



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager
DATE: February 13, 2009
SUBJECT: Work Session for February 23, 2009

Work Session will begin at 5:00 p.m.
There WILL be an executive session: ORS 192.660(2)(d)
Mayor Ogden will be absent
Food will be available from Baja Fresh

The following items are up for consideration at work session:

5:00 p.m. (30 min) – Utility Undergrounding Policy Discussion. At your April 28, 2008 work session you discussed the pros and cons of requiring development to underground utilities. Again on November 24, 2008 you discussed this issue and asked staff to return with legally viable options available to the City. Staff will present information about the remaining non-undergrounded utilities in Tualatin and options for getting them underground.

Action requested: Direction to staff regarding next steps.

5:30 p.m. (25 min) – Code Changes Identified After LUBA Decision on Single-Family Residential Issue. Tualatin's most recent experience at LUBA ended in a favorable decision for the city; however, several code sections were identified during that process that could be modified to be more clear or more accurately reflect current law including modifying the definition of "family" to comply with Supreme Court decisions and modifying the parking language to require 2 spaces as well as clarifying that a garage does not count as parking. Staff will present those identified changes for Council's discussion.

Action requested: Direction to staff regarding code changes.

5:55 p.m. (25 min) – Signs in Office Commercial (CO) Districts. Staff has been approached by a development in one of Tualatin's office commercial districts asking for the Council to consider modifying the sign requirements in Office Commercial to allow

them to have a directory sign in order to help locate their tenants. This would modify sign standards in CO to match CC and CG districts. Staff will present information about the specific request and the code option for accommodating it at tonight's work session.

Action requested: Direction to staff regarding a change to the code.

6:20 p.m. (10 min) – I-5 to 99W Connector Project Discussion. There have been several more meetings regarding this project in the past two weeks and the Policy Steering Committee is scheduled to meet on February 26th and vote on Alternative 7. Staff would like to check in with Council one more time to determine if there are any additional issues or direction prior to the February 26th meeting.

Action requested: Direction to staff and representatives to the Connector project.

6:30 p.m. (20 min) – Council Communications & Roundtable. This time is the Council's opportunity to brief the rest of the Council on committee meetings, follow-up on items, and any other general Council information that needs to be discussed.

Action requested: This is an open Council discussion.

6:50 p.m. (5 min) – Council / Commission Meeting Agenda Review.

Action requested: Council review the agenda for the February 23rd City Council and Development Commission meetings and discuss items of interest or Council activities from the past two weeks.

Upcoming Council Meetings & Work Sessions: Attached is a three-month look ahead for upcoming Council meetings and work sessions. If you have any questions, please let me know.

Dates to Note: Attached is the updated community calendar for the next three months.

As always, if you need anything from your staff, please feel free to let me know.

Attachments:

- A. Utility Underground Master Plan Memorandum
- B. Upcoming meeting and work session items (March - May)
- C. Tualatin Calendar of Events (March - May)



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Michael A. McKillip, City Engineer *meck*
Kaaren Hofmann, Civil Engineer *KLH/bk*

DATE: February 23, 2009

SUBJECT: UTILITY UNDERGROUND MASTER PLAN

A draft of the Utility Underground Master Plan was presented to the Tualatin City Council on April 28, 2008. After discussion, Council directed staff to explore legally viable options for undergrounding of utilities.

Tualatin has 153,120 linear feet, or over 29 miles, of overhead utility lines. Using an estimated cost of \$425.12 per linear foot in 2009 dollars as computed in the Underground Utility Master Plan, Table 1 outlines the estimated cost to underground all overhead utility lines and examples of more visible reaches of overhead utility lines.

Table 1. Estimated costs to underground reaches of overhead utility lines.

Reach	Length (ft)	Estimated Cost
Boones Ferry Road	19,260	\$8,187,811
Grahams Ferry Road	3,685	\$1,566,567
Herman Road	16,886	\$7,178,576
Sagert Street	9,681	\$4,115,587
Tualatin Road	6,754	\$2,871,260
Tualatin-Sherwood Road	11,811	\$5,021,092
All Overhead Utility Lines	153,120	\$65,094,374

Options for Consideration are as follows:

1. An Underground Utility Ordinance Similar to the City of Tigard

The following is a summary of the City of Tigard Municipal Code (Sec. 18.810.120). It requires that all utility lines, excluding electric lines operating at 50,000 volts, or above be placed underground. The exceptions to this are properties within the CBD zoning district. There is a fee in lieu of the undergrounding requirement if any one of the following requirements is met. If the development is proposed to take place on a street where existing utilities are not underground and the approval authority determines that the cost and technical difficulty of undergrounding the utilities outweighs the benefit of undergrounding in conjunction with the development.

