



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR MAY 23, 2022

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Christen Sacco

Absent: Councilor Bridget Brooks, Councilor Cyndy Hillier

Mayor Bubenik called the meeting to order at 5:35 p.m.

1. Basalt Creek Planning Area Manufacturing Park Zoning Code Update.

Assistant Planner Erin Engman, Chris Green with HHPR, and Chris Zahas with LCG presented the Basalt Creek Planning Area Manufacturing Park (MP) Zoning code update. Planner Engman stated the project area is MP zone in the SW portion of Tualatin and is surrounded by residential. She stated in 2018 the Basalt Creek Concept Plan designated the zone in the area which consists of 2.95 buildable acres of manufacturing areas. Planner Engman stated the SW and Basalt Creek Development Area Plan found that there is a deficit of 74 acres of industrial land. She stated the changes in zone are to modernize the Manufacturing Park by supporting high employment density, minimizing conflict between uses, and provide flexibility in uses of what may come in. Planner Engman stated the MP zone was intended for modern large-scale manufacturing and research facilities. Consultant Green stated project components include a code audit of the existing MP zone, an economic analysis, a Transportation Planning Rule Analysis, and draft code amendments. He spoke to their engagement strategy including direct outreach to affected stakeholders, creating a multimedia project information and feedback hub, and recognizing underrepresented communities in considering potential policy outcomes. Consultant Green shared the project schedule stating they are in the analysis and outreach phase.

Consultant Zahas presented the economic analysis. He shared an industrial market overview stating there have been historic levels for demand for industrial warehouse, distribution, and logistics for ecommerce. He stated the average industrial vacancy of 3.7% has more than doubled. Consultant Zahas stated Tualatin is in the SW Metro submarket which is one of the most diverse industrial submarkets in Oregon. He noted Tualatin has historically accounted for 25% of the Metro area's industrial construction. Consultant Zahas stated they are doing a case study on the Tonquin Employment Area where increasing the uses in the zone balanced by limitations on building size led to construction of industrial building uses. He stated they have conducted stakeholder interviews to get their perspective on the development in the area with takeaways recognizing rapid changes in the industrial development, land supply constraints, increased cost, building to the widest variety of tenants, and a demand for multi-tenant industrial buildings accommodating suppliers, wholesalers, services, and contractors.

Councilor Pratt asked if this is to modify the zone or create a new one. Planner Engman stated it is to create a new zone that looks at modernized uses.

Councilor Pratt asked if this type of zone would be able to produce enough job density. Planner Engman stated they will have to be mindful of job density moving forward.

Councilor Pratt asked when Council will be able to give input on the draft code amendments. Planner Engman stated they will be back in September to present their more advanced work and receive feedback at that time.

Councilor Pratt shared concerns with the amount of people being employed in the area and the availability of food options. She also wants to be conscious of tree plantings and noise in the area.

Council President Grimes presented concerns with having more area be warehousing and the potential traffic it will create.

Councilor Sacco asked if the buildings in the zone can be multi-use. She presented concerns with the needs in the future shifting. Consultant Zahas stated most buildings of this type are a concrete shell so they are easily modified on the interior.

Councilor Sacco shared concerns regarding traffic. She wants to make sure there is greenways, trails, and trees in the area.

Mayor Bubenik stated the topography of the area will require smaller buildings due to the basalt rock in the area. He asked what the trends are for businesses coming into the area. Consultant Zahas stated they have found that larger sites are better for multi-tenant parks which also makes more financial sense for builders. He stated there is a shortage of industrial lands across all uses.

Mayor Bubenik stated he doesn't want to see larger facilities built and then become vacant.

2. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Sacco stated she attended a meeting on the Core Area Tax Increment Financing District.

Councilor Pratt stated she attended the Budget Committee meeting and the C4 meeting.

Council President Grimes stated she attended Budget Committee meeting and the East Tualatin CIO meeting.

Mayor Bubenik stated he attended the Washington County Coordinating meeting, the Washington County Chair and Mayors meeting, and the Greater Portland Inc. Board meeting. He stated he will be throwing out the first pitch at the Hillsboro Hops game on May 25th.

Adjournment

Mayor Bubenik adjourned the meeting at 6:27 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

/ Frank Bubenik, Mayor