



MEETING AGENDA

TUALATIN PLANNING COMMISSION

December 4, 2012; 6:30 p.m.
COUNCIL CHAMBERS
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

1. **CALL TO ORDER & ROLL CALL**
Members: Mike Riley, Chair, Alan Aplin, Bill Beers, Jeff DeHaan, Nic Herriges, Cameron Grile, and Steve Klingerman

Staff: Aquilla Hurd-Ravich, Planning Manager
2. **APPROVAL OF MINUTES**
 - A. Approval of October 2, 2012 TPC Minutes.
4. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**
Limited to 3 minutes
5. **ACTION ITEMS**
6. **COMMUNICATION FROM CITY STAFF**
 - A. Introduction to City Attorney Sean Brady
 - B. Linking Tualatin: Update about Next Steps in the Project
 - C. TPC Meeting Dates for 2013
7. **FUTURE ACTION ITEMS**
8. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**
9. **ADJOURNMENT**



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commission Members

FROM: Lynette Sanford, Office Coordinator

DATE: 12/04/2012

SUBJECT: **APPROVAL OF MINUTES**

ISSUE BEFORE TPC:

Attachments: [TPC Minutes 10/2/12](#)



City of Tualatin

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UNOFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF October 2, 2012

TPC MEMBERS PRESENT:

Mike Riley
Alan Aplin
Nic Herriges
Bill Beers
Jeff DeHaan

STAFF PRESENT:

Aquilla Hurd-Ravich
Colin Cortes
Lynette Sanford

TPAC MEMBER ABSENT: Cameron Grile, Steve Klingerman

GUESTS: None

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

Chair Riley called the meeting to order at 6:32 pm. Roll call was taken.

2. **APPROVAL OF MINUTES:**

September 4, 2012

Mr. Riley asked for review and approval of September 4, 2012 TPC meeting minutes. MOTION by Herriges SECONDED by Beers to approve the September 4, 2012 TPC meeting minutes. MOTION PASSED 5-0.

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

None

4. **ACTION ITEMS:**

A. An Ordinance Amending Medium Low Density Residential Planning District (RML) Conditional Uses; and Amending TDC 41.030 (PTA-12-04); Legislative

Colin Cortes, Associate Planner, presented the staff report which includes consideration of Plan Text Amendment 12-04 that restores the original list of conditional uses to the code that were mistakenly overwritten. PTA-09-09 overwrote the conditional uses by accidentally duplicating the list of permitted uses. TDC 41.020 listed permitted uses with the Medium Low Density (RML) Planning District, while TDC 41.030 listed conditional uses within RML. This clerical error resulted in identical lists of permitted and conditional uses. PTA-12-04 restores the distinction between permitted and conditional uses.

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.

Staff recommends that TPC make a recommendation to the Council, and direct staff to prepare an ordinance granting approval of PTA-12-04.

The objectives of the amendment are to:

- Correct a TDC error
- Eliminate confusion about whether a use within RML is permitted or conditional
- Facilitate receipt of an anticipated application for a small-lot subdivision, which is a conditional use within RML

The goal is to eliminate TDC errors.

MOTION by Beers SECONDED by Aplin to make a recommendation to Council granting approval of PTA-12-04. MOTION PASSED 5-0.

5. **COMMUNICATION FROM CITY STAFF:**

A. Briefing Response about Tualatin in Trimet

Ms. Hurd-Ravich gave an update about transit in Tualatin and if we can withdraw from the Trimet service district. Ms. Hurd-Ravich said that it is legal, but not feasible. Four criteria have to be met. These are:

- Use of the mass transit system of the district by residents of the affected area is less than or equal to 30 percent of the system-wide average weekday boarding rides per vehicle hour
- Direct service to the affected area is not planned for at least five years
- Residents and businesses within the affected area have demonstrated that district fees and taxes have adversely affected employment, population or commercial activity within the affected area
- The district board has not received a petition signed by not less than 15 percent of the electors within the affected area seeking continuation of the district's jurisdiction over the affected area

Mr. Herriges asked if all the criteria have to be satisfied. Ms. Hurd-Ravich responded that all criteria have to be met. Mr. Aplin asked if we can supply supplemental service, and would it be competing with Trimet. Ms. Hurd-Ravich responded that funding could be an issue. Service enhancement studies are also in the works and it's important to voice our concerns about wanting more transit in the City of Tualatin. Linda Mulholt from the Chamber of Commerce and Cindy Hahn from our office are going to Washington DC to discuss this issue.

B. Update on Oregon Passenger Rail

Ms. Hurd-Ravich gave an update on the Oregon Passenger Rail. ODOT is beginning a study to improve passenger rail service between the Portland urban area and the Eugene-Springfield urban area.

