



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager
Steve Koper, Assistant Community Development Director

FROM: Tabitha Boschetti, AICP, Assistant Planner
Erin Engman, Associate Planner

DATE: December 14, 2020

SUBJECT:

Consideration of a Plan Text Amendment to update the Comprehensive Plan Housing Element, incorporate the 2019 Housing Needs Analysis, as well as reorganize and format the Comprehensive Plan (File No. PTA 20-0004 and Ordinance No. 1450-20).

RECOMMENDATION:

The Tualatin Planning Commission has forwarded a unanimous recommendation of approval of the Plan Text Amendment to the City Council.

EXECUTIVE SUMMARY:

The proposed amendments include an updated Housing Element to the Comprehensive Plan, and incorporation of the 2019 Housing Needs Analysis and Housing Strategies document (2019) developed through the Tualatin 2040 project. Chapter 3 (Housing) is the newly revised Housing Element, which expresses the community and Councils goals and policies for Tualatin's residential growth and housing. Also included are "Strategic Actions" which potential strategies or actions identified through the Tualatin 2040 project that would require additional community input and/or study before adoption as formal goals or policies.

Additional changes include a policy-neutral reorganization and reformatting of the remaining Plan language. The Plan (currently Chapters 1 through 30) would be reformatted into a stand-alone document with the application of the City's existing branding guidelines, consistent with best practices.

- The Housing Element of the proposed updated Comprehensive Plan is updated to reflect the 2019 Housing Needs Assessment, Housing Strategies, and Policy Priorities documents.
- The remainder of the Comprehensive Plan is reorganized in a policy-neutral fashion.
- Objectives and policies are organized into a Goals and Policies structure.
- Policy-neutral updates to language and references include broad deletion of outdated and extraneous data.
- Updates to the text of the Introduction of the Plan include more current information about Tualatin.
- Plan reformatted into a stand-alone document with photos from City's photo library and application of City's existing branding guidelines to enhance reader experience.

Table 1—Overview of Updated Chapters

Updated Comprehensive Plan	Tualatin Community Plan
Chapter 1—Community Involvement	TDC 2.050
Chapter 2—Community Design	TDC 10 Community Design TDC 20 Sign Design
Chapter 3—Housing	TDC 4 Community Growth TDC 5 Residential Growth
Chapter 4—Economy, Commercial and Industrial Development	TDC 3.070 Economics TDC 6 Commercial Planning Districts TDC 7 Manufacturing Planning Districts TDC 30 Tualatin Urban Renewal
Chapter 5—Other Land Use	TDC 3.060 Land Use TDC 8 Public, Semi-Public, and Miscellaneous Land Use
Chapter 6—Historic Preservation	TDC 3.050 TDC 16 Historic Preservation
Chapter 7—Parks, Open Space, Environment	TDC 3.030 Natural Resources TDC 3.040 Natural Hazards Chapter 15 Parks and Recreation (includes supporting information for natural resource areas and regulation)
Chapter 8—Transportation	3.080 Public Facilities TDC 11 Transportation
Chapter 9 – Public Facilities	3.080 Public Facilities Chapter 12 Water Services Chapter 13 Sewer Services Chapter 14 Drainage Plan
Chapter 10 Land Use Designations	TDC 5.040 Planning District Objectives (Residential) TDC 6.040 Commercial Planning District Objectives TDC 7.040 Manufacturing Planning District Objectives TDC 8.100 Institutional Planning District Objectives TDC 9 Plan Map

OUTCOMES OF DECISION:

Adoption of the proposed Plan Text Amendment (File No. PTA 20-0004 and Ordinance No. 1450-20) would update the City’s Housing Element, including newly revised housing policy, and reorganize and reformat the Comprehensive Plan into a stand-alone document.

ALTERNATIVES TO RECOMMENDATION:

Alternatively, Council may:

- Deny the proposed Plan Text Amendment;
- Propose modifications to the proposed Plan Text Amendment;
- Continue the discussion to a future hearing.

FINANCIAL IMPLICATIONS:

No financial implications are identified at this time.

Ordinance 1450-20

Exhibit 1: Comprehensive Plan Text and Maps

Exhibit 2: Findings and Analysis

Exhibit A – Housing Needs Analysis (2019)

Exhibit B – Housing Strategies (2019)

Exhibit C – Policy Priorities (2019)

Exhibit D – Text of Tualatin Community Plan (TDC Chapters 1-30)

ATTACHMENTS:

Attachment A—Staff Report

Attachment B—Council Presentation

Attachment C—Comparison document tracking changes to Comprehensive Plan language

Attachment D—Conceptual Design Draft (for illustration purposes)

Attachment E—Public Comments