Planning 101

City Council Meeting
February 13, 2023

Tonight's Agenda

- History of Planning in the US

- The Oregon Planning System

- The Metro Planning System

- Tualatin's Growth

- Intro to Tualatin's Planning System

- For Future Discussion…

- Questions

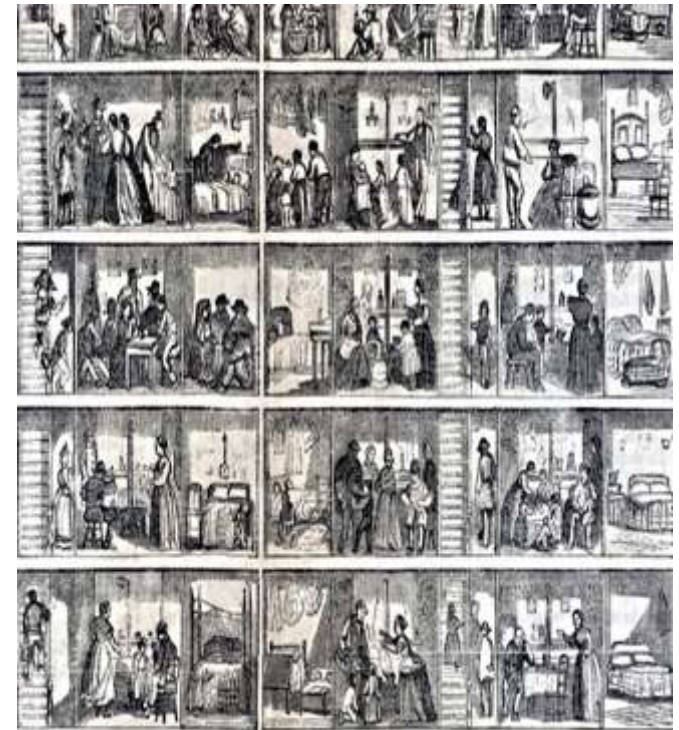# History of City Planning in the US

- The US Constitution established certain rights form the basis of planning:

    - Property rights

    - Due process

    - State rights

- Cities get their power from the states ("*home rule*")

History of City Planning in the US

- Early US growth:

  - Limited by constitution and technology

- Problems from early growth:

  - Health and sanitation

- Why suburban growth happened:

  - 1950s-60s baby boom

  - Economic demand

  - Private car ownership

History of City Planning in the US

- The 1950s saw growth with no zoning or planning

- *Euclid vs. Ambler Realty* (Supreme Court) established cities' power to regulate private property

- Cities could use zoning (limit uses) to protect public health and safety

- Future trends shaping US planning:

  - Need for more efficient infrastructure

  - Need to reduce emissions by:

    - Mixing uses and increasing density

Oregon Statewide Planning

- Oregon passed Senate Bill 100 in 1973

- In 1974, established 14 planning goals (now 16)

- Notable priorities:

