

Tualatin Planning Commission

MINUTES OF September 15, 2022

TPC MEMBERS PRESENT:

William Beers, Chair
Janelle Thompson, Commissioner

Zach Wimer, Commissioner
Brittany Valli, Commissioner
Randall Hledik, Commissioner

TPC MEMBERS ABSENT:

Daniel Bachhuber, Commissioner
Ursula Kuhn, Commissioner

STAFF PRESENT:

Steve Koper
Erin Engman

GUESTS:

Chris Green, HHPR Consultant

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

None.

COMMUNICATION FROM STAFF:

1. Presentation On Tualatin Development Code Chapter 65 Basalt Creek Employment Zoning Code Update (BCE)

Erin Engman, Senior Planner, started the presentation and introduced Chris Green, HHPR consultant with the city. Ms. Engman explained the night's meeting agenda being the following: The Planning Commission will be asked to make a recommendation to the City Council on the proposed adoption of amendments to the Tualatin Development Code establishing the Basalt Creek Employment Zone (BCE).

Ms. Engman explained the background of the proposal with a brief history of the Basalt Creek area which is presently largely unincorporated and lacks City infrastructure. She noted in 2019 the City adopted the Basalt Creek Comprehensive Plan which included roughly 92.95 acres of land zoned Manufacturing Park (MP), and is anticipated to accommodate 1,897 new jobs. The MP zone is located adjacent to future residential lands and transitions to our border with

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Wilsonville, to the south.

Also in 2019, the City Council adopted an Economic Opportunities Analysis (EOA), which found a deficit of 74 acres of industrial land. The EOA further recommended changes to zoning that encourage more efficient use of employment land, by specifically prohibiting new development that requires substantial amounts of land but results in little employment, such as warehouse and distribution uses

Ms. Engman shared the background history of the Basalt Creek development. In 2021 the City adopted a new urban renewal area that included the Basalt Creek Planning Area. She explained this area was to address the lack of infrastructure in the Basalt Creek Planning Area and to support future high-wage job growth.

Ms. Engman went over priorities for the proposed zoning which included: high employment density, funding for infrastructure improvements, and minimizing conflict between uses. She explained the current Manufacturing Park (MP) Zone (Tualatin Development Code Chapter 62) is limited and intended for large-scale manufacturing and research facilities. She explained the current zone also has landscaping and setback requirements to create “park or campus-like grounds” which restricts the environmental impacts associated. She also noted currently this zone doesn’t allow distribution and warehousing to be permitted.

Chris Green, HHPR a consultant hired by the City explained the project components which include a Code audit of the existing MP Zone, Economic analysis with Leland Consulting Group, Transportation planning rule analysis with DKS Associates, and Draft code amendments. He spoke about the community engagement process which included the following: stakeholder interviews, City Council work sessions, online open house, and future work sessions and hearings.

Mr. Green spoke about the findings from Leland consulting group. He noted the demand for industrial-commercial is high at this time and the price per square foot has doubled over the past decade. He noted the land supply that is easy to develop is in demand along with flex spaces that can have several uses.

Mr. Green spoke about how the development can be divided into multiple smaller tenant spaces. He spoke about having a flexible configuration for different firm types which includes: manufacturing, office space, and storage and distribution of goods. He noted the flex spaces allow for higher overall employment density, easier market entrance, and a more diversified economic base.

Mr. Green went over recommended direction for the new industrial zone in the draft concepts. He explained this would allow more types of industrial uses. He noted typically these types of

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developments are not built for a specific user. He explained currently the MP zone only allows manufacturing from a shortlist including electronic, optical, musical instruments, textiles, and sporting goods. He explained the new proposal would allow light manufacturing uses except for machine shops, and contractors' offices with on-site storage and casting or fabrication of materials.

Ms. Engman let commissioners know recently the City had considered adding trade and industrial schools as an exception.

Commissioner Hledik asked if fulfillment centers would be allowed in this zone. Mr. Green answered no it would not include large-footprint fulfillment centers.

Commissioner Thompson asked about the transportation plan in the area. Mr. Steve Koper, Assistant Community Development Director, let her know that they are currently working with DKS Associates on a transportation study. He explained the City is going through some refinements on the plan.

