access to natural resources.

Ms. Hahn added that Manufacturing is a big part of the economy in Oregon and it is the second highest of output in the nation. In 2012 it represented 55.16 million dollars. Mr. Beers inquired about manufacturing area and how to keep truck traffic at a minimum. Ms. Hahn answered that warehouse and distribution is associated with a lot of truck traffic, whereas a high-tech campus style of business would be less.

Mr. DeHaan asked if there has been analysis to determine which manufacturing and industrial type facilities would work best in Basalt Creek. Ms. Hurd-Ravich responded that industrial land developers were consulted to determine what the area would support. Ms. Hahn added that there was less demand for retail development since there are many nearby; however, there was a desire for smaller retail businesses.

Ms. Hahn stated that developers have acknowledged that regarding residential development, there is a demand for single story houses for the seniors. A housing preference survey was conducted and the result was that there is clearly a preference for single-family detached houses on moderate sized lots even though smaller lots are becoming more acceptable. Ms. Hahn stated that natural areas are also a priority as well as active recreational activities.

Ms. Hahn reported that the next steps include the discussion of alternative land use scenarios in October. In November, findings will be drafted on infrastructure and refinement of alternative land use scenarios. The review of land use scenarios is scheduled for December and the alternatives will be presented to the public for feedback at the open house in January.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that the Planning Commission meeting scheduled in October has a light agenda and may be canceled. In November, there will be updates. Ms. Giunta inquired about the Stafford Hamlet area. Ms. Hurd-Ravich responded that this topic will be on the Council agenda in October and the Planning Commission will discuss this in November. Mr. Grile inquired asked about the Nyberg Rivers sign along the freeway and noted how small it is in comparison to the one advertising Nyberg Woods. Ms. Hurd-Ravich responded that the development could not ask for a sign variance because they City no longer allows new freeway oriented signs. Nyberg Woods was able to use the existing sign. Ms. Hurd-Ravich added that LA Fitness is in a different planning zone and may request a sign variance for a larger sign.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. DeHaan inquired about Riverhouse property on Boones Ferry Rd. Ms. Hurd-Ravich responded that the Code Enforcement Officer forced them to remove the trailer, the tarps on the fence, and trim the weeds.

8. **ADJOURNMENT**

MOTION by Grile SECONDED by DeHaan to adjourn the meeting at 8:06 pm. MOTION PASSED 6-0.



____ Lynette Sanford, Office Coordinator