Ms. Hurd-Ravich explained that since 1992, the rail route between Eugene and Vancouver, B.C. has been designated as 1 of 10 future high-speed rail corridors in the nation. In 2010, the Federal Government provided funding for studying and implementing high-speed rail along these corridors. To be eligible for federal funding to construct a high-speed rail line, the State of Oregon must conduct a passenger rail study following the National Environmental Policy Act (NEPA) process.

As part of the process, they need to look at all of the alignments. The alignments considered in the past are the Union Pacific Rail Line (existing passenger rail route through Oregon City), The Oregon Electric Rail Line (through Tualatin, Lake Oswego, and Milwaukie), and one that follows I-5. Service characteristics the study will evaluate are the potential locations for rail stations, number of daily trips, and speed.

Ms. Hurd-Ravich added that in the study schedule timeline, the first step is to develop purpose and objectives, identify a broad range of alternatives, and develop evaluation criteria. As staff members, we will check in at these outreach points and let you know the progress. Decision making groups will include the Federal Railroad Administration, ODOT/Governor, Oregon Passenger Rail Leadership Council, Rail Industry, Corridor Forum, and Community Advisory Groups.

The funding for this project came from the American Recovery and Reinvestment Act (ARRA) awarded \$8 billion improve high-speed rail in the United States. This study is being partially funded through an \$8.9 million grant from the federal government. Mr. DeHaan inquired about which route would go through Tualatin. Ms. Hurd-Ravich responded that the Oregon Electric Rail line would be scheduled to go through. The current WES line is also part of the Oregon Electric Rail. Mr. Riley stated that the current tracks aren't in good condition and would have to be rebuilt, while the Oregon City route is already upgraded. Ms. Hurd-Ravich will give updates in the future.

Mr. DeHaan mentioned that we should advocate for a station in the Tualatin/Wilsonville area instead of it going somewhere else. Ms. Hurd-Ravich stated that the Commission members input should be communicated to the Mayor and Council. The Commission members were all in favor that high speed rail is a positive option for Tualatin, and Mike Riley offered to present this position during public comment at the Council meeting on October 8.

6 FUTURE ACTION ITEMS:

Ms. Hurd-Ravich announced the SW Corridor Community Event. It will be held on Tuesday, October 9, from 6-8 pm at the Multnomah Arts Center. The information will be forwarded to the Commission members.

The extra TPC meeting scheduled for October 16th has been canceled. The Task Force meeting scheduled for October 4 has been postponed until November 1. The Task Force did not come to a conclusion about 65th Avenue and the Mayor wanted additional

information about travel times. A brief discussion followed regarding the Transportation Summit held on September 20th.

Our next TPC meeting is scheduled for November 6. There will be an introduction to our new City Attorney, Sean Brady. The next steps for Linking Tualatin will also be discussed. For our meeting on December 4, there is no action items scheduled, but there will be an update on the Transportation System Plan and possibly a presentation from Tualatin Tomorrow. At that meeting we will schedule our meeting dates for 2013 and discuss planning projects on the horizon.

Ms. Hurd-Ravich added that the developer of the Kmart site has been in discussion with the City, but no applications have been submitted. The next phase of Marquis is coming soon.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Riley asked the Planning Commission members if they would be interested in scheduling our upcoming TPC meetings on the third Thursday of each month instead of the first Tuesday. Ms. Hurd-Ravich added that internally, the staff has been in discussion about changing the time of the meetings to an earlier time (possibly 4-6 pm). The Commission members agreed that the third Thursday would work for them, but they wanted to continue with the 6:30 pm time. Ms. Hurd-Ravich added that the meetings would have to be held in the Police Training room since the Council Chambers is booked on Thursday evenings for court trials. The new schedule will take effect in 2013.

8. ADJOURNMENT

MOTION by Herriges, SECONDED by Aplin to adjourn the meeting at 7:50 pm.
MOTION PASSED 5-0.

_____ Lynette Sanford, Office Coordinator



MEMORANDUM

CITY OF TUALATIN

TO: Tualatin Planning Commission Members

THROUGH: Aquilla Hurd-Ravich, Planning Manager

FROM: Cindy Hahn, Associate Planner

DATE: 12/04/2012

SUBJECT: Linking Tualatin: Update about Next Steps in the Project

ISSUE BEFORE TPC:

The purpose of tonight's presentation is to update the Planning Commission on next steps in the Linking Tualatin project as a result of City Council feedback at the October 22 work session and changes in the Southwest Corridor Plan schedule.

