

Plan Text Amendment for Housing Element Comp Plan Update

PTA 20-0004

City Council
December 14, 2020



CITY OF
TUALATIN OREGON

TONIGHT'S PRESENTATION

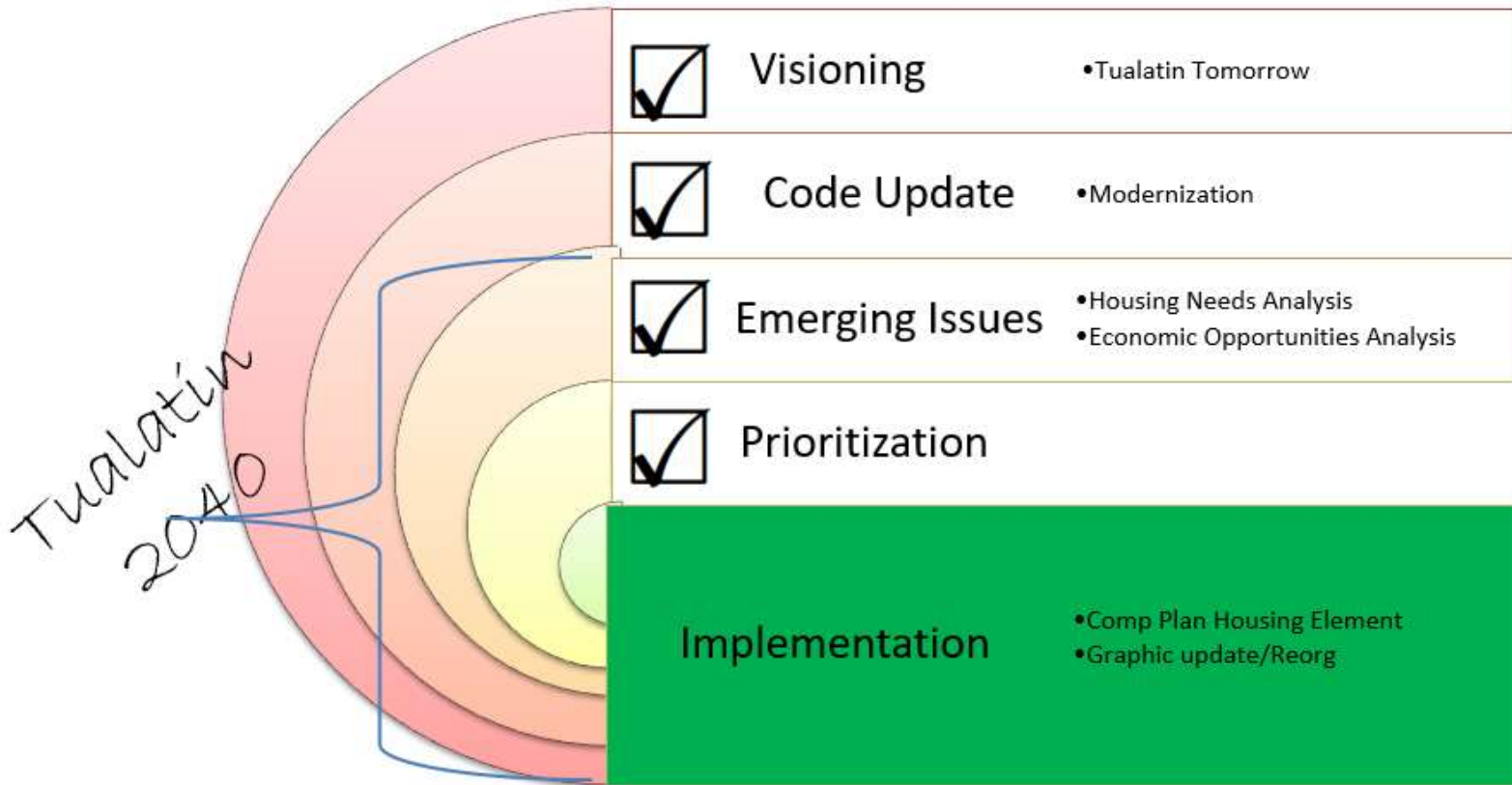
- Where We've Been
- Timeline
- Proposed Amendments
- Housing Policy Example
- Simplified Policy Example
- Graphic and Branding Update
- Planning Commission Recommendation
- Council Action
- Q&A



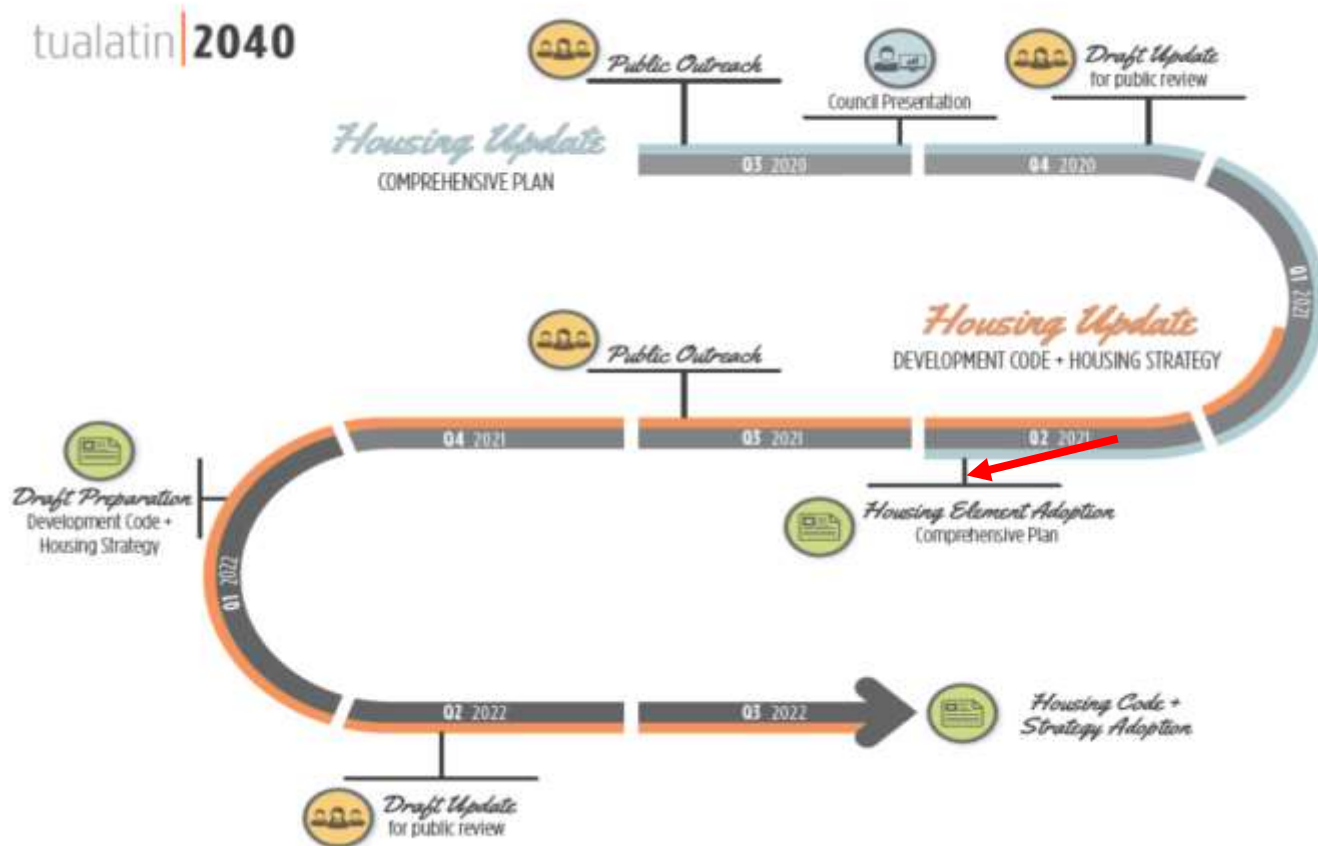
CITY OF

TUALATIN OREGON

WHERE WE'VE BEEN



TIMELINE



PROPOSED AMENDMENTS

- Adopt Tualatin 2040 policy priorities into Housing Element of Comprehensive Plan; incorporate 2019 Housing Needs Analysis
- Streamline and reorganize Comprehensive Plan language into succinct goals and policies format
- Graphic redesign to apply City branding and create a standalone Comprehensive Plan document



HOUSING POLICY EXAMPLE

Housing Strategy (2019)	Comp Plan Chapter 5
<p>Strategy 2: Encourage development of a wider variety of housing types.</p>	<p>Goal 3.2: Housing for All. Encourage development and preservation of housing that is affordable for all households in Tualatin.</p>
<p>Action 2.1. Allow and encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones</p>	<p>Policy 3.2.1 Housing type diversity. Support development of townhomes, duplexes, triplexes, quadplexes, cottages, courtyard housing, accessory dwelling units, single story units, senior housing, and extended family and multi-generational housing in all residential zoning districts.</p>

SIMPLIFIED POLICY EXAMPLE

Reorganized Comp Plan

TDC 10.050. - Tree Preservation and Street Tree Objectives.

