

# DEVELOPMENT CODE UPDATES

**TUALATIN CITY COUNCIL  
WORK SESSION**

February 24, 2020



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# TONIGHT'S WORK SESSION

- Background
- Goals
- Examples of Potential Updates
- Potential Next Steps
- Questions

Amendment to Procedures & Applications



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# BACKGROUND

- In 2018, the Development Code Improvement Project was completed, making the code easier to read and use.
- While this project did not make changes to how to Development Code is applied, several potential changes were identified.
- At present, some of the ways in which the Development Code is written and applied, are not supportive of the Council's goals of a thriving and diversified Economy.



# GOALS

- Be responsive to:
  - Legal requirements
  - Requests from Council
  - Requests from the Community
  - Requests from Customers
  - Best practices
  - Observations from staff

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# ACCESSORY DWELLING UNITS

- HB 2001, passed in 2019, prohibits cities from requiring off-street parking with Accessory Dwelling Units, effective as of January 1, 2020.
- TDC 34.600(2)(e) requires one on site parking space for an accessory dwelling unit.
- This provision is no longer enforceable and needs to be updated.

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# BONDING FOR DEVELOPMENT PROJECT COMPLETION

- TDC 74.140(2) requires all private on-site improvements to be built before a Certificate of Occupancy can be issued.
- Feedback from our customers has been that this practice is overly rigid and costly. For example: being required to install landscaping during a heat wave or cold spell.
- Adding a provision to the Development Code to allow for payment of a bond or cash payment to secure future installation of private improvements would result in a more responsive and flexible development process.

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# POTENTIAL NEXT STEPS

- Send notification to affected agencies, property owners and other parties.
- In the case of the Accessory Dwelling Unit update that affects allowed uses for residential properties, mail notices to property owners, CIOs, etc.
- Present Development Code Updates to Planning Commission for feedback and a recommendation.
- City Council holds a public hearing.

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# QUESTIONS

- Questions?
- Clarifications?
- Comments?
- What Development Code updates do you see as part of the next or a future update?

Thank you!

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