



UNOFFICIAL

Tualatin Planning Commission

MINUTES OF July 16, 2020

ARB MEMBERS PRESENT:

William Beers, Chair
Mona St. Clair, Vice Chair
Commissioner Alan Aplin
Commissioner Mitch Greene
Commissioner Janelle Thompson
Commissioner Daniel Bachhuber
Commissioner Ursula Kuhn

STAFF PRESENT

Steve Koper
Tabitha Boschetti
Erin Engman
Lynette Sanford

TPC MEMBERS ABSENT: None

GUESTS: Mimi Doukas, Al Jeck, Cynthia Ray

1. CALL TO ORDER AND ROLL CALL:

Chair Beers called the meeting to order 6:30 PM and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Chair Beers asked for approval of the TPC minutes dated May 20, 2020. MOTION by Commissioner Thompson, SECONDED by Chair Beers to approve the minutes as written. MOTION PASSED 7-0.

3. ACTION ITEMS:

PTA to modify the standards of the Medium Low-Density (RML) zone to allow detached single-family residential dwellings as an outright permitted rather than Conditional Use.

Tabitha Boschetti, Assistant Planner, presented the staff report and presentation on PTA 20-0003 which is the Plan Text Amendment to modify the standards of the Medium-Low-Density (RML) zone to allow detached single-family residential dwellings as an outright Permitted rather than Conditional Use. Ms. Boschetti noted that this is a quasi-judicial land use application and the Planning Commission's comments and recommendation will be brought to City Council on August 10, 2020.

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.

Ms. Boschetti stated that the applicant is requesting a recommendation from the Planning Commission on the Plan Text Amendment on behalf of property owners to whom the amendment would apply. The properties are bounded by SW Norwood Road to the north, SW Greenhill Lane to the south, SW Boones Ferry Rd to the far west, and Interstate 5 to the east. The proposed changes to the RML zone would be applicable in the Basalt Creek area for development sites 15 acres or greater and would:

- Allow detached single-family dwellings as an outright permitted rather than Conditional Use (via the small lot subdivision process).
- Reduce lot sizes and lot size averaging.
- Increase permitted lot coverage.

Ms. Boschetti noted that the existing RML zone allows for duplexes, townhouses, multi-family structures, a manufactured dwelling park, and residential homes. A Conditional Use Permit is currently required for retirement housing and a small-lot subdivision for single-family dwellings. PTA 20-0003 is proposing single-family dwellings as a permitted use with a lot size minimum of 3,000 sf and a maximum lot coverage of 55%. The density would remain the same. Ms. Boschetti gave examples of different housing types in current RML zones including attached and multifamily developments around Tualatin.

Ms. Boschetti added that when presented to City Council, the applicable criteria includes:

- Granting the Amendment is in the Public interest.
- The Amendment conforms with the Tualatin Community Plan.
- The recommendation considers the characteristics of city, land development trends, health and safety, natural resources.
- The amendment is consistent with Oregon Statewide Planning Goals and administrative rules.

Ms. Boschetti stated that the Planning Commission is asked to make a recommendation to City Council as an approval either as proposed or with modifications; denial; or neither approval or denial (a neutral recommendation).

Chair Beers inquired about the current unit per acre for a duplex. Ms. Boschetti answered that a duplex is two units on a 10,000 square foot lot plus an additional 4,195 square feet for each unit exceeding two.

Commissioner Thompson inquired about the staff decision. Mr. Koper, Planning Manager, responded that this is a public meeting, not a hearing. City staff is soliciting feedback from the Planning Commission, which provides a recommendation on land use matters and code changes to the City Council. The City Council will conduct the quasi-

judicial public hearing at which evidence will be presented. It is true that staff normally provides a recommendation, but those are usually city initiated code changes.

Commissioner Bachhuber had concerns and presented a list of questions for city staff and the applicant, which are attached. Mr. Koper noted that staff will answer the questions after the applicant presents.

Mimi Doukas, AKS Engineering, 12965 SW Herman Rd, Suite 100, Tualatin, OR 97062

Mimi Doukas, AKS Engineering, is working on behalf of owners P2 Properties, LLC and Autumn Sunrise, LLC as well as associated businesses Venture Properties and Lennar Northwest, Inc. Ms. Doukas stated that when they starting looking at what could happen in Basalt Creek, the language is designed to be a middle density zone. Ms. Doukas added that the affordability between detached and attached housing depends on the price per square foot, size of structure, and the land involved, not necessarily the type of construction. Ms. Doukas added that the market desires a detached single-family project, which meets the intent of the density of the zone and meets the compatibility of the surrounding neighborhood.

Ms. Doukas stated that garden apartments were an option that may work for the zone but they are not built any longer. The proposed development is looking at an average of 4,500 square foot lots. These smaller lots still have the opportunity to hit the dwelling units per acre and to obtain a housing type that is not common in Tualatin. Ms. Doukas added that traffic patterns will not change.

Ms. Doukas noted that the Housing Needs Analysis outlines opportunities for different housing types. They are proposing to not take away code opportunities for townhomes or multi-family but adding in a straightforward path for detached homes. Ms. Doukas added that the code is outdated regarding lot size provisions. Ms. Doukas mentioned that Oregon has struggles with building condominium's due to the high level of liability for builders. A great housing entry point is priced out due to the liability insurance.

Chair Beers asked about the reasons a conditional use permit would be granted in this zone under the current rule. Ms. Boschetti answered that generally if it doesn't meet lot size. Chair Beers inquired why the Basalt Creek area was zoned RML in this area. Mr. Koper responded that this area was intended to mirror what is to the north.

Commissioner Thompson asked if Tualatin had anything similar to this proposed use. Ms. Boschetti stated that regionally it is common, but not in Tualatin.

Vice Chair St. Clair noted that the Villebois development in Wilsonville has small lots with single-family homes. The homes have very small courtyards and small front yards. Vice Chair St. Clair believes that single-family detached homes on small lots is a good option for medium-density zones, however, the expectation that the prices will be as

low as attached housing is unrealistic. Vice Chair St. Clair asked if the developer is planning to construct parks around the homes. Ms. Boschetti replied that it is not a requirement of the code. Vice Chair St. Clair added that in her experience, young families buying homes in a Villebois type neighborhood have expectations that the children will play in the parks and in reality, they would rather have their children at home playing in a back yard where they can watch them. Vice Chair St. Clair added that these homes are great for people who want the convenience of living in a condominium without shared walls.

Ms. Boschetti noted that one RML property in Basalt Creek is 62 acres and the other is 10 or 11. The Housing Needs Analysis include projections regarding what the public desires.

Commissioner Kuhn stated that this sets a standard. Mr. Koper replied that we are looking for recommendations of the merits of this proposal but the change does not bind anything in the future.

Ms. Doukas mentioned that this amendment specifically applies to two parcels and as applications go forward, it can be a test case for future projects. Ms. Doukas wanted to clarify that these lots will be larger than what is in Villebois and after speaking with the Autumn Sunrise team, there would be opportunities for parks. Ms. Doukas added that since this area is not close to services, apartments would not be a good fit.

Chair Beers wanted clarification of the commercial zone in Basalt Creek. Ms. Boschetti shared the slide, which showed the details. Mr. Koper added that there is also a multi-family zone located in Basalt Creek.

Commissioner Aplin inquired if the lots are annexed into the City of Tualatin. Ms. Boschetti replied that the lot adjacent to Norwood and is not currently annexed but there is an active application. The other lot was recently annexed into the city. Mr. Koper added that even they are not annexed, the changes will apply in the future.

Chair Beers asked Ms. Doukas if the goal is strictly single-family homes for these two lots. Ms. Doukas responded that that is the goal and that the projects will move forward if they have to build townhomes but prefer to construct detached homes across both projects.

Commissioner Thompson inquired if we can add restrictions to a Conditional Use Permit. Ms. Doukas responded that setbacks are the same as the RL zone but could be a challenge to fit the dimensional standards if the lots are not regular size. Mr. Koper added that history shows that we cannot.

Commissioner Kuhns wanted clarification on a neutral point of view and wanted further discussion. Chair Beers stated that there was a reason the Council voted to have this

area zoned RML. Vice Chair St. Clair believes homes on small lots is a relatively new development and feels it is appropriate for this area. Commissioner Thompson would like to see a mixture of different kinds of housing and believes that is why it was zoned that way. Commissioner Thompson added that a mixture of housing will add diversity and attributes to the neighborhood. Commissioner Aplin stated that due to the location of the property, the original zoning should be honored.

