



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Planning Manager
FROM: [Enter Staff Name, Title]
DATE: [DATE]

SUBJECT:

Review the proposed 11th Amendment to the Leveton Tax Increment Plan and vote to find conformance with the Tualatin Development Code.

RECOMMENDATION:

Staff recommends that the Tualatin Planning Commission finds that the 11th Amendment conforms with the Tualatin Development Code.

EXECUTIVE SUMMARY:

Background:

On October 28, 2019, City Council directed staff to identify potential projects for the Leveton District to fully expend remaining funds with the goal of terminating the District Plan. City Council requested input from District businesses on areas of concern or project ideas that remaining funds could be used for. Area business identified projects and concerns in two key areas: transportation and workforce mobility.

On February 8, 2021, City Staff presented to Council the proposed projects three proposed projects. Future urban renewal planning, rapid cross walk beacons, and incorporate the Herman Road Extension project. The future urban renewal planning and rapid cross walk beacons required a minor amendment which was approved on March 22, 2021 by Resolution 624-20. The inclusion of Herman Road Extension Project requires a substantial amendment. The Tualatin Development Commission reviewed the potential amendment on June 28, 2021 and unanimously voted to send it out for public review.

Substantial Amendments

A substantial amendment to an urban renewal plan is based on two factors: expansion of the area boundaries greater than 1% or an increase in maximum indebtedness. The substantial amendment is a multi-step process beginning with an approval by the Tualatin Development Commission, a 45-day consult and confer with area taxing entities, conference with Washington County, a public hearing, and final approval by the Tualatin City Council. In 1989, the City of Tualatin added an additional 33.3 acres to the Leveton Tax Increment District, exceeding 1% of area boundary. Any addition, no matter the size, would require a substantial amendment.

Herman Road Project

Identified in the Transportation Systems Plan, this proposed project will add a sidewalk/path on the north side, bike lanes on both sides, fix the drainage issues, and add a center turn lane at the industrial driveway

of Herman Road. It is currently funded through preliminary design. The current budgeted cost is \$2,905,000 and will be administered by the City of Tualatin Community Development and Public Works Department.

Tualatin Development Commission

On June 28, 2021, The Tualatin Development Commission approved Resolution 627-21 *Commencing the Formal Review Process for the 11th Amendment to the Leveton Tax Increment Plan*. This process initiates the 45-day consult and confer period legally required by ORS 457.

OUTCOMES OF DECISION:

If the Tualatin Planning Commission finds conformance with the Tualatin Development Code, the 11th Amendment will be forwarded to the Tualatin City Council for a public hearing on August 9, 2021. The findings of the Tualatin Planning Commission will be stated in the ordinance approving the Plan Document on August 23, 2021.

ALTERNATIVES TO RECOMMENDATION:

None.

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

- Report Accompanying the Leveton Tax Increment Plan
- Leveton Tax Increment Plan Herman Road Amendment
- Herman Road Conceptual Design