

## Tualatin Planning Commission

### MINUTES OF JULY 17, 2024 (UNOFFICIAL)

---

**TPC MEMBERS PRESENT:**

William Beers, Chair  
 Janelle Thompson, Vice Chair  
 Randall Hledik, Commissioner  
 Zach Wimer, Commissioner  
 Brittany Valli, Commissioner

**TPC MEMBERS ABSENT:**

Ursula Kuhn, Commissioner

**STAFF PRESENT:**

Steve Koper, Asst. Community Development Director  
 Lindsey Hagerman, Office Coordinator  
 Erin Engman, Senior Planner  
 Keith Leonard, Associate Planner

---

#### **CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 6:40 p.m., and roll call was taken.

#### **ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION**

1. **Recognition of Daniel Bachhuber for dedication and exemplary service to the Tualatin Planning Commission.**

#### **APPROVAL OF MINUTES**

Commissioners unanimously voted to approve the April 17, 2024 and May 15, 2024 minutes. (5-0)

#### **ACTION ITEMS**

1. **The applicant, Miller Nash LLP, is requesting approval for a zoning map adjustment from Light Manufacturing (ML) to Medium-Low Density Residential (RML) for approximately a 3,681 square-foot portion of land that has been historically occupied by the Willow Glen Mobile Home Park. This is a Plan Map Amendment (PMA24-0001).**

Keith Leonard, Associate Planner, presented an overview of the project. He provided background information. He explained Miller Nash LLP is requesting approval for a zoning map adjustment from Light Manufacturing (ML) to Medium-Low Density Residential (RML) for approximately a 3,681 square-foot portion of land historically occupied by the Willow Glen Mobile Home Park (tax lot 3200). The request is being processed as a Plan Map Amendment (PMA).

Mr. Leonard outlined the changes proposed in the Plan Map Amendment. The amendment will shift the zoning classification from Light Manufacturing (ML) to Medium-Low Density Residential (RML). This adjustment does not allow new dwelling units or create new developable land; instead, it aims to align the zoning with the existing use of the land. Specifically, the amendment will rezone a 9' x 405' area (totaling 3,681 square feet) from industrial to residential to better reflect its current residential use. This change will also address the issue of nonconformity by bringing the land's use into alignment with its zoning designation.

Mr. Leonard highlighted the Plan Map Amendment by comparing current and proposed zoning maps, highlighting surrounding zones and providing an image and map of the property's location and size.

Mr. Leonard outlined the applicable approval criteria, noting that the proposed amendment is consistent with statewide planning goals, Oregon administrative rules, Tualatin's Comprehensive Plan, and Tualatin Development Code.

Mr. Leonard concluded that the Planning Commission is being asked to make a recommendation to the City Council regarding PMA24-0001.

Chair Beers inquired about the potential consequences of maintaining the current zoning regulations. Mr. Leonard answered the property would have a small strip of industrial zoned land being used for residential use.

Commissioner Hledik asked if there would be any issues with setbacks or lot sizes. Mr. Leonard answered no.

The applicant, Blakely Vogel of Miller Nash, briefly discussed their project and the past property line dispute between the two properties.

Chair Beers asked the Commissioners if there were any other questions of the applicant or staff. Seeing none, Chair Beers closed public testimony and asked the Commissioners if they had any deliberations on the proposal.

Commissioner Wimer made a MOTION to recommend that the City Council approve PMA24-0001. Chair Beers SECONDED the motion. The Commissioners unanimously approved the recommendation of approval to City Council. (5-0).

- 1. The Tualatin Planning Commission is asked to provide a recommendation to the City Council on adoption of the Stormwater Master Plan, the Basalt Creek Parks and Recreation Plan, and corresponding amendments to relevant Comprehensive Plan policies and Development Code references (Plan Text and Plan Map Amendments PTA/PMA24-0003).**

Erin Engman, Senior Planner, provided an overview of the project to adopt two master planning documents. She began by emphasizing that the Stormwater Master Plan is a strategic policy document and explained that it directs the development of the citywide stormwater system while identifying specific areas of the city that require a sub-basin strategy to address unique needs through the application of enhanced standards. Ms. Engman explained the history and previous consideration of the Master Plan that went before the City Council on February 8, 2021, and was subsequently repealed on March 8, 2021 with direction to city staff to create a stormwater management addendum for the Basalt Creek Planning Area.

Ms. Engman reported that city staff, in collaboration with consultants, have examined the existing conditions within the Basalt Creek Planning Area in creating the addendum. The findings reveal that stringent Clean Water Services standards should be applied to the Basalt Creek planning area that include hydromodification and designing to the 25-year storm event.

Ms. Engman then presented an overview of the Basalt Creek Parks and Recreation Plan. She explained this is a high-level policy document that provides recommendations and concepts for future park land and trails in the Basalt Creek Planning Area. She explained that the document is an extension of the Parks and Recreation Master Plan adopted in 2019. This plan was created following extensive public engagement, and was accepted by the City Council in 2022.

Ms. Engman explained overall, the proposed amendments aim to adopt the Stormwater and Basalt Creeks Parks master plans as supporting technical documents for the city's Comprehensive Plan. The amendments would update stormwater management policies consistent with the master plan, introduce a new stormwater plan map to the Comprehensive Plan, and amend existing maps related to park and trail planning in the Basalt Creek area. Additionally, it would correct dated references in the Development Code. These amendments are detailed in Exhibits 2 and 3.

Ms. Engman shared that the project Findings and Analysis are detailed in Exhibit 1, which demonstrate that the project meets all applicable state, regional, and local regulations. Additionally, staff received public comments concerning both Master Plans, which are included in Exhibit 8.

Ms. Engman concluded that the Planning Commission is being asked to make a recommendation to the City Council regarding PTA/PMA24-0003.

Commissioner Hledik asked what Metro Title 13 lands indicates. Ms. Engman answered that they environmentally sensitive areas.

Commissioner Hledik also inquired about the method used to determine the needs of parkland. Steve Koper, Assistant Community Development Director explained that it was calculated on a per capita basis.

Commissioner Hledik asked whether the creek in the Basalt Creek area is called Tapman Creek. Erin responded that the creek is called Tapman Creek. Mr. Koper further explained that the body of water is called Tapman Creek and the surrounding area is called Basalt Creek.

Commissioner Hledik inquired about the specifics of the stormwater standards. Mr. Koper responded that the Master Plan addendum will include requirements for development to meet standards in accordance with Clean Water Services.

Chair Beers asked if there are different levels of Clean Water Service requirements or does everyone need to create a plan for 25-year storm event. Mr. Koper answered there are different levels with 25 years being the highest. He noted that 25 years is standard that relates detention. He explained the hydro-modification is not a requirement for all developments and relates to how fast water that is released.

Chair Beers asked if there are any developments in Tualatin that are built out to the 25 year standard. Mr. Koper answered there are some but because the existing Stormwater Master Plan hasn't been updated since 1973, there is no comprehensive list. He noted this standard has been applied on a site-specific basis.

Commissioner Hledik asked for clarification on what the Planning Commission should be recommending. Mr. Koper answered that the Planning Commission is being asked to provide a recommendation on both the content of the Stormwater Master Plan and adoption of the plan into the Comprehensive Plan.

Vice Chair Thompson asked for clarification as to whether the Basalt Creek area was added to the Stormwater Master Plan based on feedback from the City Council. Mr. Koper explained that the City Council wanted staff to take a closer look at stormwater requirements in the Basalt Creek area.

Commissioner Hledik then asked how bioswales work and how active beavers are and their impact on the stormwater system. Mr. Koper answered that we would check with our engineering counterparts and would follow up.

Vice Chair Thompson asked when the Basalt Creek Parks Master Plan was adopted. Ms. Engman answered that it was accepted by Council in 2022.

Chair Beers opened the floor to public comment.

Grace Lucini addressed the Planning Commission and shared her concerns with the Stormwater Master Plan. She noted additional concerns with conflicts regarding trails identified in the map amendments.

Commissioner Hledik asked staff to explain the identified conflict. Mr. Koper responded that the Basalt Creek Parks Master Plan identified trail segments in a linear fashion, whereas the existing trail alignments shown in the Comprehensive Plan map are more conceptual in nature and would be determined at a later date through development.

Vice Chair Thompson asked staff to clarify whether trails would have to go through a review process to determine their specific location before they are built. Mr. Koper answered yes.

Chair Beer asked if there are more stringent wetland requirements than what we are requiring in the proposal. Mr. Koper answered no.

Commissioner Valli asked whether the City is looking too far out for when we would need to reevaluate the standards in the future. Mr. Koper answered the hydromodification standard is a recently developed requirement and that standards typically get more stringent over time. He further noted that the Stormwater Master Plan would be due to be updated in approximately 10 years.

Chair Beers asked when these amendments would go to City Council. Mr. Koper answered that they are tentatively scheduled for August 12.

Chair Beers requested clarification regarding the Basalt Creek Parks Master Plan trails. Mr. Koper explained that the trails are shown on existing our adopted maps and are not proposed to be changed. He clarified that the trails shown in the Basalt Creek Parks Master Plan are illustrative. Future alignments will be developed in collaboration with willing property owners and based on suitability.

Chair Beers asked the Commissioners if they had any other questions for staff. Seeing none, Chair Beers closed public testimony and asked the Commissioners to deliberate on the proposal.

Chair Beers made a MOTION to recommend that the City Council approve PTA/PMA24-0003. Commissioner Wimer SECONDED the motion. The Commissioners unanimously voted to RECOMMEND APPROVAL to the City Council. (5-0)

#### **COMMUNICATION FROM STAFF**

Mr. Koper shared that future action items include the Transportation System Plan and possibly a work session on Climate Friendly and Equitable Communities land use rules.

#### **COMMUNICATION FROM COMMISSIONERS**

Commissioner Hledik is the Planning Commission liaison to the Community Advisory Committee for the Transportation System Plan update. He shared that the advisory committee discussed potential future priority projects.

**ADJOURNMENT**

Vice Chair Thompson made a MOTION to adjourn. The Planning Commissioners unanimously voted to adjourn the meeting at 7:45 p.m. (5-0).