



UNOFFICIAL

Tualatin Planning Commission

MINUTES OF December 18, 2021

TPC MEMBERS PRESENT:

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

STAFF PRESENT

Steve Koper
Tabitha Boschetti
Erin Engman
Karen Perl Fox
Lindsey Hagerman

GUESTS

John Pheanis and Sue Garner - MIG

CALL TO ORDER AND ROLL CALL:

Vice Chair St. Clair called the meeting to order at 6:30 PM and reviewed the agenda. Roll call was taken. All members were present except for Chair Beers.

ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION

None.

REVIEW OF MINUTES:

The commissioners reviewed and approved the TPC minutes dated December 10, 2020.

ACTION ITEMS:

None.

COMMUNICATION FROM CITY STAFF:

Tabitha Boschetti, Associate Planner introduced and explained the discussion and topic of the meeting. Introduction the Middle Housing Code Update, a continuation of both housing policy work from the Tualatin 2040 project, and pursuing compliance with House Bill 2001. The

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anticipated outcome of this work will include changes to the Tualatin Development Code that support housing development.

John Pheanis, Planner/Project Manager of MIG is one of Tualatin's consultants helping with the Housing Bill 2001 code update. He let everyone know the meeting would look at why the City is doing a revision in the first place, what the code tells us and next steps.

Mr. Pheanis explained the schedule for this project with a timeline of meetings with public, interview/community events, drafts and final amendments to be completed by May 2021. He explained Housing Bill 2001 which was adopted by LCDC on July 24, 2020. This bill expanded housing options across Oregon which included the following:

- Medium Cities (10,000+): allow duplexes in zones that allow single-family detached housing.
- Large Cities (25,000+): allow "upper-level" middle housing.
- Local land use regulations may not cause unreasonable cost or delay.
- Large cities are allowed to develop own standards by June 30, 2022.

Mr. Pheanis also explained each category of housing which includes Duplex, Triplexes, Quadplexes, Townhomes, and Cottage Clusters. In Tualatin's growth the housing needs analysis conducted in 2019 showed demand of 1,014 new dwelling units over the next 20 year planning period. He explained this need of housing will also need to accommodate single-family/multifamily dwelling units to meet City housing needs.

He moved onto slides that discussed the Code Audit and what regulatory barriers of development are required of middle housing. He noted what Tualatin should consider adding specific middle housing types as outright permitted uses in these zones. In these findings they found key areas to think about when auditing the following:

- Design standards, development standards for single-family detached dwellings permitted in same zone, density limits.
- Middle housing conditional use in LDR Zone have more restrictive standards.
- Existing development standards,

Mr. Pheanis went over key findings of this audit as the following:

- Some existing development standards for multifamily structures may present a barrier to the development of middle housing.
- Off-street parking requirements for middle housing developments exceed the maximum amount allowed under HB 2001

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- Several residential zoning districts do not have clear and objective standards for middle housing developments
- Portions of the Tualatin Comprehensive Plan residential zoning districts and recommended densities, will need to be revised

The Commissioners were invited to ask questions and discuss the presentation. Definitions of types of housing, zoning in where these style of homes would occur for development, size of lots, infrastructure, and examples of codes were topics discussed extensively by the Commissioners. The Commissioners looked at the code in particular to current requirements and had questions regarding what types of housing would fall under which category.

Vice Chair St. Clair shared her viewpoint of having too much code for housing could be too similar to an HOA. She mentioned her friends have very specific set of standards for lawn décor and aesthetic upkeep.

It was a concern for Commissioner Aplin the 1%-3% projected population growth attributable to these changes seemed low.

Mr. Pheanis agreed that it is a low projection. Steve Koper, Assistant Community Development Director, noted the need to further look into Oregon's projection.

Commissioner Bachhuber wanted to know how many ADUs there currently are. Ms. Boschetti let him know currently not any in Tualatin.

Commissioner Thompson agreed that setbacks and parking will be really relevant and people will want to know more information about and any changes.

Mr. Pheanis stated parking is the topic of most interest and rightfully so. He stated adding more housing would have more impact on parking. He also let everyone know that if anyone wanted to add concerns or questions for follow up meeting to let him know ahead of time as well. He said taking a look at middle housing issues and examples of code ways to help this will be helpful as well.

ADJOURNMENT

MOTION by Aplin to adjourn the meeting at 8:24pm

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