



TUALATIN CITY PLANNING COMMISSION MEETING

THURSDAY, MAY 19, 2022

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

OR

Join Zoom Meeting

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Bill Beers, Chair

Daniel Bachhuber, Janelle Thompson, Ursula Kuhn,
Randall Hledik, Zach Wimer

CALL TO ORDER & ROLL CALL

ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION

APPROVAL OF MINUTES

1. Approval of November 18, 2021 minutes.
2. Approval of December 2, 2021 minutes.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

Limited to 3 minutes

ACTION ITEMS

COMMUNICATION FROM CITY STAFF

1. A presentation on The Core Opportunity and Reinvestment Area

FUTURE ACTION ITEMS

ADJOURNMENT

Tualatin Planning Commission

MINUTES OF November, 18 2021

TPC MEMBERS PRESENT:

William Beers, Chair
Mona St. Clair, Vice Chair
Zach Wimer, Commissioner
Janelle Thompson, Commissioner
Randall Hledik, Commissioner

TPC MEMBERS ABSENT:

Ursula Kuhn, Commissioner

STAFF PRESENT:

Steve Koper
Lindsey Hagerman
Erin Engman

GUESTS:

Saurage Felton
Michelle Black
Bill Kabeiseman
Melissa Soots

CALL TO ORDER AND ROLL CALL:

Roll Call was taken at 6:30 p.m.

ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION:

Recognition of Alan Aplin.

APPROVAL OF MINUTES

Review of July 15, 2021 moved to next meeting.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

None.

ACTION ITEMS:

- 1. Consideration of a Variance (VAR 21-0003) for 23500 & 23550 SW Boones Ferry Road, Tax ID: 2S135D000303.** Based on the application materials and the analysis and findings presented (Attachment 2), staff recommends approval of the proposed Variance (VAR 21-0003) with conditions of approval.

Senior Planner Erin Engman presented the consideration of VAR 21-003. She shared the projects objectives including the site plan, project description, variance standards, and the staff recommendation.

Commissioner Hledik asked why this project is listed as a potential affordable housing project. Planner Engman explained they are subject to a future architectural review application and

<p>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</p>
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noted the project itself is affordable housing.

Commissioner Wimer asked for clarification for on a minor architectural review and specifically on height standards for the variance. Planner Engman spoke to the conditional use permit. Assistant Community Director Steve Koper clarified this is not a minor variance.

Commissioner Bachhuber asked for a description of what identifies a hardship. Planner Engman shared the definition of a hardship stating it is created by an unusual situation that is the result of lot size, lot shape, topography, development circumstances or being able to use the land or public infrastructure more efficiently.

Commissioner Kuhn if increasing height structure would cause and issues during earthquakes, flooding or water runoff. Mr. Koper stated that is a technical question and differed to the applicant.

Commissioner Bachhuber asked if this sets a standard for possible future applications. Planner Engman explained future applicants would have to go through a similar variance process to be considered for a hardship. Mr. Koper spoke to the variance requirements process and noted in this case a variance is necessary to achieve a property rights for the density of units. He also commented on challenges of the property topography.

Commissioner Bachhuber asked how many acres are in this particular zoning. Mr. Koper stated there are 25 acres.

Commissioner Hledik asked for clarification of full property rights and noted the density spread 16-25 units per acre. Mr. Koper stated there is minimum and maximum density in the code but the code does not get specific on property rights.

Community Partners Housing Director Jilian Saurage Felton introduced herself and her team. She explained Community Partners provides homeless service and housing to the community. She shared background on what they do and who they are. She briefly explained why they are requesting a variance.

Melissa Soots introduced herself and addressed the reasons why they are asking for a variance in height structure. She mentioned questions received from the public on why they would be asking for the height variance. She went over each of the following factors in detail including the structure height being 54 ft. at its highest point, unsuitable soil, the reliance on gravity, utility connections, and parking. Ms. Soots shared the choice of placement of each building on the site. She expressed the reason in detail of why they choose this particular design. Ms. Soots reviewed each hardship on the site in detail including there being flatter ground, suitable soil, connections to utilities, and more open space. She addressed the requested parking reduction

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from 107 parking spaces instead of 108 required. Ms. Soots stated they completed a parking study of three similar apartment units in the area noting there was a required average usage of 1.3 parking spaces and they are proposing 1.47 parking spaces. She went through hardship factors on parking and why they are asking for a reduction including site access, connection to Autumn Sunrise development, and emergency access points and access to Boones Ferry Road. Ms. Soots went through comments received from the public and addressed each concern.

Commissioner Thompson asked about the access point off Autumn Sunrise Development causing a hardship. Ms. Soots stated the access point would require a private easement which is not guaranteed as the road has not been built and they have been asked to have both options available for access points. She also mentioned they currently have a design request with the county to connect with Boones Ferry Road.

Commissioner Hledik asked about the public comment testimony regarding the height variance and why three stories is no longer feasible. Ms. Soots explained the reduction of units would not be feasible in their overall project. Ms. Felton asked if Bill Kabeiseman, Community Partner, could also explain this question as well. Mr. Kabeiseman touched briefly on property rights and the ability to build to the maximum density per the code. He mentioned this variance is one way to preserve this property right.

Commissioner Hledik asked if property owners of Autumn Sunrise were invited to the neighborhood meeting. Ms. Felton let him know they invited everyone within 1,000 ft. of the subject property. She mentioned their team has been in close contact for over a year with the Autumn Sunrise development. She stated they are both aware of each other's projects and have coordinated information.

Commissioner Hledik asked about the parking being subcompact stalls at 28% percent. He noted the code allowed 35% subcompact. He asked if they considered adding more subcompact stalls to increase their parking spaces. Ms. Soots stated they spent a lot of time trying to work in more parking stalls to meet standards but were stuck at 170 parking spaces.

Chair Beers asked if they got rid of the community building or open areas could they place another building and make them all three stories. Ms. Soots noted with the requirement for open spaces they are not able to eliminate the court yard. She highlighted the importance of the community building and the ability to provide programming.

Commissioner Wimer asked how the resilience of earthquakes are on this site with the requested height. Ms. Felton stated their team has met structure code. She noted Community Partners puts an emphasis on safety, health, and sustainability for their residents and wouldn't cut corners when it comes to those items. Ms. Soots also noted four story housing is common and they are confident in their ability to keep the building safe. Michelle Black, Community

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Partners, also noted their structural engineer determined the building placement and noted building three or four stories would come down to the same structural foundation being engineered.

Chair Beers opened the floor to public comments.

Carol Greno spoke in favor of the development. She spoke about how the development would provide homes for the homeless and bring more housing options to existing families in need.

Kathleen Swift spoke in favor of the application. She mentioned she lives very close to the development and would be housing a variety of income levels for families. She mentioned the kids would be living in these units.

Alec Lawrence spoke in favor of the application and mentioned he works in affordable housing. He mentioned this development does face a hardship and enables them to build to density allowed. He noted that the housing being built would be for the area and the job wages that are available in the area. He looked up to see what would qualify to have a one bedroom with renter's assistance and its \$21 an hour well above minimum wage and people who need housing.

Mary Anne Pots spoke in favor of the application. She spoke about how affordable housing being close to work would reduce traffic. She noted the need for this type of housing and makes a difference in Tualatin.

Carrie Culluson spoke in neutral of the application. She spoke about her struggle with not knowing future impacts that include traffic, parking, future sites and impact.

Mary Westnhaver spoke about resident high density number with rights. She spoke about how the existing condition and topography issues that they just won't be able to get 25 units in the corner of the hill.

Cathy Holland spoke not in favor of the application. She spoke about wanting to support affordable housing but sees the issues. She specifically spoke about traffic, parking and lack of mass transportation.

Grace and John Luchini spoke not in favor of the application. They spoke about addressing the code and impact on storm water and goal 5 environmental factors. He spoke about report they turned into the commissioners.

Ms. Felton addressed concerns regarding transportation and working with the Autumn Sunrise development.

Ms. Soots spoke about the design standards, green space, and goals for protecting the environment.

Mr. Koper clarified the traffic would have to be considered and the variance. He noted if the applicant fails to carry the burden the approval in the future would not go through. Mr. Koper reiterated the definition of hardship and what bases this meets the criteria.

Commissioners discussed amongst themselves the decision for the variance. They took into consideration traffic concerns, future findings, and affordable housing competition

Chair Beers moved to approve VAR21-0003 as presented by staff and append the applicant's narrative to the additional staff's findings, seconded by Commissioner Wimer. All commissioners were in favor.

COMMUNICATION FROM STAFF:

Mr. Koper spoke about the upcoming topics:

Autumn Sunrise Conditional Use Application- December 2, 2021

City Council consideration of zone change for Tualatin Heights- December 16, 2021

ADJOURNMENT

Meeting was adjourned by a vote from Commissioner Thompson at 9:00 p.m.

Tualatin Planning Commission

MINUTES OF December 2, 2021

TPC MEMBERS PRESENT:

William Beers, Chair
 Mona St. Clair, Vice Chair
 Janelle Thompson, Commissioner
 Ursula Kuhn, Commissioner
 Zach Wimer, Commissioner
 Randall Hledik, Commissioner

STAFF PRESENT:

Steve Koper
 Johnathan Taylor
 Lindsey Hagerman

TPC MEMBERS ABSENT:

Daniel Bachhuber, Commissioner

GUESTS:

Mimi Doukas
 Darko Simic
 David Force
 Michael Robinson
 Michael Anders

CALL TO ORDER AND ROLL CALL:

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

APPROVAL OF MINUTES

Chair Beers asked for review and approval of the July 15, 2021 review of minutes. MOTION by Commissioner Thompson SECONDED by Vice Chair St. Clair. MOTION PASSED 5-0.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

None.

ACTION ITEMS: Public hearing

1. Consideration of a Conditional Use Permit to allow a "small lot" subdivision and said Subdivision which includes 400-lots for residential development comprised of a mix of detached and attached single-family units plus two commercial lots known as "Autumn Sunrise."

Assistant Community Development Director Steve Koper and Engineering Associate Tony Doran presented the conditional use permit. Director Koper described the site background, zoning, setbacks and development code. He explained the proposed development includes 400 single-family homes, 320 detached single-family, and 80 townhomes. Director Koper spoke about the transportation, utilities, construction of pump sanitary sewer extension, and water system loop to facilitate development in Basalt Creek. He spoke about the approval criteria of a conditional use permit. Director Koper noted the applicant is not going above the density and different configurations. He went into details about the tentative subdivision plan and the phased tentative subdivision plan approval criteria. Director Koper stated staff recommends approval

of the conditional use permit.

Commissioner Bachhuber asked staff what the storm water standards are and if this would cover years or needed to be developed. Director Koper stated storm water needs to meet different metrics on different years of storm and future storms. Associate Doran stated there are different stages prior to construction that would need to be addressed.

Chair Beers asked for a brief overview of if the plan map amendment is passed. Director Koper stated the current code is inflexible and encourages townhome developments. He mentioned city staff have been working extensively with the applicant as well.

Commissioner Thompson wanted to know about the cost of the ramp for ODOT. Director Koper let commissioners know staff never got a formal letter from ODOT and the interchange is not in the City's control.

Applicant Mimi Doukas, Lennar Northwest, explained the location of the project, zoning, and neighboring zone uses. She addressed the housing types and the proposed three phases. Ms. Doukas spoke to public feedback they received which included tree preservation, balance of attached and detached homes, storm water concerns along SW Lower Boones Ferry Road, and transportation. Ms. Doukas went through an overview of storm water and spoke extensively about public concerns. She mentioned they are willing to add a condition of use approval prior to construction of the Autumn Sunrise Phase 2 to temporarily add emergency access onto Boones Ferry Road. The applicant shall abandon the existing storm water outfall releasing flows onto Tax Lot 302 and reroute all upstream flows to Autumn Sunrise's existing southwest storm water discharge point.

Chair Beers asked for a rough timeline of all the phases of the project and when storm water mitigation would take place. Ms. Doukas explained there are a lot of market forces in play and asked David Force to speak to timing. Mr. Force, Lennar Northwest, stated they desire to start phase 1 and phase 2 by next summer with a goal to finish by spring 2023. He noted phase 3 goal is to start summer 2023 and phase 4 in 2024. He commented they estimate storm water mitigation would be done late 2022.

Commissioner Hledik asked Mr. Robinson if the applicant heard Ms. Lucini's comments and if they considered their proposed conditions. Mr. Robinson, with AKS, answered saying yes he has reviewed them.

Commissioner Hledik asked if the three conditions from public comment should be considered or if they have already been addressed. Ms. Doukas stated their intent is to address the conditions. She addressed the plan to abandoning the current pipe to reroute the storm water noting it is not possible to remove the pipe due. Ms. Doukas added the new pipe will achieve what the comments would like to see addressed.

