



Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Nancy Grimes; Councilor Paul Morrison; Councilor Robert Kellogg

Absent: Councilor Jeff DeHaan

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Assistant to the City Manager Tanya Williams; Economic Development Manager Jonathan Taylor; Associate Planner Erin Engman; City Engineer Jeff Fuchs; IS Director Bates Russell; Senior Planner Karen Fox; Planning Manager Steve Koper

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:04 p.m.

1. ***Update on the Tualatin Development Code Improvement Project.***

Planning Manager Steve Koper, Senior Planner Karen Fox, and Angelo Planning Group Consultant Cathy Corliss presented an update on the Tualatin Development Code (TDC) improvement project. Consultant Corliss provided background on the project and outlined project goals. She stated they are currently completing Phase 1 of the project which is to improve overall efficiency and internal consistency and readability of the code. She highlighted accomplishments from this phase including completing three draft amendments iterations and production on a full public draft. Planner Fox spoke to public outreach. She stated they conducted frequent users reviews where early results indicated support for the code update. Additionally, a variety of public engagement was conducted at Tualatin Planning Commission workshops using interactive polling and public comment cards. Manager Koper stated next steps for this phase include presentation at the Planning Commission meeting, a public hearing at the Council meeting, followed by potential ordinance adoption the beginning of December.

Mayor Ogden asked who responded to the stakeholder interactive polls. Planner Fox explained the different target groups from the meetings.

2. ***Building Height in the Mixed Use Commercial Overlay District.***

Planning Manager Steve Koper and Associate Planner Erin Engman presented a potential Tualatin Development Code (TDC) plan text amendment (PTA) to increase building height in the Mixed Use Commercial Overlay District (MUCOD). Planner Engman provided a brief background on the MUCOD, noting it was created to provide uniform development standards to the Durham Quarry area. She stated the MUCOD presently has a maximum building height of 50 feet south of Bridgeport Road and a maximum of 70 feet north of Bridgeport Road. A

comparative analysis of surrounding cities was conducted by staff and an average maximum of 95 feet was calculated. Planner Engman stated existing buildings heights in the area range between 20-50 feet. She added there are presently three undeveloped lots, as well as potentially underdeveloped parcels in the area. Planner Engman stated staff is seeking Council direction on whether to proceed with a PTA to allow for greater building heights in the MUCOD.

Councilor Bubenik asked why buildings are restricted by height and not by floors. Planner Engman stated it is due to how the code is currently structured. Councilor Bubenik asked if there is a standard floor to ceiling height in the code. Manager Koper stated floor to ceiling height would depend on the building and occupancy load. He noted it is customary for zoning codes to use height and not floors.

Councilor Kellogg asked why the original height was set from 50-70 feet. Manager Koper stated the 70 foot height was set to be compatible with Tigard's standards. Councilor Kellogg asked if the existing infrastructure could handle the new heights. Manager Koper stated that evaluation would happen in the next steps.

Councilor Kellogg asked if there is residential allowed in this district. Planner Engman stated there is currently apartments located in the district.

Council President Davis stated she believes the City should raise the building heights to attract new types of businesses to the city.

Councilor Morrison asked if the maximum height throughout the city is 70 feet. Planner Engman stated the maximum height is up to 125 feet by conditional use permit.

Councilor Morrison asked if there would be coordination with other cities on increasing building heights. Manager Koper stated the next phase would include coordination with other partners.

Mayor Ogden asked what is currently driving this initiative to increase building heights. Manager Koper stated there are vacant parcels in the area that due to their size are not suitable candidates for commercial development. Outreach from property owners stated this would increase potential development in the area.

Mayor Ogden asked how high staff would be looking at. Manager Koper stated next steps would be to do a traffic analysis and outreach to partners. He stated property owners have indicated around 90 feet would be suitable.

Mayor Ogden would like to see outreach done directly to the development community to see what future height restrictions may be needed.

Council President Davis requested staff to bring back examples of building heights and any potential parking impacts.

Councilor Kellogg asked if there is consulting dollars budgeted for this. City Manager Lombos stated there are dollars available in the planning budget.

Councilor Morrison stated he has concerns with spending money on a consultant without evaluating the current IGA. He would only be interested if this is an

evaluation of the entire city.

Councilor Grimes wants to be sure traffic impacts are evaluated when looking at adding additional height to the area.

