



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners

THROUGH: Steve Koper, AICP, Planning Manager

FROM: Tabitha Boschetti, AICP, Assistant Planner and
Erin Engman, Associate Planner

DATE: November 19, 2020

SUBJECT:

The Tualatin Planning Commission is asked to provide a recommendation regarding Plan Text Amendment PTA 20-0004, which would update the Housing Element, reflecting the work of the Tualatin 2040 project, which included a Housing Needs Analysis and Housing Strategies. Other work includes a reorganized and simplified chapter structure and graphic updates based on existing City branding guidelines. If approved by the City Council, this amendment would implement the Tualatin 2040 work, as well as the work done by the Commission over the past several months to review and provide further input and direction.

EXECUTIVE SUMMARY:

The scope of PTA 20-0004 includes adoption of the Housing Needs Analysis and Housing Strategies document (2019) developed through Tualatin 2040, and reorganization of Chapters 1 through 30 of the Tualatin Development Code (also known as the Tualatin Community Plan) into a 10-Chapter stand-alone Comprehensive Plan document. The City's existing branding guidelines would also be applied to the Plan. The Tualatin Community Plan was primarily written in the late 70's with piecemeal updates to adopt additional studies and other changes in the following decades.

- The Housing Element of the proposed updated Comprehensive Plan is updated to reflect the 2019 Housing Needs Assessment, Housing Strategies, and Policy Priorities documents.
- The remainder of the Comprehensive Plan has received a policy-neutral reorganization.
- Scattered objectives and policies are organized into Goals and Policies structure.
- Policy-neutral updates to language and references include broad deletion of outdated and extraneous data. The majority of the text was written in the late 70's looking toward the year 2000, and also contains unnecessary detail and commentary.
- Updates to the text of the Introduction of the Plan include more current information about Tualatin.
- The document would be removed from the Tualatin Development Code and formatted consistent with City branding guidelines, resulting in a more modern and legible document with graphics and photos.

The revised Housing Element is found in Chapter 3, which includes Tualatin's adopted policy on planning for residential growth and housing. The Housing Element is the one section of the proposed Comprehensive Plan update that is based on updated information and not intended to be policy-neutral. The scope of changes to housing policy remain fairly conservative, rooted in the policy priorities discussed in the Tualatin 2040 efforts of 2019. In some areas, the proposed language charts "Strategic Actions," suggesting a path for yet future policy-making, reflecting areas of the Tualatin 2040 work that were left open-ended and have

not yet benefitted from additional public input. Some of these Strategic Actions will be further explored and potentially result in future policies through the creation of a Housing Production Strategy, the work for which is currently underway.

Table 1—Overview of Updated Chapters

Updated Comprehensive Plan	Tualatin Community Plan
Chapter 1—Community Involvement	TDC 2.050
Chapter 2—Community Design	TDC 10 Community Design TDC 20 Sign Design
Chapter 3—Housing	TDC 4 Community Growth TDC 5 Residential Growth
Chapter 4—Economy, Commercial and Industrial Development	TDC 3.070 Economics TDC 6 Commercial Planning Districts TDC 7 Manufacturing Planning Districts TDC 30 Tualatin Urban Renewal
Chapter 5—Other Land Use	TDC 3.060 Land Use TDC 8 Public, Semi-Public, and Miscellaneous Land Use
Chapter 6—Historic Preservation	TDC 3.050 TDC 16 Historic Preservation
Chapter 7—Parks, Open Space, Environment	TDC 3.030 Natural Resources TDC 3.040 Natural Hazards Chapter 15 Parks and Recreation (includes supporting information for natural resource areas and regulation)
Chapter 8—Transportation	3.080 Public Facilities TDC 11 Transportation
Chapter 9 – Public Facilities	3.080 Public Facilities Chapter 12 Water Services Chapter 13 Sewer Services Chapter 14 Drainage Plan
Chapter 10 Land Use Designations	TDC 5.040 Planning District Objectives (Residential) TDC 6.040 Commercial Planning District Objectives TDC 7.040 Manufacturing Planning District Objectives TDC 8.100 Institutional Planning District Objectives TDC 9 Plan Map

RELEVANT CRITERIA:

- TDC 33.070;
- Metro Urban Growth Functional Plan;
- Applicable state land use goals with special attention to Goal 10—Housing;
- Oregon Administrative Rules.

TUALATIN PLANNING COMMISSION OPTIONS:

The Planning Commission is asked to make a recommendation to City Council on the proposed Plan Text Amendment (PTA 20-0004). The TPC may recommend to the Council:

- 1) Approval either as proposed or with modifications;
- 2) Denial; or
- 3) Neither approval nor denial (i.e. a “neutral” recommendation).

FINANCIAL IMPLICATIONS:

None at this time.

ATTACHMENTS:

Draft Findings

Exhibit A - Full DRAFT Comprehensive Plan

Exhibit B – List of Updated Maps and Figures

Exhibit C – Housing Needs Analysis (2019)

Exhibit D – Housing Strategies (2019)

Exhibit E – Policy Priorities (2019)

Exhibit F – Text DRAFT Comprehensive Plan