



# Work Session: Honey Bucket Request for a Plan Amendment

February 23, 2026

# *Issue Before Council*



Tonight's discussion:

- High level background
- Current Status Update
- Does Council wish to allow the owners of Honey Bucket to initiate a Plan Text Amendment to allow Solid Waste and Recycling Facilities as a Conditional Use Permit in the Light Manufacturing zone?



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# Background



Code Enforcement Investigation: **October 2024**

Formal Request for Interpretation Submitted: **June 11, 2025**

Honey Bucket Interpretation

(INT25-0001) Issued: **July 11, 2025** and found the use fit the category of a **Solid Waste and Recycling Facility**

Request for Review of INT25-0001 Decision

Submitted: **July 24, 2025**

City Council Hearing upheld staff's decision



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# Current Status

## Voluntary Compliance Agreement:

- Procedure allowed through the Tualatin Municipal Code 7-1-040(4)
- Holds violations in abeyance until all terms of the agreement are satisfied
- The agreement has three terms:
  1. The City Council may decide if Honey Bucket should be allowed to pursue a Plan Text Amendment
    - Per the Development Code only Council can initiate PTAs
  2. If granted, Honey Bucket would apply for a PTA to allow Solid Waste and Recycling as a Conditional Use Permit in Light Manufacturing (ML) zone
    - A PTA is a legislative amendment that goes through the Planning Commission and ultimately decided by the City Council
  3. If adopted, Honey Bucket would have to apply and be granted a CUP by the Planning Commission



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# Zoning



- Light Manufacturing (ML) Planning District

The purpose of the ML zone is to provide suitable areas for light industrial uses and limited supportive commercial activities, while buffering residential and commercial areas from heavy manufacturing and prohibiting hazardous or environmentally adverse operations.

Example Uses:

- Food, beverage, and related product processing and packaging.
- Research and development laboratories.

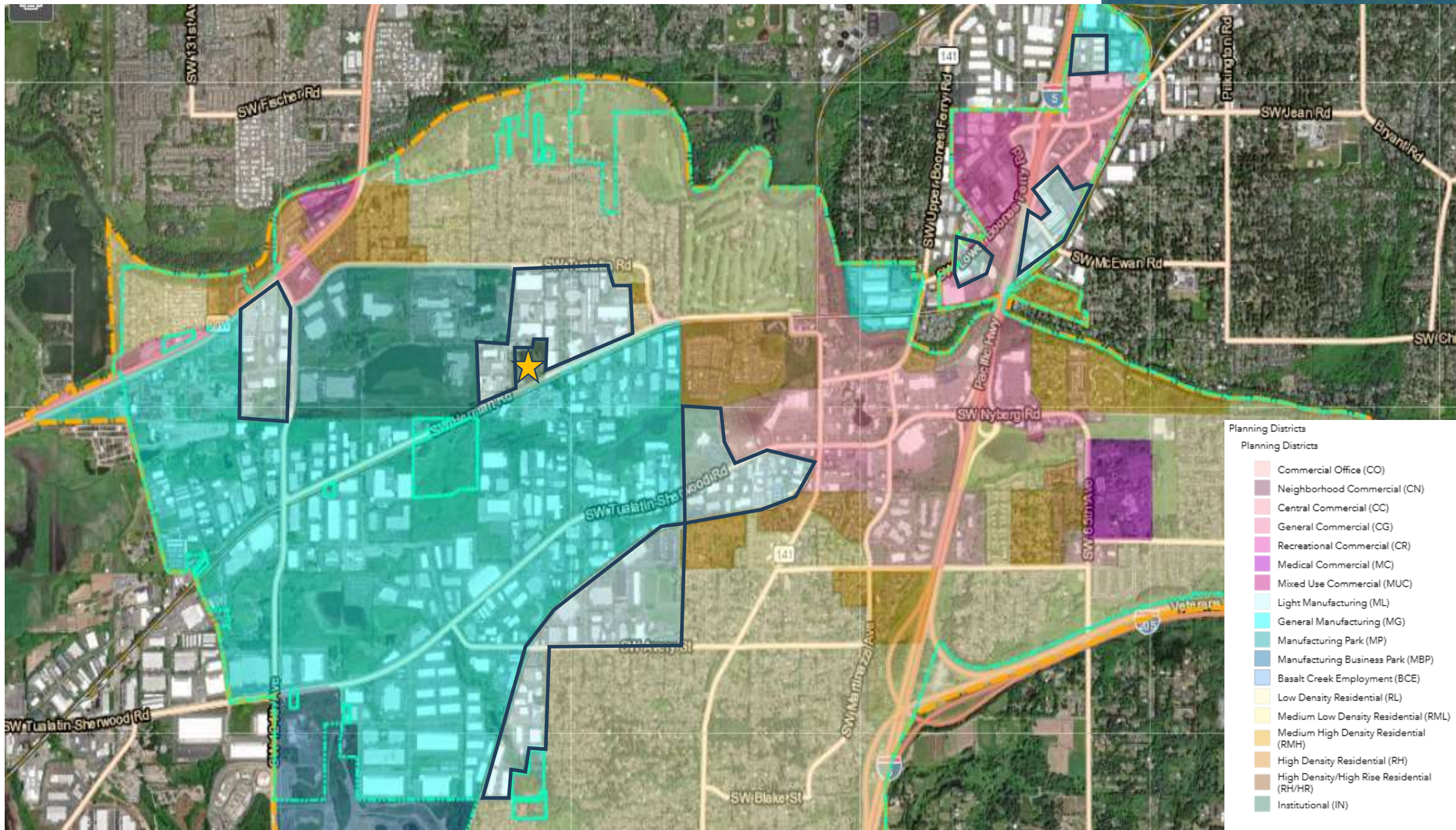
Example Conditional Uses:

- Manufacture of bicycles; small electric generators; small electric motors; motorized boats; sashes and doors; vending machines.
- Production or fabrication of metals or metal products including enameling and galvanizing



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# Potentially Modify two Use Categories in ML

Use Category	Status	Limitations and Code References
Solid Waste Treatment and Recycling	C (L)	Conditional uses limited to recycling collection center.
Wholesale Sales	P/C (L)	<p>Permitted uses limited to:</p> <ul style="list-style-type: none"><li>• Sales of industrial hand tools, industrial supplies such as safety equipment and welding equipment, that are products primarily sold wholesale to other industrial firms or industrial workers; and</li><li>• Sale, service and rental of construction and industrial equipment to contractors and industrial firms only.</li></ul> <p>Conditional use required for wholesale sales of building materials and supplies</p>



# Conditional Use Permit

- *Purpose of a Conditional Use Permit:*
- Provide a set of procedures and standards for conditional uses of land or structures
- Due to unique characteristics like:
  - locational features
  - design
  - size
  - operation
  - circulation
  - public interest or service
- Requires special consideration in relation to the welfare of adjacent properties and the community as a whole.
- *Procedure:* Type III review by Planning Commission



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# COUNCIL ACTION



- TDC 33.070 Plan Amendments:
  - Legislative amendments may only be initiated by the City Council
  - Policy decisions that are applicable city-wide and can have an impact on surrounding property and the community as a whole
- Does Council wish to allow Honey Bucket to pursue a Plan Text Amendment to allow Solid Waste and Recycling Facilities as a Conditional Use Permit in the Light Manufacturing (ML) zone?



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