



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR FEBRUARY 24, 2020

Present: Mayor Frank Bubenik, Councilor Robert Kellogg, Councilor Paul Morrison, Councilor Maria Reyes, Councilor Valerie Pratt

Absent: Council President Nancy Grimes, Councilor Bridget Brooks

Mayor Bubenik called the meeting to order at 5:27 p.m.

1. Urban Renewal / Feasibility Studies.

Economic Development Manager Jonathan Taylor and Community Development Director Aquilla Hurd-Ravich presented on urban renewal feasibility studies. Manager Taylor recapped the recent history of the discussion. He noted in October the Council directed staff to close the Central Urban Renewal Area and identify projects in the Leveton Tax increment district. Manager Taylor stated in January the Council allocated funds to the Tualatin Development Commission administrative fund for a feasibility study. He presented potential urban renewal areas as outlined in the presented map that could be studied. Manager Taylor explained the feasibility study process.

Councilor Morrison asked about the Greenfield Development. Director Hurd-Ravich explained the geographical location.

Councilor Pratt asked what the typical life of an urban renewal area is. Manager Taylor stated they can go until it reaches its maximum indebtedness, which is typically 20-30 years.

Councilor Kellogg asked if all the land has to be annexed before it becomes urban renewal. Manager Taylor stated it has to be annexed first.

Manager Taylor stated next step are to potentially conduct a feasibility study in the spring and summer. He added project identification will continue in the Leveton District.

Councilor Kellogg asked if the urban renewal area has to be contiguous. Manager Taylor stated it has to be.

Mayor Bubenik asked for clarification on when the consultant will begin work. Manager Taylor stated the consultant would begin in the spring defining proposed areas for council boundary review.

Councilor Morrison asked if it is best to study the entire city and then narrow the scope. Director Hurd-Ravich stated the best places to look at are the places the Council think need help developing.

Council consensus was reached to move forward with a feasibility study.

2. Building Height in Mixed Use Commercial Areas.

Associate Planner Erin Engman and Planning Manager Steve Koper presented information on building heights in the Mixed Use Commercial areas. Associate Engman stated current standards for building heights in the studied Bridgeport area are 45-70 feet. She stated the proposed updates included an increased building height of 70 feet across the mixed-use area and 100 feet for identified areas, reformatting of the Mixed Use Commercial District chapter to function as a zoning district rather than an overly zone, and updating the zoning map with new Mixed Use Commercial district. Associate Engman stated staff had a transportation analysis conducted which found no significant impacts to the traffic system at the proposed increased building height. In addition, staff has conducted outreach to the property owners of the five parcels for the identified 100-foot maximum building height. Associate Engman stated next steps to increase the height include noticing affected agencies and property owners, presenting proposed updates to the Planning Commission, and a public hearing.

Councilor Morrison would like this to be a test for development in other parts of the city. Manager Koper agreed this would be a great opportunity to see what kind of development comes from these changes.

Councilor Reyes asked how many floors is 70 feet. Manager Koper stated it depends on building construction.

Councilor Kellogg asked how changing from an overlay to a district affects the area. Manager Koper stated currently the area is referenced as an overlay but acts more like a district so this will help to clean-up language.

Mayor Bubenik asked why the proposed height increase of 100 feet is not applied to the whole area. Associate Engman stated it comes down to the effects of transportation and traffic on the area.

Mayor Bubenik expressed concern with the proposed Tri-Met parking garage and the impacts that may have on the area.

Councilor Morrison asked if trip reduction is possible for the area. Manager Koper explained some of the pros and cons regarding trip generation in mixed use areas.

3. Development Code Updates.

Planning Manager Steve Koper and Community Development Director Aquilla Hurd Ravich presented development code updates. Manager Koper provided background on the development code improvement project. He stated the goals of the projects is to be responsive to legal requirements, requests from the Council and Community, best practices, and observations from staff. Manager Koper provided examples of proposed amendments for accessory dwelling units, bonding for development project completion, and reduced setbacks for accessory structures. He stated potential next steps would be to send notifications to affected parties, present updates to the Planning Commission, and to hold a public hearing.

Councilor Kellogg asked when a project uses the bonding completion program if there is a timeline for completion associated with it. Manager Koper stated the details on the program would be brought to Council at a later time.

Councilor Kellogg asked if decks are included in accessory structures. Manager Koper stated most codes differentiate the two.

Councilor Morrison asked if the city is currently enforcing setbacks on accessory structures. Director Hurd-Ravich stated enforcement is on a complaint driven basis.

Councilor Morrison expressed concerns with financial hardships with a bond completion program. Manager Koper stated the program would be optional.

Mayor Bubenik asked what portions of completion can be bonded. Manager Koper stated the code lists site improvements that it would be subject to.

Councilor Kellogg recommended staff review building heights in the Central Commercial zone and work towards separating the development code and comprehensive plan.

4. Food Carts.

Community Development Director Aquilla Hurd-Ravich presented possible amendments for mobile food units in the General Commercial (GC) zone along Hwy 99W. She recapped currently allowed locations and shared a map. Director Hurd-Ravich shared a map with the potential addition of the General Commercial (CG) zone along 99W. She stated if Council's direction is to amend the ordinance staff will bring back a revised ordinance at a public hearing for adoption.

Councilor Kellogg stated the proposed amendment accomplishes serving the far west area of Tualatin.

Councilor Morrison asked how the area was originally excluded. Director Hurd-Ravich stated during the originally discussions it wasn't identified as a need.

Council consensus was reached in favor to move forward with the code updates.

5. Council Meeting Agenda Review, Communications & Roundtable.

Council communications was moved to the regular meeting.

Mayor Bubenik adjourned the meeting at 6:48 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor