



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION

MINUTES OF June 21, 2018

TPC MEMBERS PRESENT:

Alan Aplin
Mona St. Clair
Janelle Thompson
Anglea DeMeo

STAFF PRESENT

Aquilla Hurd-Ravich
Lynette Sanford

TPC MEMBER ABSENT: Bill Beers, Kenneth Ball, Travis Stout

GUESTS: None

1. **CALL TO ORDER AND ROLL CALL:**

Mr. Aplin called the meeting to order at 6:37 PM and reviewed the agenda. Roll call was taken

2. **APPROVAL OF MINUTES:**

Mr. Aplin asked for approval of the May 17, 2018 TPC minutes. MOTION by DeMeo SECONDED by Thompson to approve the minutes as written. MOTION PASSED 4-0.

3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):**

None

4. **ACTION ITEMS:**

A. Plan Text Amendment 18-0001 to modify process, criteria and standards for accessory dwelling units (ADU).

Ms. Hurd-Ravich, Community Development Director, presented the staff report for PTA 18-01 to modify the process, criteria, and standards for accessory dwelling units (ADU) to comply with changes in State Law which included a PowerPoint presentation. This amendment will involve revisions to Chapters 31, 34, and 73 of the Tualatin Development Code (TDC). Recent changes to the Oregon Revised Statutes (ORS) require the City to re-address how ADU's are regulated and administered.

Ms. Hurd-Ravich stated that new requirements for ADU's under Senate Bill 1051 were signed into state law; consequently, cities and counties over 15,000 size are required to

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revise local ordinances to be compatible with the changes in State law. The new requirements become effective on July 1, 2018.

Ms. Hurd-Ravich noted that under the new requirements, ADU means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-family dwelling. The City currently only allows ADU's that are internal to a home or attached to a home; to meet state law, the City needs to allow detached ADU's.

Ms. Hurd-Ravich noted that this topic was brought to the Planning Commission last month and the feedback received was presented to Council. A few of the topics Council brought up were parking, SDC's, kitchen definition, addressing short-term rentals, and lot coverage. The City Council suggested that we postpone larger policy adjustments and make minimal changes required to comply with State law.

Ms. Hurd-Ravich stated that proposed revisions include modifying a definition, allowing detached ADU's, add standards for detached ADU's and create a formal process for ADU's.

Ms. Hurd-Ravich went through the slides that detailed the PTA approval criteria and stated that staff has found that these standards have been met or are not applicable. Ms. Hurd-Ravich recommends the Planning Commission consider the findings and provide a recommendation to Council. .

Mr. Aplin inquired if all of the public utilities are through the existing residence. Ms. Hurd-Ravich responded affirmatively. Mr. Aplin asked if property taxes will increase if an ADU was added. Ms. St. Clair and Ms. Thompson answered affirmatively – residents are taxed on each structure per lot. Ms. St. Clair added that she doesn't believe that Tualatin will see an influx of these due to the high cost involved and the loss of yard space. Ms. St. Clair added that there may be a few ADU's constructed for elderly parents or young adults needing additional income. Ms. Thompson added that several of the new Lennar homes being constructed have separate living quarters.

Ms. DeMeo noted a few edits were needed on the written ordinance, which Ms. Hurd-Ravich noted.

MOTION by Thompson, SECONDED by DeMeo to approve the proposed text changes. MOTION PASSED 4-0.

5. COMMUNICATION FROM CITY STAFF:

None

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that on July 19, 2018 the Basalt Creek Concept Plan will be

brought to the Commission members for a recommendation. The City of Wilsonville is having a public hearing on July 11. It will be brought to Tualatin's City Council on July 23.

Ms. Hurd-Ravich noted that the cell tower was appealed by American Tower to City Council and LUBA. .

Ms. Hurd-Ravich added that there are no agenda items for August so the meeting may be cancelled. On September 6 there will be a combination Planning Commission/ Workshop. We will be inviting interested parties including the Aging Task Force and the Chamber.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None

8. **ADJOURNMENT**

MOTION by Aplin to adjourn the meeting at 7:08 pm.



Lynette Sanford, Office Coordinator