Commissioner Wimer asked for an explanation of abandonment of the pipe. Ms. Doukas stated

the current pipe runs East- West and the new pipe will run South parallel to Boones Ferry.

Commissioner Hledik asked about the open space in SW Greenhill and wanted to know if 5% open space on the southern strip part would be eliminated in the future. Ms. Doukas stated this will be Basalt Creek Parkway south of Green Hill Lane and the proposed right of way is buffered to allow flexibility. She also stated they exceed the green space standard.

Commissioner Hledik asked about a wall being built along I-5. Ms. Doukas stated they are not required to have a masonry wall built if they have a 200 ft. tree line along I-5. Commissioner Hledik commented on the 200 buffer and asked for a closer look at the exemption criteria. Ms. Doukas stated they will examine the criteria tighter and will make changes if needed.

Chair Beers asked once Green Hill Lane is built who would be required to put up the masonry wall. Ms. Doukas stated it would be a part of the county capital project.

Commissioner Thompson asked if the city improvements need to be completed before the water system can be addressed. Ms. Doukas stated there are some regional improvements needed.

Commissioner Thompson asked if they would need to wait until Basalt Creek Parkway is built. Ms. Doukas stated they do not rely on the Basalt Creek Parkway extension being built. She explained in detail the improvements and how the models that are put together are not reliant on the extension.

Chair Beers asked for design explanation for the private road that heads by Plembeck. Ms. Doukas stated this would be a 22 ft. curb improvement and essentially a private connection.

PUBLIC COMMENT

None.

APPLICANT REBUTTAL

Ms. Doukas asked city staff to weigh in on the criteria for the masonry wall. She shared sound concerns with homes creating a solid buffer and an improvement. Mr. Robinson asked for a ten minute break to speak with the team.

Director Koper spoke about making an exception to what is achieved by this requirement. He stated it would be at the Planning Commission discretion.

Chair Beers asked about the plans for the backyard for the townhomes lots. Michael Anders, Lennar, stated the topography determines whether to fence the backyards. He noted 90% of the time they fence in the community especially when it comes to townhome yards for privacy and animals.

Public comment was voiced in concern regarding addressing traffic issues on Norwood Road. Ms. Doukas stated congestion and traffic is a concern and explained local jurisdiction speed bumps and how they have a limited number of ways to address them. Associate Doran stated the city would work with Traffic Engineer Mike McCarthy on these issues.

Chair Beers moved to approve SB 21-0001 and CUP 21-0001 with the following conditions: to add applicants' additional storm water management #36 and condition #42 construct 6 f. wooden fence otherwise approved by Community Development Director. Commissioner Hledik SECONDED to approve. MOTION PASSED 5-0.

FUTURE ACTION ITEMS

December 16 meeting considers Tualatin Heights development.
Reconsideration of Basalt Creek rezoning.

ADJOURNMENT

The meeting was adjourned at 10:00 p.m.



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Planning Manager
FROM: Jonathan Taylor, Economic Development Manager
DATE: May 19, 2022

SUBJECT:

A presentation on The Core Opportunity and Reinvestment Area

EXECUTIVE SUMMARY:

Staff will present a brief outline of the City of Tualatin's work in establishing The Core Opportunity and Reinvestment Area (CORA).

CORA will be an established urban renewal zone focused on funding projects and efforts based on City Council's eight priorities identified in 2020. Those priorities included: land acquisition, small business assistance, developer assistance, environmental stewardship, transportation, housing, blight remediation and community identity.

Staff anticipates an official adoption date of November 2022.

ATTACHMENTS:

- PowerPoint

-



**PROSPERITY
PLANNING**

**THE CORE
OPPORTUNITY**
REINVESTMENT AREA





WHAT IS IT?

A multi-year endeavor to securely position our community for long-term economic prosperity. The dramatically changing landscape due to the COVID-19 Pandemic has further prioritized these efforts.

THE NEED



With community growth, development constraints present challenges for long-term community prosperity. The availability of developable land and transportation infrastructure is limited or severely restricted. In addition, the transition to electronic commerce and current supply chain issues will present opportunities and challenges.

