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Tualatin Planning Commission

MINUTES OF January 21, 2021

TPC MEMBERS PRESENT:

William Beers, Chair
Mona St. Clair, Vice Chair
Alan Aplin, Commissioner
Janelle Thompson, Commissioner
Daniel Bachhuber, Commissioner
Ursula Kuhn, Commissioner
Mitch Greene, Commissioner

STAFF PRESENT

Steve Koper
Tabitha Boschetti
Erin Engman
Karen Perl Fox
Hayden Ausland
Jonathan Taylor
Kim McMillan

CALL TO ORDER AND ROLL CALL:

Chair Beers called the meeting to order 6:30pm. Roll call was taken.

ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION:

None.

REVIEW OF MINUTES:

None.

ACTION ITEMS:

The Tualatin Planning Commission is asked to provide a recommendation to the City Council on adopting an updated Stormwater Master Plan for the City of Tualatin and updating Comprehensive Plan policies and relevant Development Code references to reflect the updated plan (Plan Text Amendment PTA 21-0001)

COMMUNICATION FROM CITY STAFF:

Tabitha Boschetti, Associate Planner, introduced Hayden Ausland, Engineering Associate, who has been working on the Storm Water Master Plan. The city plans on updating the original 1972 Stormwater Master Plan to current code. She let everyone know the presentation will have a short video explaining what storm water involves. She played the City of Tualatin Stormwater Master Plan video which can be found on the City's website.

<p>These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.</p>

Ms. Boschetti explained the City's goals to increase public and private storm water system capacity, and to focus on the infrastructure, maintenance, new storm water treatment, and environment. She explained this possibly would include utility rates, and system development charges. The plan does not include specific regulations in the Development Code, the Municipal code, and capital improvement plan projects.

Ms. Boschetti explained the proposed plan text changes to Chapter 9 of the Comprehensive Plan, capital project map, and references in the Tualatin Development Code. She explained the applicable criteria needs to address the following: statewide planning goals, Oregon administrative rules, and urban growth management functional plan and TDC 33.070 plan amendments. She concluded the next steps for the city of Tualatin planning department will be taking the proposed text change to the City Council. She opened the floor for any questions.

Chair Beers had a question on what LIDA means. Mr. Ausland let him know it stands for low impact development approach, including options to treat and or manage storm water with low environment impact. He asked the audience present if they had any questions or comments.

John Lucini and Grace Lucini introduced themselves. Mrs. Lucini wanted to know if the Planning Commission saw their citizen comments. She summarized that they are not getting the answers they are seeking and would like to speak more about it. She identified the need for a major change in the master plan to include the Basalt Creek area. Additional questions related to the nature of the current meeting and the Tualatin Planning Commission's role in the PTA process.

Chair Beers and Mr. Koper let Mr. and Mrs. Lucini know they are meeting requirements including the community involvement. They both stated the public will be informed and invited to comment for text amendment plans and future storm water master plan changes at the upcoming City Council hearing as well.

Mrs. Lucini stated they would like to see changes to the Plan related to the Basalt Creek area. She voiced her concerns on the community involvement and access to this information. She provided detail about stormwater and sewer system issues and the need for the City to address these issues. She also noted that development is already in progress of Basalt Creek area, including annexation of 68 acres in recent years. She stated that the current system has failed for stormwater, impacting their property. She stated the City has not addressed the water flow issue and current system not owned by Tualatin is at capacity already. She would like clear coordination of the two local governments to work on land use and development.

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Mr. Koper let Mr. and Mrs. Lucini know there has been and will be coordination with Clean Water Services and Tualatin regulations. He let them know they heard their concerns and confirm they are valid concerns to have.

Mr. Koper also told them this particular meeting is to addresses the text wording of the Plan Text Amendment. Chair Beers reiterated they are not talking about the content of the Master Plan itself but focusing on the Plan Text Amendment. Chair Beers motioned to create a recommendation in favor of Plan Text Amendment 20-0001, forwarding the recommendation to City Council. Commissioner Green seconded the motion. The motion passed 5-0.

Mr. Koper, Assistant Community Development Director introduced the presenter Jonathan Taylor, Economic Development Manager, on his presentation on the City of Tualatin's Urban Renewal efforts.

Mr. Taylor explained what Urban Renewal is as a financial tool that funds projects and activities which have been identified in an urban renewal plan. The purpose of urban renewal is to make public investments in designated geographic areas. He stated the purpose of this plan is to make public investments in designated geographic areas to remove blight, improve property value, and leverage private investment.

He explained how Urban Renewal Areas (URAs) use Tax Increment Financing (TIF) to improve these areas. He also explained how the Tualatin Development Commission is separate from the Municipal Corporation, and is responsible for governing Tualatin's Urban Renewal Areas. He stated they provide direction, approval for projects and investments to improve specific geographic areas of the City.

He explained these projects have been broken into three districts including into the following:

- Leveton Tax Increment District,
- District 1: Basalt Creek/SW Area
- District 2: North Area

He provided additional detail about the next steps in these different projects with 60-day milestones and involvement with the community.

Mr. Koper asked the commissioners for someone to serve on the Urban Renewal Task Force to be a part of what the City has done for existing projects. Commissioner Thompson volunteered to serve on this board.

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Kim McMillan, Community Development Director City Engineer, gave some context to the commissioners on the Stormwater Master Plan, and historic context regarding how the Lucinis have experienced stormwater impacts with their property. She noted that development projects go through a number of steps to evaluate stormwater impacts. The regulatory framework applicable to stormwater impacts of development includes the City's Intergovernmental Agreement (IGA) with Clean Water Services, Oregon Clean Water Act, and Oregon DEQ regulations. Stormwater impacts are studied and evaluated before a project even begins.

FUTURE ACTION ITEMS:

Mr. Koper noted the next TPC meeting will be discussing more details of the Housing Production Strategy.

ADJOURNMENT:

MOTION by Commissioner Aplin, SECONDED by Vice Chair St. Clair to adjourn the meeting at 8:40 pm.

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