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**Work Session Minutes
(City-Owned Land Inventory)**

**Monday, January 14, 2019
8:45 p.m., Community Auditorium**

***Minutes are unofficial until approved by Council.
Council approved minutes as presented January 28, 2019.***

1. ROLL CALL:

Mayor Peter Truax called the Work Session to order at 8:49 p.m.

ROLL CALL: COUNCIL PRESENT: Thomas Johnston, Council President; Timothy Rippe; Ronald Thompson; Adolph “Val” Valfre; Malynda Wenzl; and Mayor Peter Truax.
COUNCIL ABSENT: Elena Uhing, excused.

STAFF PRESENT: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; Michael Kinkade, Fire Chief (in the audience); and Anna Ruggles, City Recorder.

2. WORK SESSION: CITY-OWNED LAND INVENTORY

Riordan, Pohl and VanderZanden facilitated the above-noted work session and presented a PowerPoint presentation overview on the status of Council’s Objective 1.10, identified in Fiscal Year 2018-19, noting the land inventory is the remaining element of Council’s Objective for affordable housing. Riordan referenced slides outlining how land is owned by the city (titles and easements); forms of ownership (dedications) and land owned in fee (city parks, parking lots and facilities) and referenced a map focusing on the city-owned land inventory, Urban Renewal Agency (URA) land, and a map of existing parks and facilities, including city-owned parking lots and rights-of-way. In addition, Riordan reported staff made a presentation to Council on October 8th and proposed using “filters” to evaluate city-owned land for possible housing development, to which Council concurred. Riordan referenced the city-owned lands that were “filtered out”, which were city parks, city facilities and Forest Grove Substation, noting the lands considered for further evaluation were city-owned parking lots in the Town Center, excess land at the substations zoned residential, right-of-way located west of Highway 47 and south of 19th Avenue and URA Site B. In conclusion of the above-noted staff report, Riordan and Pohl advised based on the initial analysis the following “filtered” city-owned land could have potential for housing:

Thatcher Substation Land

- Zoned: Single Family Residential R-7
- 4.0 acres (0.6 acre development area)

- Dwelling Yield: 6 Units (at 6.22 units per acre)
- Not on Line 57
- Location of power lines could be a constraint affecting development
- County Assessor Market Value: \$75,400

Filbert Substation Land

- Zoned: Single Family Residential R-5
- 3.5 acres (1.0 acre development area)
- Dwelling Yield: 8 Units (at 8.71 units per acre)
- Utilities present
- Not on Line 57
- Considered for solar array installation
- County Assessor Market Value: \$0

19th Avenue (between Council Street and Ash Street) City Parking Lot

- Zoned: Town Center Transition
- Zoned for residential
- 0.37 acres
- Dwelling Yield: 14 units (at 40 units per acre)
- Utilities present
- Not irregular shape
- On Line 57
- County Assessor Market Value: \$216,080

URA Site B

- Zoned: Town Center Transition
- Zoned for residential
- 0.80 acres
- Dwelling Yield: 32 units (at 40 units per acre)
- Utilities present
- On Line 57
- County Assessor Market Value: \$375,000

Council Discussion:

Mayor Truax opened the floor and roundtable discussion ensued pertaining to the city-owned lands that were “filtered out” and developing “filtered” city-owned land for potential affordable housing. Riordan, Pohl and VanderZanden addressed various Council inquires pertaining to identifying private lands as well for housing potential, such as brownfields, church-owned lands and Metro and Oregon Department of Transportation-owned lands, to which staff concurred. In conclusion of the above-noted Council discussion, Riordan, Pohl and VanderZanden advised the next steps are to continue participation in discussions about implementation of the Metro Regional Affordable Housing Bond and draw upon Washington County Housing Services’ expertise and

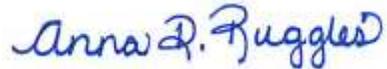
facilitate discussions on the practicality of developing “filtered” city-owned land for affordable housing.

Council took no formal action nor made any formal decisions during the work session.

3. ADJOURNMENT

Mayor Truax adjourned the work session at 9:14 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder