

Tualatin Planning Commission

**MINUTES OF July 15, 2021**

<b>TPC MEMBERS PRESENT:</b>	<b>STAFF PRESENT:</b>
William Beers, Chair	Steve Koper
Mona St. Clair, Vice Chair	Johnathan Taylor
Alan Aplin, Commissioner	Lindsey Hagerman
Janelle Thompson, Commissioner	
	<b>GUESTS:</b>
<b>TPC MEMBERS ABSENT:</b>	Elaine Howard- Howard Consulting LLC
Daniel Bachhuber, Commissioner	
Ursula Kuhn, Commissioner	

**CALL TO ORDER AND ROLL CALL:**

Chair Beers called the meeting to order at 6:30pm. Roll call was taken.

**ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION:**

None.

**APPROVAL OF MINUTES**

Minutes were approved 3-0.

1. Review of February 18, 2020
2. Review of May 20, 2021

**COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**

None.

**ACTION ITEMS:**

1. Proposed Southwest and Basalt Creek Development Area Presentation
2. Review the proposed Southwest and Basalt Creek Development Area and vote to find conformance with the Tualatin Comprehensive Plan.

Steve Koper, Assistant Community Development Director introduced Johnathan Taylor, Economic Development Manager.

Mr. Taylor introduced Elaine Howard with Elaine Howard Consulting Firm LLC. A firm the City of Tualatin has been working with since 2015 on various urban renewal projects.

Ms. Howard started her presentation and explained the role of the planning commission has in reviewing the draft of the SW Basalt Creek Area Plan and the report conformance of the comprehensive plan. She explained some common terminology used in urban renewal as well. She also discussed how property tax increases and how urban renewal works with this funding.

Ms. Howard described the public involvement for this project which included: past public input on the South Tualatin Concept Plan, Basalt Creek Concept Plan, Task Force, Online Open House, Agency, Planning Commission, City Council, and General Public Information.

She moved onto more details of the proposed urban renewal boundary and showed a map of the proposed implementation plan. She showed the funding projections for the area that corresponds with projects. Mr. Taylor added that there are a few current projects not on the list that would be included.

Mr. Taylor commented on the details of the proposed plan projections and explained they were based on existing plans. He went through the slides that showed current and past projects. He mentioned the storm water master plan and two other projects are currently being budgeted for 2021-2022 fiscal year.

Ms. Howard moved onto slide explaining the proposed maximum indebtedness action plan of \$53,200,000. She explained this plan was developed with the city finance director being comfortable to do a 30-year plan calculated for a 6% growth scenario.

Ms. Howard moved on explaining the next steps for the project which included public input, briefing Washington County, Washington County consider vote, Tualatin City Council Hearing, Tualatin City Council Vote on Ordinance.

Commissioner Aaplin asked for clarification on what they are proposing specifically on for the Balsalt Creek. Ms. Howard let him know that the proposal is on the implementation tool used for the Balsalt Creek Concept Plan.

Commissioner Aaplin also asked if there was a specific timeframe that the implementation would need to be completed or deemed completed. Mr. Taylor explained the Balsalt Creek residents are in anticipation of 50 years of gravel extraction. Mr. Taylor also explained that if it is finished earlier and in 30 years they can go back and review but really it's based on the property owner and private entities.

Commissioner Aaplin asked about Washington County's unincorporated areas. Ms. Howard explained Washington County also has to agree with plans of development and property taxes will be evaluated based on the projection of growth. They also explained how property taxes will not increase property owner's bill.

Mr. Koper, assistant director of community development was asked to go over page 74 of the agenda packet maps for zoned undesignated. He explained the concept plan was determined the area was an environmental constraint and wouldn't be developmental. He mentioned if a person found a way to work with environmental factors of land use they would have to work with the city to determine zoning.

Chair Beers asked Commissioner Thompson to give a quick overview of her participation in the task force. She mentioned it was a great representation of a variety of property owners and community members on the task force. She explained during the presentation they learned what urban growth is, and went over storm water, projects. She said everyone thought the plan flowed well and felt good about it all.

Mr. Taylor explained the next steps after approval would involve letting the public know by notice letter with their utility bill. He also said a notice letter will go out to residents in urban growth areas of Washington County as well for them to be aware.

Chair Beers moved to make a motion to approve the Southwest and Basalt Creek Development Area Plan and complies with Tualatin Development Code can comprehension plan. Commissioner Aaplin seconded the motion.

Commissioners moved onto the next action item: Review the proposed 11th Amendment to the Leveton Tax Increment Plan and vote to find conformance with the Tualatin Development Code.

Mr. Taylor presented the next action item on the agenda asking for a substantial amendment. He explained how the tax increment is a current boundary not collecting taxes since 2010 due to not enough significant growth. He explained this requires a substantial amendment process with any type of growth after 30 acres and a percentage increase. He also noted that the Herman Road improvement concept plan would need a substantial amendment passed as well to move forward.

Mr. Taylor asked the commissioners if the proposed project meets in conformance to the comprehensive plan. Ms. Howard noted one finding that was put into the document included safety and transportation network.

Commissioner Aaplin asked if the proposal is to raise money to fulfill and complete Leveton. Mr. Taylor told him he is correct.

Commissioner Thompson asked if there was a timeline as well. Mr. Taylor responded that there is no timeline and once a project is complete the funding would no longer be collected.

Vice Chair St. Clair asked if the Herman road project would affect the mobile homes land. Mr. Koper let her know that it is the most constrained area of the project being close to homes but will have to possibly do retaining wall and right of way is already there.

Vice Chair St. Clair asked if tenants in the mobile homes will be displaced due to the Herman project. Mr. Koper let her know they should not be and the cities goal is to keep what is established there.

Chair Beers made motion that the Tualatin Commission finds the 11th Amendment to the Leveton Tax Increment Plan is in conformant to the Tualatin Development Code and Tualatin Comprehensive plan. Vice-Chair St. Clair seconded the motion.

**COMMUNICATION FROM STAFF:**

None.

**FUTURE ACTION ITEMS**

Mr. Koper let commissioner's know about Autumn Rise subdivision application was given to the city. He mentioned it's a bit unique in now needing a neighborhood meeting unlike the past ARII. He explained that this is new and all the pieces that involve with this land use application.

New applicants for Commissioners are being in process and being appointed with City Council.

**ADJOURNMENT**

MOTION by Commissioner Thompson adjourn the meeting at 8:00pm