

PLAN AMENDMENTS

Plan Map Amendments provide for the review of proposed amendments to the standards of the Community Plan Map of the Tualatin Community Plan as described in TDC 33.070.

Plan Text Amendments provide for the review of proposed amendments to the standards of the Tualatin Development Code as described in TDC 33.070.

PROCEDURE Amendments to the Zone Standards of the Tualatin Development Code and to the Plan Text or the Plan Map of Tualatin Comprehensive Plan are a Type IV-A quasi-judicial decision made by Tualatin City Council after a public hearing and a recommendation from the Tualatin Planning Commission.

PRIOR TO APPLICATION SUBMITTAL

- Attend a Pre-Application Meeting (TDC 32.110)
- Notice and host a Neighborhood/Developer Meeting (TDC 32.120)

Following submittal of the Plan Map/Text Amendment application, the applicant must post a sign on the subject property (TDC 32.150) to provide notice of the pending land use application. The applicant will be required to provide an affidavit of posting demonstrating the sign was posted prior to the date of the first evidentiary hearing (Type IV-A).

Note: Notice of land use application sign to be posted once the application has been deemed complete.

SUBMITTAL REQUIREMENTS

Please submit all materials electronically through the following link: <https://permits.ci.tualatin.or.us/eTrakit/>
Details regarding submittal requirements are listed in TDC 32.140(1) and 33.070.

GENERAL:

- ☐ Land Use Application
- ☐ Narrative addressing all criteria
- ☐ Title Report
- ☐ Fee

PUBLIC NOTICE:

- ☐ Documentation for Neighborhood Developer Meeting, including notice and mailing list, affidavit of mailing notice, certification of sign posting, participant sign in sheet and meeting notes

ADDITIONAL DOCUMENTS AS APPLICABLE, SUCH AS:

- ☐ Transportation Impact Analysis
- ☐ Transportation Planning Rule (TPR) Analysis
- ☐ School District Approval

APPROVAL CRITERIA

The applicant's plans and narrative must work together to demonstrate that all applicable criteria are met.

Tualatin Development Code:

- Chapter 33.070 Plan Amendments
- Applicable sections of the Tualatin Community Plan (Chapters 1-30)