



Clear & Objective Code Update

October 15, 2025 – Planning Commission

Agenda

- Project Overview
- Timeline
- Next Steps
- Questions



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Clear & Objective Housing Code Update

Purpose: Audit and Update Tualatin Development Code (TDC) to create an adoptable code that meets Oregon Revised Statutes (ORS) 197A.400/ SB 1564

- Funded by State Planning Grant through Oregon Dept. of Land Conservation and Development (DLCD)
- Partnered with Moore Iacofano Glotsman (MIG)



ORS 197A.400

- ORS 197A.400 mandates that local governments regulate housing development using clear and objective standards, conditions, and procedures.
- The statute is intended to reduce discretionary barriers, uncertainty, delay, and cost that discourage housing development.
- Clear and objective standards are intended to:
 - Reduce barriers including delays, cost and appeals
 - Supporting housing needs
 - Improve accessibility/equity to development



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Example



Discretionary Language	Clear & Objective Language
<p data-bbox="96 696 1054 801">“New buildings must be <u>compatible</u> with the <u>character</u> of surrounding development.”</p> <p data-bbox="96 868 1144 972">“Compatible” and “character” are subjective and open to interpretation.</p>	<p data-bbox="1291 696 2435 801">“Building facades must include at least 30% windows or doors on street-facing elevations.”</p> <p data-bbox="1291 868 2030 915">Specific, measurable, enforceable.</p>

Project Overview & Timeline



- Tualatin Development Code Audit – **January 2026**
 - Code Audit Memo, Code Concept Recommendation*
- Draft Code Updates – **June 2026**
 - Recommendation*
- Final Code Updates – **August 2026**
 - Revised Based on Feedback, Recommendation*
- Adoption – **October 2026**
 - Public Hearing & Formal Adoption process

***Anticipated Project Check-In:**

- **Planning Commission**
- **City Council**

Next Steps



- Return in January with Code Audit Memorandum
 - Will seek policy direction based on the findings of the audit

Questions?





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