# Tualatin Planning Commission

**MINUTES OF February 17, 2022**

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| **TPC MEMBERS PRESENT:** | **STAFF PRESENT:** |
| William Beers, Chair | Steve Koper |
| Janelle Thompson, Commissioner | Lindsey Hagerman |
| Ursula Kuhn, Commissioner |  |
| Zach Wimer, Commissioner  |  |
| Randall Hledik, Commissioner  | **GUESTS:** None |
| Daniel Bachhuber, Commissioner |  |
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| **TPC MEMBERS ABSENT:** None |  |
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**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 6:30 p.m. and roll call was taken.

**ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION:**

Chair Beers spoke about the City Council meeting he attended.

**APPROVAL OF MINUTES**

Review of October minutes was approved by Commissioner Thompson and seconded by

Commissioner Hledik.

5 Aye

0 Nay

MOTION PASSED UNANIMOUSLY.

**COMMUNICATION FROM STAFF:**

1. **Presentation and discussion of items that the Planning Commission is likely to see in 2022.**

 Steve Koper, Assistant Community Development Director started his presentation with an informal discussion of items that the Planning Commission is likely to see in 2022.

Mr. Koper spoke about the Basalt Creek MP Zoning code update. The update involved proposals from qualified consultants that ended on February 11, 2022. He explained the goal to update the manufacturing park zone in the Basalt Creek planning area to be consistent with the 2019 economic opportunities analysis and 2020 urban renewal plan. He shared this goal would involve updating the comprehensive plan to incorporate these plans.

Mr. Koper discussed the equitable housing funding plan. He explained this would be a continuation of the housing production strategy work to comply with the housing bill 2003. He spoke about the goal of achieving more affordable, fair, and equitable housing outcomes by ensuring. He shared the timeline would kick off in early 2022.

Mr. Koper spoke about the potential impact to help support affordable housing. He discussed system development charges and how they pay for public utilities.

Commissioner Bachhuber asked if a system development sliding scale would be a part of this equitable housing plan. Mr. Koper answered there is an impact fee associated with the fee. He also explained how there are different types and each would be charged differently. He stated he would get back with more information.

Mr. Koper spoke about the need for the water master plan to be updated. He stated this is due to the current water master plan being outdated. He explained the system development charges are based on the water master plan. He gave an example of a recent development that was identified as a need for this to be updated. He also discussed the city has begun to seek property owners' right of entry to gain access to analyze existing conditions of the drainage basin.

Commissioner Kuhn asked if the Norwood water reservoir would accommodate future developments. Mr. Koper spoke answered there is a need for a reservoir for future developments.

Mr. Koper spoke about the Basalt Creek park plan. He discussed the need for 20 acres of park to severe future residents and jobs identified in the area. He spoke about the Tualatin Parks Department's engagement with a Planning consultant to develop a more specific park for the Basalt Creek. He spoke about community outreach, goal, and timeline.

Chair Beers asked if the Basalt Creek park plan had a bond dollar amount. Mr. Koper stated he would update the commissioners once there was a planned amount to share with the public.

Commissioner Kuhn spoke about Tigard and Tualatin schools and the cities using the school fields to try to funnel money away from having to put it towards parks.

Commissioner Bachhuber asked if Mr. Koper knew the size of the bond amount the parks department was trying to obtain. Mr. Koper stated he would look into it more and let the Commissioners know when it’s public information.

Mr. Koper spoke about other topics of interest. He spoke about the climate-friendly and equitable community legislation, downtown core area reinvestment, and potential update to the development code. He also spoke about the downtown core area reinvestment area that will be presented around November 2022.

Mr. Koper spoke about the next meeting and if the commissioners would like to meet in person. Commissioners discussed together what they would like to do and agreed to do a hybrid model of meeting style at this time.

**ADJOURNMENT**

A motion to adjourn was made by Commissioner Hledik and seconded by Chair Beers.

6 AYE

0 NAY

MOTION PASSED UNANIMOUSLY. The Planning Commission meeting was adjourned at 7:30 p.m.