The City Engineer shall establish utility service areas in the City. All development occurring in a utility service area shall pay a fee in-lieu of undergrounding for utilities if the development does not provide underground utilities. The in-lieu of undergrounding fee is determined by the City Engineer based on the estimated cost to underground utilities within each service area. This total cost is then allocated to each property on a front-foot basis. The funds collected will be used by the City Engineer to fund utility undergrounding projects in the City, subjected to review and approval from City Council. Since February of 2000, the City of Tigard has collected \$658,331.11 in in-lieu of fees. The in-lieu of fee is set at \$70 per linear foot of property frontage. The average annual collection by Tigard equates to \$82,291.39.

In May 2007, the Oregon Legislature put into effect a law that made construction excise taxes illegal in the state. A construction excise tax is a required payment made by the developer or owner of a property to the municipal entity of which the funds are not utilized by the municipality to improve services at the developing property. These funds usually are entered into a municipal-wide account and can be applied to projects throughout the municipality. The Tigard underground utility ordinance fits the definition of a construction excise tax and is illegal to implement. A new ordinance by the City will be illegal. The Tigard ordinance was grandfathered in.

2. Utility Fee

The City may implement a fee to fund utility undergrounding projects that is charged to all utility customers. This fee would generate \$84,000 from the City's 7,000 subscribers over the course of one year with a fee of \$1.00 per month. Unfortunately, the fee would only be enough to underground 198 linear feet of utility lines per year at the current estimated cost to underground. At this rate, 773 years would be needed to underground the City's entire inventory of overhead utility lines.

3. Undergrounding Subsidy

The City may choose to encourage property owners to underground the overhead lines along their frontages by helping with the cost of undergrounding. This may include the City paying up to 50% of the costs of undergrounding the overhead lines on the frontages of property owners. This may involve prevailing wage issues for the development project.

4. City of Tigard Style Ordinance Non-Excise Tax

The City may adopt a version of Tigard's ordinance and require that all funds received would go towards undergrounding utility lines only in the frontages of the payee. The City should also update the fee so that it reflects the true cost of undergrounding utilities. The fees collected under this option would be held until a larger project is done. Several individual parcels would end up contributing to the total cost of the project. This is similar to what has been done in the past on a limited basis for half-street improvements.

Policy Discussion for Council

The adoption of a utility undergrounding ordinance would require additional direction from City Council. The following are a sample of issues staff has compiled for Council to discuss:

- Overhead utility lines usually run along one side of the street. Should the City require the costs of undergrounding the line be divided between property owners on both sides of the street?
- If the overhead utility lines appear along both sides of a street, will each property owner pay the entire cost of undergrounding the utility lines directly in front of their property?
- Who is responsible for the cost of undergrounding overhead lines at reversed frontages?
- What is the minimum and maximum lengths of utility lines a property owner must underground? Will the City prefer to collect monies and wait until a suitable length of street frontage is funded before authorizing undergrounding? This will prevent additional utility poles from being installed in the street at the ends of the undergrounding project.

Conclusion and Recommendation

Conversion of over 29 miles of overhead utility lines in the City of Tualatin to underground lines would require \$65 million based on 2009 estimates. The staff recommendation is to continue operating the existing overhead utility lines until underground conversions can be done in conjunction with future public works improvement projects. This will guarantee the success and reduce the cost of the underground utility conversion.

The City should also work on ensuring that future urban growth expansion areas (Tualatin-Wilsonville, SW Concept Plan, and Stafford Triangle) will include undergrounding of existing overhead lines. Development requirements will require underground utilities. The use of local improvement districts, fees, or underground utility service development charges may also be used to pay for conversion of existing overhead lines to underground utilities in these areas.



