



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Erin Engman, Senior Planner

DATE: June 15, 2023

SUBJECT:

The Planning Commission is asked to provide a recommendation to the City Council on the city-initiated Basalt Creek Employment (BCE) Zoning Code Project, and corresponding updates to the Tualatin Comprehensive Plan, Municipal Code, and Development Code by Plan Text and Map Amendment (PTA 22-0001/ PMA 22-0001).

BACKGROUND:

In spring 2022, City Council directed staff to work on a legislative amendment that would update and modernize land uses and development standards limited to the Manufacturing Park (MP) zone in the Basalt Creek Planning Area. The council additionally directed staff to support employment and infrastructure goals identified in the adopted Basalt Creek Concept Plan (2019), the Economic Opportunities Analysis (2019), and the Southwest and Basalt Creek Development Area (2021) and in particular:

- Limit warehousing uses and corresponding truck traffic;
- Encourage flexible multi-tenant, multi-use development;
- Permit neighborhood commercial uses; and
- Maintain greenspace or trail connectivity for employees and near-by residents to enjoy.

RECAP OF MARCH 16, 2023 PLANNING COMMISSION MEETING:

At its regular meeting, the Planning Commission was asked to confirm the direction of the text and map amendment based a Council work session discussion held on February 27, 2023. During the work session, Council was cautious to accept the Commission's previous recommendation to adopt the stakeholder supported code scenario.

During this meeting, the Commission provided the following guidance to staff for code improvements:

- Clearly define primary and accessory uses and limitations between manufacturing, warehousing, and wholesale sales
- Include four-season landscaping requirement to fencing screening standards
- Include building design standards for elevations that face public realm / residential areas
- Limit building heights located within 100 feet of a residential zone (measured from ROW centerline) to maximum building height of that residential zone
- Provide building design standards for development over three stories that includes setbacks
- Reclassify Tonquin Loop and 112th Avenue as Major Collector/Minor Collector
- Incorporate code standards around odor control

PROJECT OVERVIEW:

Staff is returning to the Planning Commission to seek a recommendation on the draft code project as described below:

Plan Text Amendment (PTA 22-0001) summary:

- Comprehensive Plan
 - Chapter 4: memorialize goals, policies, and strategic actions identified in the 2019 Economic Opportunities Analysis
 - Chapter 10: define Basalt Creek Employment (BCE) district objectives
- Municipal Code
 - Chapter 9-10: add Basalt Creek Employment (BCE) to locational standards for mobile food units
- Development Code
 - Chapter 31: add definition of Mobile Food Unit
 - Chapter 38: establish that industrial sign standards apply in the Basalt Creek Employment (BCE) zone
 - Chapter 39: define advanced manufacturing use; add mobile food unit development as a commercial use category
 - Chapter 65: establish Basalt Creek Employment (BCE) Zoning District uses and development standards
 - Chapter 73A: establish Basalt Creek Employment (BCE) zone design standards
 - Chapter 73B: establish Basalt Creek Employment (BCE) zone landscape standards

Plan Map Amendment (PMA 22-0001) summary:

- Map 8-1: reclassify 112th Avenue and Tonquin Loop a Minor Collector / Major Collector respectively
- Map 8-3: separate local (residential) road network from industrial road network in Basalt Creek
- Map 8-4: amended consistent with Map 8-1
- Map 10-1: rezone Manufacturing Park (MP) land to Basalt Creek Employment (BCE) in Basalt Creek Planning Area

OUTCOMES OF DECISION:

A recommendation of adoption of the proposed Plan Amendments (PTA 22-0001/PMA 22-001) would create the Basalt Creek Employment (BCE) District, establish the district's corresponding uses and development standards, and would apply the district to land designated Manufacturing Park within the Basalt Creek area.

The upcoming City Council hearing is tentatively scheduled for late summer.

ALTERNATIVES TO THE RECOMMENDATION:

The Planning Commission may alternatively:

- Recommend approval of the proposed amendments (PTA 22-0001/PMA 22-0001) to the City Council with further amendments.
- Recommend denial of the proposed amendments (PTA 22-0001/PMA 22-0001) to the City Council.
- Make a neutral recommendation (neither approval nor denial) on the proposed amendments.

ATTACHMENTS:

Attachment A: Presentation

Attachment B: Analysis and Findings

Exhibit 1. Proposed Text Amendment

- Exhibit 2. Proposed Map Amendment
- Exhibit 3. Public Engagement Summary
- Exhibit 4. Public Comments
- Exhibit 5. Transportation Planning Rule (TPR) Analysis
- Exhibit 6. Economic Analysis