



TUALATIN CITY PLANNING COMMISSION MEETING

THURSDAY, MARCH 16, 2023

6:30 PM

TUALATIN CITY SERVICE CENTER
10699 HERMAN ROAD
TUALATIN, OR 97062
OR

Join Zoom Meeting

<https://us02web.zoom.us/j/87810043557?pwd=b0dlSTV1VWdxVmY5ZEQ0M2p4TWVkdz09>

Meeting ID: 878 1004 3557

Passcode: 180446

Find your local number: <https://us02web.zoom.us/j/87810043557?pwd=b0dlSTV1VWdxVmY5ZEQ0M2p4TWVkdz09>

Bill Beers, Chair
Daniel Bachhuber, Janelle Thompson,
Ursula Kuhn, Randall Hledik, Zach Wimer
Brittany Valli

CALL TO ORDER & ROLL CALL

ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION

ELECTION OF CHAIR AND VICE CHAIR

APPROVAL OF MINUTES

1. Review and approval of TPC minutes for January 19, 2023

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

Limited to 3 minutes

WORK SESSION

1. Work session discussion of the Basalt Creek Employment (BCE) Zoning District Industrial Code Project: PTA 22-0001/PMA 22-0001 and recent City Council conversation. This meeting is intended to be a listening session and an opportunity for staff to confirm that the Commission's desires and direction are incorporated in a future draft code.

ACTION ITEMS

1. Review and approval of the 2022 Tualatin Planning Commission Annual Report

COMMUNICATION FROM CITY STAFF

- [1.](#) Update to the Tualatin Planning Commission on the current status of statewide Climate Friendly and Equitable Communities rules

ADJOURNMENT

Tualatin Planning Commission

MINUTES OF January 19, 2023

TPC MEMBERS PRESENT:

William Beers, Chair
Janelle Thompson, Vice Chair
Ursula Kuhn, Commissioner
Zach Wimer, Commissioner
Randall Hledik, Commissioner
Daniel Bachhuber, Commissioner
Brittnay Valli, Commissioner

TPC MEMBERS ABSENT:

STAFF PRESENT:

Steve Koper
Erin Engman
Lindsey Hagerman

GUESTS:

Mimi Dukas, AKS Engineering and Forestry

CALL TO ORDER AND ROLL CALL:

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

APPROVAL OF MINUTES

September 15, 2022 minutes were approved.

6 AYE

0 NAY

MOTION PASSED UNANIMOUSLY.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

Tim Neary, Byrom CIO Interim President shared his opinion on overall on Basalt Creek Developments. He shared the CIO's concerns about traffic and broadly encourage quality of life and walkability of the community for Basalt Creek area.

COMMUNICATION FROM STAFF:

- 1. Continuation of Planning Commission consideration of a recommendation to City Council on the Basalt Creek Employment (BCE) Zoning District Industrial Code Project: PTA 22-0001/PMA 22-0001.**

Erin Engman, Senior Planner, started her presentation with an overview of the project scope with showing a map of the Basalt Creek area. She explained the project overview on map that

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this project affects land that is currently designated Manufacturing Park (MP), limited to the Basalt Creek Planning Area and located south of SW Tonquin Loop Road, west of Basalt canyon, north of Basalt Creek Parkway and east of the P&W rail track. She explained currently the Manufacturing Park (MP) district permits a limited range of uses in support of large-scale specialized manufacturers and research campuses. However market trends have shown a decline in this type of development.

Ms. Engman explained the zoning project builds on a decade of previous planning work that culminated in adopted plans such as the Basalt Creek Concept Plan, an Economic Opportunities Analysis, and the Southwest and Basalt Creek Urban Renewal Area. She noted the projects aspirations for the City involve the following: expanding and modernizing uses over what's currently allowed, to encourage employment dense development that strengthens the local tax base and minimizes conflicts with nearby residential land.

Mr. Koper, Assistant Director Community Development, spoke about previously historically expressed aspirations for the area which include key planning: Basalt Creek Concept Plan in 2018, Economic Opportunities Analysis (2019). He noted this concept plan expected to accommodate almost 2,000 new jobs. The City went through Economic Opportunities Analysis in 2019. He spoke about final recent planning of Southwest and Basalt Creek Development Area Plan in 2021 held by Johnathan Taylor, Economic Program Manager. He noted part of that plan is to encourage land development that provides high density employment opportunities.

Ms. Engman spoke about the project scopes team that was all involved in the aspirations for the area. This included Code audit to review the existing Manufacturing Park (MP) zoning against current economic data, land development trends, and adopted goals; Public engagement opportunities that afford members of the Council, Planning Commission, public, and stakeholder groups an opportunity to provide feedback on recommended changes; and Map and code amendments for City Council consideration, with the goal of adoption.

Ms. Engman went through Council direction received during work session on May 23, 2022 with the following feedback: Limit warehousing uses and corresponding truck traffic, particularly on Boones Ferry Road; Encourage flexible multi-tenant, multi-use development; Incorporate neighborhood commercial uses; and Maintain greenspace or trail connectivity for employees to enjoy. She noted the outreach opportunities throughout with summary included as Exhibit C4.

Mr. Koper explained the reason why the Manufacturing Park Zone best fits in comparison to other Industrial Zoning Districts. He explained the differences on with a graph and what is limited for each different Industrial Zone.

Ms. Engman spoke about in response to the stakeholder feedback, staff is presented the

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Planning Commission with several additional code scenarios. She let The Planning Commission know they may choose to reiterate their prior recommendation, or may consider incorporating parts of the code scenarios and stakeholder feedback in reevaluating their prior recommendation to the City Council.

Ms. Engman went over Scenario A. builds on the previous Planning Commission review and motion, with a minor amendment to require vegetative screening along non-decorative fences viewable to the public, which is shown on the next slide.

Ms. Engman opened the floor for Commissioners questions.

Commissioner Hledik said he likes this addition capturing design standards for fencing. He noted the design standard cedar doesn't have to be the decorative type required.

Ms. Engman went over Code Scenario A. pros and cons. She explained this scenario encourages development, expands range of uses under current MP designation and supports Council's desire to limit warehousing uses which may conflict with nearby residential land. She went over cons that this may be too aspirational to encourage near-term industrial development.

Ms. Engman moved onto Scenario A1. and explained based on economic statues of the state the City developed this scenario. Johnathan Taylor, Economic Manager, spoke about development code's distinction between light and heavy manufacturing uses no longer aligns with ho the state categorizes industrial use. He noted the differences between 1980s' verses how it is today.

Commissioner Hledik asked about definition of advantaged technology distinction and shared his concerns with nearby residential. Mr. Taylor answered and gave examples of different types of technology manufacturing currently in the zoned area. Ms. Engman noted they could add a tool of parcel distance. Mr. Koper noted the difficult of regulating zoning and the con of can minimize impacts of heavy manufacturing nearby residential.

Commissioner Wimer noted that he would appreciate a more distinguished definition for advanced verses non-advanced heavy manufacturing. He asked what defines an accessory use and percentage of gross floor. Mr. Koper answered it's the same as Scenario A where heavy manufacturing area would be allowed. Traditionally The City requires a conditional use when something is in question for code. He noted impacts of heavy verse light industrial use is hard to tell and noted two philosophies could be more conservative or broader.

Commissioner Bachhuber asked what the difference are in tax basis for each scenario. Mr. Taylor answered in terms of use the more have in a building the more get from taxes. He noted

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majority manufacturing subsidies at a greater rate than surrounding cities. Mr. Koper answered asset value under Urban Renewal Plan based on the Manufacturing Park (MP) zone.

Commissioner Hledik asked if it was possible to generalize and not adopt specific uses for heavy and light manufacturing. Mr. Koper answered yes that's possible.