  - Citizen involvement

  - Growth (housing + employment) inside urban growth areas

  - Preserve farm/forest and resource lands

Oregon Statewide Planning

- Statewide Planning today:
  - Oregon Administrative Rules give additional guidance
  - Overseen by Department of Land Conservation and Development (professional planning staff)
  - Land Conservation and Development Commission (appointed board) makes changes to rules
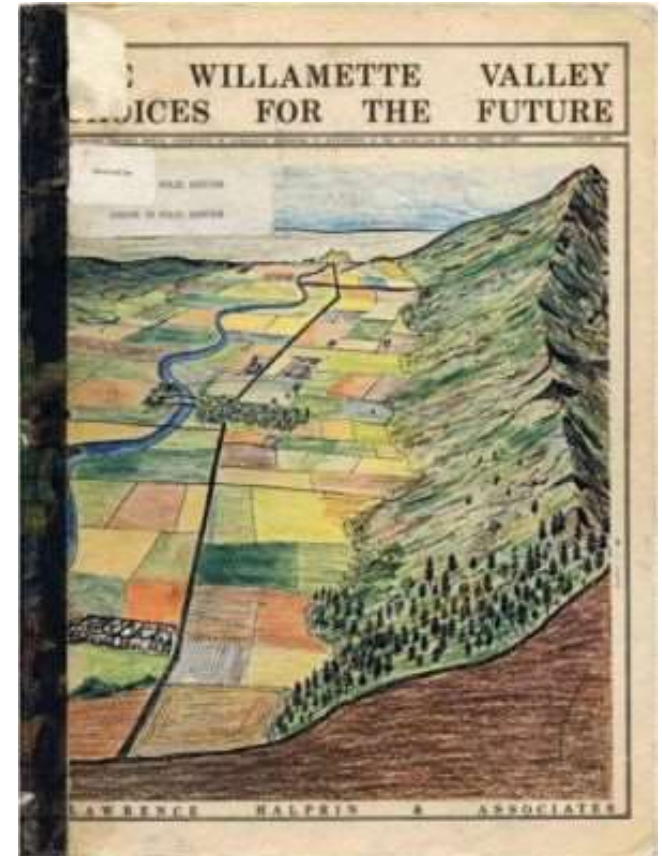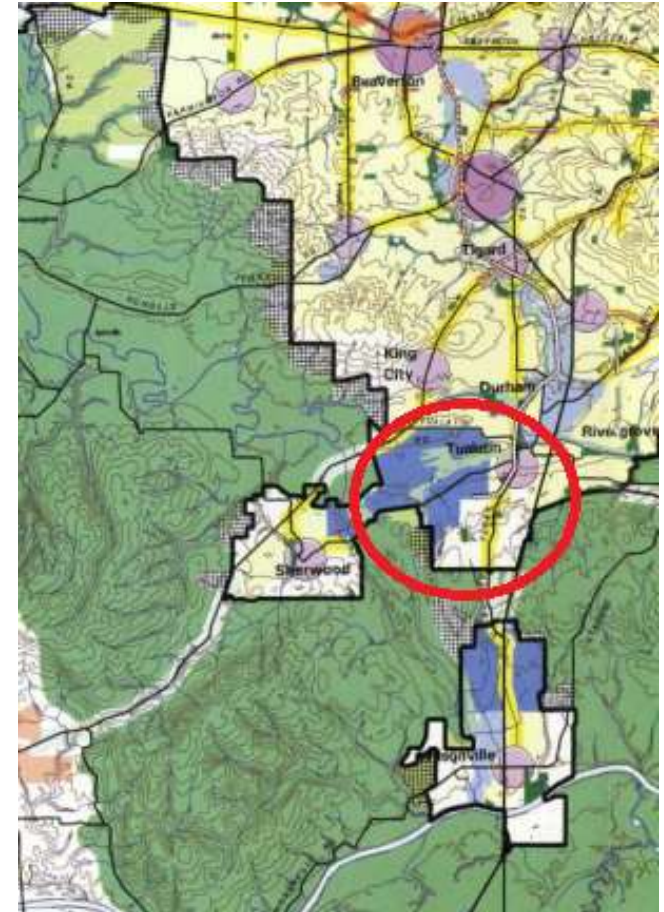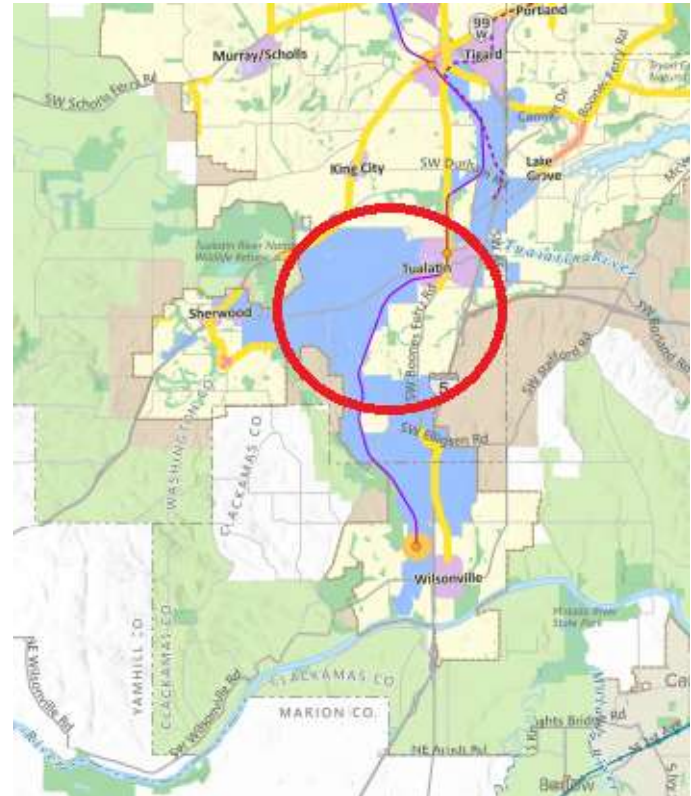
Metro Planning System

- In 1982, Portland-area voters create "Metro," the first elective metropolitan council in the United States

- In 1994, Metro adopts its first 2040 "growth plan" for the region

- Metro assumes responsibility for managing the Portland Metro Urban Growth Boundary (UGB)
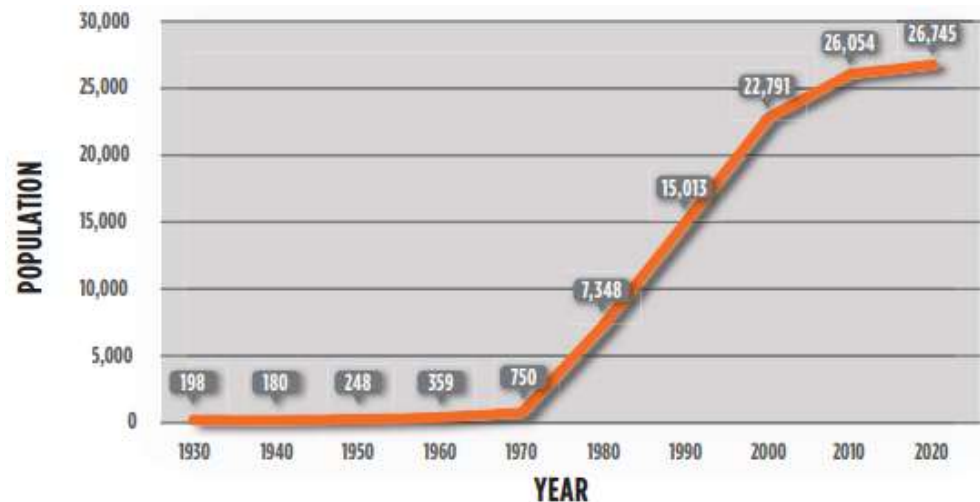

Planning 101

Metro Planning System

- Current Metro planning functions:

  - Managing the UGB – this includes "urban reserves" and "rural reserves"

  - Managing the Urban Grown Management Functional Plan

  - Managing the Regional Transportation Plan (RTP)

Tualatin's Growth

- Tualatin was incorporated as a city in 1913 (population ~200 people)

- In 1980 the population was 7,348, which grew to 22,791 by 2000, and leveled out to about 26,000 by 2010

- Tualatin's first <u>Comprehensive Plan</u> was adopted in 1982 and accepted by the state in 1983

- Tualatin's <u>Development Code</u> was developed and adopted at the same time as the Comp Plan

- In 2020 the Comprehensive Plan was given a refresh and an updated Housing Element based on the Tualatin|2040 work

Tualatin's vision
for the future

**COMPREHENSIVE
PLAN 2040**
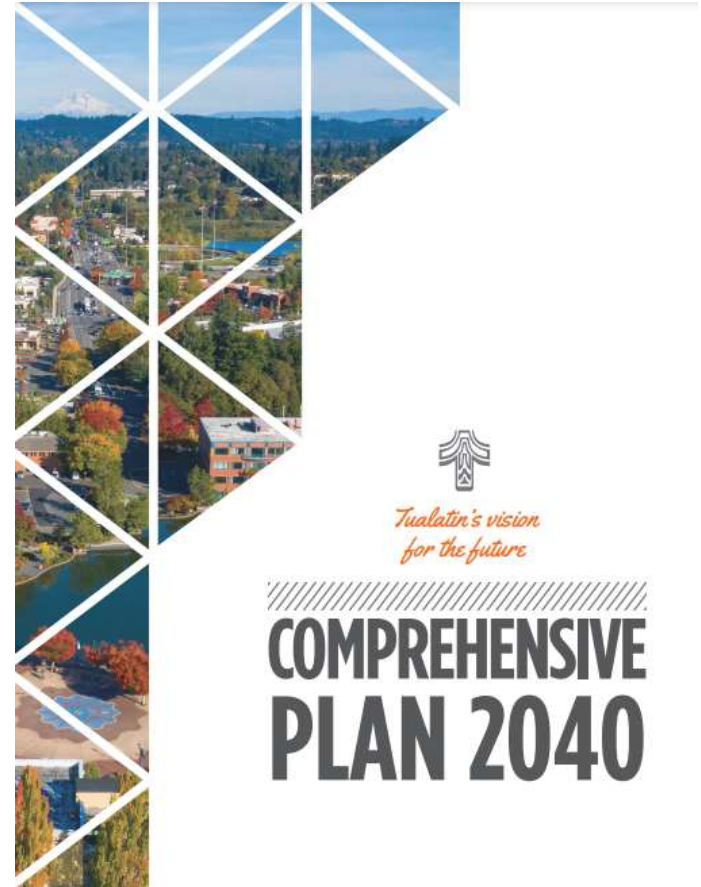
What is a Comprehensive Plan

- A <u>Comprehensive Plan</u>:
  - Expresses the Council's interpretation of the "public interest"
  - It establishes the *goals and policies* for land development
  - It is a <u>high-level policy document</u> and is carried out by the development code

Goals & Policies

GOAL 3.2 HOUSING FOR ALL.
Encourage development and preservation of housing that is affordable for all households in Tualatin.

POLICY 3.2.1 HOUSING TYPE DIVERSITY. Support development of townhomes, duplexes, triplexes, quadplexes, cottages, courtyard housing, accessory dwelling units, single story units, senior housing, and extended family and multi-generational housing in all residential zoning districts.

- The <u>Development Code</u>:

  - Implements the <u>Comprehensive Plan</u> – "how" goals and policies happen

  - It applies to *development* – making changes to land

  - It includes zoning – where land uses are allowed – as well as development standards – (setbacks, height, utilities, and design)

Table 40-2
Housing Types in the RL Zone

HOUSING TYPE	STATUS
Single-Family Dwelling	P/C
Accessory Dwelling Unit	P
Duplex	P
Townhouse	P
Triplex	P
Quadplex	P

Next Time...

- A deeper dive into the Tualatin Comprehensive Plan and Development Code:

  - How does the Comprehensive Plan work?

  - How does the Development Code work?

  - How is our planning system similar to other nearby cities?

  - How is our planning system differ from other nearby cities?

Questions?

Planning 101