



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Tabitha Boschetti, AICP, Assistant Planner
Steve Koper, AICP, Planning Manager

DATE: October 12, 2020

SUBJECT:

Consideration of Plan Text Amendment (PTA 20-0003) Which Would Modify the Medium Low-Density Residential (RML) Zone

RECOMMENDATION:

The applicant has submitted revised proposed Plan Text (Exhibit 13), approval of which is supported by Revised Findings and Analysis (Attachment B).

PROCEDURAL HISTORY:

- A public hearing on this application was first held on August 10, 2020. That hearing was then continued to September 28, 2020.
- At the September 28, 2020 public hearing, the applicant proposed additional amendments to its proposal to modify applicable development standards (lot size, setbacks, and lot coverage) for the RML zone for detached single-family homes through a Conditional Use Permit for a "Small Lot Subdivision. These additional amendments included: an increase the minimum required amount of attached housing within a development project from 15% to 20% and to provide a minimum of 5% of gross site area as open space to include recreation and/or tree preservation (Exhibit 13).
- At the September 28, 2020 public hearing, the City Council continued the public hearing to October 12, 2020.
- At the October 12, 2020 Council meeting, the Council may make deliberations and a decision on the Plan Text Amendment (PTA 20-0003). Should the Council approve the PTA, they may also vote to adopt Ordinance 1444-20, which would amend the Development Code and implement the aforementioned changes.

EXECUTIVE SUMMARY:

Modified Proposal

The properties where the proposed amended RML language would be applicable, if approved by City Council, include Tax Map 2S135D, Lots 100, 400, 401, 500, 501, 800, and 900 as highlighted



Figure 1 Map of Subject Area

in Figure 1 below. This area is generally bounded by SW Norwood Road to the north, SW Greenhill Lane to the south, SW Boones Ferry Road to the far west, and Interstate 5 to the east. This area consists of approximately 62 acres of land (roughly 58 acres of which is zoned RML, and roughly 4 acres of which is zoned Neighborhood Commercial – CN).

The existing RML zone allows development of attached and multi-family homes at 10 units per net acre, and also allows development of subdivisions for detached single-family dwellings subject to approval of a Conditional Use Permit for a “Small Lot Subdivision.” The proposed amendment would retain the Conditional Use Permit for a “Small Lot Subdivision”, while allowing for smaller lot sizes, reduced setbacks, and greater lot coverage in this specific area of Basalt Creek. The proposed amendment would a minimum of 20% of units in a proposed development to be attached single-family, and would also require than a minimum of 5% of gross site area be retained as open space for a recreational amenity and/or tree preservation. The existing maximum density of 10 dwelling units per acre for the RML zone would not change.

Existing Code	Proposed changes in <u>underline</u>
<p>Permitted: Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home</p> <p>Conditional Use Permit required for:</p> <p>Small-Lot Subdivision for single-family dwellings.</p>	<p>Permitted: <u>Single-Family Dwellings for Development sites in Basalt Creek area over 15 acres</u>, Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home</p> <p>Conditional Use Permit required for:</p> <p>Small-Lot Subdivision for single-family dwellings.</p>
<p>Small Lot Size: Minimum 4,500 square feet</p>	<p>Basalt Creek RML Lot Size: <u>Minimum 3,000 square feet</u></p>

Small Lot Frontage: 50 feet; 30 feet on cul-de-sacs and where not fronting a public street	Basalt Creek RML Frontage: <u>Minimum average of 26 feet</u>
Small Lot Setbacks: To building: 12 feet To rear: 15 feet	Basalt Creek Setbacks: To building: <u>10 feet</u> To rear: <u>10 feet</u>
Small Lot Coverage: 45%	Basalt Creek RML Coverage: <u>55%</u>
Small Lot Size: Minimum 4,500 square feet	Basalt Creek RML Lot Size: <u>Minimum 3,000 square feet</u>

If approved, the Plan Text Amendment would amend Tualatin Development Code Chapter 41. Approval criteria for a Plan Text Amendment, are found in TDC 33.070(5).

Compliance with Applicable Criteria

The Revised Findings and Analysis (Attachment B) discuss the proposal in relationship to the criteria of: the Oregon Statewide Planning Goals; Oregon Administrative Rules; Metro Code; the Tualatin Comprehensive Plan; and the Tualatin Development Code. Based on the applicant's revised proposal (Exhibit 13), all applicable objectives and criteria have been found to be met

Public Notice

- Notice of the proposed amendments was provided to the Oregon Department of Land Conservation and Development (DLCD). Notification of the upcoming City Council hearing was made consistent with Tualatin Development Code Section 32.240.

OUTCOME OF DECISION:

- Council approval of PTA 20-0003 would accept the applicant's revised proposed Plan Text language (Exhibit 13). Council adoption of Ordinance 1444-20 would amend the Tualatin Development Code consistent with PTA 20-0003.

FINANCIAL IMPLICATIONS:

None identified at this time.

ATTACHMENTS:

- Attachment A – Presentation
- Attachment B – Revised Analysis and Findings
 - Exhibit 1: Applicant Narrative
 - Exhibit 2: Proposed Code Language
 - Exhibit 3: Other Application Materials
 - Exhibit 4: Supplemental Text Changes
 - Exhibit 5: 2019 Housing Needs Analysis
 - Exhibit 6: Agency Comment

- Exhibit 7: Tualatin Planning Commission Comments Following 7-16-20 Meeting
- Exhibit 8: Tualatin Housing Strategy (2019)

Additional attachments following first publication:

- Exhibit 9: Applicant Memo (Revision) 8-4-20
- Exhibit 10: Public Comments
- Exhibit 11: Applicant's City Council Presentation for 8-10-20
- Exhibit 12: Applicant's Revised Proposal for 9-28-20
- Exhibit 13: Final Proposed Text