



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING WORK SESSION FOR MAY 24, 2021

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Bridget Brooks

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Mayor Bubenik called the meeting to order at 5:00 p.m.

### 1. Middle Housing Development Code Update (Tualatin 2040 Implementation)

MIG Consultant Jon Pheanis and MIG Principle Consultant Matt Straite presented on Middle Housing Code updates. Consultant Pheanis stated the project purpose is to help achieve a greater diversity of housing types in Tualatin. Strategies to meet this goal include removing code barriers to different housing types, removing any subjective development code requirements, and coordinating on recent rules related to housing. He briefly recapped House Bill 2001 stating that it is intended to expand housing options across Oregon. Consultant Pheanis presented community survey results. He stated survey priorities included opportunities for first-time home seekers, housing affordability, housing for older residents to age in place, and housing for multi-generational living. Consultant Pheanis noted there was a desire in the survey to make middle housing types look and feel like single-family houses today with difference just on the inside. He presented discussion points and strategies for parking, housing infill, maintenance, environment and infrastructure, and housing choices and certainty. Consultant Pheanis spoke to parking strategies for off-street parking due to the reduction in parking from HB 2001. He spoke to housing infill strategies including preserving the character of the neighborhood and allowing flexible design features. Consultant Pheanis spoke to maintenance of middle housing. He stated strategies that can be used include HOAs, code compliance, rental housing maintenance standards in the code, and rental housing inspections. Consultant Pheanis spoke to environment, infrastructure, and safety and how middle housing can uphold the city's values. He stated existing development standards apply to the size of the structure and not units, infill development supports city environmental and infrastructure goals, and the use of Cottage Clusters provide opportunity for small single-level detached units suitable for seniors and people with disabilities. Consultant Pheanis spoke to housing choice and certainty and how the city can provide it. He stated proposed amendments support a predictable review process that encourages new housing types in Tualatin. Consultant Pheanis stated next steps in the process include a public notice for the proposed code amendments, a public meeting at the Planning Commission, and final code amendments will then come before council for consideration.

Councilor Pratt asked if the city could promote or eliminate HOAs in some of the developments. Manager Koper stated the city could require them but the cost could be burdensome to owners. He stated staff is not recommending requiring them.

Councilor Pratt expressed concerns with parking and the lack of available on street parking.

Councilor Sacco asked what the infill process would look like and the impacts on parking in a neighborhood. Planner Boschetti explained the application process, noting it is on a case-by-case basis.

Councilor Sacco asked if Tualatin is doing anything beyond the state requirements. Consultant Pheanis stated the minimum requirements are being met and at this time, there is nothing specific above that.

Councilor Sacco asked if the city would have any tools available to make sure this housing type remains affordable. Manager Koper stated the focus on the changes have been focused on livability. He stated there could be opportunities to add incentives for affordable housing opportunities.

Councilor Reyes asked if the parking spaces include the garage or are in addition to it. Consultant Pheanis stated the proposed parking is in addition to the garage or driveway.

Councilor Grimes expressed concerns with infill in Tualatin and how that can create problems with parking and housing affordability.

Councilor Hillier expressed concerns with parking and the costs of HOA and how that affects affordability. She asked if the city has the capacity to support a code enforcement officer to support these new regulations. Manager Koper stated the city currently has a Building Code Enforcement Officer that could run new programs.

Mayor Bubenik stated HB 2001 was written for large cities and not the suburbs. He noted many cities are struggling to implement these new regulations.

## **2. Review and Discussion on Tualatin's Housing Production Strategy**

Planning Manager Steve Koper and EcoNorthwest Consultant Beth Goodman presented on Tualatin's Housing Strategy. Manager Koper stated the Tualatin 2040 project is in the implementation phase. He presented the draft Housing Production Strategy noting it identifies Tualatin's future commitment to implementing policies and strategic actions to address housing needs. Consultant Goodman recapped Tualatin's key housing needs. Consultant Goodman presented preliminary goals and examples for the Housing Production Strategy including affordable housing, affordable homeownership, preservation of affordable housing, preservation of naturally occurring affordable housing, housing for underserved communities, workforce housing, housing stabilization, housing rehabilitation, accessible and specialized design, mixed use housing and redevelopment, regulatory and zoning changes, and transportation and public infrastructure.

Planning Commission Chair Bill Beers stated the committee met four times and discussed the Housing Production Strategy goals and actions.

Manager Koper stated next steps include finalizing the strategies and adoption in July 2021. He noted Tualatin will begin to implement the strategies over the next six years.

Councilor Pratt thanked staff for the great overview.

Councilor Sacco stated affordable housing, preservation of affordable housing, and housing for the underserved are high priorities for her. She asked how the city supports filling the needs under the special needs category. Consultant Goodman stated that strategy is related to people

with disabilities and encompasses a wide range of people. She stated they would look to existing best practices for that type of housing design.

Council President Grime stated she is very interested in senior housing and the ability for them to age in place. She asked what a Life Long Housing Certification is. Consultant Goodman stated that certification is related to senior housing. She stated there is not one type of housing structure for seniors specifically but in general they look for homes with less maintenance.

Councilor Reyes concurred with the recommendations from Councilor Sacco. She stated she wants to also include goal eight.

Mayor Bubenik stated goals 10, 11, and 12 are the most critical when looking at urban renewal rezoning.

## **Adjournment**

Mayor Bubenik adjourned the meeting at 6:50 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

**Signature:**   
**Email:** nmorris@tualatin.gov

**Signature:**   
**Email:** fbubenik@tualatin.gov







# CC WS Minutes 5-24-21

Final Audit Report

2021-06-15

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## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR MAY 24, 2021

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Bridget Brooks

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### Call to Order

Mayor Bubenik called the meeting to order at 7:00 p.m.

### Pledge of Allegiance

### Moment of silence for those who have lost their lives to COVID-19

### Announcements

1. Proclamation Declaring June 4 to be National Gun Violence Awareness Day in the City of Tualatin

Councilor Hillier read the proclamation declaring June 4th as National Gun Violence Awareness Day in the City of Tualatin.

### Public Comment

None.

### Consent Agenda

Motion to adopt consent agenda made by Councilor Pratt, Seconded by Council President Grimes. Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Reyes, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

1. Consideration of Approval of the Regular Meeting Minutes of May 10, 2021
2. Consideration of Approval of a New Liquor License Application for Affinity Wine Bar
3. Consideration of **Resolution No. 5544-21** Authorizing the City Manager to Execute an Intergovernmental Agreement with the City of Durham for Police Services
4. Consideration of **Resolution No. 5545-21** Awarding the Bid for the Construction of the 2021 Pavement Maintenance Program
5. Consideration of **Resolution No. 5546-21** Authorizing Solid Waste and Recycling Rate Adjustments Beginning January 2022

6. Consideration of **Resolution No. 5547-21** Authorizing the City Manager to Execute an Intergovernmental Agreement to Provide Municipal Court Services to the City Of Durham
7. Consideration of **Resolution No. 5548-21** Authorizing Changes to the FY 2020-2021 Adopted Budget

## **Special Reports**

### **1. Regional Land Use and Transportation Update**

Policy Analyst Kelsey Lewis presented the land use and transportation update. She stated improvements to the Tualatin Shuttle service include extended hours and new service along Borland Road and I-205. She stated the new service will connect the Tualatin Shuttle red loop with Meridian Park Hospital. Analyst Lewis spoke to the Boones Ferry Corridor Federal Funding project that will add bike lanes and sidewalks in the area. She stated Congresswoman Bonamici's office recommended the project for funding and they expect to hear back in June on the results. Analyst Lewis presented an update on the Regional Mobility Policy. She stated the policy is a joint effort between Metro and ODOT to update how they define mobility in the Regional Transportation Plan. They will be evaluating new measures such as multimodal levels of service, levels of traffic stress, and the pedestrian crossing index. She stated benefits for Tualatin include more options and a holistic approach to mobility. Analyst Lewis presented an update on the I-205 Tolling Study. She stated ODOT is studying three alternatives after public comment was gathered in 2020. Analyst Lewis stated the earliest tolling will start is 2024.

