

Tualatin Planning Commission

MINUTES OF November 20, 2024 (UNOFFICIAL)

TPC MEMBERS PRESENT:

William Beers, Chair
 Janelle Thompson, Vice Chair
 Brittany Valli, Commissioner
 Allan Parachini, Commissioner
 Randall Hledik, Commissioner
 Ursula Kuhn, Commissioner
 Zach Wimer, Commissioner

STAFF PRESENT:

Steve Koper, Asst. Community Development Director
 Lindsey Hagerman, Office Coordinator
 Madeleine Nelson, Assistant Planner

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:30 p.m. and roll call was taken. All the Commissioners were present. None were absent.

ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION

Chair Beers went through the hearing script. The Commissioners all stated they have shopped and have been to Cabela's/Bass Pro Shop.

COMMUNICATION FROM STAFF

1. **Staff presented consideration of a Sign Variance application (SVAR24-0001) for a sign package proposal located at the Cabela's/Bass Pro Shops retailer at 7555 SW Nyberg Street (Tax Lot: 2S124A003100).**

Madeleine Nelson, Assistant Planner, presented an overview of the project, which included site background, approval criteria, and decision. She provided a brief overview of the site background and the sign variance proposal.

She discussed the objective of the meeting, which was to seek the Planning Commission's recommendation on a sign variance request to place a total of 601.9 square feet of signage on the southern elevation to replace the existing 361.79 square feet of signage.

Ms. Nelson explained each of the six sign variance requests in overall increase in size, height and area proposed. She provided images showing each sign proposed.

Ms. Nelson spoke about the applicant's identified reasons for hardship. She explained the hardship cannot be not a result of action by the applicant, owner or previous owner. The applicant stated the described hardships are also not a result of the financial situation of the applicant, owner, or company or from the regional economic conditions. The Nyberg Rivers

shopping mall was reviewed under Architectural Review 13-07 via the Architectural Review Board. The site was previously developed prior to Cabela's/Bass Pro Shops taking interest in the site and the location of the Cabela's/Bass Pro Shops retailer. The road locations and thus the bifurcation of the site were due to the Tualatin Transportation System Plan and are out of the control of the applicant team.

Ms. Nelson shared the applicant's narrative describes the requested variances are the minimum remedy necessary to maintain adequate visibility for the business. The minimum remedy to integrate the proposed signs with the architectural scale of the façade without creating sign clutter. The proposed signage would be integrated into the entry way sign so that it would appear expected and familiar rather than out of place or out of scale.

She shared site photos provided by the applicant with the current signs and location. She noted the code states the variance must be necessary for the preservation of a property right of the owner substantially the same as is possessed by owners of other property in the same zone however, nonconforming or illegal signs on the subject property or on nearby properties does not constitute justification to support a variance request.

Ms. Nelson explained the variance must not be detrimental to any applicable Comprehensive Plan goals and polices. She shared the applicant's narrative requests in how they follow these goals. The applicant referenced enhancing the quality of streetscapes, architecture, landscaping, and urban character. The materials also referenced protecting and enhancing the City's economy and property values.

Ms. Nelson asked The Planning Commission to make a decision on SVAR24-0001 for approval either as proposed or with modifications, denial or continue the hearing to a later date for further consideration.

Ms. Nelson opened the floor to questions.

Commissioner Hledik asked how many signs would be allowed with the code. Ms. Nelson answered each wall sign in a commercial central zone can have three signs if the wall size is greater than or equal to 5,000 sq. ft.

Commissioner Wimer asked about the proposed design that could work with current code with pre-existing variance. Ms. Nelson answered this is the only proposal the applicant team submitted at this time.

Commissioner Valli asked if in 2014 there was an approval for a sign variance. Ms. Nelson answered affirmatively.

Commissioner Kuhn asked verification on sign illumination. Ms. Nelson answered she cannot recall but the applicant team could follow up with the question.

Frank Moore, representing the applicant from Meyer Sign Company of Oregon, thanked the staff and provided an update on their project, which has been underway for a year and a half. He explained that the project involves a rebranding from Cabela's to Bass Pro Shops. Moore noted that the client is seeking to increase the size of the signage and introduce a new layout. He added that while this update is part of a nationwide effort, Tualatin is one of five locations currently undergoing the transition.

Chair Beers opened the floor to questions for the applicant.