(1) Develop a program for tree conservation within the City, including control over tree removal, in order to protect and enhance the esthetic character of Tualatin, protect and improve air and water quality, provide and protect buffering and screening between land uses, and provide and protect habitat for wildlife, in order to create and preserve a desirable community in which to live, work, and invest.

(a) Tualatin's tree preservation goal is consistent with the general purpose of the Tualatin Community Plan, which is to guide the physical development of the City so as to preserve the natural beauty of the area while accommodating economic growth.

(b) Tualatin's tree preservation goal shall be implemented through adoption and administration of Planning District Standards consistent with this goal.

(2) Develop a program for street tree planting along public rights-of-way within the City.

CHAPTER 2 – COMMUNITY DESIGN

Goal 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife.

Policy 2.2.1: Require the establishment and protection of street trees.

Policy 2.2.2: Promote the protection and establishment of trees during the development process.



GRAPHICS



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ABOUT TUALATIN

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PART II

ABOUT THE COMPREHENSIVE PLAN

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PART III

GOALS AND POLICIES

- 1: Community Involvement.....
- 2: Community Design
- 3: Housing.....
- 4: Economy, Commercial & Industrial Development
- 5: Other Land Uses.....
- 6: Historic Preservation
- 7: Parks, Open Space, Environment ..
- 8: Transportation
- 9: Public Facilities & Services.....
- 10: Land Use Designations & Zoning.....

TECHNICAL APPENDICES



*Tualatin's vision
for the future*



COMPREHENSIVE PLAN 2040

GRAPHICS CONTINUED

CHAPTER 16 - HISTORIC PRESERVATION

TDC 16.010. - Background.

Tualatin's history is directly tied to the agricultural base. Development patterns from this agricultural base left a small core area for retail activities. This pattern continued until the area experienced rapid growth in residential, commercial and industrial activities. This pattern continued until the 1970's when rapid growth came to the area. From the 1970's to 1991 the City experienced rapid growth in residential, commercial and industrial activities. The once thriving agricultural economic base was transformed into a suburban extension of the Portland Metropolitan area. Along with this economic prosperity came the loss of many of the historic resources which once identified the community.

The City of Tualatin Comprehensive Plan—Phase I—Technical Memoranda developed in 1979 identified seven structures in the central area of downtown. These structures were subsequently given historic status and regulations pertaining to modifications, demolitions and alterations for the designated resources were adopted and integrated into the Tualatin Development Code. The Technical Memoranda further indicated additional historic resources are located in Tualatin and that urban development would cause the loss of these resources. The report concluded that the City should investigate ways to preserve the history of the community.

(Ord. No. 844-91, §1, 10-14-91)

TDC 16.020. - Assumptions.

The following are general assumptions used to formulate the assumptions:

- (1) The demand for the City's residential, commercial and industrial activities will continue to grow, and historic resources will be lost.



6 HISTORIC PRESERVATION

16.010 Background

Tualatin's history is directly tied to the agricultural based economy which historically supported the majority of its residents. The development patterns from this agricultural base left a scattering of residential dwellings and structures on the landscape with a small core area for retail activities. This pattern continued until the 1970's when rapid growth came to the area. From the 1970's to 1991 the City experienced rapid growth in residential, commercial and industrial activities. The once thriving agricultural economic base was transformed into a suburban extension of the Portland Metropolitan area. Along with this economic prosperity came the loss of many of the historic resources which once identified the community.

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Objectives

Enhance property values and increase economic and financial benefits to the City and its inhabitants;

Carry out the provisions of Statewide Planning Goal 5.

Goals

PLANNING COMMISSION RECOMMENDATION

- *The Planning Commission voted unanimously to recommend approval of File No. PTA 20-0004.*
- *Findings of fact support this recommendation by addressing applicable regulatory requirements.*



COUNCIL ACTION

Based on the Planning Commission's recommendation, the City Council is respectfully asked to:

- ***Approve** the proposed Plan Text Amendment (File No. PTA 20-0004 and Ordinance 1450-20)*
- *The Council may alternatively: make further modifications; deny the proposed amendments; or, continue the public hearing to a later date.*



QUESTIONS & ANSWERS