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Doug Rux, Community Development Director
William Harper, Associate Planner

DATE: February 23, 2009

SUBJECT: MONUMENT SIGNS IN THE OFFICE COMMERCIAL (CO)
PLANNING DISTRICT; AMENDING, PROVISIONS AND TDC
31.060 & 38.190 (PTA0807)

BACKGROUND:

This sign code amendment was initiated by the Community Development Department at the request of Lana Baldock and Dan Swift of Cushman Wakefield representing the South Center Tualatin business complex (PP Slide #7-8). South Center is a 32 acre complex of 11 office buildings (Buildings A-C; E-M) and the TriMet Mohawk Park-N-Ride facility located on six parcels in the CO (Office Commercial) Planning District. Ms. Baldock and Mr. Swift sought a large directory sign at an entrance to the site with a map of the South Center complex and a list of business tenants and locations (PP Slide #9). The proposed sign exceeded the maximum 32 sq. ft. sign area allowed in the Sign Code for freestanding monument signs on parcels in the CO Planning District. (PP Slide #5) The proposed sign also would not meet the height, area and location standards for a "directory sign" allowed in TDC 38.190(2) & 38.110(9).

As commercial real estate brokers, Ms. Baldock and Mr. Swift believed that the size of signs allowed for South Center under the existing CO sign standards were not adequate to display the complex's map and directory listing and did not meet the expectations of prospective center tenants. (PP Slide #10) Following discussions with staff, Ms. Baldock and Mr. Swift asked for a change to the sign code that would allow a sign like the sign proposed for South Center. The Administration and Community Development Departments agreed to prepare an application for an amendment to the sign code that would respond to the South Center request and from the public interest perspective: 1) have provisions consistent with sign standards in other commercial districts; 2) be focused on larger office park developments; and 3) require location away from bordering residential areas and Major Collector & Arterial streets.

The proposed amendment PTA0807 revises the CO Planning District freestanding monument sign standards in TDC 38.190(1) to add provisions for larger monument-style signs in a Major Commercial Center (MCC) in the CO Planning District. Currently, Central and General Commercial developments [as well as Light Manufacturing (ML) Planning District properties in Central Urban Renewal Blocks 28 & 29] that are larger than 3 acres in size and have multiple buildings of a minimum size meet the definition of a MCC and are eligible for larger freestanding signage and smaller monument signs for individual parcels within the MCC. Examples of MCC developments are Nyberg Woods, Fred Meyer, BigK Mart, Martinazzi Square and Hedges Green Retail Center.

The proposed amendment will:

- Add the CO Planning District to the list of commercial districts eligible in the definition of a Major Commercial Center in TDC 31.060 Definitions the CO Planning District developments that would be eligible for a MCC designation are South Center, South Place Office Building (SW 72nd Avenue) and the Express Personnel Office Building (SW Washo Ct/SW 72nd Avenue)(PP Slide #8);
- Allow up to two freestanding monument directory signs with 100 sq. ft. sign face area in a MCC development with restrictions on location near a residential district, Major Collector and Arterial street;
- Allow individual buildings in a CO MCC development a smaller (6 ft. height/32 sq. ft. area) monument sign.

TUALATIN PLANNING ADVISORY COMMITTEE

The Tualatin Planning Advisory Committee (TPAC) voted 5-2 on February 12, 2009, recommending that the City Council approve PTA0808. The two TPAC members voting NO (P. Sivley; N. Herriges) explained their reasons as follows: 1. P. Sivley questioned the need for a 2nd Monument Directory sign and was concerned where a 2nd sign would go in a campus development such as South Center; 2. P. Sivley and N. Herriges viewed a 100 s.f. sign as 3x what is currently allowed and too much signage. 3. Herriges questioned the effectiveness of a map & directory sign unless a visitor is able to pull off the street to view it.

POLICY CONSIDERATIONS:

The policy considerations related to PTA0807 are:

1. Should the Sign Code standards for the CO Planning District be revised to allow a larger office park complex to have larger monument-style directory signs?
2. Are the proposed MCC Monument Directory sign standards appropriate for office commercial development?

Attachments: A. Power Point Presentation
B. Draft PTA-08-07 Ordinance



CO Planning District Monument Directory Signs

Tualatin City Council
Work Session Discussion

February 23, 2009



1



Purpose & Objectives

- # Review proposal to revise sign code to allow larger monument style Directory Signs in the Office Commercial (CO) Planning District .
 - # Request by South Center Office Park
 - # Current Sign Code for CO Office Parks
 - # Major Commercial Center (MCC) Signs
 - # Proposed Revisions to CO standards

2



Policy Considerations

The policy considerations related to PTA-08-08 are:

1. Should the Sign Code standards for the CO Planning District be revised to allow a larger office park complex to have larger monument-style directory signs?
2. Are the proposed MCC Monument Directory sign standards appropriate for office commercial development?