Commissioner Wimer asked about the previously granted variance. Mr. Moore answered the signs are different than what was previously proposed with a different footprint.

Commissioner Hledik asked clarification on the sign location. Mr. Moore answered they do not want signs facing the apartment complex.

Commissioner Hledik asked if the hardship has changed since 2015 when the initial variance was granted. Mr. Moore answered he couldn't say that it has due to not working on the past variance.

Commissioner Valli asked if sign variance is a typical permit process reviewed by the city. Steve Koper, Assistant Community Development Director answered no. The most recent sign variance to date was bundled with Cabela's and LA Fitness in 2015.

The applicant waived the seven-day waiting period.

The Commissioners internally discussed the proposed sign variance application.

Chair Beers commented Commissioner Hledik and Commissioner Wimer had similar thoughts about the project and would like to see the signs proposed with the current variance in place.

Commissioner Wimer shared his thoughts about current remedies and wanted to see a different version for this project.

Chair Beers asked Mr. Koper for clarification if there is anything preventing the applicant from operating under the current variance to change the sign to meet the current variance. Mr. Koper answered in the affirmative.

Commissioner Wimer noted interest in the trestle architecture of the Cabela's storefront. They asked if it was considered under the previous variance.

Commissioner Kuhn, Commissioner Wimer and Commissioner Hledik spoke about pre-existing sign dimensions with square footage being allowed currently with the proposed sign variance.

Commissioner Hledik spoke about the applicant has the right in persevering their property rights. He spoke about the size of each sign and square footage.

Commissioners discussed having a sign that is legible from the street but still fits in the current sign variance code.

Commissioner Hledik contemplated whether the proposal meets the minimum variance requirements.

Commissioners discussed an option to have conditions of approval. Commissioner Hledik made a motion for a condition for the southern elevation to allow five signs. The Cabela's channel letters and the Tracker ATVs & Boats are to be no higher than 4 ft. and an area of 150 sf each. The Johnny Morris, Outdoor World and Bass Pro Shops are not to exceed a total height of 16 ft. for all three signs. The total area of signs on the southern elevation is not to exceed 601 sf. Commissioner Hledik proposed denying the variance request on the eastern elevation and impose the existing variance of 8 ft. in height and an area of 227 sf. This motion failed due to the lack of a second.

Chair Beers made a motion to continue the sign variance hearing to December 18, 2024. Commissioner Wimer seconded this motion. The Commissioners unanimously approved. (7-0)

2. Plan Map Amendment: The applicant, Westlake Consultants, Inc. requested approval of a Plan Map Amendment (PMA) from Institutional (IN) to Medium Low Density Residential (RML) for an 8.3-acre site located at 23370 SW Boones Ferry Road .

Ms. Nelson presented an overview of the plan map amendment proposal. The summary included the project description and the existing and proposed zoning. She shared the applicable approval criteria in TDC 33.070.

Ms. Nelson explained that granting the amendment serves the public interest by meeting a range of standards. She outlined various factors including the city's characteristics, land development trends, property values, and natural resources. She highlighted that the decision-making body must also assess whether the school district has provided evidence that future students can be accommodated under the plan. Additionally, the approval criteria require that the amendment align with Oregon Statewide Planning Goals, Oregon Administrative Rules, including the Transportation Planning Rule, and Metro's functional plan.

Ms. Nelson stated the application would satisfy several existing Comprehensive Plan policies and goals. She shared the proposal is consistent with the Oregon Statewide Planning Goals and Administrative Rules, including compliance with the Transportation Planning Rule. The applicant provided a review of Oregon's Transportation Planning Rule and a trip generation analysis by Lancaster Mobley, which was included in Exhibit C.

The Planning Commission was asked to make a recommendation to city council on PMA 24-0004. The options before the Planning Commission included, approval as proposed or with modifications, denial, or neither approval nor denial and issue a neutral recommendation to City Council.

Ken Sandblast with Westlake Consultants, Inc. spoke on behalf of the applicant to share a roadmap of their project. He provided an overview of the project site.

Ken Allen shared his personal journey into land development. He emphasized the importance of community engagement in shaping the direction of a project. To gather input, over six community meetings were held at the Marquis Senior Center, with attendance varying from small groups of 10-12 to larger gatherings of up to 30 participants. A dedicated website was also launched to share the insights and findings from these meetings. The first session adopted a "blank sheet of paper" approach, where attendees were encouraged to imagine their ideal vision for the site, taking into account factors like the surrounding forest, traffic patterns, and other local challenges.