Commissioner Bachhuber stated that he would like to see more affordable homes, less traffic, and access to green spaces but the challenge is finding a mix of that. Commissioner Bachhuber noted that this project consists of multiple acres and a great opportunity to add different housing types to Tualatin for the next decade. Commissioner Bachhuber added that we currently have a deficit of medium high-density and high-density housing.

Commissioner Kuhns asked what the available mixed small lot percentage is. Ms. Boschetti replied that it consists of 62 acres. The percentage inside the Basalt Creek Planning area is approximately 86 percent.

MOTION by Chair Beers to recommend denial of PTA 20-0003 to City Council.
SECONDED by Commissioner Thompson. MOTION DENIED 4-3. DENIED by Beers, Thompson, Bachhuber, and Kuhns.

4. COMMUNICATION FROM CITY STAFF

A. Tri Met will be holding a SW Corridor Light Rail Project Historic Resource Impacts Virtual Meeting on July 23, 2020 at 5:30 p.m.

Mr. Koper stated that Tri Met will be holding a SW Corridor Light Rail Project Historic Resource Impacts Virtual Meeting on July 23, 2020 at 5:30 pm. The public is welcome to attend.

B. Staff presentation on proposed Comprehensive Plan update to implement previous Tualatin 2040 work from 2019, which included a Housing Needs Analysis (HNA), Economic Opportunities Analysis (EOA) and Policy Prioritization.

Mr. Koper gave an update on the proposed Comprehensive Plan to implement previous Tualatin 2040 work from 2019, which included a Housing Needs Analysis (HNA), Economic Opportunities Analysis (EOA) and Policy Prioritization, which included a presentation.

Mr. Koper stated that the Tualatin Comprehensive Plan (also known as the Tualatin Community Plan) is to incorporate the findings, policies, and goals of the 2019 Housing Needs Analysis. This will ultimately result in reorganization of the Comprehensive Plan and creation of a Housing chapter (or element) so that all policies related to housing can

easily be found in one location, rather than spread across chapters, as is the case presently.

Ms. Boschetti discussed the specifics in the presentation that included examples of the reorganized comprehensive plan. Ms. Boschetti noted that the comprehensive plan housing policies have not been updated since the 1980's. Mr. Koper added that the update will include the creation of a Housing Production Strategy and Development Code update to accommodate "middle" (duplex, triplex, quadplex, and cottage cluster) housing types as required by Housing Bills 2001 and 2003. Tualatin has received a consultant assistance from the state DLCD to begin this work in later 2020.

Mr. Bachhuber asked if you move the content from the development code to the comprehensive plan, will the content in the development code disappear. Mr. Koper responded that the development code is essentially chapters 31 and beyond; chapters 1-30 are the comprehensive plan and it may need to be renumbered.

Erin Engman, Associate Planner, gave an update on the visual graphics elements. Ms. noted that she has a graphics design background, which is a service she can provide to the city. Ms. Engman added that she incorporated the basic branding that Tualatin uses and incorporated the elements in the comprehensive plan. Mr. Koper added that all jurisdictions have the design element and it creates a better user experience. Chair Beers asked if it is printed or online. Ms. Engman responded that it is posted online but can be printed. Commissioner Thompson noted that the graphic elements make it look interesting and user friendly.

Mr. Koper stated that the public outreach includes:

- Updates to the Tualatin 2040 web page.
- Additional meetings with the Planning Commission.
- Invitation to CAC members and other interested parties to review updates.
- Annual cost burdened housing event.
- Fall Annual CIO Meetings.
- Planning Commission recommendation.
- City Council Adoption.

Mr. Koper noted that the City Council presentation will be July 27, 2020. The tentative Planning Commission meeting schedule includes review of the draft housing element in August, review of the updated comprehensive plan in September, and final review and recommendation to City Council in October.

Chair Beers asked the Planning Commission members to email him a sentence or two regarding their thoughts on how they voted on PTA 20-0003 this evening. Please cc Lynette and Steve. These comments will be included at the City Council meeting.

5. FUTURE ACTION ITEMS

Mr. Koper stated that our next meeting will be August 20, 2020.

ADJOURNMENT

MOTION by Commissioner St. Clair, SECONDED by Chair Beers to adjourn the meeting at 8:15 pm.

Lynette Sanford, Office Coordinator