



City of Tualatin

TUALATIN CITY PLANNING COMMISSION MEETING

THURSDAY, FEBRUARY 17, 2022

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Bill Beers, Chair

Daniel Bachhuber Randall Hledik

Zach Wimer Janelle Thompson

Ursula Kuhn

CALL TO ORDER & ROLL CALL

ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION

APPROVAL OF MINUTES

1. Review of October 21, 2021 Minutes

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

Limited to 3 minutes

ACTION ITEMS

COMMUNICATION FROM CITY STAFF

1. Presentation and discussion of items that the Planning Commission is likely to see in 2022.

FUTURE ACTION ITEMS

ADJOURNMENT

Tualatin Planning Commission

MINUTES OF October 21, 2021

TPC MEMBERS PRESENT:

William Beers, Chair
Mona St. Clair, Vice Chair
Zach Wimer, Commissioner
Janelle Thompson, Commissioner
Randall Hledik, Commissioner

TPC MEMBERS ABSENT:

Daniel Bachhuber, Commissioner
Ursula Kuhn, Commissioner

STAFF PRESENT:

Steve Koper
Erin Engman
Lindsey Hagerman

GUESTS: None

CALL TO ORDER AND ROLL CALL:

Roll call was taken at 6:30 p.m.

ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION:

Introduction of new commission members.

APPROVAL OF MINUTES

Review of July 15, 2021 moved to next meeting.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

None.

ACTION ITEMS:

1. Middle Housing Development Code Adoption (Tualatin 2040 Implementation)

Steve Koper, Assistant Community Director presented information on the middle housing development code adoption proposal. He gave a brief recap of previous presentations on middle housing code. He let everyone know the objective of the meeting. This included the Planning Commission being asked to make a recommendation to the City Council on the proposed adoption of amendments to the Tualatin Development Code addressing Tualatin's compliance with state Middle Housing Code requirements (HB 2001).

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.

Mr. Koper spoke about the projects purpose objectives which included key points:

- Remove code barriers to different housing types
- Remove any subjective development code requirements for middle housing
- Coordinate with recent rules related to housing

Mr. Koper went through each public feedback concern and provided a solution on the city's part to address each concern. These concerns from the public included the following: Parking, Housing Infill, Maintenance, Environment, Infrastructure and Safety, Housing Choices and Certainty. He noted having more clear requirements will help increase supply and opportunity.

Mr. Koper explained each individual proposed daft code change and a little background to why this change is important. This can be viewed in detail in the packet as well as the staff report found on the city's webpage.

Chair Beers asked for clarification on cottage cluster housing what subjective to review means. Mr. Koper stated this would fall under architectural review. He noted it was hard to keep housing types clear and objective.

Chair Beers asked about page 70 of the agenda packet which included a detached single-family home garage and parking requirements. He asked if parking counts for the garage in development requirements. Mr. Koper stated past requirements did not include garage parking. He mentioned the current change would be consistent with single-family home requirements on parking. He noted current housing standards require a minimum setback of 20 ft. from the street which would allow approximately two spaces.

Commissioner Thompson asked for clarification for on-site design standards. She asked what it means of lot coverage that can be seen from the street. Mr. Koper explained under a clear objective standard 73.110 front, rear, and side standards.

Chair Beers asked for clarification on the middle housing parking standards. Commissioner Kuhn asked about garage requirements for lot coverage. She shared how her home has smaller square footage than her garage. Mr. Koper shared detached standards of a single-family home include a setback of 20 ft and provisions did not add a lot to it. Mr. Koper also explained garage placement depends on the street setup and lot coverage based on structure.

Chair Beers asked if the rules require one space per dwelling unit but with an exception with multi-family and dwelling being one and a half. Mr. Koper confirmed this is correct and noted

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parking requirements comes from the model code.

Commissioner Wimer asked why the requirement of 7ft floor to ceiling was taken out of the code and where it is addressed. He noted his thought process of smaller dwelling units. Mr. Koper noted that it's something to look into further.

Commissioner Hledik asked how closely the proposed code with the middle housing code is with DLCD model code. He also wanted to know if the city expects any pushback from DLCD as well. Mr. Koper let him know not very closely in general and noted closer to single-family home codes. He also let him know the city hired a consultant MIG with a grant from DLCD to help with the middle housing code and don't expect any push back. Mr. Koper also mentioned city's attorney is overlooking the proposed middle housing code as well.

Mr. Koper spoke about the next steps that involve in the process of proposed middle housing code updates. He let the commission know that the staff recommends proposed amendments (PTA 20-0002) to City Council.

Commissioner Wimer asked why landscaping and irrigation have been taken out for duplexes and townhouses. He mentioned this could increase the cost if they are required. Mr. Koper let him know they can make it clearer that the landscaping minimum will not apply to the uses. He explained the provision and process of why.

