



UNOFFICIAL

## Tualatin Planning Commission

MINUTES OF February 4, 2021

**TPC MEMBERS PRESENT:**

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

**STAFF PRESENT:**

Steve Koper  
Tabitha Boschetti  
Erin Engman  
Lindsey Hagerman

**TPC MEMBERS ABSENT:**

William Beers, Chair

**GUESTS:**

Jon Pheanis, MIG  
Sou Garner, MIG

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**CALL TO ORDER AND ROLL CALL:**

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

**ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION**

None

**REVIEW OF MINUTES:**

None.

**ACTION ITEMS**

None.

Tabitha introduced our guests for the meeting and explained the overall topic. She explained the meeting will discuss 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 anticipated outcome of this work will include changes to the Tualatin Development Code that support housing development.

<p>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</p>
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Mr. Pheanis from MIG started his presentation explaining the timeline for this project through May 2021. He stated MIG's goal with this project is to meet the community's housing needs as well as support housing choices in Tualatin by removing land use regulatory barriers to Middle Housing. They have a number of objectives they would like to achieve in this project including implementing House Bill 2001 in Tualatin. This includes removing barriers to developing Duplexes, Triplexes, Quadplexes, Townhomes, and Cottage Clusters. The project will need to adopt appropriate, clear and objective siting and design standards for Middle Housing.

He explained there are three overall options in achieving Tualatin's objectives. These objectives were listed as the following:

- Only regulate lot size, coverage, setbacks, and height (current code)
- Apply additional development and design standards only when an applicant requests code exceptions or incentives (e.g., increased lot coverage, height, density, etc.)

Mr. Pheanis broke down each type of middle housing into different types which included Duplex, Triplex/Quadplex, townhouses, and cottage clusters. He explained the typical clear and objective standards for housing can include requirements: such as building orientation, parking location, open space and landscaping and building design. In each of these requirements he talked about how layouts for each housing type could possibly look. He also showed visual examples of each housing type. After each type of housing was presented, discussion questions were presented for adding standards, maintaining, or removing standards.

Commission members discussed parking, affordable design concepts, and incentives. This discussion included the balance between different standards and affordability. Housing size and massing can also be influenced by other standards and relate to housing cost.

Mr. Pheanis ended his presentation with explaining the next steps for the middle housing code update which included a webinar discussion that would explain information to the general public and answer questions on February 25<sup>th</sup>. He noted the first draft for code amendments would take place February through March.

#### **ADJOURNMENT FUTURE ACTION ITEMS**

MOTION by Commissioner Thompson to adjourn the meeting at 8:20pm.

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