



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF January 21, 2016

TPC MEMBERS PRESENT:

Alan Aplin
Bill Beers
Angela Demeo
Cameron Grile
Mona St. Clair (arrived after Agenda item 4 started)
Janelle Thompson

STAFF PRESENT

Aquilla Hurd-Ravich
Lynette Sanford

TPC MEMBER ABSENT: Jeff DeHaan

GUESTS: Sherman Leitgab.

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:34 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the December 17, 2015 TPC minutes. MOTION by Demeo SECONDED by Grile to approve the minutes as written. MOTION PASSED 5-0.

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

None

4. ACTION ITEMS:

A. Elect a Chair and Vice Chair to Represent the Tualatin Planning Commission.

Mr. Aplin asked the Commission members if they wanted to take over the role of Chairman of the Planning Commission. MOTION by Grile, SECONDED by Beers to retain Mr. Aplin as Chair and Mr. Beers as Vice Chair. MOTION PASSED 5-0.

5. COMMUNICATION FROM CITY STAFF:

A. Legacy Meridian Park Medical Center – Preview of Proposed Code Language

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.

for PTA15-0001.

Ms. Hurd-Ravich presented the Plan Text Amendment (PTA15-0001) from Legacy Meridian Park Medical Center which included a PowerPoint presentation. Legacy is proposing changes to the Tualatin Development Code (TDC) Chapter 38 Sign Regulations, specifically to Section 38.230, which regulates signs in the Medical Center Planning district.

Legacy Meridian Park Medical Campus is located at 19300 SW 65th Ave. Legacy Meridian owns all property in the Medical Center (MC) planning district with the exception of land owned by Tualatin Senior Center LLC, which operates the Brookdale senior living facility in the NW corner of the district. There is no other property in the City designated MC. Legacy is proposing to replace most of the existing signs on their Tualatin campus. This PTA is to provide language that allows for safer, more legible, and clearer wayfinding and identify signs. These changes would allow Legacy Meridian to:

- Provide clearer direction to drivers approaching the campus.
- Aid visitors and patients to find their way to campus buildings and parking lots.
- Allow Legacy to clearly identify the campus.
- Provide consistency with signage at other Legacy Health systems campuses throughout the Portland metro area where the proposed comprehensive sign program has been or is in the process of being implemented.

Ms. Hurd-Ravich explained that the current code allows monument, wall and hospital identification signs. The proposed amendments would allow freestanding pole signs, additional monument signs, additional wall signs, and a campus sign master plan process. Mr. Grile asked if monument signs are allowed elsewhere in the City. Ms. Hurd-Ravich responded that they are allowed in the commercial areas with restrictions.

Ms. Hurd-Ravich went through the slides that displayed images of the proposed signs and their locations, along with their height and sign face area limits. Ms. Hurd-Ravich explained that the City Attorney suggested the regulation has to have a relationship within 30 feet of the right-of-way and the regulations relax beyond that. Discussion ensued regarding property boundaries, corners, and entrances.

Ms. Demeo asked if the wall sign on the parking structure falls under the main or tenant category. Ms. Hurd-Ravich answered that it falls under the main sign category. Ms. Hurd-Ravich mentioned that a category has been added to include overhead canopies.

Ms. Hurd-Ravich explained that the Campus Sign Master Plan option will avoid future plan text amendments if changes to campus sign programs do not meet code. It will maintain City oversight and approval process and provide greater flexibility for

property owners in the Medical Center Planning District.

Ms. Hurd-Ravich stated that the next steps include the preview of draft language, which will go to the Council Work Session on February 8. There will be a Planning Commission recommendation on March 17 and a public hearing before the City Council on March 28.

Mr. Beers stated that regarding the Master Plan option, a staff review is the right place to start but if it doesn't meet code, it may be helpful for the Planning Commission to review it. Ms. Hurd-Ravich agreed.

Mr. Grile asked if Legacy planned on going through this process or if the code changes will meet their needs. Ms. Hurd-Ravich answered that the code changes will meet their needs. Mr. Aplin asked if this is the first time the City has tried to implement the master plan process. Ms. Hurd-Ravich responded that we have other places where we've incorporated a master plan but this is the first time we've proposed a sign master plan.

B. Basalt Creek Update from the Joint Tualatin and Wilsonville Council Meeting

Ms. Hurd-Ravich gave an update on the Basalt Creek Joint Council meeting with Tualatin and Wilsonville that was held on December 16, 2015. This meeting was held to discuss a preferred land use and boundary option for the Basalt Creek planning area, to discuss priorities for each City, and to discuss alternatives for achieving those goals.

Ms. Hurd-Ravich stated that over the last two years, the committee has been able to accomplish land suitability, guiding principles, base case, utility design, and evaluations.

Ms. Hurd-Ravich went through the slides that detailed land suitability analysis and the base case boundary options. Ms. Hurd-Ravich explained that at the Joint Council meeting, the project team provided a brief summary of five options. The project team also shared additional information collected for the meeting pertaining to the alignment and vertical profile of the future SW 124th Ave. and Basalt Creek Parkway as well as building development orientation and massing opportunities. With this information, the Wilsonville and Tualatin City Councils discussed priorities and remaining considerations to be addressed in the preferred concept plan. At the conclusion of the discussion, the Councils directed the project team to draft a preferred Basalt Creek Concept Plan with the Basalt Creek Parkway serving as the jurisdictional boundary and with agreements outlined regarding the considerations of success

Ms. Hurd-Ravich stated that the next steps include focusing on project deliverables and lay out a process to reach consensus and finalize the project. A comprehensive plan amendment will need to be drafted for Wilsonville and Tualatin.

Ms. Hurd-Ravich noted that there were considerations for success. They are:

- Sewer – Each City to serve its own area
- Stormwater – flows received by Wilsonville guided by their protocols
- Recognize Regional need for industrial land
- Critical need to improve existing roadways
- Recognize regional impacts to Basalt transportation system
- Respect the established trip cap
- Jointly seek regional investment in future I-5 crossing
- Consider not building Kinsman north of Day Rd
- Joint City agreement to manage the Natural Area

Ms. Hurd-Ravich stated that Wilsonville opted out of Trimet and use SMART (South Metro Area Rapid Transit) for their transportation needs. If they extend their jurisdictional boundary north, they want to also extend SMART to serve their employment area. Tualatin and Wilsonville will need to work together to come up with a solution since Tualatin uses Trimet. Mr. Beers asked if the businesses south of Basalt Creek Parkway will pay Trimet taxes. Ms. Hurd-Ravich answered that they probably will not, but more discussion will follow.

6. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that there are currently no items on the agenda for the February 18th meeting, so it will be cancelled. In March, the Annual Report will be presented and approved and there will be a recommendation on the Legacy signs.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Ms. Demeo mentioned that she saw a mobile food trucks and asked the status. Ms. Hurd-Ravich said that we will be holding off on the food truck discussion since we short-staffed and in the process of hiring. Mr. Aplin asked about the status of the new City Hall. Ms. Hurd-Ravich answered that they are in the process of conducting traffic analysis on two sites – the Police site and the building by the Commons Lake.

8. **ADJOURNMENT**

Mr, Allin adjourned the meeting at 7:37 PM.



Lynette Sanford, Office Coordinator