Participants were given the opportunity to provide input, essentially acting as "developers," to express their ideal vision for the property. The team then reviewed each of the identified constraints and prioritized them. Sustainable principles were discussed, including walkability, tree preservation, and stormwater management.

Mr. Allen discussed the importance of preserving the tree grove along Norwood Road and outlined the steps they plan to take to protect the trees. He highlighted that the project would involve coordination with multiple jurisdictions, including the city, county, and Portland General Electric.

Anna Thompson with Milbrandt Architects introduced herself and gave background on her experience. She spoke about neighborhood visioning with obtaining community feedback. She highlighted feedback they received from the community voices and what they would like to see in a desirable neighborhood.

Ms. Thompson explained that the proposal is a direct response to community feedback, designed to create a desirable neighborhood for individuals looking to downsize from long-term homes. She pointed out the lack of suitable housing options for this group in the surrounding suburban areas.

She emphasized that the team adopted a holistic approach, considering the overall design, including amenities, space organization, and building layout. A key concept is the development of a central amenity space for residents, fostering a walkable community that allows residents to stay within their neighborhood without needing to cross major roads like Boones Ferry or Norwood.

Ms. Thompson spoke about retaining and emphasizing tree preservation for the community. She highlighted types of homes and having a common community green space with mix of visual variety of builds. She shared examples of concept plan of potential design of homes and included site plan map.

Mr. Allen discussed traffic and transportation, highlighting the diverse housing options in their proposal and the reasons behind their request for a plan map amendment. He spoke about the community roadmap, explaining how they are collaborating with the city on a zone change, while also emphasizing the flexibility offered by the proposed RML zoning.

Applicant team opened the floor for questions from the Planning Commission.

Commissioner Parachini asked for the applicant's background with large residential developments.

Mr. Allen answered he has worked on over 5,000 multi-family housing developments and was with commercial developer. He currently is working on two residential projects in Tualatin and Durham and on a sustainable development in Lake Oswego. He noted their sustainable and environmental approach to residential developments.

Ms. Thompson answered she has had 16 years of experience with a variety of residential projects. She mentioned her focus on the site plan visioning process from the groundwork plans package and thought process. Ken Sandblast answered he has been an APA certified planner for 30 years.

Vice Chair Thompson shared that she noticed from a previous submission the need for a traffic signal. Ms. Lancaster answered they would not need one at this time for this concept plan and shared would do a traffic study under a subsequent application submittal.

Commissioner Parachini asked for clarification about whether a trip cap was needed. Jennifer Danziger of Lancaster Mobley answered changing zoning in this case did not require the imposition of a trip cap.

Commissioner Hledik asked for clarification on the size of the cottage clusters. Ms. Johnson answered the cottages would be approximately 2,000 sq. ft.

Commissioner Hledik asked for clarification on the need of more housing in RML zone. Mr. Sandblast spoke about the needs identified in the Housing Production Strategy and the Housing Needs Analysis.

Commissioner Wimer asked for clarification on the affordability of the development. Mr. Allen explained that the cost of construction and price per square foot play a key role in their efforts to create smaller housing units. Mr. Sandblast further clarified that the land's serviceability is

being evaluated. He pointed out that a nearby development is already addressing the area's affordability needs.

Chair Beers opened the floor to public comments.

Stan Russell spoke in favor of the application and his gratitude with the City and the time taken to speak with the community. He shared his thoughts on the past application with a different designer and contractor.

Beth Yancey spoke in favor of the application and shared her story living in Tualatin community. She spoke about the growth she has seen and wants to share opportunities for other families to live in the community.

Commissioner Wimer shared his opinion on the application. He felt they provided a well thought out application and design.

Vice Chair Thompson commented that she felt the application really represented the community.

Commissioner Hledik shared his support for the application for a recommendation of approval.

Commissioner Wimer made a motion to make a recommendation of approval. This motion was for seconded by Commissioner Hledik. The Commissioners unanimously voted to forward a recommendation of approval of the application to the City Council (7-0).

COMMUNICATION FROM CITY STAFF

Steve Koper, Assistant Community Development Director, spoke about the upcoming meeting in April, which will include an Industrial Master Plan application made by Lam.

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 8:45 p.m