



City of Tualatin

# CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commissioners

**THROUGH:** Steve Koper, AICP, Assistant Community Development Director

**FROM:** Erin Engman, AICP, Senior Planner

**DATE:** April 17, 2024

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**SUBJECT:**

The Planning Commission is asked to provide a recommendation to the City Council on a city-initiated amendment proposal to comply with state-mandated rulemaking known as Climate Friendly and Equitable Communities (CFEC) Parking Reform (PTA 24-0002).

**EXECUTIVE SUMMARY:**

The City of Tualatin proposes legislative amendments to the Tualatin Development Code (TDC) in order to comply with the mandatory CFEC rules adopted by the State of Oregon’s Land Conservation and Development Commission through OAR 660-012-0400. These rules are the result of Executive Order No.20-04 which directs state agencies to take action to reduce and regulate greenhouse gas emissions from transportation. While the CFEC mandates also require updates to our land use regulation and Transportation System Plan, this amendment is limited to DLCD’s implementation of parking reform.

The proposed amendments are limited to compliance with CFEC parking mandates to repeal minimum parking requirements and address parking lot design, pedestrian connectivity, tree canopy, electric vehicle readiness, and maximum parking requirements.

**Summary of proposed code amendments**

CHAPTER	TITLE	PROPOSED AMENDMENT
31	General Provisions	<ul style="list-style-type: none"> <li>• Updates code definitions in support of CFEC rules.</li> <li>• Interpretation application may be used to determine parking/bicycle parking quantity requirements for unlisted uses</li> </ul>
33	Applications and Approval Criteria	<ul style="list-style-type: none"> <li>• Brings applicability and/or approval criteria around parking into compliance with the state rules.</li> </ul>
34	Special Regulations	<ul style="list-style-type: none"> <li>• Brings special regulations into compliance with the state rules.</li> </ul>
36	Subdivisions	<ul style="list-style-type: none"> <li>• Update amended code reference.</li> </ul>
40	Low Density Residential (RL)	<ul style="list-style-type: none"> <li>• Removes mandatory garage requirement for manufactured homes</li> </ul>

<b>62</b>	Manufacturing Park Zone	<ul style="list-style-type: none"> <li>Remove reference of “ample employee parking” from purpose statement.</li> </ul>
<b>64</b>	Manufacturing Business Park Zone	<ul style="list-style-type: none"> <li>Remove reference of “ample employee parking” from purpose statement.</li> </ul>
<b>73A</b>	Site Design Standards	<ul style="list-style-type: none"> <li>Amended to provide additional pedestrian connectivity standards.</li> </ul>
<b>73C</b>	Parking Standards	<ul style="list-style-type: none"> <li>Provides clearer purpose statement.</li> <li>Adds description on how to measure parking lot area to align with state standard.</li> <li>Amends parking lot design standards to comply with state rules.</li> <li>Removes minimum parking requirements.</li> <li>Amends maximum parking allowances to comply with state rules.</li> <li>Adds description on how to measure tree canopy coverage to align with state standard.</li> <li>Consolidates parking lot landscaping standards.</li> </ul>
<b>73D</b>	Waste and Recyclables Management Standards	<ul style="list-style-type: none"> <li>Removes reference to minimum off-street parking requirement.</li> </ul>
<b>73E</b>	Central Design District	<ul style="list-style-type: none"> <li>Update amended code reference.</li> </ul>
<b>APP-B</b>	Figures	<ul style="list-style-type: none"> <li>Remove TDC Figure 73-3: Parking Maximum Map.</li> </ul>

**OUTCOMES OF DECISION:**

A recommendation of adoption of CFEC Parking Reform (PTA 24-0002) to City Council would amend various chapters of the Tualatin Development Code to comply with state rulemaking around parking reform.

**ALTERNATIVES TO THE RECOMMENDATION:**

The Planning Commission may alternatively:

- Recommend approval of the proposed amendments (PTA 24-0002) to the City Council, with any alterations as determined appropriate by the City Council through the public hearing process.
- Make a neutral recommendation (neither approval nor denial) on the proposed amendments.

**ATTACHMENTS:**

- Presentation
- Exhibit 1 - PTA 24-0002 CFEC Findings and Analysis
- Attachment A – PTA 24-0002 CFEC Amendments