



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Tabitha Boschetti, AICP, Assistant Planner
Steve Koper, AICP, Planning Manager

DATE: August 10, 2020

SUBJECT:

Consideration of Plan Text Amendment 20-0003 which would modify the Medium Low-Density Residential (RML) zone to allow detached single-family residential dwellings as an outright permitted use

RECOMMENDATION:

The Planning Commission (4-3 vote) has recommended that the City Council deny the proposed amendments (File No. PTA 20-0003). Planning Commission comments can be found in Exhibit 7.

EXECUTIVE SUMMARY:

Proposal

The properties where the proposed amended RML language would be applicable, if approved by City Council, include Tax Map 2S135D, Lots 100, 400, 401, 500, 501, 800, and 900 as highlighted in Figure 1 below. This area is generally bounded by SW Norwood Road to the north, SW Greenhill Lane to the south, SW Boones Ferry Road to the far west, and Interstate 5 to the east.

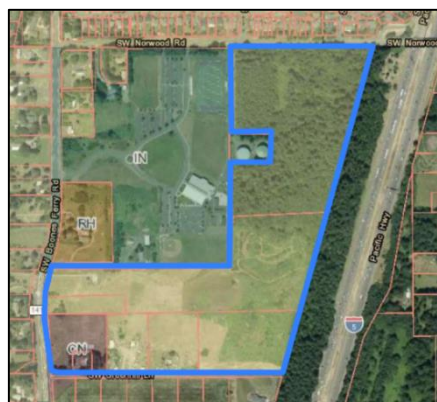


Figure 1 Map of Subject Area

This area consists of approximately 62 acres of land (roughly 58 acres of which is zoned RML, and roughly 4 acres of which is zoned Neighborhood Commercial – CN).

The existing RML zone allows development of attached and multi-family homes at 10 units per net acre, and also allows development of subdivisions for detached single-family dwellings subject to approval of a Conditional Use Permit for a “Small Lot Subdivision.” The proposed amendment is

intended to allow the development of detached single-family dwellings as an outright Permitted use (subject to the clear and objective design standards in TDC Section 33.020), with smaller lot sizes and greater lot coverage, though still at a maximum density of 10 units per acre.

Existing Code	Proposed changes in <u>underline</u>
<p>Permitted: Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home</p> <p>Conditional Use Permit required for:</p> <p>Small-Lot Subdivision for single-family dwellings.</p>	<p>Permitted: <u>Single-Family Dwellings for Development sites in Basalt Creek area over 15 acres</u>, Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home</p> <p>Conditional Use Permit required for:</p> <p>Small-Lot Subdivision for single-family dwellings.</p>
<p>Small Lot Size: Minimum 4,500 square feet</p>	<p>Basalt Creek RML Lot Size: <u>Minimum average of 3,000 square feet</u></p>
<p>Small Lot Frontage: 50 feet; 30 feet on cul-de-sacs and where not fronting a public street</p>	<p>Basalt Creek RML Frontage: <u>Minimum average of 26 feet</u></p>
<p>Small Lot Setbacks: To building: 12 feet</p> <p>To rear: 15 feet</p>	<p>Basalt Creek Setbacks: To building: <u>10 feet</u></p> <p>To rear: <u>10 feet</u></p>
<p>Small Lot Coverage: 45%</p>	<p>Basalt Creek RML Coverage: <u>55%</u></p>
<p>Small Lot Size: Minimum 4,500 square feet</p>	<p>Basalt Creek RML Lot Size: <u>Minimum average of 3,000 square feet</u></p>

The proposed amendments would also amend Comprehensive Plan Chapter 5, Section 5.040(2) to allow single family dwellings – not in conjunction with a Small Lot Subdivision - for projects over 15 acres in size within the Basalt Creek Planning Area.

If approved, the Plan Text Amendment would amend Comprehensive Plan Chapter 5 and Tualatin Development Code Chapter 41. Approval criteria for a Plan Text Amendment, are found in TDC 33.070(5).

Compliance with Applicable Criteria

The Findings and Analysis (Attachment B) discuss the proposal in relationship to the criteria of: the Oregon Statewide Planning Goals; Oregon Administrative Rules; Metro Code; the Tualatin Comprehensive Plan; and the Tualatin Development Code. Several of the objectives and criteria

are found not to be met and would require the development of additional findings to support a Council decision to approve the proposed amendments.

Public Notice

- Notice of the proposed amendments was provided to the Oregon Department of Land Conservation and Development (DLCD). Notification of the upcoming City Council hearing was made consistent with Tualatin Development Code Section 32.240.

OUTCOMES OF DECISION:

The Council may:

- Accept the Planning Commission's recommendation and deny PTA 20-0003;
 - In this event, the Development Code and Comprehensive Plan would remain unchanged.

ALTERNATIVES TO RECOMMENDATION:

The Council may:

- Approve PTA 20-0003 as written or with amendments;
 - In this event, the Council may direct staff to return with an Ordinance to implement the proposed changes to the Development Code and Comprehensive Plan.
- Continue the public hearing to later hearing date.

FINANCIAL IMPLICATIONS:

None identified at this time.

ATTACHMENTS:

- Attachment A – Presentation
- Attachment B – Analysis and Findings
 - Exhibit 1: Applicant Narrative
 - Exhibit 2: Proposed Code Language
 - Exhibit 3: Other Application Materials
 - Exhibit 4: Supplemental Text Changes
 - Exhibit 5: 2019 Housing Needs Analysis
 - Exhibit 6: Agency Comment
 - Exhibit 7: Tualatin Planning Commission Comments Following 7-16-20 Meeting
 - Exhibit 8: Tualatin Housing Strategy (2019)

Additional attachments following first publication:

- Exhibit 9: Applicant Memo (Revision) 8-4-20
- Exhibit 10: Public Comments