

Tualatin Planning Commission

MINUTES OF June 15, 2023 (UNADOPTED)

TPC MEMBERS PRESENT:

Janelle Thompson, Vice Chair
Daniel Bachhuber, Commissioner
Randall Hledik, Commissioner
Zachary Wimer, Commissioner
Brittany Valli, Commissioner

STAFF PRESENT:

Steve Koper, Assistant Community
Development Director
Erin Engman, Senior Planner
Lindsey Hagerman, Office Coordinator

TPC MEMBERS ABSENT:

Ursula Kuhn, Commissioner
William Beers, Chair

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

Minutes of April, 20, 2023 and May 18, 2023 were approved with changes provided by the Commissioners.

5 AYE

0 NAY

MOTION PASSED UNANIMOUSLY.

COMMUNICATION FROM THE PUBLIC

ACTION ITEMS

- 1. The Planning Commission is asked to provide a recommendation to the City Council on the city-initiated Basalt Creek Employment (BCE) Zoning Code Project, and corresponding updates to the Tualatin Comprehensive Plan, Municipal Code, and Development Code by Plan Text and Map Amendment (PTA 22-0001/ PMA 22-0001).**

STAFF PRESENTATION

Erin Engman, Senior Planner, recapped the City Council work session. She shared the projects overall goal to address legislative amendment that would update and modernize land uses and development standards to be limited to the Manufacturing Park (MP) zone in the Basalt Creek Planning Area. She shared during the work session staff was directed to support employment and infrastructure goals identified in Basalt Creek Concept Plan (2019), the Economic Opportunities Analysis (2019), and the Southwest and Basalt Creek Development Area (2021).

She noted they also were directed to specifically: Limit warehousing uses; Encourage flexible development; Permit neighborhood commercial uses; and Maintain greenspace for employees and near-by residents to enjoy as part of the code update.

Ms. Engman recapped the commission workshop held in March. She recapped during the workshop additional guidance for the code project of the following: clearly define primary and accessory uses and limitations between manufacturing, warehousing, and wholesale sales; include four-season landscaping requirement to fencing screening standards; include building design standards for elevations that face public realm / residential areas; limit building heights located within 100 feet of a residential zone (measured from ROW centerline) to maximum building height of that residential zone; provide building design standards for development over three stories that includes setbacks; reclassify Tonquin Loop and 112th Avenue as Major Collector/Minor Collector; incorporate code standards around odor control.

Ms. Engman highlighted sections of the text amendment related to the last conversation with the commissioners. She went through Chapter 39 Industrial use categories and their definitions. She noted with feedback staff went back to Chapter 65 Category Use to ensure limited use is applied. She explained additional limitations on uses for warehouses were modified and refined the limitations found in the Chapter 65 use section to clearly define both accessory use and limited use parameters, when applicable. She noted this will help with job density, which is important to the City Council.

Ms. Engman highlighted the past discussion, screening standards to include four- season landscaping requirement and setbacks; landscaping standards 20% to include smaller sized parcels; building facades to provide building materials; setback standards for buildings greater than 3 stories tall.

Ms. Engman explained with her research she found odor regulations can found in Building Code and are limited to potential health, safety, and environmental impacts. It does not regulate exterior nuisance odors. She noted enclosed building avoid objectionable odors regulations.

Ms. Engman noted she has prepared an analysis and findings included in Attachment B. In closing staff recommends the Commission forward a recommendation of approval to the City Council for the proposed amendments establishing the Basalt Creek Employment zone (PTA 22-0001/PMA 22-0001).

COMMUNICATION FROM THE PUBLIC

Schnitzer Properties one of the stakeholders working with the City spoke about how the yearlong project for them was a great process and appreciates the feedback. He spoke briefly about understanding concerns of traffic.

PLANNING COMMISSIONER DISCUSSION

Commissioner Bachhuber asked if the Urban Renewal area impacts of cost was pointed out to the City Council. Steve Koper, Assistant Community Development Director answered yes Chair Beers shared the Commissioners were looking for policy guidance from the Council. He spoke about how beneficial it is to develop the district sooner due to the assets value. He shared the difficulty of developing in the MP Zone with example of LAM.

Commissioner Hledik asked about policy 4.1.6 could be broaden the term to programs. Mr. Koper answered yes and definitely can be done. Commissioner Hledik asked if they could change the wording for objectionable nuisance to be more clearly defined. Specifically adding with health, safety and environmental nuisance. Mr. Koper noted this portion was carried over from Manufacturing Park Zone and purpose statement is not binding and enforced thru other measures. Commissioner Hledik asked about changing the wording of advanced manufacturing. He shared his concerns with not incorporating traditional manufacturing. Mr. Koper answered manufacturing.

Vice Chair Thompson asked if the plan met the 30% required in manufacturing. Ms. Engman answered correct 30% and blend of other uses will meet State requirements.

Commissioner Valli asked if every parcel of land is ready to be developed. Mr. Koper answered all of the land is rural residential with light farming uses. He explained some land are tied up with developer's intent to develop.

Commissioner Hledik noted how well the City Staff heard their main concerns and adjusting recommendation to the City Council.

Commissioner Hledik made MOTION for a recommendation to City Council to approve PTA 23-0001/PMA 23-0001. Vice Chair Thompson SECONDED the motion.

5 AYE

0 NAY

THE MOTION PASSED UNANIMOUSLY

CITY STAFF COMMUNICATION

Mr. Koper let the Commissioners know the applicant withdrew their application for PTA 23-0002/PMA 23-0002 Norwood at City Council Meeting.

Commissioner Bachhuber asked if the Comprehensive Plan is to provide a narrative to the development code and express the Cities desires. Mr. Koper answered the intent of the comp plan criteria direct back to the development code. He explained doing a comprehensive plan amendment like change the zone or apart of the comp/development plan you are doing them both. He explained a quasi-judicial decisions development plan you analysis it against the existing code and can't insert other code. Legislative you can make policy and very distinct. Mr. Hledik asked about updating traffic impact and clearly define it more. Mr. Koper noted it was an

interesting idea and updating the Tualatin Transportation Plan. Vice Chair Thompson spoke about old minutes she went through on the Basalt Creek plan why didn't put more multifamily homes in the original design transportation system can't handle it. Mr. Koper noted the Transportation Plan was a bit unusual and spoke about traffic analysis.

Mr. Koper let commissioners know the Tualatin Planning Commission will be moved to every third Wednesday to accommodate Municipal Court. He shared that CIO meetings will be held before to help achieve more bond and participate with the members.

ADJOURNMENT

A motion to adjourn was made by Commissioner Valli and seconded by Vice Chair Thompson.

5 AYE

0 NAY

THE MOTION PASSED UNANIMOUSLY. The Planning Commission meeting was adjourned at 8:11 p.m.