



*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, Planning Manager  
Tabitha Boschetti, AIPC, Assistant Planner

**DATE:** October 26, 2020

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### **SUBJECT:**

An update on Tualatin 2040 Implementation being done by the Tualatin Planning Commission, including creation of a Housing chapter in the Comprehensive Plan and adopting the 2019 Housing Needs Analysis.

### **RECOMMENDATION:**

Informational presentation and discussion only.

### **EXECUTIVE SUMMARY:**

- In 2019, the City of Tualatin completed Tualatin 2040 which consisted of a Housing Needs Analysis, Economic Opportunities Analysis, and Policy Prioritization document and was collectively endorsed by the City Council through a resolution.
- In early 2020, based on Council direction, staff began work with the Tualatin Planning Commission to implement the Tualatin 2040 work by updating the Comprehensive Plan to include a Housing Element (or chapter), which the current Plan lacks. The Housing chapter would be based on the 2019 Housing Needs Analysis, which would also be formally adopted and incorporated into the Plan. The Plan's updated goals and policies would help support a wider range of housing types and prices in Tualatin through future updates to the Development Code.
- Other updates to the Plan include application of the City's existing branding guidelines, and reorganization and updating chapters in a policy neutral manner so as to facilitate the Plan being separated from the Development Code consistent with Council direction and best practices.
- Tualatin 2040 Implementation includes two additional components: creation of a Housing Production Strategy, and updating the Development Code to accommodate "middle" housing types (duplex, triplex, quadplex, and cottage cluster) as required by Housing Bills 2003 and 2001. An update on this work will be provided to Council at a later date.
- On November 19, 2020, the Planning Commission will review final draft amendments, including any feedback from the Council, and make a recommendation to the Council.
- On December 7, 2020, the Council will be provided with the Planning Commission's recommendation on final proposed amendments to the Comprehensive Plan (PTA 20-0004) in a public hearing and an opportunity to adopt them at that time.

### **FINANCIAL IMPLICATIONS:**

None at this time.

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**ATTACHMENTS:**

A: Presentation

B: Draft Housing Chapter

C: Application of City branding guidelines example

D: Draft updated Plan Chapters overview