

Tualatin Planning Commission

MINUTES OF MARCH 27, 2024 (ADOPTED)

TPC MEMBERS PRESENT:

William Beers, Chair
Janelle Thompson, Vice Chair
Randall Hledik, Commissioner
Zach Wimer, Commissioner
Brittany Valli, Commissioner

STAFF PRESENT:

Erin Engman, Senior Planner
Lindsey Hagerman, Office Coordinator

TPC MEMBERS ABSENT:

Ursula Kuhn, Commissioner
Daniel Bachhuber, Commissioner

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF MINUTES

Commissioners unanimously voted to approve the February 21, 2024 minutes.

ACTION ITEMS

- 1. The Planning Commission is asked to provide a recommendation to the City Council on a city initiated proposal to adopt amendments to the Tualatin Development Code known as the Short Term Priority Code Bundle (PTA 24-0001).**

Erin Engman, Senior Planner, presented an overview of the project. She went over the objective of the meeting, which was to ask the Planning Commission to provide a recommendation on a short-term code bundle.

Ms. Engman highlighted the project background and Council's direction to implement this bundled amendment. The short-term priority bundle project is a plan text amendment that would expand and modernize permitted land uses and limitations in various commercial zoning districts in support of economic enterprise.

She shared the project would amend the development code to add retail sales of home improvement materials as a use in the Central Commercial (CC) Zone; add health and fitness facility use in the General Commercial (CG) Zone; add battery electric vehicle showroom as a use in the Mixed Use Commercial (MUC) Zone; and expand the hours of operation for cannabis facilities and medical dispensaries. She shared the project supports Comprehensive Plan Goal 4.2 to encourage business retention, growth, and attraction.

Ms. Engman walked through the proposed amendments overview of the affecting five development code chapters. The project includes limitations for the new uses and some clarifying language.

Chair Beers asked for clarification on TDC 57.210(1)(b). Ms. Engman shared that the regulations are similar to Tigard's for Washington Square. She also mentioned that she understands that test drives are scheduled in advance to avoid storage of vehicles on-site.

Ms. Engman explained the approval criteria and request for a recommendation to City Council. She noted the included finding and analysis responses to statewide planning goals, Oregon Administrative rules, Metro Code and Tualatin Development Code.

Ms. Engman explained the project Findings and Analysis are included as Attachment A and found the project will maintain consistency with the applicable Oregon Planning Goals, Oregon Administrative Rules, and Metro Code. The findings also found the project will maintain the various characteristics of the city identified in the Comprehensive Plan, as well as the Development Code approval criteria.

The Tualatin Planning Commission is being asked to forward a recommendation of approval of the proposed amendments PTA 24-0001 to the City Council.

Chair Beers asked about outdoor storage regulations written in Chapter 53. Ms. Engman noted this particular amendment is of a housekeeping nature where outdoor uses were reorganized to follow the format of other chapters.

Vice Chair Thompson asked about pickle ball fencing height and lighting restrictions. Ms. Engman shared that staff did not hire a consultant to study conditions specific to pickle ball. She shared that she reviewed Pickleball ordinances from other states to see what regulations are generally applied to the use. Ms. Engman shared that no additional lighting restrictions are proposed in addition to our standard regulation which protects public right away, residential land, and wetland resource areas from light glare.

Commissioner Hledik asked about the building footprint limitation in Chapter 57. He shared that that the building limitation proposed is written in a different manner than other commercial Chapters. He suggested that the limitation follow the existing format of "must not be greater than x square feet of gross floor area per building or business." He also inquired why the General Commercial and Mixed Use Zone include a limitation of 60,000 square feet, while the Central Commercial is proposed to have a 65,000 square foot limitation. Ms. Engman answered that the property owner requested the 65,000 square foot limitation to make use of the vacant tenant space at the Haggen's site. She also shared that Council's direction included a limited project scope to accommodate the various property owner requests through the amendment process. And because of this, the building size limitations in other chapters were not considered for amendment.

Commissioner Hledik also inquired about the existing hours of operation for cannabis facilities. Ms. Engman shared that she was unsure of the previous ordinance, but speculates that the City chose limited hours under the home rule for time, place, and manner. Chair Beers shared that he recalls this as well.

Commissioner Hledik asked about liquor and pharmacy hours. Ms. Engman noted that she was unsure what the typical hours are for these uses but could report back on the matter. He then went on to ask who regulates cannabis hours. It was speculated that the hours are set by OLCC.

The meeting was opened up to public testimony.

Susan Noack from The Chamber of Commerce shared the Chamber's support with the changes recommended by city staff. She noted the support this in encourage business retention, growth, and attraction

Donald Pearson with NW Cannabis Company shared his request to expand the hours of operation would comply with the standard OLCC hours of operation. He added that a dispensary up the next exit operates under the OLCC hours of operations.

Commissioner Hledik asked about OLCC hours of operation if they were similar to pharmacy and liquor stores. Erin answered the change would be following the states recommended hours of operation under OLCC law.

Commissioner Wimer motioned to approve amendments for PTA24-0001 as proposed and presented by the city staff and that the Council review the building size limitations found in the commercial chapters.

5 AYE

0 NAY

MOTION PASSED UNANIMOUSLY

COMMUNICATION FROM STAFF

Ms. Engman spoke about upcoming meetings potential agenda.

ADJOURNMENT

A motion to adjourn was made by Vice Chair Thompson. The motion was seconded by Chair Beers. The Planning Commissioners unanimously voted to adjourn the meeting at 7:00 p.m.