3



City Council & Strategic Action Plan Goals

- # Council Goal #1 - Enhance sense of place and City beautification.

4

Current Sign Code

CO Monument Signs.



Maximum 10 ft. high/ 32 s.f. sign face area)
 1 per frontage/ Maximum of 2 per parcel
 Indirect or internal illumination

5

Major Commercial Center Signs

Major Commercial Center (MCC) developments are 3 acre or larger commercial developments in Central (CC) and General Commercial (CG) Planning Districts (eg. Nyberg Woods, Big KMart, Martinazzi Square, Fred Meyer, Hedges Green Retail Center, Meridian Shopping Center, South Lake Center)

MCC Sign provisions allow one (1) 20 ft. high/100 sq. ft. freestanding pole sign or two (2) 10ft. high/55 sq. ft. area monument-style signs.

6

South Center Office Park



7

CO Office Commercial Locations



8

South Center Office Park- Proposed Sign

8 ft. tall/ 80-100 sq. ft. Signs on existing retaining wall at South Center SW Warm Springs access driveway .

9

Office Park-Example Signs

10

Discussion

11

Section 31.060 Definitions.

As used in this Code, the masculine includes the feminine and the neuter, and the singular includes the plural. The following words and phrases, unless the context otherwise requires, shall mean:

Major Commercial Center (for signs). A development in the Central Commercial or General Commercial Planning Districts, ***or in the Office Commercial and Mid-rise Office Commercial***, or in the Light Manufacturing Planning District and in the Central Urban Renewal District where additional General Commercial uses are permitted in accordance with the Tualatin Development Code (TDC 60.030), and which is on one tax lot of at least 3.0 acres and has either (1) at least one building of no less than 30,000 square feet of gross floor area, or has (2) at least two buildings with one having no less than 12,000 square feet of gross floor area.

End of Change to Definitions

Section 38.110 Sign Types

(1) Freestanding Monument Sign Provisions.

(a) Monument signs shall be erected on grade or set into a hillside. If the monument sign is supported by a pole, the sign shall extend down to within four inches of grade to cover the pole so that no more than four inches of the pole is visible.

(b) The sign faces of a monument sign shall be parallel or in a "V" shape provided the inside angle of the "V" shall not be more than 90 degrees.

(2) Freestanding Pole Sign Provisions.

(a-iv) NO CHANGE

Section 38.190 Signs Permitted in the Office Commercial (CO) and Mid-Rise Office Commercial (CO/MR) Planning Districts.

(1) No sign shall be permitted in the CO and CO/MR Planning Districts for permitted and conditional uses except the following:

(a) Monument signs are permitted. ***If a Major Commercial Center Directory Sign is not*** used the following standards apply.

(i) Number: One per frontage on a public street right-of-way with a maximum of two, except in the CO/MR District where the maximum of two does not apply, and no more than one on each frontage.

(ii) Number of Sides: No more than two.

(iii) Height Above Grade: No higher than 10 feet.

(iv) Area: No more than 32 square feet.

(v) Illumination: Indirect or internal.

(vi) Location: No greater than 30 feet from the frontage property line along the public right-of-way.

(b) If a Major Commercial Center Directory Sign is used, the following standards shall apply:

(i) The Directory Signs shall be freestanding monument signs.

(ii) The Directory Signs are allowed in a Major Commercial Center in CO, CO/MR, Planning Districts.

(iii) A Major Commercial Center may choose to erect up to two Major Commercial Center Directory Signs for the center.

(iv) Location on Site: A Major Commercial Center Directory sign shall be located no greater than 50 feet from the frontage property line along the public right-of-way and shall not be located within 50 ft. of a Major Collector or Arterial Street right-of-way.

(v) Location as Part of a Fence: Not permitted.

PTA0807—Draft CO MCC Monument Sign Amendments
2/11/09

(vi) Number of Sides: No more than two.

(vii) Height of Sign: No higher than eight feet.

(viii) Sign Face Area: a Major Commercial Center Directory sign may be up to 100 square feet.

(ix) Illumination: Indirect or internal.

(x) Height of Copy: No higher than two inches, except that 20 per cent of the sign face area may have copy up to 10 inches. Map size is not restricted by this subsection.