EXECUTIVE SUMMARY:

The Draft Linking Tualatin Plan includes actions to implement the recommendations for creating transit ready places. The actions incorporate transportation projects and land use/zoning recommendations. Based on City Council feedback at the October 22 work session and changes in the Southwest Corridor Plan schedule, staff is proposing to move the Linking Tualatin project forward in two phases:

- 1. Phase I: Transportation Project Implementation, October - December 2012.** This phase consists of incorporating the message about the Southwest Corridor Plan developed by the Transportation Task Force, Planning Commission, and Tualatin Parks Advisory Committee (TPARK) into the Linking Tualatin Plan, and integrating the east-west connection emphasized in Linking Tualatin into the public transportation projects in the proposed Transportation System Plan (TSP) as part of the Transit Modal Plan.
- 2. Phase II: Land Use Implementation, January - June 2013.** This phase is comprised of several components including conducting outreach to property owners, business owners, and potential partners about the Linking Tualatin project recommendations, and refining the transit ready place recommendations in the Linking Tualatin Plan. The timing of this phase will allow us to integrate this work closely with the Southwest Corridor efforts, as options and alignments for future high capacity transit in the region become clearer. We will also continue our important work with the Chamber of Commerce and Job Access Mobility Institute (JAMI).

More information is provided about these phases in the **Discussion** section of this memorandum.

Next Steps

Staff presented this phased approach to City Council at the October 22 work session and to the Transportation Task Force at the November 1 meeting. The approach was presented to TPARK at the November 13 meeting. Phase II will start with a presentation to TPARK at the January 8, 2013 meeting, followed by the Planning Commission on January 17 and City Council on January 28.

DISCUSSION:

Staff is proposing to move the Linking Tualatin project forward in two phases. This section provides more information about these phases.

Phase I: Transportation Project Implementation, October - December 2012

Message on Southwest Corridor Plan

At the August 16, 2012 meeting, the Transportation Task Force was asked to develop a message the group wanted to send to regional leaders about the Southwest Corridor Plan process and high capacity transit options. Key themes, which can be summarized as follows, were presented to the Planning Commission at the September 4 meeting:

- Better east west connections, not all travel is to and from Portland
- Respect riders time, make transit convenient and reliable
- It is imperative to Tualatin's economy and livability to improve transit in Tualatin
- Define a transit hub in Tualatin that connects the City
- Improve WES, consider rail where appropriate, but focus on providing bus service

The Planning Commission supported the messages put forward by the Task Force. The Tualatin Parks Advisory Committee (TPARK) at its September 6 meeting also supported the messages of the Task Force, and added the following:

- Improve accessibility to and from transit for bicyclists and pedestrians throughout Tualatin
- Keep in mind that people take transit to other destinations than local employment, such as parks, entertainment, local events

Mayor Ogden conveyed these messages to the Southwest Corridor Plan Steering Committee at a meeting on September 24, 2012; the messages will be incorporated in the updated Linking Tualatin Plan.

Projects in Transportation System Plan

The Transit Modal Plan of the proposed Transportation System Plan (TSP) includes several elements of the Linking Tualatin Plan. Specifically, key short-term priority projects (within 5 years) include:

- Provide bus transit service on SW Tualatin Road between downtown and OR 99W
- Look for potential park-and-ride locations in west Tualatin
- Expand the shuttle for industrial and manufacturing workers during the day
- Extend service hours for all transit, especially the No. 96 bus line

These projects provide a crucial east-west transit connection between OR 99W and downtown Tualatin via SW Tualatin Road, which is easily accessible to both residents and employees.

When combined with a park-and-ride location in west Tualatin, expansion of the existing shuttle operated by the Tualatin Chamber of Commerce, and extended service hours for all transit in the City, the short-term projects provide a solid basis for implementing key elements of the Linking Tualatin Plan.

Medium-term priority projects (within 5-10 years) also reflect elements of the Linking Tualatin Plan:

- Provide bus transit service on SW 124th Avenue
- Extend bus service to east Tualatin
- Provide bus transit service on SW Herman Road
- Add parking capacity at the Tualatin park-and-ride (by Bridgeport Village)

The long-term project in the TSP, which would make the WES station a central focus of downtown and the main transit center, including improved pedestrian connectivity, transit-oriented development opportunities, and local transit connections, also would implement an aspect of the Linking Tualatin Plan.

Phase II: Land Use Implementation, January – June 2013

Southwest Corridor Plan

The Southwest Corridor Plan process has been extended from December 2012 to June 2013. As a result, the Linking Tualatin project is tracking very closely with the Southwest Corridor Plan and is in an excellent position to provide valuable input as shared investment strategies are developed, evaluated, and refined in the next six to eight months. In addition, as the high capacity transit alternatives are narrowed to the preferred options in the next few months, we are well positioned to react, adapt, and further refine the transit ready place recommendations in the Linking Tualatin Plan accordingly.