3. *Update on the Council's Diversity & Inclusion Goal.*

Assistant to the City Manager Tanya Williams and Community Engagement Coordinator Betsy Ruef presented an update on the City Council goal on diversity and inclusion. Coordinator Ruef stated a Diversity Task Force was created with the goal of becoming a diverse and inclusive city. She stated the group held their first open house to help build relationships with the Latino community. The first Multicultural Festival was held in April at Atfalati Park and was hosted by Tualatin High School and the Latino Parent Group. The City had booths at the Crawfish Festival and National Night Out where resources were made available to citizens. Coordinator Ruef has been collaborating with the MEChA students and the Coalition of Communities of Color on activities. She spoke to the benefits of diversity, equity and inclusion and what the organization is doing to move forward. Coordinator Ruef stated the city is at the beginning of this process building relations within diverse communities. She will continue to focus on the Diversity Task Force Group, initiatives internally in the organization, and encourage staff to use a diverse and inclusive lens in all community engagement efforts.

Council President Davis thanked staff for their work on this goal. She stated she received feedback that the business community would like to see city documents translated into Spanish. She added she would like to see staff reach out directly to the Latino business community.

Councilor Bubenik stated he attended the open house and thought it was very informative.

Councilor Grimes stated she would like to see something on the front page of the city's webpage for Spanish speakers. City Manager Lombos stated the entire website can be translated using google translate.

Council President Davis stated she would like to see more diverse applicants apply to participate on advisory committees.

Mayor Ogden stated he thinks this foundation work is important for connecting the majority population with the barriers that are in place.

4. *Parks System Development Charges.*

Parks and Recreation Director Ross Hoover, MIG Consultant Cindy Mendoza, and Community Attributes Consultant Michaela Jellicoe presented follow-up information on System Development Charges (SDC). Director Hoover stated they are back with more detailed information on residential and nonresidential methodology. He stated the alternative draft provides maximum allowable park SDC rates by detailed development type. It was noted that after a methodology is adopted by ordinance the rates would then be adopted resolution. Consultant Mendoza presented two alternatives to the process: continue public review with original methodology or

restart the 60-day public review with alternative methodology. Consultant Jellicoe presented the maximum allowable SDC charges per unit of residential development and nonresidential developments. She stated both alternative provide a defensible methodology with flexibility in rates.

Councilor Morrison asked about the office designation in the nonresidential rate. Consultant Jellicoe stated the category includes healthcare, education, and professional services. Councilor Morrison asked if this alternative is the most defensible. Director Hoover stated both alternatives are defensible, option two is in response to the Council's request for more flexibility in the rate setting.

Councilor Bubenik asked where the category definitions came from. City Attorney Brady stated the definitions are in the development code.

Councilor Grimes asked how the category rates were determined. Consultant Jellicoe stated they come from the methodology equation and are weighted differently based on numbers provided by the city.

Councilor Kellogg asked about the weighting of the categories. Consultant Jellicoe stated they use industry groupings and match them to employment data in Tualatin based off of square footage. Councilor Kellogg noted the data hasn't changed since 1999. Consultant Jellicoe stated the information is the best available data right now.

Councilor Kellogg asked how you determine the rates if you lower them. Attorney Brady stated you can lower them as long as it is consistent and there is a rational reason to lowering.

Councilor Davis asked if any of the seven formulas changed in the report for the new proposed alternatives. Consultant Jellicoe stated only the last formula of the seven has changed.

Councilor Bubenik asked about employer paid rates. Director Hoover stated there isn't a dollar amount allocated for new businesses. He stated feedback the city received was that they would like to see improvements made to business areas first.

Councilor Morrison asked if they adopt the methodology could they set some of the rates at zero. Director Hoover stated the rate can be set at any point once the methodology is adopted. Attorney Brady stated he would need to look further into if certain categories could be zero and others not.

Mayor Ogden expressed concerns with determining utilization. Consultant Mendoza stated the master plan shows a portion of costs attributed to SDCs so that residents are not paying for all the projects in the plan.

Council consensus was reached to move forward with the proposed residential and nonresidential methodology as presented.

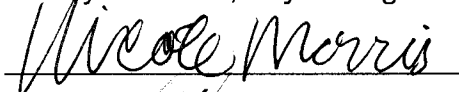
5. Council Meeting Agenda Review, Communications & Roundtable.

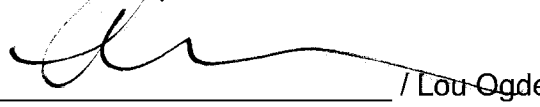
Councilor Morrison requested an update on the parking on Osage Street now that school has started. City Manager Lombos stated staff will bring back information.

ADJOURNMENT

The work session adjourned at 6:59 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor