

Tualatin Planning Commission

MINUTES OF December 2, 2021

TPC MEMBERS PRESENT:

William Beers, Chair
 Mona St. Clair, Vice Chair
 Janelle Thompson, Commissioner
 Ursula Kuhn, Commissioner
 Zach Wimer, Commissioner
 Randall Hledik, Commissioner

STAFF PRESENT:

Steve Koper
 Johnathan Taylor
 Lindsey Hagerman

TPC MEMBERS ABSENT:

Daniel Bachhuber, Commissioner

GUESTS:

Mimi Doukas
 Darko Simic
 David Force
 Michael Robinson
 Michael Anders

CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:30 p.m. and roll was taken.

APPROVAL OF MINUTES

Chair Beers asked for review and approval of the July 15, 2021 review of minutes. MOTION by Commissioner Thompson SECONDED by Vice Chair St. Clair. MOTION PASSED 5-0.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

None.

ACTION ITEMS: Public hearing

1. Consideration of a Conditional Use Permit to allow a "small lot" subdivision and said Subdivision which includes 400-lots for residential development comprised of a mix of detached and attached single-family units plus two commercial lots known as "Autumn Sunrise."

Assistant Community Development Director Steve Koper and Engineering Associate Tony Doran presented the conditional use permit. Director Koper described the site background, zoning, setbacks and development code. He explained the proposed development includes 400 single-family homes, 320 detached single-family, and 80 townhomes. Director Koper spoke about the transportation, utilities, construction of pump sanitary sewer extension, and water system loop to facilitate development in Basalt Creek. He spoke about the approval criteria of a conditional use permit. Director Koper noted the applicant is not going above the density and different configurations. He went into details about the tentative subdivision plan and the phased tentative subdivision plan approval criteria. Director Koper stated staff recommends approval

of the conditional use permit.

Commissioner Bachhuber asked staff what the storm water standards are and if this would cover years or needed to be developed. Director Koper stated storm water needs to meet different metrics on different years of storm and future storms. Associate Doran stated there are different stages prior to construction that would need to be addressed.

Chair Beers asked for a brief overview of if the plan map amendment is passed. Director Koper stated the current code is inflexible and encourages townhome developments. He mentioned city staff have been working extensively with the applicant as well.

Commissioner Thompson wanted to know about the cost of the ramp for ODOT. Director Koper let commissioners know staff never got a formal letter from ODOT and the interchange is not in the City's control.

Applicant Mimi Doukas, Lennar Northwest, explained the location of the project, zoning, and neighboring zone uses. She addressed the housing types and the proposed three phases. Ms. Doukas spoke to public feedback they received which included tree preservation, balance of attached and detached homes, storm water concerns along SW Lower Boones Ferry Road, and transportation. Ms. Doukas went through an overview of storm water and spoke extensively about public concerns. She mentioned they are willing to add a condition of use approval prior to construction of the Autumn Sunrise Phase 2 to temporarily add emergency access onto Boones Ferry Road. The applicant shall abandon the existing storm water outfall releasing flows onto Tax Lot 302 and reroute all upstream flows to Autumn Sunrise's existing southwest storm water discharge point.

Chair Beers asked for a rough timeline of all the phases of the project and when storm water mitigation would take place. Ms. Doukas explained there are a lot of market forces in play and asked David Force to speak to timing. Mr. Force, Lennar Northwest, stated they desire to start phase 1 and phase 2 by next summer with a goal to finish by spring 2023. He noted phase 3 goal is to start summer 2023 and phase 4 in 2024. He commented they estimate storm water mitigation would be done late 2022.

Commissioner Hledik asked Mr. Robinson if the applicant heard Ms. Lucini's comments and if they considered their proposed conditions. Mr. Robinson, with AKS, answered saying yes he has reviewed them.

Commissioner Hledik asked if the three conditions from public comment should be considered or if they have already been addressed. Ms. Doukas stated their intent is to address the conditions. She addressed the plan to abandoning the current pipe to reroute the storm water noting it is not possible to remove the pipe due. Ms. Doukas added the new pipe will achieve what the comments would like to see addressed.

Commissioner Wimer asked for an explanation of abandonment of the pipe. Ms. Doukas stated

the current pipe runs East- West and the new pipe will run South parallel to Boones Ferry.

Commissioner Hledik asked about the open space in SW Greenhill and wanted to know if 5% open space on the southern strip part would be eliminated in the future. Ms. Doukas stated this will be Basalt Creek Parkway south of Green Hill Lane and the proposed right of way is buffered to allow flexibility. She also stated they exceed the green space standard.

Commissioner Hledik asked about a wall being built along I-5. Ms. Doukas stated they are not required to have a masonry wall built if they have a 200 ft. tree line along I-5. Commissioner Hledik commented on the 200 buffer and asked for a closer look at the exemption criteria. Ms. Doukas stated they will examine the criteria tighter and will make changes if needed.

Chair Beers asked once Green Hill Lane is built who would be required to put up the masonry wall. Ms. Doukas stated it would be a part of the county capital project.

Commissioner Thompson asked if the city improvements need to be completed before the water system can be addressed. Ms. Doukas stated there are some regional improvements needed.

Commissioner Thompson asked if they would need to wait until Basalt Creek Parkway is built. Ms. Doukas stated they do not rely on the Basalt Creek Parkway extension being built. She explained in detail the improvements and how the models that are put together are not reliant on the extension.

Chair Beers asked for design explanation for the private road that heads by Plembeck. Ms. Doukas stated this would be a 22 ft. curb improvement and essentially a private connection.

PUBLIC COMMENT

None.

APPLICANT REBUTTAL

Ms. Doukas asked city staff to weigh in on the criteria for the masonry wall. She shared sound concerns with homes creating a solid buffer and an improvement. Mr. Robinson asked for a ten minute break to speak with the team.

Director Koper spoke about making an exception to what is achieved by this requirement. He stated it would be at the Planning Commission discretion.

Chair Beers asked about the plans for the backyard for the townhomes lots. Michael Anders, Lennar, stated the topography determines whether to fence the backyards. He noted 90% of the time they fence in the community especially when it comes to townhome yards for privacy and animals.

Public comment was voiced in concern regarding addressing traffic issues on Norwood Road. Ms. Doukas stated congestion and traffic is a concern and explained local jurisdiction speed bumps and how they have a limited number of ways to address them. Associate Doran stated the city would work with Traffic Engineer Mike McCarthy on these issues.

Chair Beers moved to approve SB 21-0001 and CUP 21-0001 with the following conditions: to add applicants' additional storm water management #36 and condition #42 construct 6 f. wooden fence otherwise approved by Community Development Director. Commissioner Hledik SECONDED to approve. MOTION PASSED 5-0.

FUTURE ACTION ITEMS

December 16 meeting considers Tualatin Heights development.
Reconsideration of Basalt Creek rezoning.

ADJOURNMENT

The meeting was adjourned at 10:00 p.m.