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## Tualatin Planning Commission

MINUTES OF February 18, 2021

**TPC MEMBERS PRESENT:**

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

**TPC MEMBERS ABSENT:**

Commissioner Mitch Greene

**GUESTS:**

Mimi Doukas- AKS Engineering  
Beth Goodman, Sadie ECONorthwest  
Ethan Stuckmayer- DLCD

**STAFF PRESENT**

Steve Koper  
Tabitha Boschetti  
Erin Engman  
Karen Perl Fox  
Lindsey Hagerman

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**CALL TO ORDER AND ROLL CALL:**

Chair Beers called the meeting to order at 6:30pm. Roll call was taken.

**ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION**

None.

**APPROVAL OF MINUTES**

Commissioner Thompson motioned for approved and Commissioner Kuhn seconded the motion.

**COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**

Limited to 3 minutes. Citizen communication follow up to January 21, 2021 meeting

Mr. and Mrs. Lucini let the staff and the commissioners know their concerns on informing the public about land use development and the proposed Basalt Creek Plan Map Amendment. They are concerned with the lack of citizen involvement and existing processes. They both would like more transparency of future storm water and land use projects and have specific concerns related to their property as well. Chair Beers and City staff discussed the scope of the night's

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discussion with a possible recommendation related to the Plan Map and Plan Text Amendment.

**ACTION ITEMS:**

Ms. Boschetti, Associate Planner, introduced the proposed Plan Map Amendment and Plan Text Amendment case (File Nos. PMA 20-0002 and PTA 20-0005) to be presented to City Council, and that staff is seeking a recommendation from the Tualatin Planning Commission regarding the proposal. The proposal would adjust the existing boundary location of Neighborhood Commercial (CN) zoning and Medium Low Density (RML) zoning in the Basalt Creek area, with no net change to acreage. The location of the proposed change is east of Boones Ferry Road and north of Greenhill Lane in the Basalt Creek area.

Commissioner Beers had a question on history of the zoning and provision in the code that limited the location of the zone within 300 feet of a school property. Ms. Boschetti shared that there was no mapped Neighborhood Commercial (CN) zoning at the time of the last Development Code update; the current CN zoning is the only CN mapped property.

Ms. Doukas, with AKS Engineering, representing the applicant. Lennar Northwest, shared more information on the proposal. The proposed amendment to Chapter 51 of the Development Code would eliminate the existing prohibition on siting of the CN zone within 300 feet of a school, which due to site's location adjacent to the Horizon Christian Church and School would otherwise preclude the proposed reconfiguration.

City staff shared their recommendation that the Planning Commission moves forward with recommendation of approval of the proposed Plan Map and Text Amendments (File No. PTA Files Nos. PMA20-0002 and PTA20-0005).

Commissioner Beers made the motion to recommend approval, which passed 5-0.  
The City Council hearing is scheduled Monday March 8<sup>th</sup>

**COMMUNICATION FROM CITY STAFF**

Discussion of Tualatin's Housing Production Strategy.

Mrs. Goodman, summarized the Housing Production Strategy, which would be a 6-year plan. She recapped the Housing Needs Analysis and Housing Production Strategy that was discussed in previous meetings. She mentioned she sent out a survey to help with tonight's discussion and highlight areas the commissioners wanted to go over in more detail. She reminded everyone about evaluating the strategies later in the project and impact this had on housing production.

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Mrs. Goodman, senior policy advisor of EcoNorthwest introduced the first policy, affordable housing. She explained how taking a look at tax exemption programs, evaluating implementation of (CET) and (TIF) Transportation Development Tax can help in creating some resources. She noted that this would help support households earning 0% to 60% of MFI.

Commissioner Bachhuber asked if Mrs. Goodman could do a case study or examples to find out more what specific needs are needed. Mrs. Goodman let him know they do not have case study but have information from surrounding cities and data she can provide.

Chair Beers asked what an evaluation of CET would look like overall.

Ms. Sadie, colleague EchoNorthwest, explained an analysis of potential revenue can be created for different programs.

She asked if any of the commissioners had any questions about policy one and no one had any.

Mrs. Goodman moved onto policy 2, affordable homeownership to create opportunities for wealth creation. She spoke about partnering with non-profit homeownership education programs and organizations to bring more development.

Commissioner Thompson asked how the city will report progress being made to fulfill the policies put into place. Mrs. Goodman let her know the reporting period and evaluation timeline. She introduced her colleague Ethan Stuckmayer, and he let commissioners know they are looking for continuous progress being reported not necessarily a number.

Mrs. Goodman moved onto policy 3 preservation of affordable housing. She explained this policy would involve looking at partnerships and working with healthy housing initiative to address safety, mold and ventilation issues.

Commissioner Bachhuber said he would like to know how other communities have worked through this type of housing to prevent gentrification. Mrs. Goodman noted that the city of Beaverton has worked with some incentives for apartments to improve housing conditions without creating higher rent. She explained the MUPTE Multi Unit Tax Exemption could be a cost reduction tool in exchange for low-income rental unit protection.

Ms. Fox, senior housing program analyst let the commissioners know the city of Tualatin has developed a list of 34 low- income units. She said this could be a possible start to evaluate low cost reduction in Tualatin.

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Ms. Goodman moved to policy 4, preservation of NOAH. She explained this policy is to naturally preserve affordable housing where possible, and to prevent loss of affordable units.

Commissioner Bacchuber asked if an example of natural occurring affordable housing in Tualatin is referring to rent. Ms. Fox explained contacting all the landlords with survey and figure out past rent rates and currently would be a way to find out more rental information out.

Ms. Goodman moved to policy 5, racial & social equity for housing. She asked staff to share Ms. Fox let commissioners know the city is in the begging stages and has been working on direction and support on improving racial and social equity.

Ms. Goodman moved to policy 6, workforce housing she went over establishing a tax abatement for new multifamily development that includes a portion units affordable programs.

Chair Beers noted the effort in money being put in this policy would be a hard to work but sees how it's a great goal to have. Ms. Fox noted working with employers to see if there's a level of interest and could test the waters. She also noted commute and offering housing nearby could be cost savings for employees of businesses in the area.

Commissioner Bachhuber shared his view point on the racial conversation and limited resources. He would like to have a focus more on effectiveness and moving faster in general. He feels conversation takes time

Ms. Fox noted that this is an action plan to make sure that there are housing available to all income levels across the board. She mentioned that metrics would be involved but it wouldn't be an endless conversation. She noted historically where they have been

Mr. Koper noted Tualatin's historical is segregated multifamily housing and located from high opportunity. Encouraging town homes in Basalt and looking at downtown housing could be provided across all income levels.

Ms. Goodman moved to policy 7, housing stabilization. She explained this would help prevent and address homelessness to provide safe living conditions for everyone living in Tualatin. Ms. Fox mentioned they are close on creating a local partnership on utility assistance.

Commissioner Bacchuber wanted to know how the city can prevent oversubscribed amount of people getting help. Ms. Fox let the commissioners know the city is working with diversity task force and likely to take off quickly. She mentioned way of focusing this is underserved in the

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community first then spread out funds.

Mrs. Goodman moved to policy 8, housing rehabilitation. She explained this would support housing programs and initiatives that are responsive to the safety and health needs of households earning 80% or less than the median family income. She noted this could possibly be low interest loans as well.

Mrs. Goodman moved to policy 9, accessible and specialized design. She explained there are many standards to look at for development code. She also said taking a look at code to evaluate incentives in the department to increase number of housing units.

Mrs. Goodman moved to policy 10, mixed use housing and redevelopment. She explained this could involve rezoning and reevaluating opportunities to create more housing.

Mrs. Goodman moved to policy 11, regulatory and zoning changes. She explained this policy could increasing densities and standards to allow efficient multifamily development. She also said this would include evaluate off street parking requirements and allow land division.

Mr. Koper, assistant community development director, spoke about rezoning possibilities and adding diversity of density into the areas. He gave example of Bridgeport offering more housing in the area.

Chair Beers wanted to know more about rental pricing and decreasing parking requirements in general. Ms. Goodman let Chair Beers know this might not be city level but parking could be evaluated.

Mrs. Goodman moved to the last policy 12, transportation and public infrastructure. She explained this could be evaluate density near transit stations. Mr. Koper said reducing parking is one thing the city can reduce land and development costs.

Commissioner Bachhuber wanted to know if the current staff can handle the amount of polices being presented to City Council.

Ms. Fox let commissioner Bachhuber know city staff is currently evaluating the work load. She mentioned there is a timeline and flexibility over six years and could extend some of the policies to future

Mrs. Goodman finished her presentation by letting commissioners know the next steps to

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continue to refine actions highlighted in Housing Strategy.

**FUTURE ACTION ITEMS:**

March 18, Discussion on Draft Housing Strategy with Policies and Selected Strategic Actions

**ADJOURNMENT:**

MOTION by Commissioner Thompson SECONDED by Commissioner Kuhn to adjourn the meeting at 8:40 pm.

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