



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, AICP, Assistant Community Development Director
Erin Engman, AICP, Senior Planner

DATE: June 10, 2024

SUBJECT:

Consideration of **Ordinance No. 1486-24**, state-mandated updates to the Tualatin Development Code to comply with Climate Friendly and Equitable Communities (CFEC) Parking Reform (PTA/PMA 24-0002).

EXECUTIVE SUMMARY:

The City of Tualatin proposes legislative amendments to the Tualatin Comprehensive Plan and Development Code (TDC) in order to comply with the mandatory CFEC rules adopted by the State of Oregon's Land Conservation and Development Commission through OAR 660-012-0400. These rules are the result of [Executive Order No. 20-04](#) (Exhibit 6) which directs state agencies to take action to reduce and regulate greenhouse gas emissions from transportation. While the CFEC mandates also require updates to our land use regulation and Transportation System Plan, this amendment is limited to DLCD's implementation of parking reform.

The proposed amendments are limited to compliance with CFEC parking mandates to repeal minimum parking requirements and address parking lot design, pedestrian connectivity, tree canopy, electric vehicle readiness, and maximum parking requirements.

Summary of Rulemaking and Effective Dates

[OAR 660-012-0430](#) and [660-012-0440](#)

Effective December 31, 2022

- Removes minimum parking requirement downtown and near frequent transit
- Limits residential development with more than one unit to 1 space / unit

[OAR 660-012-0410](#)

Effective March 31, 2022

- New commercial/multi-family development must provide electric vehicle conduit to 20/40% of parking provided

[OAR 660-012-0415 through 0450](#)

DLCD granted Tualatin an extension to adopt the rules no later than July 10, 2024 (Exhibit 5)

- Remove minimum parking requirements citywide
- Require parking regulation improvements for pedestrian connectivity, tree canopy, and surface lots over half an acre
- Apply parking maximums downtown and along frequent transit

The Ordinance before you tonight, will bring the development code into compliance with the various components of CFEC. Rules that are in effect would take precedent over existing development code standards and are administratively applied to development applications submitted after the effective dates.

Summary of proposed code amendments

CHAPTER	TITLE	PROPOSED AMENDMENT
31	General Provisions	<ul style="list-style-type: none"> • Updates code definitions in support of CFEC rules. • Interpretation application may be used to determine parking/bicycle parking quantity requirements for unlisted uses.
33	Applications and Approval Criteria	<ul style="list-style-type: none"> • Brings applicability and/or approval criteria around parking into compliance with the state rules.
34	Special Regulations	<ul style="list-style-type: none"> • Brings special regulations into compliance with the state rules.
36	Subdivisions	<ul style="list-style-type: none"> • Updates amended code reference.
40	Low Density Residential Zone	<ul style="list-style-type: none"> • Removes mandatory garage requirement for manufactured homes.
53	Central Commercial Zone	<ul style="list-style-type: none"> • Amends minimum lot size to maintain former Core Area Parking District standard.
58	Central Tualatin Overlay Zone	<ul style="list-style-type: none"> • Removes standards based on Core Area Parking District.
62	Manufacturing Park Zone	<ul style="list-style-type: none"> • Removes reference of “ample employee parking” from purpose statement.
64	Manufacturing Business Park Zone	<ul style="list-style-type: none"> • Removes reference of “ample employee parking” from purpose statement.
73A	Site Design Standards	<ul style="list-style-type: none"> • Consolidates design standards. • Additional pedestrian connectivity standards.
73B	Landscaping Standards	<ul style="list-style-type: none"> • Replaces reference to “Core Area Parking District” with “Central Tualatin Overlay”. • Consolidates landscaping standards.
73C	Parking Standards	<ul style="list-style-type: none"> • Provides clearer purpose statement. • Adds description on how to measure parking lot area to align with state standard. • Amends parking lot design standards to comply with state rules. • Removes minimum parking requirements. • Amends maximum parking allowances to comply with state rules. • Adds description on how to measure tree canopy coverage to align with state standard. • Consolidates parking lot landscaping standards.
73D	Waste and Recyclables Management Standards	<ul style="list-style-type: none"> • Removes reference to minimum off-street parking requirement.

73E	Central Design District	<ul style="list-style-type: none"> • Updates amended code reference.
75	Access Management	<ul style="list-style-type: none"> • Removes duplicative standards found in TDC 73C.090.
APP-B	Figures	<ul style="list-style-type: none"> • Updates Figure 73-1: Parking Space Design Standards. • Removes Figure 73-3: Parking Maximum Map.
Map 10-3	Central Tualatin Overlay Map	<ul style="list-style-type: none"> • Removes Core Area Parking District delineation.

Planning Commission Recommendation:

The Tualatin Planning Commission reviewed the proposed amendments on April 17, and passed a unanimous recommendation for approval of PTA/PMA 24-0002.

CLIMATE IMPACTS:

As the rules are aimed at lessening greenhouse gas emissions from transportation, they additionally support a number of Tualatin’s Climate Action Plan strategies, including:

- **Action 1.1.4** Consider higher future temperatures when updating Public Works Construction Code, the Development Code, and the Municipal Code.
- **Action 1.1.6** Develop parking lot design standards that result in cooler, shaded lots.
- **Action 1.3.5** Increase sustainability of outdoor spaces.
- **Action 2.1.9** Update the City’s tree code to retain or increase tree cover.
- **Action 5.1.1** Reduce barriers to compact urban development in the downtown/ town center(s), transit corridors.
- **Action 5.1.3** Build walkable neighborhoods where residents can meet most of their daily needs without the use of a car.
- **Action 6.1.1** Establish parking and charging infrastructure requirements for electric vehicles (EVs) at new developments.

OUTCOMES OF DECISION:

If approved, Ordinance 1486-24 will adopt CFEC Parking Reform (PTA/PMA 24-0002) to amend various chapters of the Tualatin Development Code to comply with state rulemaking around parking reform.

ALTERNATIVES TO THE RECOMMENDATION:

The state rulemaking is mandatory for metropolitan areas in Oregon.

ATTACHMENTS:

Ordinance 1486-24

- Attachment A – Presentation
- Exhibit 1 – PTA/PMA 24-0002: Findings and Analysis
- Exhibit 2 – PMA 24-0002: Map 10-3 Amendments
- Exhibit 3 – PTA 24-0002: CFEC Parking Reform Amendments
- Exhibit 4 – Noticing Materials
- Exhibit 5 – DLCD Extension
- Exhibit 6 – DLCD Comments

-Exhibit 7 – Executive Order No. 20-04