Property Owner and Business Outreach

At the August 13 Work Session, City Council identified the need to discuss potential land use changes contained in the Linking Tualatin Plan with property owners, business owners, and potential partners. With this in mind, staff is developing an outreach plan to inform these parties about the project recommendations and potential future impacts associated with implementing the plan, as well as to involve them in the process and encourage their future participation as implementation occurs. The goal is to partner with property owners, business owners, and others to refine the Linking Tualatin Plan so it is consistent with the future vision and desires of these parties for what is possible to support transit in Tualatin. When opportunity presents, general updates on Linking Tualatin and the SW Corridor Plan will be provided at Tualatin Chamber of Commerce and Commercial Citizen Involvement Organization (CCIO) events, and the outreach plan will start in early 2013.

Job Access Mobility Institute

From September 2012 through March 2013, the City is participating in the Job Access Mobility Institute (JAMI) on an eight-member team that includes, among others, the Chamber of Commerce, Westside Transportation Alliance, and TriMet. The study focuses on connecting major employment areas and human services to available public transit using community-based transportation services and strategies. By leveraging the resources and talents of the team and organizations involved, the team hopes to create a coordinated transit system to serve the needs of a broad range of job seekers and employees in Tualatin, both during traditional commute hours and during the rest of the day. Preliminary meetings and research occurred

during October and November 2012, a 3.5-day conference in Washington, DC, convened in late November, then implementation follows in December 2012 through March 2013.

A recent change in local transit services deserves mention here. As a result of coordination among Linda Moholt (Tualatin Chamber of Commerce), Donald Rhodes (TriMet), Karen Johnson (Veris Industries), and Yamhill County Transit, Yamhill's McMinnville – 99W Link bus, which runs from McMinnville to Tigard Transit Center, will now be stopping at the two TriMet stops on OR 99W at SW 124th Avenue. This is an excellent start to the JAMI work.

Refinement of Transit Ready Place Recommendations

As the Southwest Corridor Plan high capacity transit alternatives are narrowed to the preferred options in the next few months and as City staff proceeds with outreach to property owners, business owners, and other partners about potential land use changes that might occur, the recommendations in the Linking Tualatin Plan for transit ready places might need to be modified. The proposed schedule has the flexibility to adapt to any changes that might be needed, while still maintaining the goal of finishing the planning process by June 2013.

Attachments: A. PowerPoint

Linking Tualatin Planning Commission

December 4, 2012

LOOKING AT THE RELATIONSHIPS
BETWEEN LAND USE, EMPLOYMENT, AND TRANSIT



Your Role Tonight

- Hear about next steps in the Linking Tualatin project

Two Project Phases

- Phase I: Transportation Project Implementation
October – December 2012
 - Incorporate **message on Southwest Corridor Plan** into Linking Tualatin Plan
 - Integrate Linking Tualatin **transportation projects in Transportation System Plan**



Two Project Phases

- Phase II: Land Use Implementation
January – June 2013
 - Contribute to and integrate components of **Southwest Corridor Plan** into Linking Tualatin Plan
 - Conduct **property owner and business outreach**
 - Participate in and reflect results of **Job Access Mobility Institute work** in Linking Tualatin Plan
 - Refine **transit ready place recommendations**

Next Steps

- **November-December 2012:**
 - Present phased approach to Task Force, Planning Commission, TPARK
- **January 2013:**
 - Return to Planning Commission, TPARK and Council
 - Begin Phase II work



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commission Members

FROM: Lynette Sanford, Office Coordinator

DATE: 12/04/2012

SUBJECT: TPC Meeting Dates for 2013

ISSUE BEFORE TPC:

Attachments: [2013 TPC Meeting Dates](#)

2013 TPC Meetings

JANUARY						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 17

Actions: Recommendation on Adoption of TSP

Updates/Briefings:

July 18

Actions:

Updates/Briefings:

JULY						
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February 21

Actions:

Updates/Briefings:

August 15

Actions:

Updates/Briefings:

AUGUST						
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March 21

Actions:

Updates/Briefings:

September 19

Actions:

Updates/Briefings:

SEPTEMBER						
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APRIL						
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April 18

Actions:

Update/Briefings:

October 17

Actions:

Updates/Briefings:

OCTOBER						
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May 16

Actions:

Updates/Briefings:

November 21

Actions:

Updates/Briefings:

NOVEMBER						
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June 20

Actions:

Updates/Briefings:

December 19

Actions:

Updates/Briefings:

All Actions, Updates/Briefings for the year are tentative and subject to change.

DECEMBER						
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