



City of Tualatin

www.tualatinoregon.gov

OFFICIAL

TUALATIN PLANNING COMMISSION

-

MINUTES OF September 21, 2017

TPC MEMBERS PRESENT:

Bill Beers
Kenneth Ball
Janelle Thompson
Travis Stout
Mona St. Clair
Alan Aplin

STAFF PRESENT

Aquilla Hurd-Ravich
Charles H. Benson III
Rich Mueller
Lynette Sanford

TPC MEMBER ABSENT: Angela DeMeo

GUESTS:

1. CALL TO ORDER AND ROLL CALL:

Bill Beers, Chair, called the meeting to order at 6:29 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Beers asked for review and approval of the August 17, 2017 TPC minutes. MOTION by St. Clair SECONDED by Ball to approve the minutes as written. MOTION PASSED 6-0.

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

None

4. COMMUNICATION FROM CITY STAFF:

A. Parks and Recreation Master Plan Update

Rich Mueller, Parks and Recreation Manger, shared information about the Parks and Recreation Master Plan. Mr. Mueller stated that the current master plan is 30 years old and is in the process of being updated. The Master Plan should be completed by next summer or fall and will guide decisions for the next 20 years. Mr. Mueller noted that one of the public involvement pieces includes the online survey – which he encouraged the Commission members to complete. Mr. Mueller added that over 3,000 people have been involved in the public involvement piece.

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 asked the Commission members for their input regarding their priorities for this plan.

Mr. Beers stated that it would be beneficial to be able to cross Tualatin/Sherwood Rd. without dealing with traffic. A shared use path connection for bike and pedestrians would be nice.

Mr. Aplin stated that neighborhood park areas seem to be reserved by many people who do not live in Tualatin. He suggested that some reservation times should be blocked out for residents. Mr. Mueller agreed that it is hard to find parking spaces due to increased attendance at the parks.

Mr. Stout suggested a study regarding peak use of the parks and that certain events should be reserved outside peak hours.

Mr. Ball asked if the property owners of the RV Park of Portland site will be advancing the trail to Browns Ferry. Ms. Hurd-Ravich stated that Paul Hennon, Community Services Director, has been in discussion with the owners and they are aware of the dedication requirements to make the trail connection. Mr. Mueller added that the owner is fully committed to dedicating the property and having the connection built. Mr. Ball added that it would be useful to have the trail connect to downtown without going onto the main roads.

Ms. Thompson stated that Mr. Mueller has done a great job in getting the survey out to the public and she agreed with the connectivity of the park trail. Ms. Thompson added that the recreation fields are at capacity during soccer season and it would be beneficial to have additional fields.

Ms. Hurd-Ravich acknowledged that connectivity is important especially with employment areas and sharing multi-use paths connecting to downtown. WES and transit stations need connectivity (bicycle and pedestrian) to employment areas.

Mr. Aplin stated maximizing the river is the best amenity the City has.

Mr. Benson asked for continued work on the Tonquin Trail.

Mr. Mueller left an activity for the Commission members to complete prioritizing their requests.

5. ACTION ITEMS:

B. Plan Text Amendment 17-01 to change the approval of authority of Conditional Use Permits from the City Council to the Planning Commission

Charles H. Benson III, Associate Planner, stated that said the Commission members

had voted to change the approval authority of Conditional Use Permits from the City Council to the Planning Commission. This amendment will involve revisions to Chapters 2, 31, and 32 of the Tualatin Development Code (TDC). Plan Text Amendment (PTA) 17-01 is scheduled to be heard at the City Council meeting on October 23, 2017.

Mr. Benson went through the specific text changes in the TDC and the Analysis and Findings. Mr. Benson added that upon approval of this change, appeals will go directly to City Council instead of the Land Use Board of Appeals (LUBA).

Mr. Benson stated that a recommendation to approve PTA-17-01 would result in the following:

- The deletion of TDC Sections 2.060 and 2.070;
- The creation of TDC Section 31.068;
- Revisions to TDC Sections 31.067, 32.030, 32.040, 32.070, 32.080, and 32.090; and
- Change the approval authority of conditional use permits from the City Council to the Planning Commission.

MOTION by Beers, SECONDED by Stout to approve PTA-17-01. MOTION PASSED 6-0.

6. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that a couple of conditional use permits may come before the members in the first or second quarter of next year. A variance may be presented in November. Ms. Hurd-Ravich noted that our December meeting is scheduled for the 21st so we'll have to determine if members will be available.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

Mr. Beers inquired about who owns the property on the north side of Tualatin Elementary. Ms. Hurd-Ravich responded that the school district currently owns it. Mr. Beers acknowledged that it works out well for parking during soccer games.

Ms. Hurd-Ravich noted that we presented the Food Cart Ordinance to Council on September 11th. No changes were made and it will go to a hearing on September 25th for a vote. Ms. Hurd-Ravich noted that the ordinance will reside in the Municipal Code which doesn't require a recommendation from the Commission. If approved, it will return to the Commission members to remove from the Development Code.

Mr. Ball stated that at the previous meeting, he didn't feel like there was an opportunity to discuss and offer feedback regarding the food cart ordinance. Mr. Ball added that this ordinance was put into place due to food carts being in the Commons area at events and he feels that we're putting a law into place that doesn't have anything to do with the

original process. Ms. Hurd-Ravich replied that food carts will be allowed everywhere except for the Central Commercial (CC) zone and the existing food cart will have to move. Ms. Hurd-Ravich added that we received positive feedback from the public and the restaurants submitted their input. Through that, it became clear that restaurants were concerned about food carts around the Commons. Ms. Hurd-Ravich stated that at the beginning Council gave direction to explore what an ordinance would look like. Staff members researched other cities' rules and regulations, conducted public outreach, and worked closely with the Commercial Citizen Involvement Organization and Chamber. Mr. Ball noted that our ordinance is unlike any other cities' and it seems like an attempt to discourage a certain type of business to do business in Tualatin.

Ms. St Clair added that she felt like she had an opportunity to comment in our previous meeting.


Ms. Hurd-Ravich stated that Basalt Creek Concept Plan is continuing and we're still working on the Development Code Update.

Mr. Aplin asked if there is any information regarding a new City Hall. Ms. Hurd-Ravich responded that she has not heard any new developments.

Mr. Beers stated that on Tuesday, September 26th there will be a presentation from the Red Cross called *Prepare Out Loud*. It will be held at Tigard High School from 6:30-8:00 pm. Mr. Beers will be in attendance with other SERT team members and he noted it's a great presentation regarding potential earthquakes and other disasters.

8. ADJOURNMENT

MOTION by Thompson to adjourn the meeting at 7:08 pm.

_____ 

_____ Lynette Sanford, Office Coordinator