



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: April 22, 2024

SUBJECT:

Consideration of **Ordinance Nos. 1484-24 and 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 Ordinance Nos. 1484-24 and 1485-24 adopting the Short-Term Priority Code Bundle (PTA 24-0001).

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). As a result of these discussions, staff presented a Planning Division Work Plan for 2024-25, which included a “Short-Term Priority Code Bundle” that incorporated these property and business owner generated code update requests.

Because the proposed updates amend the Tualatin Development Code (Chapters 39, 53, 54, 57, and 80) they are processed as a Plan Text Amendment (Exhibit 2). The proposed change would expand and modernize permitted land uses in various commercial zoning districts in support of economic enterprise. In particular, these amendments would:

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

The proposed amendments are consistent with the applicable goals and policies of the Tualatin Comprehensive Plan as well as with application Oregon Statewide Planning Goals and Oregon Administrative Rules as further detailed within the Findings and Analysis (Exhibit 1).

The proposed amendments were reviewed by the Tualatin Planning Commission on March 27, 2024 in which commission made a unanimous recommendation for Council to approve the proposed amendments.

OUTCOMES OF DECISION:

The proposed amendments have been divided into two separate Ordinances. Although the Planning Commission recommended approval of the code updates within both, each Ordinance will have a separate reading and separate vote by Council.

If approved, Ordinance 1484-24 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.

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 sales and medical dispensary cannabis facilities.

ALTERNATIVES TO THE RECOMMENDATION:

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

FINANCIAL IMPLICATIONS:

Approval of Ordinance No. 1484-24 and 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 1484-24

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