



## MEMORANDUM

TO: Planning Commission  
FROM: Sandra L. Freund, AICP, Planning Supervisor / DRP Coordinator  
DATE: May 23, 2018  
SUBJECT: SW Bible Church  
(CU2017-0014 / DR2018-0031)

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Staff provides this supplemental memo to revise conditions of approval in coordination with the applicant and provide comments received by THPRD.

The Tualatin Hills Parks and Recreation District (THPRD) has submitted a letter requesting modification of condition number 39, removing the requirement for the trail easement. However the THPRD had indicated in the amended condition that the applicant still coordinate with the THPRD about the future trail location.

### Condition of Approval Amendment:

#### ***Proposed Amendment:***

#### **Design Review Two (DR2018-0031)**

39. Coordinate with Tualatin Hills Park and Recreation District (THPRD) to discuss the future to determine the approximate location of the future South Johnson Creek Trail Extension (shown as C9 on the THPRD Trails Functional Plan Map) consistent with the THPRD Trails Functional Plan and record an easement for said future trail

Upon closer review, staff and the City Attorney have concluded that there is no specific code requirement to support a condition asking for a trail exaction or even special coordination with THPRD. THPRD will be free to inform the property owner(s) of its plans and seek cooperation from the property owner(s) at the appropriate time.

As always staff recommends the property owner(s) and THPRD work together on future trail locations, therefore recommends removal of condition of approval 39.

- ~~39. Coordinate with the Tualatin Hills Park and Recreation District (THPRD) to discuss the future South Johnson Creek Trail extension (shown as C9 on the THPRD Trails Functional Plan) and record an easement for said future trail.~~

### Exhibit:

3.4 THPRD email dated May 23, 2018

**Sandra Freund**

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**From:** Jeannine Rustad <jrustad@thprd.org>  
**Sent:** Tuesday, May 22, 2018 4:13 PM  
**To:** Sandra Freund; Jana Fox  
**Cc:** Chris Hagerman  
**Subject:** SW Bible Church - Trail Alignment

Sandra,

After internal discussions, THPRD hereby requests that Condition #39 be amended to read (strike through is deleted, underlined added):

Coordinate with Tualatin Hills Park and Recreation District (THPRD) to discuss the future to determine the approximate location of the future South Johnson Creek Trail Extension (shown as C9 on the THPRD Trails Functional Plan Map) consistent with the THPRD Trails Functional Plan and ~~record an easement for said future trail.~~

We look forward to working with the applicant towards this end and, if not successful, reserve our right to pursue further action in future land use applications concerning the property.

Please feel free to contact me with any questions.

Jeannine Rustad  
Superintendent of Planning  
Tualatin Hills Park & Recreation District  
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