Mr. Green spoke about allowing more types of industrial uses. He said that currently shipping and storage operations often support manufacturing and other industrial activities as e-commerce continues to grow. He explained the proposal would have more types that would allow warehouse and freight movement uses in combination with other industrial or office uses, with size limits. He noted the proposal would allow warehouse and freight movement to allow up to 50% of the size of onsite manufacturing and 200% of the size of onsite manufacturing or office uses with a conditional use permit.

Commissioner Hledik asked what the condition of use permit requirement would involve with the City. Ms. Engman answered currently the City's criteria would be to provide findings and go in front of the Planning Commission for a decision. Mr. Koper also let Commissioner Hledik know conditional use permit would be looking at the purpose statement for the zone to determine whether the overall nature of the use is consistent. He noted the percentage cap and advantage of showing the amount of land they consume. He shared the overall opinion of Tualatin doesn't want more warehousing. Encouraging development is hard with industrial land use.

Commissioner Hledik asked about traffic affecting the current area and how this would fit in. Mr. Koper explained currently it would fall under traffic study during a zone change. He explained when a developer comes in they take a look at built year traffic year in looking at intersections level of traffic. He noted warehouse zoning has a fairly low average daily trips.

Commissioner Wimer asked when the zone would be built with developments. Mr. Koper answered the City anticipates 20 years.

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Chair Beers asked where the line would be drawn for the onsite storage for the manufacturing zone including outdoor storage. Mr. Koper answered and explained the current MP zone does not allow for outdoor storage.

Mr. Green spoke about the next proposal allowing commercial and mixed-use to support the district. He explained currently in regionally significant industrial areas like Basalt Creek, the amount of commercial development allowed is limited by Metro.

Commissioner Hledik spoke about his concerns with the industrial land being taken over by retail commercial. Mr. Green shared there could be a possibility of smaller sites but that the draft code was written to limit big box stores.

Commissioner Hledik asked if retail can only occur on Grahams Ferry road and 200 feet of frontage. Erin let him know that is what is currently proposed in the draft code.

Mr. Koper clarified Basalt Creek Parkway is access restricted, and so businesses will not have direct access regardless of is the use.

Mr. Green moved on to highlight the draft code's allowance of office uses of up to 20,000 square feet total per site. He spoke about how current types are limited and have less flexibility. Mr. Koper let commissioners be aware current draft allows most offices not medical offices. He noted there may not be the opportunity to allow medical offices due to their high trip generation.

Commissioner Hledik asked if a standalone office space be limited to a single tenant. Mr. Koper answered no, the space may be divided into different uses but one building owner.

Mr. Green talked about the next proposal to allow child day care centers as permitted use with no limit on size. He let commissioners know that currently there is a limit of 5,000 square feet.

Commissioners and Mr. Green noted it was a great idea and would be another area to take a look at the trip analysis in the traffic study.

Mr. Green spoke about the limited transportation impacts of future development. He explained this proposal would ensure that a mix of commercial and industrial uses do not cause congestion or other traffic impacts in and around the district. He noted that the proposal would prohibit commercial parking and drive-through.

Commissioner Hledik asked if a drive-through coffee stand would be allowed. Mr. Koper answered that although drive-through uses would not be permitted, other commercial uses would be allowed subject to architectural review.

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Mr. Green spoke about encouraging different scales of development. He explained currently the MP zone requires extra land for deep landscaped setbacks, making it difficult to develop at a smaller scale, or on smaller properties. He explained how the new proposal would allow for more flexible, land-efficient development patterns by the following: increasing maximum height from 70' to 85', reducing setbacks, encouraging building orientation to the street, and reducing the minimum site landscape percentage from 25% to 15%.

Commissioner Hledik asked about structure height and if this was common. Mr. Green stated it's not that common, but when looking at offices they do tend to get taller than develop horizontally.

Mr. Koper let commissioners know that some of the feedback received was around removal of discretionary objectives to make them clear and objective. He stated typically industrial development is low rise but with the draft code, it would give businesses the opportunity to go vertical.

Commissioner Hledik asked about setbacks on Grahams Ferry Road if a storefront could be 10 ft. off the right away of the road. He noted this is an issue in his opinion. Mr. Koper answered yes, that's correct. Mr. Green noted when looking at setbacks there was a range and tried to have more clarity on requirements.

Mr. Green spoke about the proposal to reduce the minimum lot sizes to 2 acres, to allow for smaller building footprints and the development of smaller sites. This would reduce the minimum lot size for standalone commercials to 10,000 square feet, to match the limited scale of commercial uses allowed.

Mr. Green moved on to speaking about compatibility between industrial, commercial, and residential uses. He noted this would require landscaped areas along the boundaries of residential zones. He spoke about sound barrier requirements such as overhead doors and exterior equipment adjacent to residential areas.

Mr. Green opened the floor to questions.

Commissioner Wimer wanted to know what Type D landscape buffer standard would look like. Mr. Green answered it would have more trees. Ms. Engman let commissioners know it's a range of want to minimize setback to 10 square feet you would include a wall and can decrease setback.

Commissioner Hledik suggested having more specific setbacks due to the shared boundary between the industrial and residential areas in Basalt Creek. Mr. Koper noted that the same

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setbacks would apply even if the properties were separated by a road.

Chair Beers asked about 100 feet applies to the whole zone. Mr. Green answered yes. Mr. Koper asked Ms. Engman to clarify.

Commissioner Wimer asked if it's possible to have residents live and work in Tualatin with this new business plan on developing in the area. Mr. Koper was candid and said it's hard to do but with balance flexibility to encourage employment opportunity or needs.

Commissioner Wimer asked if there is a plan to have public transit more accessible to the public. Mr. Koper answered and spoke about Tri-Met and development standards in expressing more transit for future development. He let commissioners know at this time Tri-Met doesn't plan on expanding. He noted the City is working with its partner Ride Connection to keep pushing to add public transit options.

Chair Beers and Commissioner Thompson brought up in the conversation of public transit the developments in the past of the area approved. Mr. Koper said it's unfortunate but the City will keep working with partners. He let commissioners know Tri-Met plans on attending City Council with an update and encouraged them to attend to voice an opinion.

Commissioner Thompson asked if Mr. Koper could go over the food cart pod use.

Mr. Koper explained Councilor Pratt asked staff to look at the possibility of adding a food cart pod as an allowed use. He noted the different cities around Tualatin are allowing similar uses. He let Commissioners know they would be required to go through Architectural Review.

Commissioner Wimer asked if there was a particular location the food cart pod would be allowed. Mr. Koper answered the idea would be along the Grahams Ferry Road corridor.

Chair Beers asked if there was room for a marijuana facility in the new development area. Mr. Koper let him know he was unsure. Ms. Engman noted the new park development might trigger some areas that do not allow this use.

Commissioner Hledik spoke about his support of the types of uses and noted how well they were written. He shared his concerns about industrial setbacks being close to residential. He talked about how the landscaping buffer makes the community more aesthetically pleasing.

Commissioner Wimer noted that a 10 foot front building setback for commercial buildings might be too close to the road for pedestrians.

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Ms. Engman noted that the purpose of 10 foot setback was to encourage a more urban feel.

Mr. Koper added context and history of the Basalt Creek being designed to protect current residents adjacent to the parkway from noise and aesthetically pleasing. He noted the setback remaining has a long history.

Commissioner Hledik asked why the City went with 30 feet, not 40 feet. Mr. Koper answered that this was due to the City's other industrial setbacks being 30 feet.

Commissioners spoke about the aesthetic of fencing. Mr. Koper let commissioners know there is currently no limits on fencing written into the code except for prohibiting barbed wire.

Commissioner Valli asked if there are preferred setback lengths for emergency services. Mr. Koper answered there are driveway widths 24 feet and wider the higher the building is. The building designer works with the applicant when proposing the design.

Chair Beers made a motion for the Tualatin Planning Commission to approval Tualatin Development Code Chapter 65 Basalt Creek Employment Zone (BCE) to City Council with the following conditions food pod addition, and look at decorative fencing and standard for landscaping and preserving traffic level with new Basalt Creek Employment Zone. Commissioner Thompson seconded the motion.

AYE 5

NAY 0

MOTION PASSED UNANIMOUSLY

ADJOURNMENT

A motion to adjourn was made by Commissioner Wimer. The motion was seconded by Commissioner Hledik.

AYE 5

NAY 0

THE MOTION PASSED UNANIMOUSLY. The Planning Commission meeting was adjourned at 8:41 p.m.

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