Commissioner Hledik expressed his opinion that he's more interested in Stakeholders idea right now for a scenario. He stated if nothing is allowed outside it gives industrial developer flexibility and City permits under regulations. He asked about performance based regulations and design standards required with the addition of applicable environmental standards.

Mr. Koper let commissioners know design standards would be another project and area of discussion.

Commissioner Hledik asked if any outdoor use would be allowed in this zone. Ms. Engman answered provision for outdoor storage is over 10 % threshold proposed it would be set to a Conditional Use Permit.

Ms. Engman went over Scenario B. based on Stakeholder Feedback. She noted this included warehousing and wholesale sales uses are conducive to a successful flex industrial space development. This scenario includes those uses with size limitations that approximate the example. She went over pros and cons of this scenario. She noted if the balance of development encourages market rate development "pays its own way" there may be limited opportunities for expenditure on other projects that meet the plan purpose of increasing the tax base in the area.

Commissioner Hledik asked Mr. Taylor what products would be sold under industrial wholesale. Mr. Taylor answered an example of this would be Columbia Corrugated.

Commissioner Thompson asked about job density change under Scenario B. Mr. Engman answered there is not an exact science. Mr. Koper noted zoning is a broad brush and multiple uses in a building more likely to meet job density.

Commissioner Valli asked what size of the Amazon warehouse fulfillment is. Mr. Taylor and a public member answered 225 acres.

Ms. Engman moved onto Scenario C, based on additional stakeholder feedback. She noted this scenario incorporates greater flexibility for warehousing and wholesale sale uses. She shared a potential development would look like along with pros and cons. She noted the only type of development allowed by code, it may not get built. Conversely, unless a less desired

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development type is limited by code, it may get built to the exclusion of other uses. Staff is looking to the Planning Commission for guidance as to what is the most appropriate balance of these considerations.

Commissioner Wimer asked what % the City would fall under job density for the Urban Growth area. Mr. Koper noted it's hard to say where some would be more job dense. He noted to keep in mind of aspirational goals for Urban Renewal area.

Mr. Koper explained the next steps if the Planning Commission recommends moving forward with a plan with key dates for a final recommendation in March or April.

Commissioner Hledik shared his opinion about the land development and urban renewal. He pointed out scenario opening up limited spending what happens then. Mr. Taylor spoke about TV&FR spending increase 2% funds left over now have to give funds back to tax. Future development no debate tax districts missed opportunities. He noted the money can be used in the next thirty years.

Mimi Doukas, representing Schnitzler Properties, Stakeholder started their presentation by introductions of everyone involved in Stakeholders project. She went over their goals and overview of project for updated code.

Ms. Doukas noted where their data came from the following, Johnson Economics, Kittelson and Associates. She explained their support in Option B with adjustments to percentages. These percentages being minimum of 30% manufacturing and to have a mix of warehouse with wholesale sales permitted for a site.

Flex industrial hit market support existing business and build the community with new development. She noted without development hurt current employers, raise rates and Urban Renewal area is successful.

Brendan Buckley, Johnson Economics spoke about the market dynamics and trends for manufacturing, warehouse, wholesale sales and flex industrial use. He spoke about job dynasty and wage levels and uncertainty. He noted it's hard to say what will happen and what will be achieved. He spoke about low vacancy and increased rent due to low supply and available space.

Kristine Connolly with Kittelson and Associates spoke about transportation review of flex industrial. She showed a graph with AM and PM peak hours for trip comparison for Scenario C. She shared a possible transportation impact trip distribution on a map.

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Commissioner Hledik asked clarification for the map location. She noted anticipated trips in blue vehicle assignment/ personal vehicles and orange truck trips. Mr. Koper clarified the map presented is not for the whole district but property they own.

Ms. Connolly noted they expect roughly 1600 total trips in pm hour.

Commissioner Wimer asked if the calculation of 575 per hour. Ms. Connolly answered yes and noted many of traffic would be coming and going to residency.

Ms. Dukas shared modified Option B1. and noted their flexibility in uses. Ryan Schera with Schnitzer Properties spoke about retaining businesses and attract new business. He spoke about being a catalyst project to develop. He noted about banks not lending out to not having flex space.

Chair Beers asked about size location for building. Ms. Connolly answered it allows up to 150,000 square feet.

Vice Chair Thompson asked if there are restrictions set there might not be commercial. Mr. Schera answered that is a possibility.

Commissioner Hledik asked for clarification on reducing light/and or heavy manufacturing to minimum of 30%. Mr. Schera answered at minimum guaranteeing at least 30%. He noted they project more % for each use.

Commissioner Hledik asked if there was any outdoor use. Mr. Schera answered everything is indoor use. Ms. Dukas noted that impact for neighbors would be greatly reduced due noise, and environmental factors being low. Mr. Schera shared a current warehousing companies and its current location with visuals.

Commissioner Hledik noted it's hard to write it all down in code for flexibility. Ms. Dukas noted that writing code is simple for variety of materials and variation. She spoke about quantitative code writing.

Commissioner Bachhuber asked when Schnitzler bought the properties. Mr. Schera answered just over the past year.

Commissioner Kuhn shared that an existing place like Ancestry Brewing where they have a retail front but a working warehouse was a good example of a mix of industrial and retail.

Chair Beers asked about where they got their numbers for expansion. Mr. Schera spoke

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about expansion in how businesses would have to leave. He shared he would like area to be flexible with uses for business to come and grow.

Public comment stakeholder, Peter Watts spoke about zoning and the difficulties in current zone. He noted the shortage for zoning for development.

Public comment stakeholder, Tim Curry spoke in favor and spoke about land owner value.

Public comment, Tim Neary spoke about traffic and manufacturing concepts not having a huge impact on the community.

Public comment, Holly Stuart spoke about keeping in mind the community impacts and people's investments.

Public comment, Annalise Jackson of the Tualatin Chamber of Commerce spoke about restrictions limiting developments and need for flexibility from businesses from the chamber.

Public comment Chris McReynolds spoke about significant effect 400 trips for traffic impact. He also noted to keep in mind the topography and infrastructure of the roadways. He noted any development will impact the residents.

Chair Beers asked for the commissioners thoughts.

Commissioner Thompson asked about their last proposal.

Mr. Koper spoke about how the planning commission is in grassroots of decision making. He summarized that the City is in alignment or agreement of spectrum to balance meeting market demands.

Mr. Koper asked if the Commissioners were interested in design standards being added.

Commissioner Hledik shared his personal thoughts. He said he personally likes the idea of performance zoning and addresses residential and setbacks 63 and presentation of industrial design issues. He also noted about potential noise of loading and unloading addressed in code with sound barriers and somehow addressed. He said that this would be an impact to residents.

Mr. Koper clarified all development has to go through traffic study. He spoke about daily and nightly trips for manufacturing zoning. He noted worst case scenario reduced trips over the manufactured zoning.

Commissioner Thompson shared thoughts on development and improving infrastructure.

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Commissioner Bachhuber asked about the history of Basalt Creek being Urban growth boundary. Mr. Koper spoke about where the market is heading and Urban Renewal is funded to build improvements. He noted it's a policy question of where the development is headed. Mr. Taylor spoke about the feasibility study 2019 and did not anticipate this need. He noted the feasibility study was anticipating to do expansion of Leveton.

Commissioner Bachhuber noted on holding off to make a decision.

Chair Beers asked about Commercial zoning.

Mr. Koper spoke about requirements Title 4 and push it to not overburden traffic and identify uses that are feasible.

Commissioner Hledik shared his opinion to go with Stakeholders proposal and limit light and heavy uses, consider all uses undercover, met performance standards along with design standards. He spoke about protecting the public realm.

Vice Chair Thompson asked about the traffic study if Commercial was included. Mr. Koper stated Commercial was a part of the traffic study. He noted they wouldn't have written scenario B if knew about Stakeholders wanting a campus like manufacturing.

Commissioner Wimer noted about taking suggestion from Stakeholders.

Chair Beers let everyone know comment was most of the City roads are County roads. Mr. Koper spoke about a bypass Wilsonville is proposing with more development in the area.

Member from the public asked about Grahams Ferry from Ibach a route to get to I-5 or restricted. She wanted to know about any road restrictions. Chair Beers answered there are no restrictions that they are aware of. Vice Chair Thompson noted that's everyone's concern of traffic in the area how it will pan out.

Mr. Koper noted about scoping a transportation update and area to study. He noted a future safety improvements for an update.

Vice Chair Thompson asked if they will present to City Council the past presentation with some background. Mr. Koper answered they will present overall ideas addressed and keep in mind time limit.

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Commissioner Bachhuber noted he would love to see more data about job density and living wage to work in the area. He noted about the land being prime and more opportunity to wait for more.

Stakeholder reiterated importance and reason of expansion reason behind Scenario B1. Mr. Koper noted the City is neutral on Scenario C and the stakeholders variation and staff plans on presenting both to the City Council.

Commissioner Bachhuber spoke about job wages and choosing one that supports growth. Mr. Koper noted that with rise of technology wages on manufacturing are falling to meet rising housing prices. He noted from another project 2017 wages for food beverage and apparel manufacturing average \$105k, Misc. manufacturing average \$60K. He noted an average family of four wouldn't be buying a house off one income from manufacturing in the area.

Mr. Taylor stated unfortunately there is no land currently that will produce the level of income job supporting housing prices. He noted tier one properties in Clark County.

Commissioner Kuhn suggested to give City Council findings and noted tonight's meeting is not final decision but a recommendation. She stated it would be in the site builders best interest to have everything required and for neighborhood.

Chair Beers made MOTION in recommending to amend the code to provide some level of design standards; use buffering between the BCE zone and future residential zoning to the north; reiterate the application of Chapter 63 environmental standards; scenario A1, which allows for all manufacturing uses as they are considered advanced manufacturing

The following parts of Scenario C: 150,000 s.f. maximum building size, at least 30 percent of building square footage on a site devoted to manufacturing uses and; the PC is seeking Council guidance on whether the remaining 70 percent of building square footage should be the following: a maximum of 35 percent each warehousing and wholesale sales; or a maximum of 70 percent of any combination of warehousing and wholesales sales.

7 AYE

0 NAY

MOTION PASSED UNANIMOUSLY

STAFF ANNOUNCEMENTS

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Mr. Koper spoke about upcoming meeting March 16, 2023 and said that he would provide an update on the state climate friendly and equitable communities legislation and implementation progress.

ADJOURNMENT

A motion to adjourn was made by Thompson and seconded by Chair Beers.

7 AYE

0 NAY

MOTION PASSED UNANIMOUSLY. The Planning Commission meeting was adjourned at 10:00 p.m.

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City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Erin Engman, Senior Planner

DATE: March 16, 2023

SUBJECT:

Work session discussion of the Basalt Creek Employment (BCE) Zoning District Industrial Code Project: PTA 22-0001/PMA 22-0001 and recent City Council conversation. This meeting is intended to be a listening session and an opportunity for staff to confirm that the Commission's desires and direction are incorporated in a future draft code.

PROJECT OVERVIEW:

In 2022, City Council directed staff to work on a legislative amendment of the Manufacturing Park (MP) code for the Basalt Creek area and directed staff to:

- Limit warehousing uses and corresponding truck traffic, particularly on Boones Ferry Road;
- Encourage flexible multi-tenant, multi-use development;
- Incorporate neighborhood commercial uses; and
- Maintain greenspace or trail connectivity for employees to enjoy.

RECAP OF PUBLIC FEEDBACK:

The public, and particularly the Byrom CIOs have shared general concerns over traffic, noise, and pollution. They support requiring all operations within a completely enclosed building, landscape buffering standards adjacent to the nearby residential zone; permitting uses that bring high wage jobs as well as commercial benefits to nearby residents and workers.

The industrial stakeholder group also provided feedback that our code should avoid being too restrictive and should include a warehousing and/or wholesale sales component to provide flexibility for "spec" development while additionally supporting industrial tenant operations.

RECAP OF JANUARY 19, 2023 PLANNING COMMISSION MEETING:

At its regular meeting, the Planning Commission reviewed four draft code scenarios for the BCE zone, and heard testimony for the public and industrial stakeholder groups.

After reviewing the various code scenarios, the economic report findings, the transportation planning rule analysis, and testimony- the Commission recommended approval of stakeholder supported BCE Code – Scenario C. The Commission further found that this scenario met adopted policy objectives while balancing current economic trends. The Commission additionally recognized that this finding may be different from Council's previous guidance to limit warehousing uses; and therefore the Commission requested Council feedback to determine if there is a consensus with this finding. If there was no consensus with the finding, then the Commission was in support of recommending BCE Code –Scenario A1.

RECAP OF FEBRUARY 27, 2023 CITY COUNCIL WORK SESSION:

Staff presented a high-level presentation of the project, consultant findings, public feedback, and the Planning Commission's recommendation for a code update that balances the policy objectives with economic trends through Scenario C.

During Council deliberation, staff perceived the Council desired greater detail and were cautious to support Scenario C, while providing the following feedback:

- Uncertainty that proposed uses would result in high wage jobs and targeted employment densities
 - *"Warehousing doesn't feel job dense"*
- Maintain a pleasant interface with residential zone and support for landscape buffer
- Apprehension around truck traffic
- Slow build-out of the area is okay

As such, staff is asking the Commission to watch the City Council work session prior to our meeting:

<http://tvctv.org/tualatin/>.

EXECUTIVE SUMMARY:

Staff would like to have an open discussion with the Commission to confirm direction of a text and map amendment for Council consideration this summer.

Topics to confirm include:

- Allow all manufacturing uses ("heavy" and light") in support of advanced manufacturing
- Design standards to create a pleasant street-facing environment
 - Fencing screening standards along public right-of-way
 - Minimum landscaping standard of 20%
 - Building design standards
- Protect and buffer the interface with yet-to-be-developed residential zoning (to the north)
 - Minimum building setback of 30 feet from residential district (20 feet for parking and circulation)
 - Landscaping buffer standards adjacent to residential uses
 - Sound wall (wing wall) standards to mitigate loading impacts from residential uses
 - Stepped maximum building height adjacent to residential zones
 - Maximum building size limitation of 150,000 square feet
 - Designating Tonquin Loop and 112th Avenue (south of Helenius Road) a Collector/ Minor Collector, respectively
- Comply with Chapter 63 standards to protect public health, safety, and general welfare against noise, vibration, odors, heat/glare, and dangerous substances
 - All operations within a completely enclosed building/ outdoor storage not allowed
 - Standards that eliminate light glare from adjacent residential uses and public right-of-way

NEXT STEPS:

May 18: Staff anticipates returning to the Planning Commission with an update to the draft code.

