



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:** February 26, 2024 (*Packet materials revised February 22<sup>nd</sup>*)

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**SUBJECT:**

Update on the Planning Division's development short-term code update bundle.

**RECOMMENDATION:**

Staff recommends that City Council direct staff to continue through the legislative plan text amendment process for consideration of the proposed amendments.

**EXECUTIVE SUMMARY:**

Throughout 2023, a handful of property and business owners have reached out to the City with various requests to amend the development code in an effort to support business retention, growth, and attraction (Comprehensive Plan Goal 4.2). Additionally, planning staff held discussions with City Council in 2023 seeking direction of the Planning Divisions' Work Plan. As part of these discussion, staff was directed to implement a "Short-Term Priority Bundle Project" at the January 22, 2024 City Council hearing.

The short-term priority bundle project is a plan text amendment (PTA 24-0001) that would:

- Expand hours of operation for retail sales of cannabis facilities and medical dispensaries;
- Add Commercial Recreation – Health and Fitness Facility as a limited use in the General Commercial (CG) Zone;
- Add Durable Goods Sales – Retail Sales of Home Improvement Materials and Supplies as a limited use in the Central Commercial (CC) Zone; and
- Add Durable Goods Sales – Battery Electric Vehicle Showroom as a limited use in the Mixed Use Commercial (MUC) Zone.

A draft of the code amendments has been included as Exhibit 1. Staff anticipates that the limited scope of the amendment project will maintain the various characteristics of the city identified in the Comprehensive Plan and maintain consistency with the Oregon Planning Goals and applicable Oregon Administrative Rules.

As a next step, staff will begin drafting findings to applicable code criteria and state rules. It is anticipated that the project will be presented to the Tualatin Planning Commission on March 20. The Planning Commission will provide a recommendation to the Council which may include further refinements. Engagement efforts will continue throughout the project, with public noticing in March. Staff is tentatively proposing to return to Council on April 22 for consideration of an Ordinance to codify the proposed changes.

**PROJECT SCHEDULE:**

<b>TASKS</b>	<b>2024</b>		
	February	March	April
Draft Code			
Public Comment Period			
Planning Commission Recommendation			
City Council Hearing			<b>Adoption</b>

**FINANCIAL IMPLICATIONS:**

This project can be accomplished with existing staff, time, and budget resources.

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**ATTACHMENTS:**

- Presentation
- Exhibit 1: Draft Code