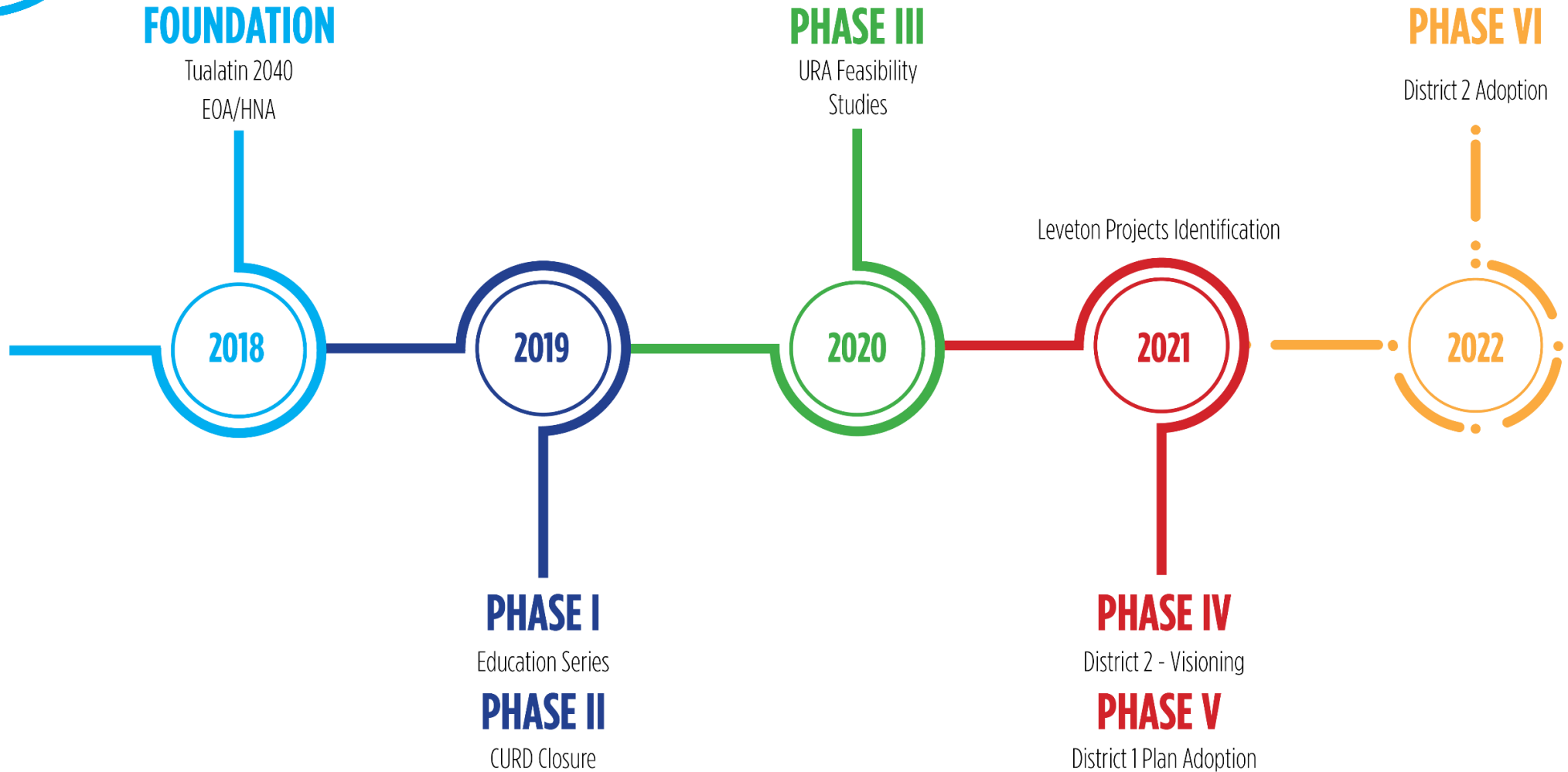




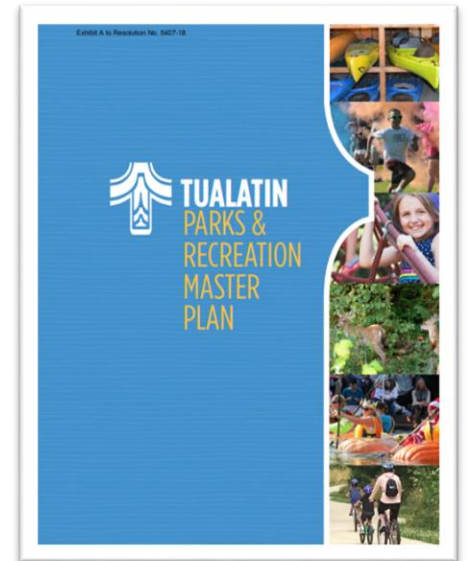
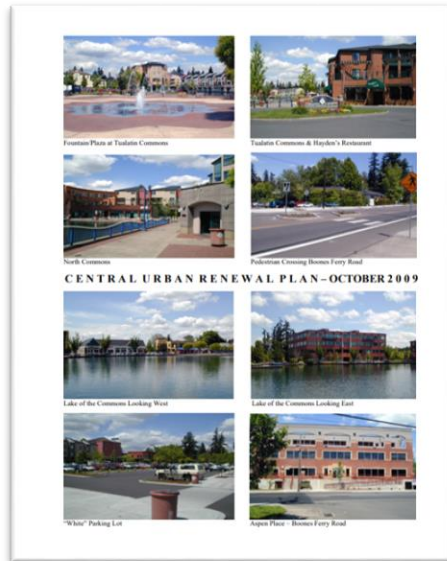
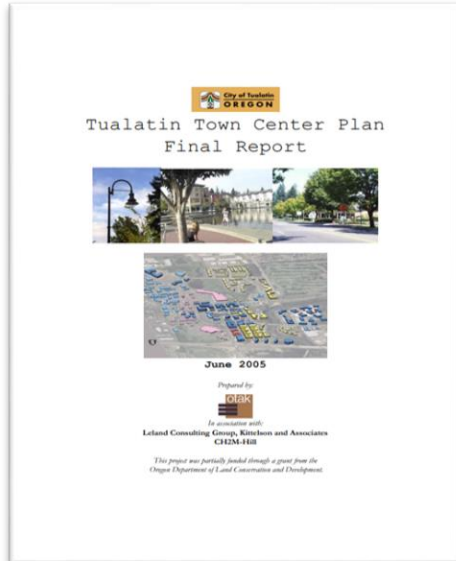
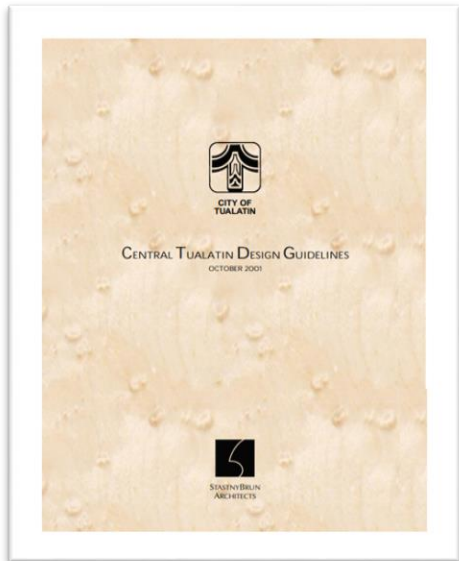
THE PURPOSE

To utilize a variety of financing tools to meet the community needs in alignment with broader community vision.

BACKGROUND



PRIOR STRATEGIC WORK





The Core Opportunity and Reinvestment Area Plan will be a guiding document in our community's efforts to establish and fund projects to create an active civic core; redevelop areas with vibrant high-quality mixed-use developments offering a variety of additional residential dwelling and retail options; increase opportunities for living wage professional and creative employment; promote and develop recreational and cultural facilities, and integrate all efforts into the natural landscape with environmental stewardship.

PROPOSED WORKING VISION STATEMENT



PLAN EFFORT VALUES & PRIORITIES

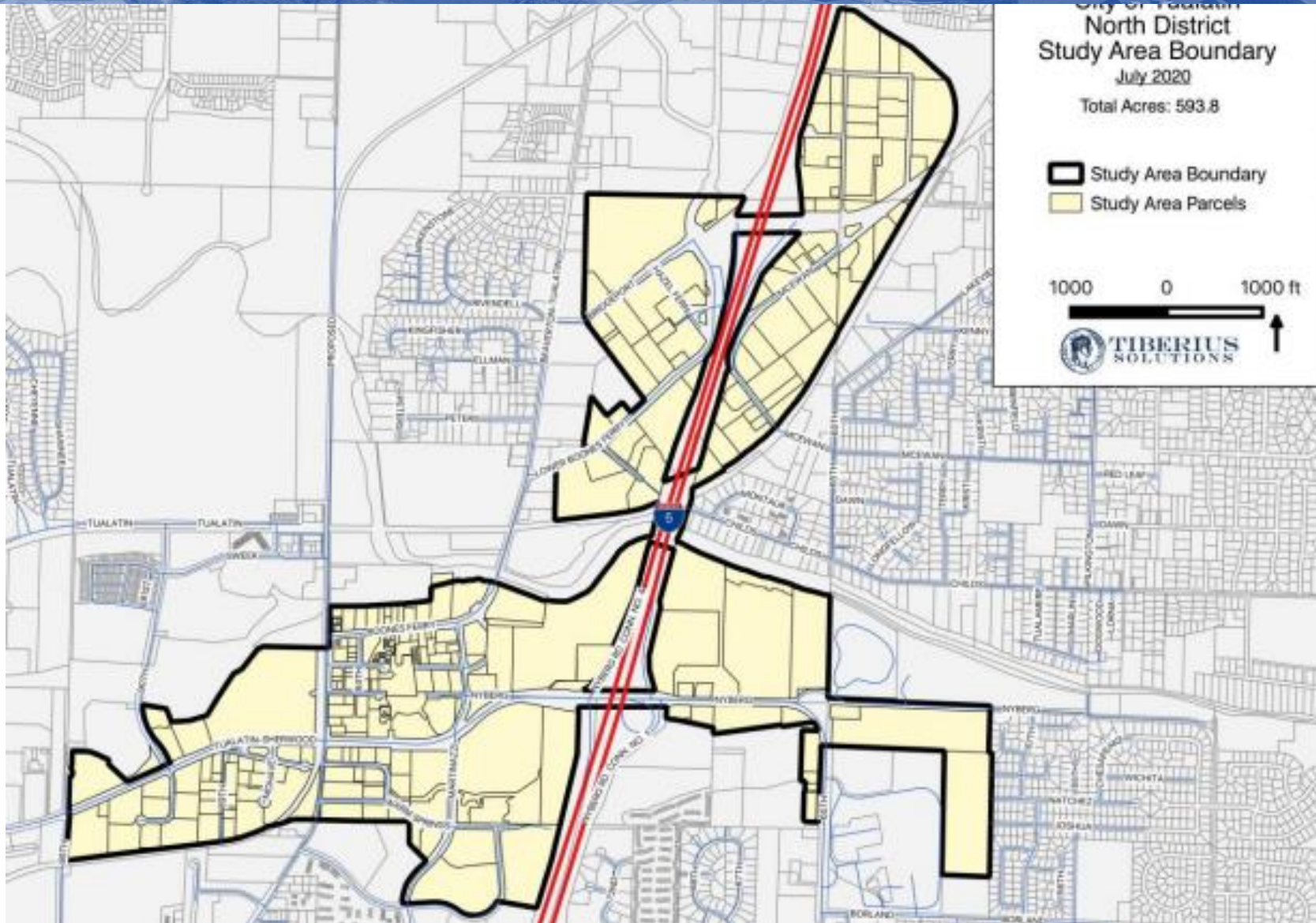
VALUES

1. More Housing
2. Leave No Existing Business Behind
3. Enhance Connectivity
4. Foster, create, enhance, and promote identity
5. Maintain and grow existing employment lands
6. Economic prosperity for ALL.

PRIORITIES



OPPORTUNITY STUDY AREA





PLAN EFFORT VALUES & PRIORITIES

WHY THIS AREA?

1. Focus on keeping future redevelopment **near major transportation** modes.
2. **Enhance current employment lands** by increasing capacity.
3. **Prepare** for major regional transportation projects.
4. Remedy areas that are prone to **environmental issues**, i.e. flooding.
5. Enhance existing **connectivity**, or provide new connectivity.
6. Fund major infrastructure projects to prepare for **future growth**, leverage area for needs.
7. Based on previous **community needs and desires**.



PLAN TIMELINE

January – April

Boundary determination and financial impact analysis with consultants.

January – July

Led by City Council, staff will propose projects and bucket list concerns and opportunities for long-term prosperity. Multiple advisory groups may be consulted.

August – December

The City will confer with all regional partners in the preparation of the final adoption of this plan.

- Adoption November 2022
- In effect December 2022



PUBLIC ENGAGEMENT

WORKING GROUP (APRIL – JULY)

STAKEHOLDER INTERVIEWS (June – July)

COMMUNITY GROUP PRESENTATIONS (APRIL – AUGUST)

TECHNICAL ADVISORY COMMITTEE (APRIL – AUGUST)



QUESTIONS