Councilor Reyes stated she is excited to see the shuttle now servicing the Borland Road area.

Council President Grimes asked where citizens could find information on the shuttle. Analyst Lewis stated there is information on the city's website.

Councilor Hillier asked what the plan is for sustainable funding for the shuttle. Mayor Bubenik stated it would be funded through Tri-Met.

Mayor Bubenik stated tolling will be happening in the Metro area and the city needs to focus on how it can mitigate diversion and equity.

### **2. Update on Oregon Harbor of Hope's Home Share Oregon Program**

Oregon Harbor of Hope's Home Share Oregon Program Executive Director Tess Fields presented information on their organization. She stated their goal is to disrupt homelessness by increasing affordable housing. Director Fields stated they are a public-private partnership to match homeowners with renters. They believe home share is the solution to the problem. Director Fields stated they have created an app called Silvernest that pairs spare bedrooms with people who need them. She stated they are working with counties and cities on property tax abatement plans to incentivize homeowners to open their spare bedrooms to those in need.

Councilor Sacco asked where the organization is at today in terms of how many people are signed up. Director Fields stated 468 people have signed up on the app.

Councilor Reyes asked what the challenges are to getting homeowners signed up. Director Fields stated there will need to be a cultural shift in how people view home sharing.

### 3. Parks and Recreation Update on Programs, Events, and Activities, and Summer 2021 Preview

Recreation Manager Julie Ludemann and Library Public Service Supervisor Sarah Jesudason presented an update on city programs and activities. Supervisor Jesudason updated on Library activities including the to-go craft kits, online programming, and the introduction of curbside pick-up. She stated this summer they are planning for outdoor programming including reading in the park visits, story time in the parks, science in the parks, free summer lunch, a STEAM Camp, and continued online programming. Supervisor Jesudason stated the library had 500 volunteers serve over 8,400 hours in 2020. Manager Ludemann stated the Juanita Pohl Center hosted virtual fitness programs with over 2,000 participants and virtual enrichment programs with over 1,000 participants. She stated this summer they will continue offering virtual programs and activities including zoom social hours, a boomer boot camp, medication management, and trivia. Manager Ludemann stated summer camps will be returning this year with eight weeks of camp for grades 1-6. She stated Concerts in the Parks will resume with four concerts rotating through different parks. Manager Ludemann stated Viva Tualatin will return this summer on three dates in August. Supervisor Jesudason stated the new Library Makerspace is set to open late spring. She stated the space will house STEAM programming and house their equipment. Manager Ludemann spoke to the Community Psyche Grant that helped to host 18 events and served over 10,000 people.

### Council Communications

Councilor Pratt stated she is now on the C4 Climate Action Community Action Plan Committee. Councilor Sacco will now serve as the main liaison for the C4 Tolling sub-committee so Councilor Pratt can serve on the other.

Councilor Reyes stated she attended the TuaLatino's Committee.

Council President Grimes stated she is excited to see events starting back up in Tualatin.

Mayor Bubenik thanked all the Councilors for their participation in the State of the City event. He stated it was a success. Mayor Bubenik stated he attended the following meetings at events: Washington County Mayors luncheon, Westside Economic Alliance meeting, Washington County Coordinating Committee, Tualatin Chamber of Commerce Board meeting, and the League of Oregon Cities Homelessness Policy update.

### Adjournment

Mayor Bubenik adjourned the meeting at 8:48 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

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