



# City of Tualatin

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**OFFICIAL**

**TUALATIN PLANNING COMMISSION -**

**MINUTES OF December 4, 2012**

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**TPC MEMBERS PRESENT:**

Alan Aplin  
Jeff DeHaan  
Nic Herriges  
Cameron Grile  
Bill Beers  
Steve Klingerman

**STAFF PRESENT:**

Aquilla Hurd-Ravich  
Cindy Hahn  
Lynette Sanford

**TPC MEMBER ABSENT:** Mike Riley

**GUESTS:** Sean Brady, City Attorney

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

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

**2. APPROVAL OF MINUTES:**

Mr. Aplin asked for review and approval of the October 2, 2012 TPC minutes. MOTION by DeHaan SECONDED by Beers to approve the October 2, 2012 minutes. MOTION PASSED 6-0.

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

None

**4. ACTION ITEMS:**

None

**5. COMMUNICATION FROM CITY STAFF:**

**A. Introduction to City Attorney Sean Brady**

Mr. Aplin introduced the new City Attorney, Sean Brady. Mr. Brady stated that he has been a lawyer for 12 years. He began his career with the Department of Justice and worked there for five years. He went on to the City of Salem and spent his time there as an Assistant City Attorney and a Deputy City Attorney. He worked for the City of Salem for a total of seven years. Mr. Brady added that he's enjoying his time here at the City of Tualatin and hopes to be a good resource for the Commission members.

**B. Linking Tualatin: Update about Next Steps in the Project**

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.

Cindy Hahn, Associate Planner, discussed the Linking Tualatin Next Steps which included a PowerPoint presentation. Ms. Hahn stated that the Linking Tualatin project has been divided into two phases:

- **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.

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

- 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
- **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. This phase also continues our important work with the Chamber of Commerce for the Job Access Mobility Institute (JAMI).

Ms. Hahn mentioned that we're currently participating in the Job Access Mobility Institute (JAMI) team that includes, among others, the Chamber of Commerce, Westside Transportation Alliance, TriMet, Ride Connection, and Enterprise. Ms. Hahn traveled to Washington DC with the team and spent a week talking about transit in Tualatin and how to get workers to their jobs and home again. She found it very energizing and spent a lot of time brainstorming about expanding shuttle service, carpooling, and the idea of developing a phone app that people can use to connect to existing services. This comes with a \$3,000 micro grant that can be used to implement the project.

The next steps in Linking Tualatin is to return to the Planning Commission, TPARK, and Council in January and begin the Phase II work. The understanding is to adopt the plan by next June.

Mr. Klingerman asked when the plan is adopted, how many years it will take to be implemented. Ms. Hahn responded that the SW Corridor Plan will go into several additional phases such as environmental impact analysis and high capacity transit options through Metro and their partners. Ms. Hurd-Ravich added that high capacity

transit is long-range, beginning in 2015.

Mr. DeHaan asked Ms. Hahn about the JAMI conference and how Tualatin is faring compared to other cities. Ms. Hahn responded that there were seven teams from all over the country and they are all dealing with the same basic issue – getting workers to their jobs and home. All had very different populations, environments, and different cultural and geographical challenges.

### **C. TPC Meeting Dates for 2013**

Mr. Aplin stated that our meeting dates for 2013 will be moving to the third Thursday of every month and they will be held at the Police Training Room. Mr. Griles stated that he has previous commitments on the first and third Thursday of every month, but will rearrange his schedule to accommodate the new dates.

## **6 FUTURE ACTION ITEMS:**

Mr. Aplin asked about the Transportation System Plan. Ms. Hurd-Ravich responded that it will come back to them at the January 17th TPC meeting. They will then make a recommendation on the Plan Text Amendment. Mr. Beers asked when the Commission Members will be able to review the draft. Ms. Hurd-Ravich responded that it will be on the web December 28<sup>th</sup> and she will send out a link.

## **6. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Mr. Aplin asked about the upcoming agenda items for our January 17<sup>th</sup> TPC meeting. Ms. Hurd-Ravich stated there will be Chair and Vice Chair nominations, adoption of the TSP, and a Tualatin Tomorrow update. There will be also be a brief discussion on the Water Master Plan, with the Plan Text Amendment coming in February. Mr. Herriges asked if the chicken ordinance is coming back. Ms. Hurd-Ravich responded that in 2010 it went to a Council Work Session, but it was put on hold until the CIO organizations formed. Since they are now in place, it will be coming back to Council Work Session. If it becomes an ordinance, it will come back to the Planning Commission.

Mr. Aplin asked about the Basalt Creek project. Ms. Hurd-Ravich responded that there will be a policy advisory group meeting on December 11<sup>th</sup> made up of county officials and representative from Metro. They are supposed to recommend an alignment which will go into the Basalt Creek Concept Plan.

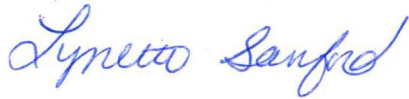
Mr. Aplin asked about the progress of the K-Mart site. Ms. Hurd-Ravich responded that there was a pre-application meeting with the developers in February, but we've recently received an email stating that they are holding off on the project for now. The plan didn't initially include the Jiggles property, so they may be waiting for that property to be available.

Mr. Klingerman asked about the compost plant (S&H) and if they reapplied for a permit. Ms. Hurd-Ravich responded that their use was approved and it was then appealed.

They recently applied with Clackamas County for a design review, which was approved, now appealed.

8. **ADJOURNMENT**

MOTION BY Herriges SECONDED by Klingerman to adjourn the meeting at 7:25pm  
MOTION PASSED 6-0.



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Lynette Sanford, Office Coordinator