(c) In addition to Directory Signs allowed in TDC 38.190(1)(b) above, additional monument signs are permitted for separate buildings in Major Commercial Centers of greater than 3.0 acres. If monuments signs are used, the following standards apply:

(i) Location on Site: At least 150 feet shall separate additional monument signs from each other. At least 100 feet shall separate additional monument signs from the Directory Monument signs permitted in TDC 38.190(1)(b) above.

(ii) Number: One per individual building in the Major Commercial Center.

(iii) Number of Sides: No more than two.

(iv) Height Above Grade: No higher than six feet.

(v) Area: No more than 32 square feet.

(vi) Illumination: Indirect or internal.

(2) See TDC 38.110(5-15) for additional signage and if used, the standards of TDC

38.110(5-15) apply. [Ord. 590-83 §1, passed April 11, 1983; Ord. 960-96 §5, passed May 28, 1996; Ord. 1002-98 §3, passed April 27, 1998; Ord. 1013-99 §§3 and 4, passed Jan. 11, 1999.]



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Doug Rux, Community Development Director *DR*
William Harper, Associate Planner *WH*

DATE: February 23, 2009

SUBJECT: DEFINITIONS AND PARKING STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT; AMENDING DEFINITIONS AND PARKING STANDARDS; AND AMENDING TDC 1.020; 31.060 & 73.370 (PTA0808)

BACKGROUND:

The amendment was initiated by the Community Development Department in response to issues and questions raised by the City Council about standards for single-family residential development. In 2008, the City Council addressed two matters associated with issues related to housing policy and the City's standards for single-family residential uses and development. One matter was the proposal to establish an "Oxford House" recovery home in an existing single-family house in Tualatin that resulted in questions and issues concerning local standards for residential uses and state and federal rules associated with housing. The second matter was the review and adoption of the Rental Housing Ordinance that applied to single-family and multi-family residences.

During the discussions of both these matters, there were questions by individuals, neighbors, property owners and the Council members regarding the definition of a "family" when used with the number of un-related occupants in a dwelling, issues associated with conversion of residential garage space to living space, minimum on-site parking requirements and other local standards for single-family residences.

Definition of "family". The Federal Fair Housing Act (FHAct) and Oregon rules for fair housing and the siting of residential homes & facilities in residential areas are the legal framework for local standards for residential uses and zoning. Based on the Federal law and court decisions, a local ordinance is not in compliance if it sets out rules such as establishing a maximum number of un-related persons in a single residence that is a

different standard from standards for other groups (such as "...persons related by blood, marriage, adoption or legal guardianship.") in the same zoning classification. The current TDC provisions for single family residential uses exhibit this problem due to the definition of "family" and the common usage of terms such as "single-family dwelling unit" and "single-family residence" in the TDC when applying regulations. These definitions create an unenforceable standard or can result in a legal challenge when zoning is applied to residential homes and unrelated residents of single-family homes.

The proposed amendment would remove the current definition of "family" in TDC 1.020 and 31.060 and replace the definition in 31.060 with the following language:

"Family - A person living alone or two or more related or unrelated persons living together in a single dwelling unit."

In respect to the FHAct and Oregon Law, the proposed definition is not exclusive or limiting of unrelated residents and will not result in unequal housing opportunities when zoning is considered.

Parking for single-family residences. The current language of the minimum off-street parking requirements for a "one family dwelling" in TDC 73.370(2)(a)(i) says "1.00 space per dwelling unit, in addition to garage." The City's interpretation that the parking standard and other TDC standards did not require a one family dwelling to have a "garage" and a conversion of a residential garage to living space was not a violation of the TDC was upheld in an appeal of permits issued for the Oxford House residence. The proposed amendment would remove the language "...in addition to garage." in the parking standards and clarify that a garage is not required for residential uses

Also, the adequacy of a minimum requirement of one (1) off-street parking space was questioned during both the Oxford House and Rental Housing Ordinance discussions. In a suburban residential community such as Tualatin where households predominantly have two or more cars, where garages are commonly used for living space or storage rather than parking for a car, where more than one off-street space is necessary to avoid residents parking in the public street or on front lawns. The proposed amendment would increase the minimum parking for single family detached residences from one off-street parking space to two and clarify that an expansion of an existing single family residential use (such as an addition or a space conversion) does not subject the residence to meeting the increased parking stall standard. It also would clarify that a residential garage does not count as a required parking space unless approved in the Architectural Review process where the adequacy of the parking can be evaluated.

