



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commissioners

**THROUGH:** Steve Koper, AICP, Assistant Community Development Director

**FROM:** Erin Engman, AICP, Senior Planner

**DATE:** March 20, 2024

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### **SUBJECT:**

The Planning Commission is asked to provide a recommendation to the City Council on a city-initiated proposal to adopt amendments to the Tualatin Development Code known as the Short-Term Priority Code Bundle (PTA 24-0001).

### **EXECUTIVE SUMMARY:**

Throughout 2023, a handful of property and business owners have reached out to the City with various requests to amend the development code in an effort to support business retention, growth, and attraction (Comprehensive Plan Goal 4.2). Additionally, planning staff held discussions with City Council in 2023 seeking direction of the Planning Divisions' Work Plan. As part of these discussion, staff was directed to implement a "Short-Term Priority Code Bundle" project at the January 22, 2024 City Council hearing. The draft code was then previewed by City Council on February 26, 2024.

The short-term priority bundle project is a plan text amendment that would amend Chapters 39, 53, 54, 57, and 80 of the Tualatin Development Code to expand and modernize permitted land uses in various commercial zoning districts in support of economic enterprise. In particular, these amendments would:

- Add Durable Goods Sales – Retail Sales of Home Improvement Materials and Supplies as a limited use in the Central Commercial (CC) Zone;
- Add Commercial Recreation – Health and Fitness Facility as a limited use in the General Commercial (CG) Zone;
- Add Durable Goods Sales – Battery Electric Vehicle Showroom as a limited use in the Mixed Use Commercial (MUC) Zone; and
- Expand hours of operation for retail sales of cannabis facilities and medical dispensaries.

A draft of the code amendments have been included as Exhibit 1. The project Findings and Analysis are included as Attachment A and found the project will maintain the various characteristics of the city identified in the Comprehensive Plan and maintain consistency with the Oregon Planning Goals and applicable Oregon Administrative Rules.

As a next step, staff will return to Council on April 22 with the Planning Commission recommendation and ordinance consideration to adopt the proposed changes.

**OUTCOMES OF DECISION:**

A recommendation of adoption of Short-Term Priority Code Bundle Amendments (PTA 24-0001) to the City Council would amend Chapters 39, 53, 54, 57, and 80 of the Tualatin Development Code to expand and modernize permitted land uses in various commercial zoning districts in support of economic enterprise.

**ALTERNATIVES TO THE RECOMMENDATION:**

The Planning Commission may alternatively:

- Recommend approval of the proposed amendments (PTA 24-0001) to the City Council with further amendments.
- Recommend denial of the proposed amendments (PTA 24-0001) to the City Council.
- Make a neutral recommendation (neither approval nor denial) on the proposed amendments.

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**ATTACHMENTS:**

-Presentation

-Attachment A - Findings and Analysis PTA 24-0001

-Attachment B - Exhibit 1: Draft Code