



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Aquilla Hurd-Ravich, Community Development Director
Madeleine Nelson, Associate Planner

DATE: November 24, 2025

SUBJECT:

Presentation to introduce a project to update the Tualatin Development Code (TDC) to comply with ORS 197A.400 requirements related to clear and objective standards for housing.

RECOMMENDATION:

No action is required by the City Council at this stage. Staff recommends that the City Council review the presentation and provide feedback related to the project.

EXECUTIVE SUMMARY:

The purpose of this project is to perform a code audit for the City to identify areas of the code that are not in compliance with this statute and draft a package of text amendments to address each issue. The amendments will assist in the preparation of a hearings-ready development code that complies with ORS 197A.400 requirements related to clear and objective standards for housing.

ORS 197A.400 mandates that local governments regulate housing development using clear and objective standards, conditions, and procedures. The statute is intended to reduce discretionary barriers, uncertainty, delay, and cost that discourage housing development.

The objective of this project is to perform a code audit and finalize a hearings-ready code update that will bring City into compliance with ORS 197A.400 requirements related to clear and objective standards for housing.

The Planning Commission will have additional opportunities to provide input on this project after the Tualatin Development Code audit is completed and later during the drafting of the code amendments.

OUTCOMES OF DECISION:

The state rulemaking provides requirements for clear and objective standards for housing. This project will assist in ensuring the Tualatin Development Code is compliant with the state standards.

ALTERNATIVES TO RECOMMENDATION:

The state rulemaking is mandatory for metropolitan areas in Oregon.

FINANCIAL IMPLICATIONS:

The City was awarded direct assistance for this work by DLCD under an Intergovernmental Agreement authorized by DLCD IGA #23152. No direct financial expenditures will be incurred.

ATTACHMENTS:

- A. Presentation