ATTACHMENTS:

-Presentation

PTA/PMA 22-0001 BASALT CREEK EMPLOYMENT (BCE) ZONE CODE PROJECT

Continued Conversation

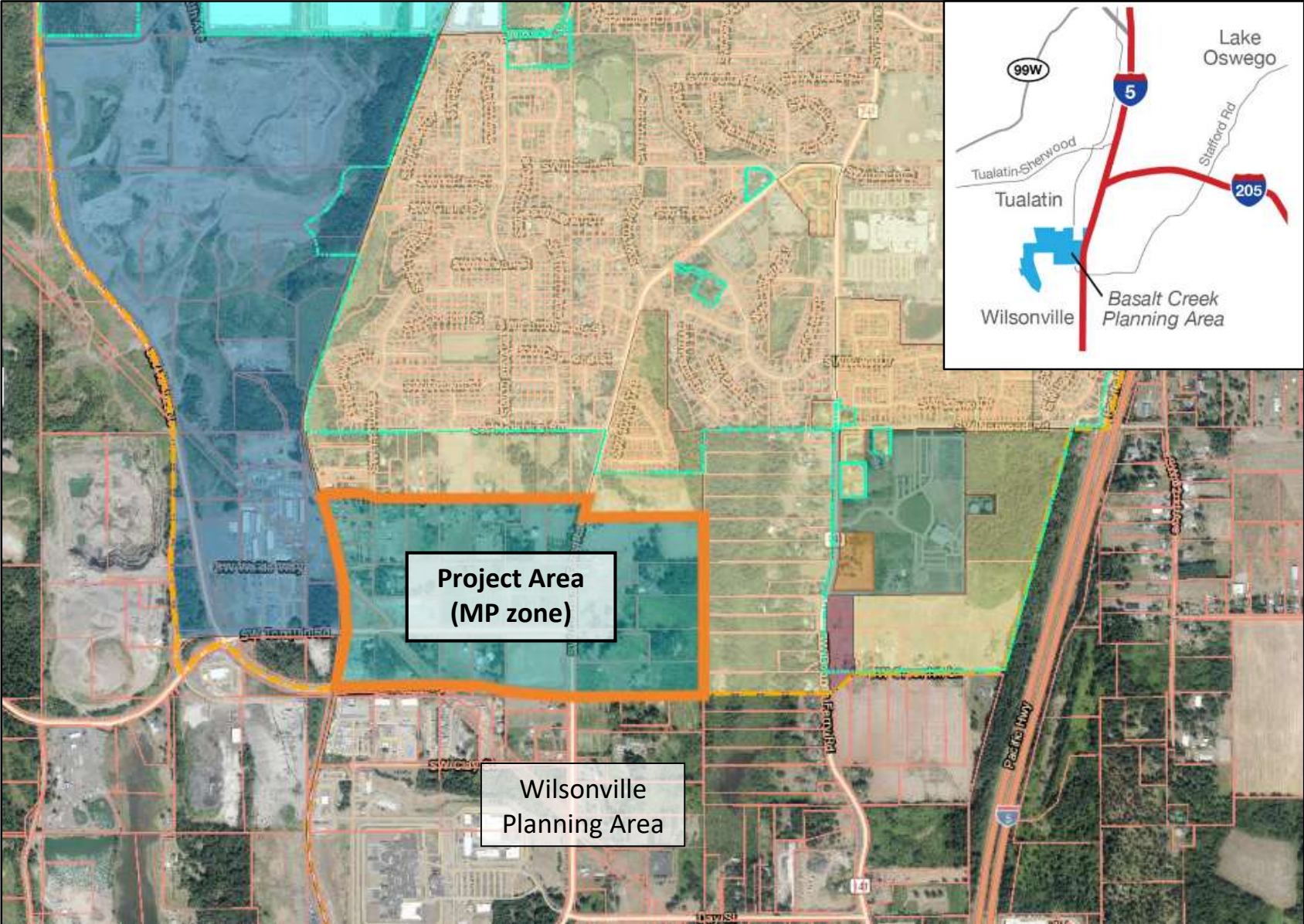
Tualatin Planning Commission • March 16, 2023



Discussion Topics

- **Project Overview**
- **Public Outreach / Feedback**
- **Recap of Commission's Previous Direction**
- **Recap of Council Work Session: February 27**
- **Workshop Desired Code Standards**
- **Next Steps**

Project Area



City Council Direction (May 23, 2022)



Limit warehouse uses



Encourage flex space

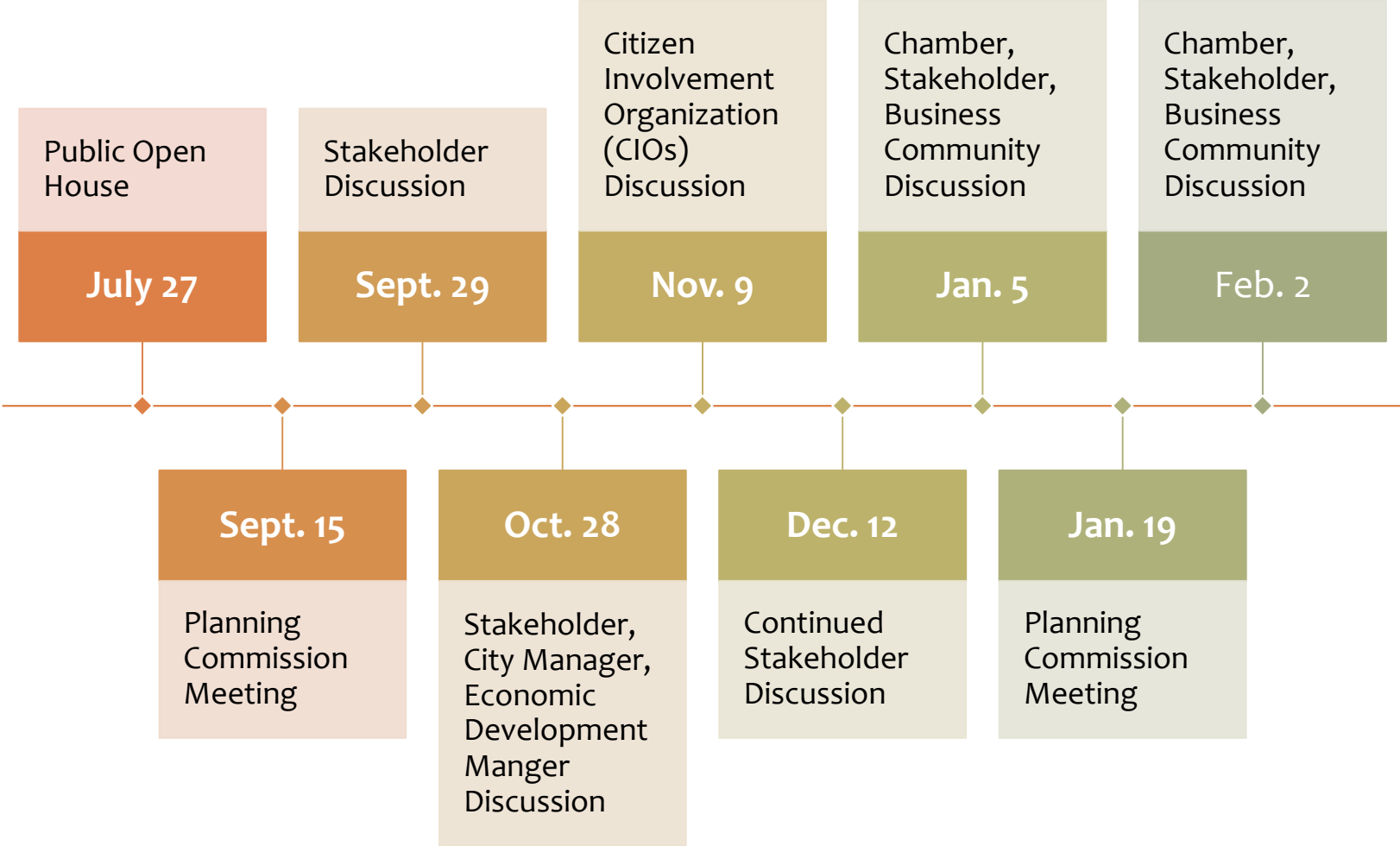


Incorporate commercial uses



Maintain greenspace

Outreach Opportunities



Public Feedback

- Byrom residents are concerned with traffic, noise, and pollution. Particularly:
 - Road maintenance when considering industrial truck traffic;
 - Require operations be conducted in a completely enclosed building;
 - Landscape buffer standards adjacent to residential areas;
 - Encourage uses that provide high wage jobs; and
 - Support commercial uses in the zone

Stakeholder Feedback

- Flexible tenant space (“spec” development) has replaced owner-occupied, purpose-build development.
- Development driven by tenant model requires greater flexibility to ensure tenant occupancy *and* to secure capital for construction.
- Many tenants require warehousing/wholesale components to support operations.

Planning Commission Recommendation (January 19, 2023)

- Scenario C supports development of industrial “flex space” and meets adopted policy objectives (employment density, support for infrastructure, high assessed value development) while balancing current economic trends.
- However, this finding may be interpreted as different from Council’s previous guidance.
- Therefore, the Planning Commission is seeking Council feedback to determine if there is a consensus with this finding.

City Council Work Session (February 27, 2023)

Feedback:

- Concern / uncertainty that proposed uses would result in high wage jobs and targeted employment densities

“Warehousing doesn’t feel job dense”

- Pleasant interface with residential zone is important / support for landscape buffer
- Apprehension around truck traffic
- Slow build-out of the area is okay

City Council
Work Session
(February 27, 2023)

Recommendation to:

- Maintain aspirational goals, while cautiously supporting:
 - Permitting warehousing and wholesale sale uses;
 - Limiting building size to discourage development of a distribution hub;
 - Development must include a minimum of 30% of manufacturing use; and
 - Remaining development can be a mix of other permitted uses.

Workshop Topics



Allow all manufacturing uses (“heavy” and light”)



Develop some design standards to create a pleasant street-facing environment



Protect and buffer the interface with yet-to-be-developed residential zoning (to the north)



Comply with Chapter 63 standards to protect public health, safety, and general welfare against noise, vibration, odors, heat/glare, and dangerous substances

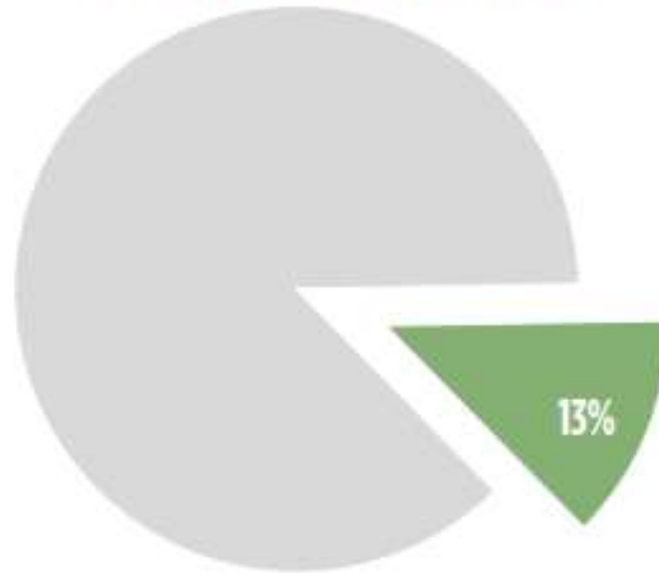


Manufacturing Industry Cluster

ADVANCED MANUFACTURING



INDUSTRY CLUSTER EMPLOYMENT



QUICK FACTS

Total Employment:	3,940
Average Salary:	\$60,000
Number of Firms:	93

Largest Employers:

- Nortek
- Campbell Soup Supply
- Pacific Motion
- Milgard Manufacturing
- KAI USA



Manufacturing Uses

Heavy Manufacturing	P (L)	Permitted uses limited to: <ul style="list-style-type: none">• Casting or fabrication of metals;• Manufacture, assembly, processing, or packaging of the of products;• Other similar advanced manufacturing uses as determined by application of TDC 31.070.
Light Manufacturing	P (L)/C	Conditional uses limited to trade and industrial school or training center. Truck driving schools are prohibited. All other uses Permitted outright except: <ul style="list-style-type: none">• Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials.



Design Standards

Fencing screening standards

TDC 65.310. Additional Development Standards.

- (4) *Fences Adjacent to Public Right-of-Way.* Open fencing (such as wrought iron or chain-link fencing) must be screened from public-right-of-way by a minimum 10-foot-wide landscaped area. Decorative fencing is encouraged.



Minimum landscape standard



Design Standards

Table 73B-1
Required Minimum Landscape Area

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
(5) IN, CN, CO/MR, MC, and MP zones—All uses	25 percent of the total area to be developed	22.5 percent of the total area to be developed
(6) BCE zone; Industrial Business Park Overlay District and MBP—must be approved through Industrial Master Plans	20 percent of the total area to be developed	Not applicable

Building design standard

TDC 73A.600 – Basalt Creek Employment (BCE) Design Standards.

(3) *Building Design Standards.* BCE zone development must provide building design as follows:

(a) *Exterior Materials.* Exterior buildings materials should give the appearance of high-quality design. Materials must have a durability equivalent to that expected of contemporary office, flex and industrial buildings. Appropriate materials include, but are not limited to: masonry (e.g., brick or architectural block); glass; synthetic plaster; pre-cast concrete; or, stone. Materials of lesser durability or appearance shall be limited to the rear façade of the buildings. Materials considered of lesser durability or appearance include, but are not limited to: metal panels/sheet metal, fiberglass panels, vinyl or aluminum siding, or wood shingles.

(b) *Exterior Colors.* The contrast between trim or mortar and the dominant exterior finish should be moderate. The dominant exterior shall have earth-tone shades, such as gray, tan, brown, rust, green, red, etc.

(c) *Upper Floor Appearance.* When buildings have two or more stories, the material used at the ground level shall differ from that used at upper levels in order to create a clear distinction between the ground and upper levels.

(d) *Enclosure or Screening of Mechanical Equipment.* Roof mounted mechanical equipment on flat roofed structures shall be screened by parapet walls to the maximum degree possible. Site located mechanical equipment shall be installed in below grade vaults where possible or screened by a site obscuring fence or landscaping. Other building mounted mechanical equipment shall be screened from view to the maximum degree possible.



Design Standards



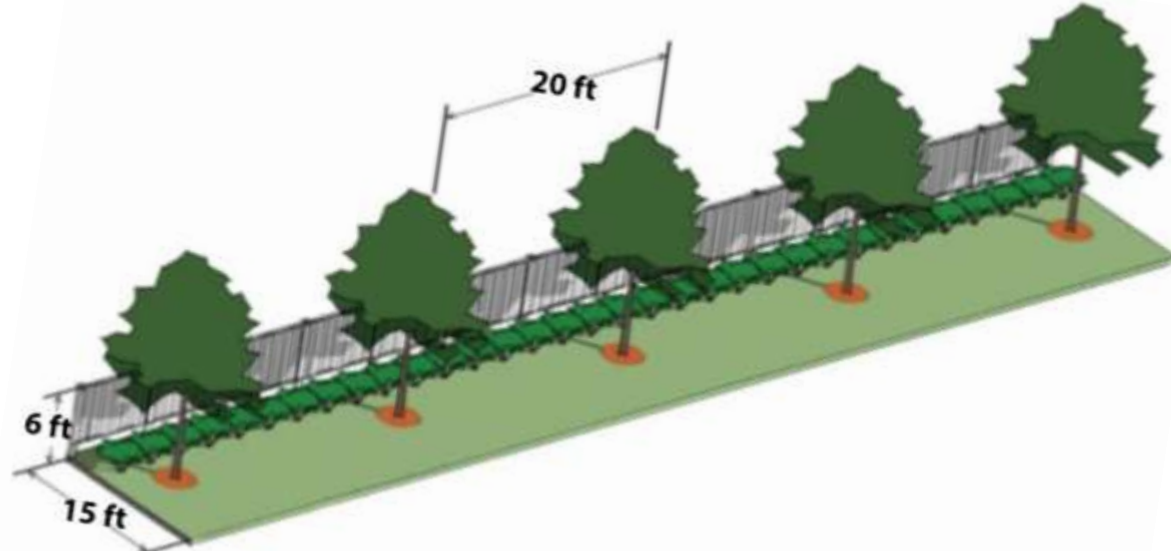
Residential Interface





Residential Interface

- Landscaping buffer standards adjacent to residential uses



**Table 73B-4
Landscaping and Screening**

	Options	Width (feet)	Trees (per linear feet of buffer)	Shrubs or Groundcover	Screening
D	1	20	10 feet min/20 feet max spacing	Shrubs	6 feet hedge
	2	15		Shrubs	6 feet fence
	3	10		Shrubs	6 feet wall



Residential Interface

Sound wall standard

TDC 65.310. Additional Development Standards.

(5) *Sound Barrier Construction.* Sound barrier construction is required to mitigate the impact of noise associated with overhead doors and building mechanical equipment, including but not limited to heating, cooling, and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building. Sound barrier construction must conform to the following standards:

(a) *Applicability.* New construction, including additions or changes to existing facilities, must comply with the provisions of this section, as determined by the Architectural Review process. Where buildings or outdoor areas located on more than one parcel are all part of a single use as determined by the Architectural Review process, all of the parcels may be required to comply with the provisions of this section.

(b) *Distance from Residential Use.* Sound barriers must be used to intercept all straight-line lateral (direct line between two points) paths of 450 feet or less between a residential property within a residential planning district and:

- (i) Any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway; or
- (ii) Any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.





Residential Interface

- Designating Tonquin Loop & 112th Ave Collector/ Minor Collector





Compliance with Ch. 63

INDUSTRIAL USES—ENVIRONMENTAL REGULATIONS

Aligns with federal and state thresholds for:

- Noise
- Vibration
- Air Quality
- Odors
- Heat and Glare
- Storage & Stored Materials
- Liquid or Solid Waste Materials
- Dangerous Substances

Next Steps

- May 18:
Return to Planning Commission with an update to the draft code

Questions?





City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Steve Koper, Assistant Community Development Director
DATE: March 13, 2023

SUBJECT:

Review and approval of the 2022 Tualatin Planning Commission Annual Report

RECOMMENDATION:

Approval of the 2022 Tualatin Planning Commission Annual Report. The approved report would be presented to Council at its April 24, 2023 meeting.

EXECUTIVE SUMMARY:

- The Tualatin Planning Commission met 6 times in 2022.
 - The Tualatin Planning Commission recommended Council approval of the Core Opportunity Investment Area Plan.
 - The Tualatin Planning Commission approved the Lam Industrial Master Plan (IMP22-0001)
 - The Tualatin Planning Commission worked with staff on the following topics:
 - Continued work on the Basalt Creek Employment (BCE) zoning code update
 - Implementation of the City's Housing Production Strategy by the creation of an Equitable Housing Finance Plan
 - Development Code updates to comply with legal requirements that code provisions applicable to residential development be "clear and objective"
 - Future Water Master Plan update and corresponding updates to the Comprehensive Plan
 - Informational presentation on the City's Parks Bond
 - Update on statewide Climate Friendly and Equitable Communities rules
-

ATTACHMENTS:

-2022 TPC Annual Report



City of Tualatin

2022 ANNUAL REPORT

TUALATIN PLANNING COMMISSION

April 27, 2023

Planning Commissioners:

Bill Beers, Chair
Janelle Thompson, Vice Chair
Daniel Bachhuber
Ursula Kuhn
Randall Hledik
Zach Wimer
Brittany Valli

2022 ANNUAL REPORT OF THE TUALATIN PLANNING COMMISSION

BACKGROUND

The Tualatin Planning Commission, formerly the Tualatin Planning Advisory Committee, was established on July 26, 1976 (Ord. 1339-12 and Ord. 342-76). The Planning Commission's membership, organization and duties are prescribed in Tualatin Municipal Code Chapter 11-1. The Planning Commission is the official Committee for Citizen Involvement in accordance with Statewide Land Use Planning Goal 1, Citizen Involvement. This annual report covers activities conducted by the Planning Commission in 2022.

This report will address a section of the Tualatin Municipal Code Chapter 11-1.

11-1-080: Not later than April 1 of each year, the Commission shall file its annual report of the activities of the Commission with the City Council. The annual report shall include a survey and report of the activities of the committee during the preceding year, in addition to specific recommendations to the City Council not otherwise requested by the City Council, relating to the planning process, plan implementation measures within the City, or the future activities of the Committee. The report may include any other matters deemed appropriate by the Committee for recommendation and advice to the Council.



2022 Planning Commission

Left to Right: William Beers, Ursula Kuhn, Janelle Thompson, Daniel Bachhuber, Randall Hledik, Zach Wimer, and Brittany Valli

CITIZEN INVOLVEMENT AND INPUT

The Planning Commission is Tualatin's official Committee to fulfill Goal 1: Citizen Involvement of Oregon's statewide land use planning program. The purpose of Goal 1 is to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the land use planning process. Goal 1 is specific to land use and involving citizens in land use decisions. The Planning Commission serves two functions in Tualatin's land use planning program. Their first and original function is to serve as an advisory committee to the City Council by reviewing and making recommendations on comprehensive plan amendments. Plan amendments implement policy direction and are essentially legislative decisions. The second function of the Planning Commission is decision-making authority over a specified set of quasi-judicial land use decisions. In other words, the Planning Commission has the authority to approve or deny projects tied to specific properties.

At all Planning Commission meetings, community members are given the opportunity to make comments either in writing or verbally at the public meeting prior to the Planning Commission making a recommendation to the City Council. All Planning Commission meetings regardless of the agenda items are published on the City website and notices of the meetings are posted in two different locations in City buildings. Lastly, the Planning Commission provides room on each agenda for community members to make comments related to items not on the agenda that are within the Planning Commission's purview. Additionally, the Community Development staff meets with the Citizen Involvement Organization Land Use Officers as topics arise. The purpose of the meetings is to provide updates on land use items such as projects under construction, upcoming decisions and long-range planning. These meetings are held directly before the Planning Commission meetings, and they provide a forum for CIO officers to ask questions and get more information about community development processes.

PLANNING COMMISSION MEETINGS:

In 2022, the Planning Commission met 6 times during the calendar year. 6 meetings were canceled.

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission's role as an Advisory Committee to City Council involves it making recommendations to the Council on Comprehensive Plan amendments such as Plan Map and Plan Text Changes. In 2022, the Planning Commission made a recommendation to the City Council on the following item:

- Core Opportunity Investment Area Plan. The Planning Commission recommended (7-0) the Council adopt the Plan, finding it in conformance with the Tualatin Comprehensive Plan.

Notice for this item was given in accordance with the Tualatin Development Code and citizens were afforded the opportunity to comment at the Planning Commission meetings and the City Council public hearings.

PLANNING COMMISSION ACTION ITEMS

In addition to the Planning Commissions role as an Advisory Committee to City Council on comprehensive plan amendments such as Plan Map and Plan Text Changes, the Planning Commission has the authority to decide the following quasi-judicial land use application, types, appeals to which can be made to the City Council:

- Industrial Master Plan
- Reinstatement of Use
- Sign Variance
- Variance
- Transitional Use Permit
- Conditional Use Permit

In 2022 the Planning Commission made a decision on the following quasi-judicial land use application:

- Lam Industrial Master Plan (IMP 22-0001) – Approved 7-0

STAFF UPDATES TO THE PLANNING COMMISSION

- Continued work on the Basalt Creek Employment (BCE) zoning code update
- Implementation of the City's Housing Production Strategy by the creation of an Equitable Housing Finance Plan
- Development Code updates to comply with legal requirements that code provisions applicable to residential development be "clear and objective"
- Future Water Master Plan update and corresponding updates to the Comprehensive Plan
- Informational presentation on the City's Parks Bond
- Update on statewide Climate Friendly and Equitable Communities rules



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Steve Koper, Assistant Community Development Director
DATE: March 16, 2023

SUBJECT:

Update to the Tualatin Planning Commission on the current status of statewide Climate Friendly and Equitable Communities rules

RECOMMENDATION:

Informational update only.

EXECUTIVE SUMMARY:

SUBJECT:

Climate Friendly and Equitable Communities Status and Next Steps

EXECUTIVE SUMMARY:

CFEC rules were adopted by the Oregon Land Conservation and Development Commission (LCDC) on July 21, 2022 and went into effect on August 12, 2022

Tualatin will be required to comply with the following provisions:

- **Reduced Parking Mandates** (0430 and 0440), applies state law directly to land use decisions made by Tualatin as of **December 31, 2022**:
 - One parking space maximum can be required per unit for new or redeveloped residential developments with more than one unit.
 - No minimum parking can be required for:
 - Facilities and homes designed to serve people with psychosocial, physical, intellectual or developmental disabilities, including but not limited to a: residential care facility, residential training facility, residential treatment facility, residential training home, residential treatment home, and conversion facility as defined in ORS 443.400;
 - Childcare facility as defined in ORS 329A.250;
 - Single-room occupancy housing;
 - Residential units smaller than 750 square feet;
 - Affordable housing as defined in OAR 660-039-0010;
 - Publicly supported housing as defined in ORS 456.250
 - Emergency and transitional shelters for people experiencing homelessness; and
 - Domestic violence shelters.
- **Reduced Parking in Climate Friendly Areas and High Transit Corridors** will go into effect on **June 30, 2023**. Tualatin must update its development code or adopt an alternative parking management approach by this date or apply the state parking maximum rules directly:

- No minimum parking can be required for any new land use uses or redevelopment within Tualatin's adopted Town Center boundary (see Presentation Slide 8) and within ½ mile of its "high frequency" transit lines (see Presentation Slide 7); OR selection of an alternative parking management approach.
- Preferential carpool/vanpool parking; bike parking; transit oriented development; installation of tree canopy or solar panels in parking lots over ¼ acre; and adoption of parking maximums near downtown areas and transit centers.
- Installation of electric vehicle charging conduit in new private, commercial, mixed-use, and multifamily developments.
- **Transportation System Update Changes** take effect after December 31, 2022. Tualatin's future amendments to its Transportation System Plan (TSP) must identify for development, funding and construction only projects that are listed on its and Metro's financial constrained project (OAR 660-012-0180). Projects, including those that are on Tualatin's existing capital project list, must be re-justified to identify how they reduce per capita vehicle miles travelled (VMT). This may not be possible in some cases, potentially requiring removal of those projects from the financially constrained project list. Developers may construct projects, such as a traffic signal, that are listed on the unconstrained-project list; however, typically those projects built through development receive System Development Charge (SDC) credits to offset the cost of construction. If the project is not listed as constrained, it is unclear whether these projects will continue to be SDC eligible and thus whether they will continue to be built.

Status of Tualatin's Participation in Litigation Against CFEC:

- On September 12, 2022, the Council approved Resolution 5644-22, agreeing to join several other cities (including Medford, Hillsboro, Happy Valley, Troutdale) in joint litigation against CFEC
 - The litigation is currently before the Oregon Court of Appeals with a decision potentially this summer or fall.
 - The coalition of cities is also pursuing legislative fixes with state legislators (HB 2659 and SB 580)
-

ATTACHMENTS:

-Presentation

Tualatin

Climate-Friendly and Equitable Communities
Rules Update

Tualatin Planning Commission

March 16, 2023



Presentation Overview

- What is Climate Friendly and Equitable Communities (“CFEC”)?
- Reduced Parking Mandates in Effect
- Future Reduced Parking Mandates
- Impact to Transportation System Planning
- Potential Concerns for Tualatin
- Status of Litigation Against CFEC
- Questions?



What is Climate Friendly and Equitable Communities (“CFEC”)?

- CFEC came out of Governor Brown’s Executive Order 20-04, issued on March 10, 2020
 - The Order establishes science-based reduction goals and directs state agencies to develop rules to help Oregon reduce and regulate greenhouse gas emissions.
 - Specific to state *transportation planning rules* and *land use regulations*, the Department of Land Conservation and Development (DLCD), initiated the Climate-Friendly and Equitable Communities rulemaking process to meet its directive.
 - Cities and counties in Oregon are required to have Comprehensive Plans and Development Codes that comply with state regulations, which will ultimately need to be updated to comply with these new and updated rules.



Reduced Parking Mandates in Effect as of December 31, 2022 to Transportation Planning Rules

- **Reduced Parking Mandates** (0430 and 0440) go into effect **December 31, 2022**. Tualatin must update its development code by this date or apply the state rules directly:
 - One parking space maximum can be required per unit for new or redeveloped residential developments with more than one unit.
 - No minimum parking can be required for:
 - Residential care facility, residential training facility, residential treatment facility, residential training home, residential treatment home, and conversion facility as defined in ORS 443.400;
 - Childcare facility as defined in ORS 329A.250;
 - Single-room occupancy housing;
 - Residential units smaller than 750 square feet;
 - Affordable housing as defined in OAR 660-039-0010;
 - Publicly supported housing as defined in ORS 456.250
 - Emergency and transitional shelters for people experiencing homelessness; and domestic violence shelters.



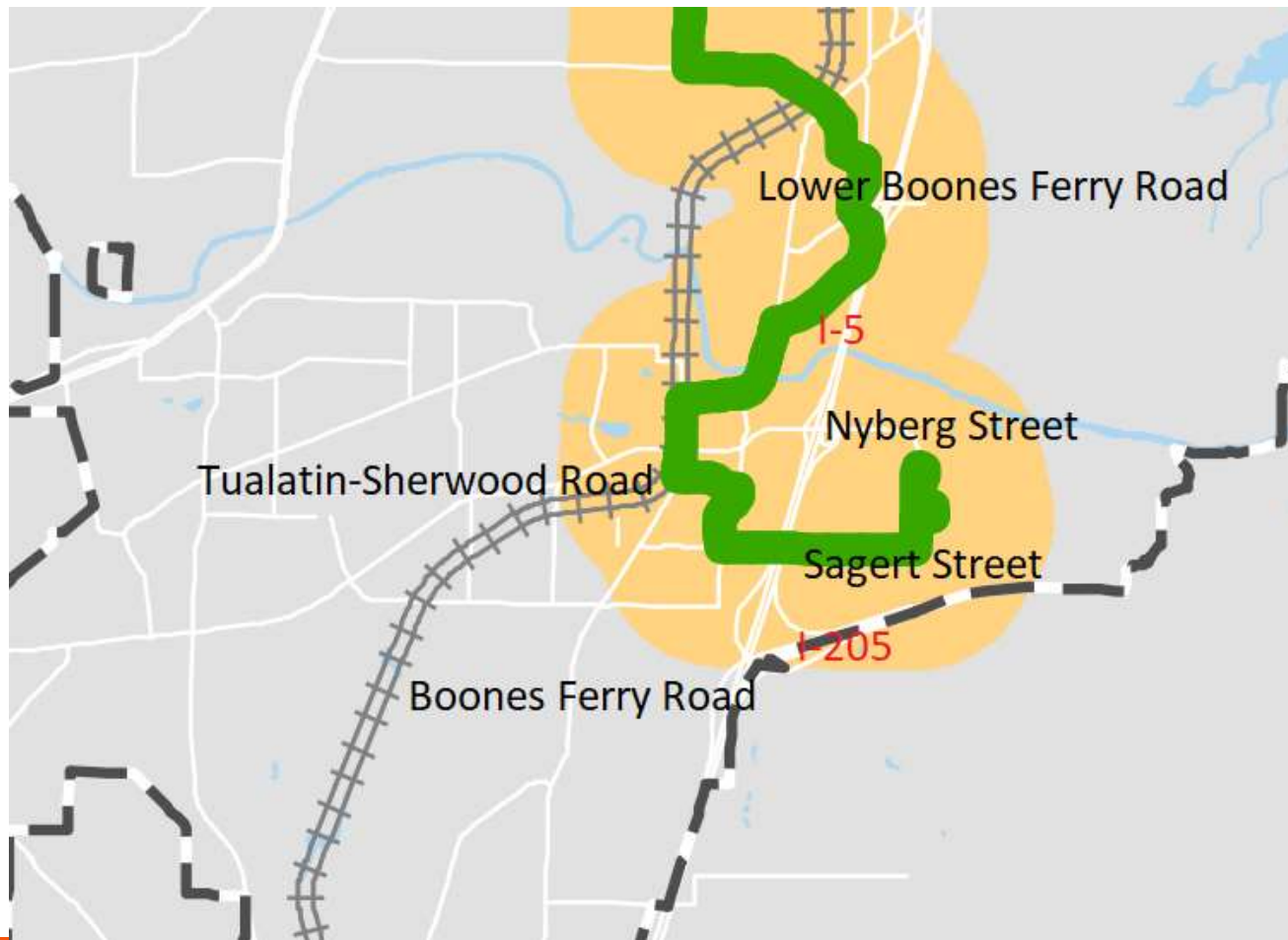
Reduced Parking Mandates Effective as of June 30, 2023

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 - Preferential carpool/vanpool parking; bike parking; transit oriented development; installation of tree canopy or solar panels in parking lots over ¼ acre; and adoption of parking maximums near downtown areas and transit centers.
 - Installation of electric vehicle charging conduit in new private, commercial, mixed-use, and multifamily developments.

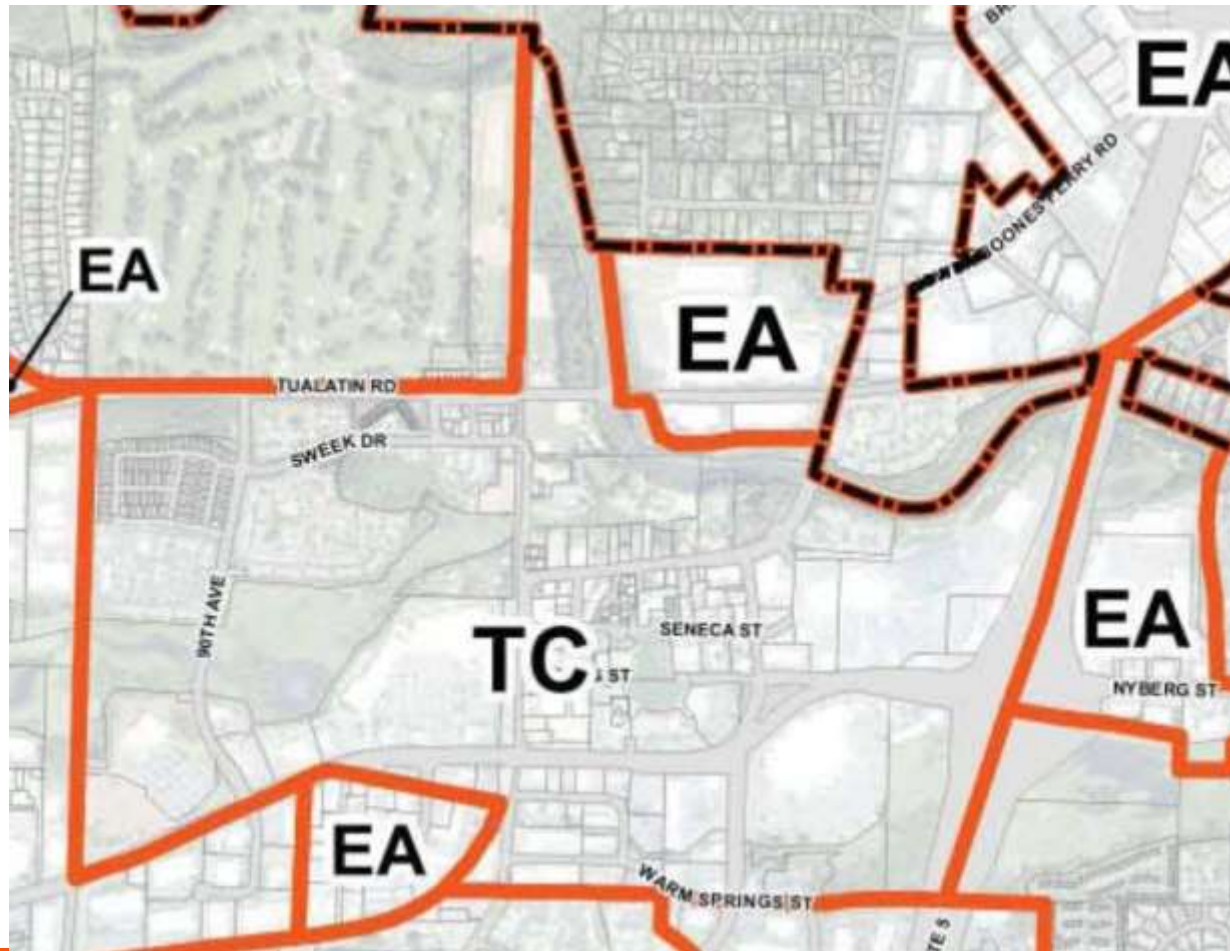
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 - Installation of electric vehicle charging conduit in new private, commercial, mixed-use, and multifamily developments.

Areas in Tualatin within ½ Mile of a “High Frequency” Transit Line



Tualatin's Adopted Town Center Boundary



Transportation System Plan Changes

- **Transportation System Update Changes** take effect after December 31, 2022.
- Tualatin's future amendments to its Transportation System Plan (TSP) must identify for development, funding and construction only projects that are listed on its and Metro's financial constrained project (OAR 660-012-0180).
- Projects, including those that are on Tualatin's existing capital project list, must be re-justified to identify how they reduce per capita vehicle miles travelled (VMT).
- This may not be possible in some cases, potentially requiring removal of those projects from the financially constrained project list.
- Developers may construct projects, such as a traffic signal, that are listed on the unconstrained-project list; however, typically those projects built through development receive System Development Charge (SDC) credits to offset the cost of construction.
- If the project is not listed as constrained, it is unclear whether these projects will continue to be SDC eligible and thus whether they will continue to be built.

Potential Concerns for Tualatin:

- The rules contain overly prescriptive limitations on local transportation projects which would add capacity to the transportation system, regardless of size of the project.
- The rules are structured to encourage elimination of any minimum parking requirement in the area of applicability or adoption of overly prescriptive alternatives, both of which may have new financial impact on new development or redevelopment, particularly on businesses.
- The rules lack sufficient clarity on how the proposed Transportation Planning Rules would be implemented by local jurisdictions.
- Cost of implementation of the rules (staff time and consultants).

Status of Tualatin's Participation in Litigation Against CFEC

- On September 12, 2022, the Council approved Resolution 5644-22, agreeing to join several other cities (including Medford, Hillsboro, Happy Valley, Troutdale) in joint litigation against CFEC
- The litigation is currently before the Oregon Court of Appeals with a decision potentially this summer or fall.
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QUESTIONS?

