



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION

MINUTES OF October 25, 2018

TPC MEMBERS PRESENT:

Bill Beers
Janelle Thompson
Alan Aplin

STAFF PRESENT

Steve Koper
Erin Engman
Rich Mueller
Lynette Sanford

TPC MEMBER ABSENT: Kenneth Ball, Mona St. Clair, Travis Stout

GUESTS: None

1. CALL TO ORDER AND ROLL CALL:

Mr. Beers, Chair, called the meeting to order at 6:30 PM and reviewed the agenda. Roll call was taken

2. APPROVAL OF MINUTES:

Mr. Beers asked for approval of the September 6, 2018 TPC minutes. MOTION by Aplin SECONDED by Thompson to approve the minutes as written. MOTION PASSED 2-0 with Mr. Beers abstaining.

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

None

4. ACTION ITEMS:

None.

5. COMMUNICATION FROM CITY STAFF

A. Parks and Recreation Master Plan Project Update

Rich Mueller, Parks and Recreation Manager, presented an update on the Parks and Recreation Master Plan Project. Mr. Mueller stated that the master plan provides guidance for parks, recreation facilities, programs, greenways and natural areas moving forward into 2035. This plan was last updated in 1983.

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.

Mr. Mueller stated that the planning process included public involvement and outreach, system inventory and analysis, needs assessment, ADA assessment and transition plan, goals and recommendations, and funding and action plan.

Mr. Mueller noted that the public engagement process included 2,892 people, which included stakeholder interviews, online survey, focus groups, and park walks. The result of the public engagement process was a need for improved facilities, expanded capacity for sports, a multi-use indoor facility, and a greater variety of activities and programs.

Mr. Mueller stated the goals of the plan include:

- Expand accessible and inclusive parks and facilities
- Create a walkable, bikeable, and interconnected City
- Conserve and restore natural areas
- Activate parks and facilities
- Support the arts through programs, parks and public spaces
- Promote Tualatin's unique identity, economic vitality, and tourism
- Manage, administer, and maintain quality parks, facilities, and programs

Mr. Mueller noted that funding sources would include property taxes, System Development charges (SDC's), transient lodging tax, general obligation bond, donations, and grants.

Mr. Aplin asked if the SDC's were going to be revised. Mr. Mueller replied affirmatively. A proposal will go to Council December 10th. Mr. Mueller added that we are the only one of three communities in the metro area that does not have non-residential, business commercial, or industrial SDC's. We are currently looking at what the other cities' charge. Mr. Aplin asked if this would be for new construction only. Mr. Mueller answered affirmatively.

Mr. Alan asked if the parks department collect user fees from sports groups. Mr. Mueller replied that there is a partnership with youth sports and this plan will ascertain that everyone is contributing fairly and appropriately.

B. Potential Tualatin Development Code plan text amendment to increase building height in the Mixed Use Commercial Overlay District

Steve Koper, Planning Manager, presented a potential Tualatin Development Code plan text amendment to increase building height in the Mixed-Use Commercial Overlay District (MUCOD). Staff received Council direction at the October 8, 2018 work session to proceed with a height study to analyze increasing the building height maximum above the 50 to 70 feet presently allowed in the MUCOD.

Erin Engman, Associate Planner, stated that the MUCOD was established through

PTA-99-11 and Ordinance #1062-00, and was created by an Intergovernmental Agreement (IGA) between Tualatin, Tigard, and Washington County to provide uniform development standards to the Durham Quarry area. The MUCOD presently has a maximum building height of 50 feet generally south of Bridgeport Road and a maximum building height of 70 feet generally north of Bridgeport Road and adjacent to the City of Tigard boundary.

Ms. Engman stated that staff completed a comparative analysis of maximum building heights in comparable mixed-use commercial and town center districts of four neighboring jurisdictions: Wilsonville, Beaverton, Lake Oswego, Tigard, and Tualatin. The range averaged approximately 95 feet in building height.

Ms. Engman stated that Council was in favor of pursuing a building height increase in the MUCOD; however, a range of maximum building heights was not defined at the October 8th work session. Considerations that were important to the Council included ensuring the transportation system can support impacts from increased building height, evaluating parking impacts, and consideration of building height increase in other areas of the City.

Ms. Engman added that there are currently three undeveloped lots with opportunities for denser employment and commercial areas. One of these lots is of interest to a developer who is interested in pursuing a building height of approximately 90 feet.

Ms. Engman stated that next steps include coordination with partner agencies – Tigard, Washington County, and ODOT, outreach to internal stakeholders, and to hire a consultant to analyze transportation system impact.

Mr. Aplin asked if the undeveloped lots are zoned commercial or mixed-use. Ms. Engman responded that the MUCOD does allow mixed-use development with retail on the lower floor with residential above.

Mr. Aplin asked about the former Clark Lumber site and if it will be in consideration for maximum building heights. Mr. Koper replied that the downtown core area could be considered as part of a future amendment.

Mr. Beers inquired about the future state of traffic. Mr. Koper replied since it is a plan text amendment, it have to comply with the state transportation planning rate which includes future traffic conditions. Mr. Aplin also expressed concern regarding increased traffic at peak times.

6. FUTURE ACTION ITEMS

Mr. Koper stated that our next meeting will be November 15th. The Planning Commission will make a recommendation to City Council on TDCIP Phase I. Furthermore, there will be a presentation from our Public Works Director regarding the Tualatin Moving Forward project.

Mr. Koper added that we may cancel our TPC meeting scheduled for December 20th.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None

8. **ADJOURNMENT**

MOTION by Thompson to adjourn the meeting at 7:14 PM.



Lynette Sanford, Office Coordinator