Commissioner Wimer asked why parking material would be accepted for middle housing. Mr. Koper let him know that this was intended to make things clearer.

Chair Beers made a motion to recommend the adoption of the middle housing code as presented by staff. Commissioner Thompson seconded the motion. (5-0)

COMMUNICATION FROM STAFF:

Mr. Koper went through future action agendas for the November and December meeting and gave brief overview. He spoke briefly about the climate and equitable law from the state. He spoke about Bridgeport and downtown with existing townhouses and increase building heights. He mentioned that we could possibly have an consultant to help with the statewide mandate.

Mr. Koper spoke about current developments that are currently under construction for the city.

FUTURE ACTION ITEMS

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None.

ADJOURNMENT

MOTION by Commissioner Thompson adjourn the meeting at 8:00 p.m.

DRAFT

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**Tualatin Planning
Commission
Meeting
February 17, 2022**



Tonight's Agenda

- Potential Upcoming Items in 2022
 - Basalt Creek MP Zoning Code Update
 - Equitable Housing Finance Plan
 - Water Master Plan
 - Parks Master Plan
 - Stormwater Master Plan
- Other Topics of Interest
- Next meeting – In Person?



Basalt Creek MP Zoning Code Update

- Request for proposals from qualified consultants ended February 11, 2022.
- Goal: Update the Manufacturing Park Zoning in the Basalt Creek Planning Area consistent with the Basalt Creek Concept Plan, 2019 Economic Opportunities Analysis, and 2020 Urban Renewal Plan
- Secondary Goal: Update the Comprehensive Plan to incorporate the Economic Opportunities Analysis
- Timeline: Anticipated work Spring/Summer 2022, with potential adoption in Fall/Winter 2022.



Equitable Housing Financial Plan

- Continuation of Housing Production Strategy work completed to comply with HB 2003
- Goal: to achieve more affordable, fair and equitable housing outcomes by ensuring that equitable housing, housing services and housing related resources are funded at a reasonable level given the needs.
- Timeline: Kickoff early 2022; work including presentation to PC Spring/Summer 2022; final adoption March 2023



Water Master Plan

- Last updated in 2013; future update (2022?) will include information about our plans for water during an emergency and seismic resiliency (earthquakes).
- The purpose of this Water Master Plan is to:
 - Perform a comprehensive analysis of the City of Tualatin's water system to identify system deficiencies, determine future water distribution system supply requirements, and recommend water system facility improvements that correct existing deficiencies and that provide for future system expansion.
- <https://www.tualatinoregon.gov/engineering/water-master-plan>



Stormwater Master Plan

- Updated Recommended for Approval by Planning Commission in 2021 and approved by City Council; approval subsequently withdrawn for additional analysis
- Currently the City has begun to seek property owner “right of entry” to gain access to analyze existing conditions of drainage basin (namely Tapman Creek, also known as Basalt Creek).
- The outcome of more specific existing conditions work is intended to guide more specific recommendations as to future stormwater infrastructure.
- <https://www.tualatinoregon.gov/engineering/stormwater-master-plan>



Basalt Creek Parks Plan

- In the 2018 Basalt Creek Concept Plan, the need for up to 20 acres of park land to serve future residents and jobs was identified.
- In 2022, the Tualatin's Parks Department engaged with a planning consultant to help develop a more specific parks plan for the Basalt Creek Planning Area.
- On January 28, 2022, the Council accepted this work by resolution, with the understanding that a future Comprehensive Plan amendment would be needed to incorporate new goals, policies, maps and other documents.
- <https://www.tualatinoregon.gov/recreation/webforms/basalt-creek-parks-recreation-plan>



Other Topics of Interest

- **Climate Friendly and Equitable Communities legislation:**
<https://www.oregon.gov/lcd/LAR/Documents/OnePagerCFAs.pdf>
 - Encourages walkable mixed-use areas with higher density and reduced minimum parking requirements
- **Downtown Core Area Reinvestment Area**
 - Plan will be presented to Planning Commission in November 2022
- **Potential update to Development Code**
 - Best-practices and feedback from stakeholders



Next Meeting – In Person?

- **State mask mandate is slated to end on March 31, 2022 Next anticipated meeting date is April 21, 2022**
- **Public meetings held after December 31, 2021 an electronic or telephone participation option if held in person.**
- **Staff has started to prepare**
- **Questions?**
 - **Is the group comfortable with a return to in person meetings?**
 - **Does Zoom work as the electronic meeting option?**
 - **Do we want a hybrid-always model or should it be an optional accommodation, similar to other meeting accommodations?**



Tualatin Planning Commission Meeting – February 17, 2022