



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, AICP, Assistant Community Development Director
Erin Engman, AICP, Senior Planner

DATE: May 13, 2024

SUBJECT:

Consideration of **Ordinance No. 1485-24**, city-initiated updates to the Tualatin Development Code (File No. PTA 24-0001).

RECOMMENDATION:

The Planning Commission has unanimously recommended that Council approve 1485-24 adopting the Short-Term Priority Code Bundle (PTA 24-0001).

EXECUTIVE SUMMARY:

At the April 22, 2024 Council Hearing, staff presented the “Short-Term Priority Code Bundle” that proposed updates amend the Tualatin Development Code (Chapters 39, 53, 54, 57, and 80). The plan text amendment was divided between Ordinances 1484-24 and 1485-24.

Ordinance 1484-24 was unanimously approved on April 22, and will amend Chapters 39, 53, 54, and 57 of the Tualatin Development Code to expand and modernize permitted land uses in various commercial zoning districts in support of economic enterprise.

Ordinance 1485-24 is before you tonight. This ordinance will amend Chapter 80 of the Tualatin Development Code to expand the hours of operation for retail and medical dispensaries. At the April 22 hearing, there was testimony both in favor and against the proposal. The ordinance had first and second reading by title only, but because the vote to adopt the ordinance was not unanimous, it must come back for a third reading prior to a vote to adopt.

OUTCOMES OF DECISION:

If approved, Ordinance 1485-24 will adopt the Short-Term Priority Code Bundle (PTA 24-0001) to amend Chapter 80 of the Tualatin Development Code to expand the hours of operation for retail and medical dispensaries.

ALTERNATIVES TO THE RECOMMENDATION:

- Continue the discussion to a later date
- Approve the amendments and adopt the Ordinance with additional changes
- Deny the amendments and decline to adopt the Ordinance

FINANCIAL IMPLICATIONS:

Approval of Ordinance No. 1485-24 will advance Comprehensive Plan Goal 4.2 to support business retention, growth, and attraction in ways that strengthen the local tax base.

ATTACHMENTS:

Ordinance 1485-24

-Attachment A - Presentation

-Exhibit 1 - Findings and Analysis PTA 24-0001

-Exhibit 2 - Short-Term Priority Code Bundle PTA 24-0001

-Exhibit 3 – Noticing Materials

-Exhibit 4 – Public Comments