TUALATIN PLANNING ADVISORY COMMITTEE

The Tualatin Planning Advisory Committee (TPAC) voted 4-2 (and one abstention) on February 12, 2009, recommending that the City Council approve PTA0808. The abstention by TPAC member G. Olson was not explained. The two TPAC members voting NO (D. Adent; N. Herriges) explained their reasons as follows: 1. D. Adent expressed concern that the proposed definition of the word "family" was not correct and could mean any group of people in a dwelling unit. He suggested replacing use of the

word "family" (in terms such as single-family residence) with another term such as "household" when applying zoning regulations; 2. N. Herriges believed that one off-street parking space is sufficient and requiring two spaces may discourage more dense or compact residential development.

POLICY CONSIDERATIONS:

The policy considerations related to PTA0808 are:

1. Is a revised definition of "family" for application in residential land use matters appropriate for the City and compliant with Federal & State law?
2. Is the proposed amendment that clarifies that a residential garage is not a requirement for single-family residential development and does not count toward required parking (unless approved in Architectural Review) an appropriate standard and consistent with the Community's understanding and practice?
3. Is the proposed amendment that increases the minimum parking for a single-family residential dwelling from one space to two an appropriate standard and consistent with the Community's understanding and practice?

Attachments: A. Current TDC Definitions and Residential Parking Standards
B. PTA0808 Draft Ordinance

The Tualatin Development Code (TDC) allows single-family dwellings as a permitted use in the RL Planning District [TDC 40.020(1)]. Single-family dwelling is defined in the TDC as:

Single-Family Dwelling. A single dwelling unit detached or separate from other dwelling units. A dwelling unit not having common walls with another dwelling unit. [TDC 31.060]

Family is defined in the TDC as:

Family. An individual, or two or more persons related by blood, marriage, adoption or legal guardianship, living together in a dwelling unit in which meals or lodging may also be provided for not more than four additional persons, excluding servants, who need not be related by blood, marriage, adoption, or legal guardianship. Residents and staff of a residential home as defined in ORS 197.660(2) shall be considered a family for purposes of this ordinance. [TDC 1.020 & 31.060]

Section 73.370(2)(a) (Off-Street Parking)

USE	MINIMUM MOTOR VEHICLE PARKING REQUIREMENT	MAXIMUM MOTOR VEHICLE PARKING REQUIREMENT	BICYCLE PARKING REQUIREMENT	PERCENT-AGE OF BICYCLE PARKING REQUIREMENT TO BE COVERED
Residential Uses:				
(i) One-family dwelling, Residential home, Residential facilities located in low density (RL) planning districts. Townhouse	1.00 spaces per unit, in addition to garage	None	None required	N/A

DRAFT ORDINANCE PTA-08-08

Section 1.020 Definitions.

~~Family. An individual, or two or more persons related by blood, marriage, adoption, or legal guardianship, living together in a dwelling unit in which meals or lodging may also be provided for not more than four additional persons, excluding servants, who need not be related by blood, marriage, adoption, or legal guardianship. Residents and staff of a residential home as defined in ORS 197.660(2) shall be considered a family for purposes of this ordinance.~~

Section 31.060 Definitions.

As used in this Code, the masculine includes the feminine and the neuter, and the singular includes the plural. The following words and phrases, unless the context otherwise requires, shall mean:

Dwelling Unit. A habitable structure containing one or more rooms designed for occupancy by one individual or family and not having more than one cooking facility.

~~Family. An individual, or two or more persons related by blood, marriage, adoption or legal guardianship, living together in a dwelling unit in which meals or lodging may also be provided for not more than four additional persons, excluding servants, who need not be related by blood, marriage, adoption, or legal guardianship. Residents and staff of a residential home as defined in ORS 197.660(2) shall be considered a family for purposes of this ordinance.~~

Family A person living alone or two or more related or unrelated persons living together in a single dwelling unit.

Single-Family Dwelling. A single dwelling unit detached or separate from other

dwelling units. A dwelling unit not having common walls with another dwelling unit.

End of Change to Definitions

Section 73.370 Off-Street Parking and Loading.

(1) General Provisions.

(a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.

(b) At the time of enlargement of an existing ***multi-family residential, commercial, institutional or industrial*** structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.

(c-x) **No Change**

(2) Off-Street Parking Provisions.

(a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except for minimum parking requirements for the uses in TDC 73.370(2)(a) (Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii,

PTA0808 – RESIDENTIAL DEFINITIONS & SINGLE-FAMILY PARKING STANDARDS
2-3-09

xiv) within the Core Area Parking District (CAPD). Minimum standards for off-street motor vehicle parking for the uses in 73.370(2) (a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3. The following are exempt from calculation of maximum parking requirements: parking structures; fleet parking; parking for vehicles for sale, lease or rent; car/vanpool parking; dedicated valet parking; and user-paid parking.

Section 73.370(2)(a)

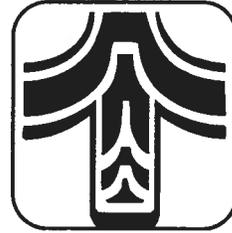
USE	MINIMUM MOTOR VEHICLE PARKING REQUIREMENT	MAXIMUM MOTOR VEHICLE PARKING REQUIREMENT	BICYCLE PARKING REQUIREMENT	PERCENT-AGE OF BICYCLE PARKING REQUIREMENT TO BE COVERED
Residential Uses:				
(i) One-family <i>Detached single-family</i> dwelling, Residential home, Residential facilities (located in low density (RL) planning districts Townhouse	1.00 <i>2.00 vehicle parking</i> spaces per <i>dwelling unit, Residential Home or Residential Facility in addition to garage (stalls or spaces within a residential garage not included, except as approved in Architectural Review).</i>	None	None required	N/A

Language to be removed is [in brackets with ~~strikeouts~~] and language to be added is ***bolded and italicized***.

TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OR 97062-7092

503 / 692-2000



YOU'RE INVITED

TO A RIBBON CUTTING CEREMONY

TO CELEBRATE THE OPENING OF

SW 124TH AVENUE FROM SW MYSLONY STREET

TO SW TUALATIN-SHERWOOD ROAD

Friday, March 6, 2009

10:00 a.m.

Location: SW 124th Avenue at SW Tualatin-Sherwood Road

Refreshments will be served following the ceremony. Please RSVP to Carol Rutherford 503.691.3019 or crutherford@ci.tualatin.or.us

MEETING DATE: Monday, March 2, 2009
Special Work Session (*food provided*)

start time: 6-9p
Location: Heritage Center

SPECIAL WORK SESSION ITEMS

PowerPoint?

1. Urban Renewal Discussion - 90 min (Doug)
 - a. Overview / Urban Renewal 101/Primer
 - b. Leveton District (history, projects, spent, map, future)
 - c. Central District (purpose of district, extension of max. indebtedness, project costs) **yes**
 2. Five Year Forecast/Revenue Expenditures Discussion
 3. Recreation Programs – Options for Expansion
-

WORK SESSION ITEMS

PowerPoint?

1. Sign Design Standards Follow-up (Comm Dev) _____
2. Library Community Room Policy (Comm Svcs) _____
3. Phase 2 Fence Follow-up (Comm Dev) _____
4. _____

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin YAC Update _____
2. _____
3. _____

CONSENT CALENDAR ITEMS

1. Tualatin Student Visual Chronicle Presentation (Comm. Services) _____
2. _____
3. _____
4. _____

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. PTA- 08-07 CO Monument Signs (*Legislative*) (Comm Dev) _____
2. PTA-08-08 Single Family definitions/standards (*Legislative*) (Comm Dev) _____
3. _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance Core Area Parking District Tax Rate FY 09/10 (Comm Dev) _____
2. City Center Remodel Fund Close-Out (Finance) _____
3. VoIP Phone System – Budget Resolution and Interfund Loan _____
4. _____
5. _____

EXECUTIVE SESSION ITEMS

1. Labor Relations (tentative) _____

WORK SESSION ITEMS

PowerPoint?

- 1. Water quality facilities – monitoring (Eng) yes
- 2. Water conservation (Eng) yes
- 3. Legislative Session Update (Admin)
- 4. Truck Routes (Eng)
- 5. Snow Removal (Ops)

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

- 1. Tree City USA Presentation / Arbor Week Proclamation Read (CSD)
- 2. Library Foundation Update (Marge Congress, Frank Bubenik)
- 3.

CONSENT CALENDAR ITEMS

- 1. URAC Annual Report (TDC) (Comm Dev)
- 2. TPAC Annual Report (Comm Dev)
- 3.
- 4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

- 1. PTA-08-04 Street Tree Regulations (*Legislative*) (Comm Dev)
- 2.
- 3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

- 1. PGE update / presentation (Mark Fryberg) – wireless meter reading, sustainability
- 2. Senior Center Steering Committee request for name change of Senior Center
- 3. Ordinance PTA- 08-07 CO Monument Signs (Legal)
- 4. Ordinance PTA-08-08 Single Family definitions/standards (Legal)
- 5. Ordinance – Mandatory Business Recycling
- 6. Ordinance – truck routes
- 7.

EXECUTIVE SESSION ITEMS

- 1.

WORK SESSION ITEMS

PowerPoint?

1. Historic Regulations Follow-up (Comm Dev)

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Earth Day Proclamation

2. YAC Update

3.

CONSENT CALENDAR ITEMS

1. Resolution - Stafford MOU on Communications (Comm Dev) (?)

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance – PTA-08-04 Street Tree Regulations (Legal)

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. _____

2. _____

3. _____

4. _____

5. _____

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. TT Presentation GHT

2. Historic Week Proclamation

3. _____

CONSENT CALENDAR ITEMS

1. _____

2. _____

3. _____

4. _____

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. _____

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3. _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. _____

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5. _____

EXECUTIVE SESSION ITEMS

1. _____

WORK SESSION ITEMS

PowerPoint?

1.

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

2.

3.

CONSENT CALENDAR ITEMS

1. Fee Schedule Update – Land Use Fees (Comm Dev)

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

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5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1.

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PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

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CONSENT CALENDAR ITEMS

1.

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PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

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3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

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5.

EXECUTIVE SESSION ITEMS

1.

March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2 6p Special Work Session (location: TBD)	3 11:30a Lunch n' Learn (Call Chamber for Location) 6:30p TLAC	4 1:15p Tualatin Historical Soc 6p Potential Joint Meeting w/TTSD 7:00p ARB (if necessary)	5 7:30a Metro JPACT Meeting (Metro) 6p Potential Joint Meeting w/TTSD 6:00pm – Counselor Maddux @ YAC meeting 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	6 7:30a Chamber Networking Hosted by Broadway Rose Theater 6:30p Police Awards Banquet (Senior Center)	7
8	9 5:00p Work Session 7:00p Council/TDC Mtg	10	11 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow Vision Implementation Committee, Police Training Room 7:00p ARB (if necessary)	12 7:00p TPAC	13	14 11:00a Latino Community Services Fair at Library (Feria de Recursos Comunitarios)
15	16	17	18	19 12p Friends of Library	20	21
22	23 5:00p Work Session 7:00p Council/TDC Mtg	24	25 5:00p Metro Policy Advisory Committee 7:00p ARB (if necessary)	26 11:30a Chamber Luncheon @ Country Club	27	28
29	30	31				

2009

April

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 1:15p Tualatin Historical Soc	2 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	3	4
5	6	7 6:30p TLAC	7:00p ARB (if necessary) 8 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers	9 7:00p TPAC	10	11 Arbor Day Celebration (TBD)
12	13	14	15	16 12p Friends of Library 7:00p Urban Renewal Advisory Committee, Council Chambers	17	18
19	20	21	5:00p Work Session 7:00p Council/TDC Mtg 22 7:00p ARB (if necessary) 5:00p Metro Policy Advisory Committee	23 11:30a Chamber Luncheon @ Country Club	24	25
26	27	28	7:00p ARB (if necessary) 29 7:00p ARB (if necessary)	30 5:30p – 8:00p Tualatin Tomorrow Community Event @ Meridian Park Hospital Education Center		

2009

May

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 8:45am - 1:00pm YAC Project FRIENDS	2
3	4	5 6:30p TLAC	6	7 12p Friends of Library 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	8	9 8:30a-4:00p Portland Model Power Boat Association at Lake at Tuatlatin Commons
10	11 5:00p Work Session 7:00p Council/TDC Mtg	12	13 5:00p Metro Policy Advisory Committee 6:30p Tuatlatin Tomorrow VIC Steering Committee Meeting, Council Chambers	14 7:00p TPAC	15 Carina out	16
17	18 Chamber Crawdaddy Open Time TBA Carina out	19	20 12:00p Core Area Parking District Board, Council Chambers	21	22	23
24	25 Memorial Day Holiday CITY OFFICES CLOSED	26 5:00p Work Session 7:00p Council/TDC Mtg	27 5:00p Metro Policy Advisory Committee	28 11:30a Chamber Luncheon @ Country Club	29	30 10a-2p Spring Fling @ Tuatlatin Commons
31						

2009