



UNOFFICIAL

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, ECONorthwest
Ethan Stuckmayer- DLCD

STAFF PRESENT

Steve Koper
Tabitha Boschetti
Erin Engman
Karen Perl Fox
Lindsey Hagerman

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 Thomas 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 stormwater 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 discussion

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.

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 8th

COMMUNICATION FROM CITY STAFF

Discussion of draft housing policies of Tualatin's Housing Production Strategy

Ms. 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 reminded everyone about evaluating the strategies later in the project. Potential strategies included land acquisition/disposition, allocating funding, waivers on charges for development, removing regulatory barriers, partnering to leverage efforts and resources.

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. Goodman broke down each group of strategies previously discussed into 12 different policy scenarios the City could choose. The following are the policies ECONorthwest has developed to address issues and group information collected:

1. Affordable Housing
2. Encourage & Support Affordable Homeownership to Create Opportunities for Wealth Creation
3. Preserve Affordable Housing to Prevent Loss of Existing Affordable Units to Prevent Resident Displacement
4. Preservation of NOAH
5. Racial & Social Equity
6. Workforce Housing
7. Housing Stabilization
8. Plan for Support Housing Programs & Initiates that are Responsible for Safety & Health Needs Households Earning 0%-80% MFI
9. Accessible & Specialized Design
10. Mixed Use Housing and Redevelopment
11. Regulatory & Zoning Changes
12. Transportation & Public Infrastructure

Commissioners had a number of questions regarding some of the policies discussed such as:

- Preservation of current housing;
- Encouraging and Supporting Affordable Homeownership;
- Workforce housing;
- Regulatory and Zoning Changes and;
- Racial & Social Equity.

Tualatin is working on creating safe and affordable housing to all and will not be overlooked.

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.

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.