

# City of Tualatin Planning Commission



# ROADMAP

Role of Planning Commission

Terminology

UR 101

Portions of Comprehensive Plan Reviewed

Public Input

Washington County approval: unincorporated parcels

Next Steps

# ROLE OF PLANNING COMMISSION

Review the draft Southwest and Basalt Creek Area Plan and Report for conformance with the Comprehensive Plan

# TERMINOLOGY

1. UR – Urban Renewal
2. URA - Urban Renewal Area
3. URD - Urban Renewal District
4. TIF - Tax Increment Funds or Tax Increment Financing
5. MI - Maximum Indebtedness
6. AV - Assessed Value
7. TDC - Tualatin Development Commission

# CRASH COURSE | UR 101



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# SECTIONS OF THE COMPREHENSIVE PLAN

Housing

Economy, Commercial & Industrial  
Development

Parks, Open Space, Environment

Transportation

Public Facilities & Services



# PUBLIC INPUT

Past public input on the Southwest Tualatin Concept Plan  
and the Basalt Creek Concept Plan

Task Force review and input

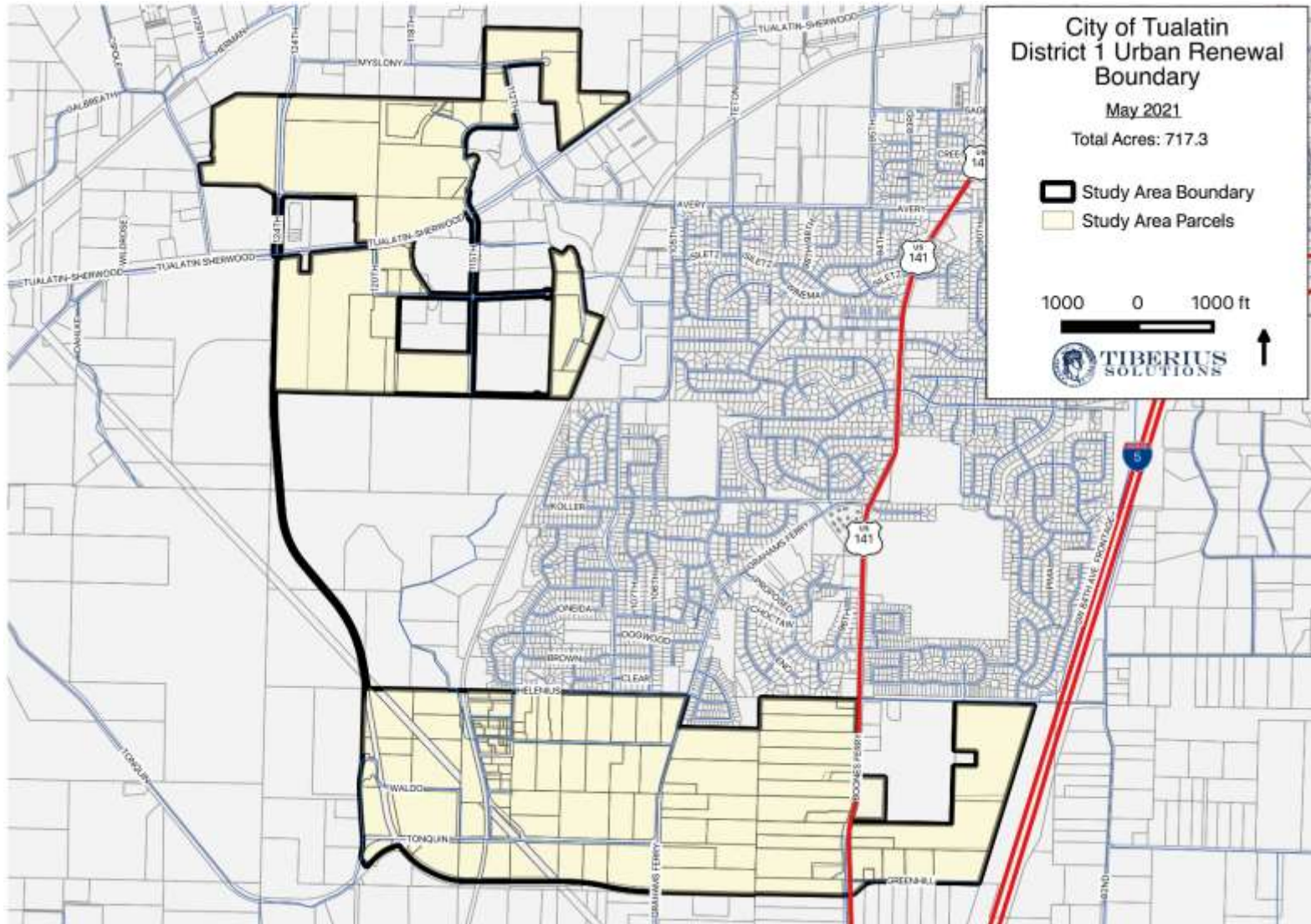
Online Open House

Agency

Planning Commission

City Council

General public information



# Projects

Project Title	Constant FYE 2021	Year of Expenditure Project Cost
Tonquin Loop Sewer	657,000	936,685
Basalt Creek Gravity Sewer	3,838,000	6,533,811
SW Tualatin Gravity Sewer	418,000	732,963
124th/Future Blake Street Signal	656,000	992,266
Tonquin Trail	2,343,000	4,762,850
Property Mitigation	2,965,223	6,128,732
Blake Street Extension	1,500,000	3,234,900
Small Business Grants	1,000,000	1,915,520
Water System Upsizing	12,000,000	22,034,075
Financing Fees	199,280	284,000
Administration	3,450,000	5,804,346
<b>Total Expenditures</b>	<b>\$29,026,503</b>	<b>\$53,360,148</b>

# ACREAGE AND ASSESSED VALUE LIMITATIONS

	Acreage	Assessed Value
Southwest and Basalt Creek Development Area	717.3	\$99,593,238
City of Tualatin	5,240	\$5,282,129,701*
% of City	13.68%	1.9%

# MAXIMUM INDEBTEDNESS

The Maximum Indebtedness was calculated using a 6% growth scenario.

The proposed MI \$53,200,000

## 6% AV growth

Average AV from New Construction	\$4,700,000
Total Net TIF	\$60,700,000
Maximum Indebtedness	\$53,200,000
Capacity (2021\$)	\$29,000,000
Years 1-5	\$600,000
Years 6-10	\$4,900,000
Years 11-15	\$4,900,000
Years 16-20	\$5,100,000
Years 21-25	\$5,700,000
Years 26-30	\$7,800,000

# NEXT STEPS

Public Input

July 2021 Online

Briefing Washington County

August 3, 2021

Washington County Consider Vote On Plan  
& Unincorporated Properties

August 17, 2021

Tualatin City Council Hearing

August 9, 2021

Tualatin City Council Vote On Ordinance

August 23, 2021

# ACTION:



# QUESTIONS?