



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR FEBRUARY 22, 2021

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

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

1. Tualatin's Housing Production Strategy.

Assistant Community Development Director Steve Koper, Senior Planner Karen Fox, and Associate Planner Erin Engman presented an update on Tualatin's Housing Production Strategy. Director Koper stated this project is an extension of the Tualatin 2040 project which identified the need for the Housing Production Strategy. He stated a Housing Production Strategy contains policies and strategies that encourage a diverse housing type stock that is affordable to all. Director Koper recapped House Bill 2003 stating it was passed to help communities meet the diverse housing needs of Oregonians. The bill requires cities over 10,000 people to develop strategies to address those needs. Director Koper stated Tualatin adopted its Housing Needs Analysis into the Comprehensive Plan in late 2019. He noted the Housing Production Strategy identifies Tualatin's future commitment to implement policies or strategic actions to address those needs.

Beth Goodman, ECONorthwest, presented data on cost burdened and severely cost burdened citizens of Tualatin, median household incomes, households by income, renter cost burden by income, cost burden on renters by race and ethnicity, median household income by age, and share of people with disabilities.

Councilor Sacco asked what the average rent is in Tualatin. Consultant Goodman stated \$1,450.

Councilor Pratt asked what percentage of citizens are renters vs. homeowners. Consultant Goodman stated they don't typically compare them, but noted she expects them to be the same moving forward.

Council President Grimes stated the research numbers are from the years 2013-2017, she asked if there are current numbers available. Consultant Goodman stated the average rent numbers in the plan are data from late 2020.

Councilor Brooks noted there is great disparity between blacks and indigenous Native Americans when looking at those numbers county wide.

Council President Grimes asked if data can be pulled by female head of household. Consultant Goodman stated data that specific by cities as small of Tualatin are not available to her.

Councilor Brooks stated there have been difficulty in counting the homeless population so she would think the numbers are higher than presented. She wants to make sure the Council is sensitive to the fact there are lots of different populations that are undercounted. Consultant

Goodman stated it is not necessarily about the numbers it is about the funding the Council can come up with and the policies that are put in place to address the needs.

Consultant Goodman presented policy strategies. She stated cities can directly influence public policy, land, and infrastructure. She noted cities have limited influence in market feasibility. Consultant Goodman presented the following policy strategies:

- Affordable Housing
- Affordable Homeownership
- Preservation of Affordable Housing
- Preservation of Naturally Occurring Affordable Housing (NOAH)
- Racial and Social Equity for Housing
- Workforce Housing
- Housing Stabilization
- Housing Rehabilitation
- Accessible and Specialized Design
- Mixed Use Housing and Redevelopment
- Regulatory and Zoning Changes
- Transportation and Public Infrastructure

Councilor Brooks wants to make sure other disabilities outside of physical disabilities are addressed in the plan.

Councilor Pratt stated she is not a fan of off street parking as a tool. She would like to see ownership for people making 60% or less of MFI. Consultant Goodman stated affordable housing at that level is typically a manufactured home making homeownership difficult.

Mayor Bubenik stated land constraints are a problem for Tualatin and asked how the city can mitigate that to meet housing needs. Consultant Goodman stated looking at UGB expansion may include urban reserves that are brought into Tualatin. Planner Fox stated many strategies have been looked at that are not land based as well.

Councilor Brooks asked how environmental justice issues can be addressed through this process. She asked about the affordable housing ladder at the County and how that can be applied in Tualatin. Consultant Goodman stated these policies are what the city can do outside of the County. Councilor Brooks wants to make sure equity is considered in the ladder up. Consultant Goodman stated they are looking at land banking as a strategy.

Council President Grimes asked if there is a jobs study that can be overlaid with this study so the city can look at having the right jobs for the right housing opportunities available in Tualatin. Director Koper stated the strategy looks at workforce housing and the economic strategies that play into that.

Director Koper stated staff will be back on May 24 to provide more information.

2. Basalt Creek Parkway Update.

Washington County Director of Land Use and Transportation Stephen Roberts, Washington County Capital Projects Manager Russell Knoebel, Washington County Senior Project Manager Renus Kelfkens, and Washington County Principal Transportation Planner Erin Wardell presented an update on the Basalt Creek Parkway project. Manager Knoebel stated this project

stems from the I-5/99W Connector Study that recommended three east-west arterials, one being the Basalt Creek Parkway. He stated the city adopted this alignment in the Basalt Creek Transportation Refinement plan in December 2012. Manager Kelfkens presented an overview of the Basalt Creek Parkway extension. He stated the alignments were discussed at an open house in June 2019. The preferred alternative was selected because it had the shortest bridge and didn't have any business relocation impacts. Manager Kelfkens stated the bridge will be 700 feet long and have a 4% grade. He spoke to the environmental and technical reports being conducted and permits that will be needed. Manager Kelfkens recapped public outreach for the refinement plan from 2011-13 including: four public meetings, six public open houses, one neighborhood meeting, six community group meetings, and six briefings to Tualatin and Wilsonville City Councils. He stated the extension project outreach has included: project open houses, city council meetings, property owner meetings, newsletter and website updates, and open houses. Planner Wardell stated the parkway has been adopted into Washington County's Transportation System Plan. Manager Kelfkens stated next steps include the final design amendment process with ODOT, application for construction funding, and a public open house.

Councilor Sacco asked why the Day Road expansion wouldn't be sufficient enough. Manager Knoebel stated widening Day Road wouldn't provide enough capacity for future development. Councilor Sacco asked for specific numbers around the capacity difference between Day Road and the Parkway. Manager Knoebel stated the additional roadway will handle up to 2/3 more traffic than just widening Day Road. Planner Waddell stated this is an urbanizing area that was brought into the TSP so an east/west route is needed in the area to build the network system and redundancy.

Councilor Brooks asked for confirmation around the vote of the Council regarding the passing of the refinement plan. She noted there has been concerns around the bridge from citizens and is happy the environmental concerns are being addressed fully. She wants to make sure there is enough notice of these meetings so the citizens have time to give meaningful feedback. Councilor Brooks expressed concerns with runoff from truck traffic into the canyon and would like to see those environmental concerns addressed. She asked about runoff near the parks trail system on the eastside. Councilor Brooks stated she would like to see the specifics of the sound study. Manager Kelfkens clarified the vote was not unanimous of the council but that it was unanimous amongst all cities involved. Manager Knoebel spoke to the runoff from the parkway, noting ponds have been established to collect runoff and naturally filter the water before being released back into the environment.

Councilor Pratt stated she attended the two previous open houses where most of the participants were not in favor of the parkway and wanted to know how their comments are incorporated into the planning process. She stated it makes more environmental and economic sense to make improvements to Day Road. Manager Kelfkens stated the comments from the meetings are taken into account and posted to the project site.

Councilor Sacco asked what Council's access is to the environmental reports once they are done. Manager Kelfkens stated once they are available they are posted to the website as the project is federally funded and requires them to do so.

Council President Grimes asked about the distance from the end of the bridge to the Boones Ferry Road intersection and what the grade is. Manager Kelfkens stated it is 300 feet and goes from a 4% to a 2.5% slope. Council President Grimes asked if there is a recommended grade for intersection crossings. Manager Knoebel stated there isn't specifics to the grade but the flatter the intersection the better.

Councilor Brooks expressed concerns with the routing of truck traffic through the residential areas. Manager Knoebel noted this particular road is about the same distance from Victoria Woods as it is from I-5. Planner Waddell stated the Basalt Creek Comprehensive Plan needs to be taken into consideration and how it outlines future plans that rely on how the network will be built out.

Councilor Pratt asked if a traffic impact study will be done before the extension is built. Manager Knoebel spoke to the access points for the new development in the area.

Councilor Reyes asked if there is another project around the state the city can use for reference. Planner Waddell stated the Cooper Mountain River Terrace Area or the North Bethany Area are new facilities that are being built and can be used as examples.

Councilor Sacco stated it has been a decade since the plan was approved and she wants to make sure this is still the right option for the community today as there are different environmental concerns now.

Adjournment

Mayor Bubenik adjourned the meeting at 6:53 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor