

ORDINANCE NO. 1427-19

AN ORDINANCE RELATING TO THE PARKS AND RECREATION MASTER PLAN AND SEWER MASTER PLAN; AMENDING TUALATIN DEVELOPMENT CODE CHAPTERS 13, 15, 31, 36, 39, 41, 42, 43, 44, 49, 50, 51, 52, 55, 57, 60, 61, 64, 72, 73C, and 74; AMENDING THE TRANSPORTATION SYSTEM PLAN; DELETING FIGURE 3-4; AMENDING FIGURE 11-4; AND AMENDING MAPS 72-2 AND 74-1; (PTA 19-0003), (PTA 19-0004), AND (PMA 19-0003).

WHEREAS, the Council accepted the Parks and Recreation Master Plan by Resolution No. 5407-18 and the Sewer Master Plan by Resolution No. 5457-19, and directed staff to update the Tualatin Community Plan (Comprehensive Plan) consistent with Master Plans;

WHEREAS, the Council wishes to amend the Tualatin Comprehensive Plan, Development Code, and Transportation System Plan consistent with the Parks and Recreation Master Plan and Sewer Master Plan;

WHEREAS, a public hearing was held before the City Council of the City of Tualatin on November 25, 2019, to consider adopting the proposed amendments;

WHEREAS, the City provided notice of the proposed amendments to the Oregon Department of Land Conservation and Development, as provided in ORS 197.610;

WHEREAS, the City provided notice to government agencies and other interested parties, as required by TDC 32.250, and notice to all affected property owners in compliance with ORS 227.186 (Ballot Measure 56);

WHEREAS, at the public hearing, the Council heard and considered the testimony and evidence presented by City staff, and those appearing at the public hearing, and approved the proposed amendments; and

WHEREAS, the Council finds the proposed amendments to be in the best interest of the residents and inhabitants of the City and the public, that the public interest will be served by adopting the amendments at this time, that the amendments conform to the Tualatin Comprehensive Plan, and the Tualatin Comprehensive Plan, Development Code, and Transportation System Plan should be amended.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. TDC 13.010 (Introduction) is amended to read as follows:

TDC 13.010. - Introduction.

- (1) In 1979, the City of Tualatin adopted the Tualatin Community Plan. R. A. Wright Engineering Company prepared the sanitary sewer service element. In 1982, the Tualatin Community Plan was reviewed due to the annexation of approximately 900

acres west of the city limits. City staff reviewed the sanitary sewer service element. In 1983 the City Council amended the Plan, including the sewer service element. The Plan was changed from covering only the City limits to covering the City limits and the area out to the Urban Growth Boundary (UGB) (an "Active Plan"). Generally, the sewer service changes were minor as they incorporated information based on the new Planning Districts placed on the lands inside the UGB.

- (2) In accordance with the Urban Planning Area Agreement between the City and Washington County and an Intergovernmental Agreement between Clean Water Services (CWS) and the City, the City is responsible for collecting the sewage and CWS is responsible for the major conveyance lines and treatment. CWS's Durham Advanced Waste Water Treatment Plant treats most of the sewage generated in the City limits. Waste generated in the City limits north of the Tualatin River and east of I-5 is treated at the City of Portland's Tryon Creek Waste Water Treatment Plant.
- ~~(3) The purpose of the 1982 review was to determine what existing lines needed reinforcing, what new lines were needed to meet the requirements of an expanding community and to determine what costs and financing methods were needed to implement the proposed improvements.~~
- ~~(4) The study area was the same as the Tualatin Community Plan (the "Active Plan" out to the UGB).~~
- ~~(5) The system adopted in 1983 was intended to serve the area within the UGB at saturation densities. It was anticipated that some areas might experience limited surcharging during periods of peak user and infiltration flow.~~
- (6) (3) In 2002, the City contracted with CH2M Hill to update the City's sewer master plan ("Report, Tualatin Sewer Master Plan," December 2002). The update accurately reflected Tualatin's growth and refined CWS's recently completed county-wide master plan system evaluation ("2000 Sanitary Sewer System Master Plan Update"). The City's "Report, Tualatin Sewer Master Plan," December 2002 (the "Master Plan") was the basis for amending the Tualatin Development Code (TDC), Chapter 13 in 2003. The purposes of the City's "Master Plan" were to:
 - (a) Further develop the planning done by CWS for the Tualatin area as part of its county-wide planning effort in its 2000 update. Refine the evaluation, focus on Tualatin and address the City's specific planning projections.
 - (b) Evaluate and recommend current and future infrastructure needs to allow the sewer system to keep up with growth and provide planning level costs.
 - (c) Control and eliminate sanitary sewer overflows (SSOs), such as basement flooding, to the extent possible.
 - (d) Protect public health.
 - (e) Protect water quality of neighborhood creeks, ponds and the Tualatin River.
 - (f) Address regulatory requirements.
 - (g) Develop a plan that will result in cost-effective sewer service that meets the demands of residential, commercial and industrial customers.
- (7) (4) The 2002 "Master Plan" study area was the same as the Tualatin Community Plan, plus it included the Southwest Tualatin Concept Plan Area.
- (8) (5) Northwest Tualatin Concept Plan 2005 identifies sewer service needs for the study area. This information is new and updates the 2003 Master Plan.
- (9) In 2019, the City approved an updated Sewer Master Plan. The City also adopted the Basalt Creek Concept Plan; the 2019 Sewer Master Plan includes the Basalt Creek Plan Area.

Section 2. TDC 13.015 (Sanitary Sewer System Objectives) is amended to read as follows:

TDC 13.015. - Sanitary Sewer System Objectives.

- (1) Plan and construct a City sewer system that protects the public health, protects the water quality of creeks, ponds, wetlands and the Tualatin River, provides cost-effective sewer service, meets the demands of users, addresses regulatory requirements and supports the land uses designated in the Tualatin Community Plan.
- (2) Provide a City sanitary sewer system in cooperation with Clean Water Services (CWS). The City is responsible for the collection system's smaller lines and the 65th Avenue pump station and CWS is responsible for the larger lines, pump stations and treatment facilities.
- (3) Work with CWS to ensure the provisions of the intergovernmental agreement between the City and CWS are implemented.
- (4) Prohibit the extension of sewer service to areas outside the City limits, unless it is provided to an area inside the city limits of an adjacent city.
- (5) Require developers to aid in improving the sewer system by constructing facilities to serve new development as well as adjacent properties.
- (6) Improve the existing sewer system to provide adequate service during peak demand periods.
- (7) Improve the existing sewer system to control and eliminate sanitary sewer overflows such as basement flooding to the extent possible.
- (8) The "~~Report, Tualatin Sewer Master Plan,~~" December 2002, is adopted by reference as a supporting technical document to the Tualatin Community Plan.
- ~~(9) The Northwest Tualatin Concept Plan 2005 is adopted by reference as a supporting technical document to the Tualatin Community Plan.~~
- ~~(10) The Southwest Tualatin Concept Plan 2010 is adopted by reference as a supporting technical document to the Tualatin Community Plan.~~
- (11) (9) Review and update the "~~Report, Tualatin Sewer Master Plan,~~" December 2002, on a regular basis in coordination with CWS.
- (12) (10) Perform a cost of service rate study and study funding methods to ensure sufficient City funds exist to construct planned improvements.
- (13) (11) Work with CWS to update CWS's and the City's plans and regulations once new sanitary sewer overflow (SSO) and capacity, management, operation and maintenance (CMOM) regulations are published in the Federal Register.

Section 3. TDC 13.020 (Design Criteria) is amended to read as follows:

TDC 13.020. - Design Criteria.

The design of the sewage collection system was established in 1979 and 1983 when the initial system was planned and updated. Since 1983 the planned system has, essentially, been constructed. The 2019 Sewer Master Plan updates the 2002 Sewer Master Plan for the City of Tualatin. This includes updating the 2012 hydraulic model prepared by CWS, reviewing and updating land use assumptions to match City planning projections, updating existing and future system hydraulic capacity deficiencies, developing a concept plan for service to two expansion areas, and reviewing initial project concepts with the updated hydraulic model to develop an improvement list for future land scenarios. Modeling was
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conducted for current conditions (2017) and planning years 2025, 2035, and buildout.

~~The 2002 "Master Plan" used computer modeling to simulate the interactions that occur under a variety of scenarios within the collection system. To plan for future conditions in 2005 and 2010, population growth and land use patterns were projected. They were used with available potable water usage data to estimate future wastewater flow patterns and volumes. The model was constructed using HYDRA Version 6.1 to be consistent with CWS's modeling. The model projected conditions in 2005 and 2010.~~

~~Sanitary sewer flow estimates were developed for 2005 and 2010 by projecting diurnal flow patterns for residential, commercial and industrial areas. The infiltration and inflow were estimated using the 5-year return interval 24-hour duration winter storm event. Sewer system capacity deficiencies were identified and assessed based on the design storm conditions required by CWS's National Pollution Discharge Elimination System Permit (NPDES) and the following three population levels:~~

- ~~2002 estimated population of 24,352 (City of Tualatin estimate)~~
- ~~2005 estimated population of 25,787 (City of Tualatin estimate)~~
- ~~2010 estimated population of 29,500 (City of Tualatin estimate).~~

Section 4. TDC 13.030 (Domestic Flows) is amended to read as follows:

TDC 13.030. - Domestic Flows.

- (1) Using parcel (tax lot) based data for land use, residential flow volumes were calculated by totaling the flow volumes for all residential parcels and dividing that total volume by the most recent population estimates for the City. Diurnal flow and infiltration, and inflow (I/I) data were also used. This resulted in an estimated residential water use of 9184 gallons per capita per day (gpcd). This value was used for all planning years for parcels currently zoned residential and developed. New residential development flows were calculated for 100 gpcd, based on current City development code requirements.
- ~~(2) The peaking factor was addressed in the 1983 study, but was not specifically addressed in the 2002 study because it was included in the diurnal flow data and I/I data.~~

Section 5. TDC 13.050 (Infiltration/Inflow) is amended to read as follows:

TDC 13.050. - Infiltration/Inflow.

The infiltration and inflow (I/I) data for the "Master Plan" Sewer Master Plan was estimated based on the methodology used by Clean Water Services during the 2012 Durham model calibration task in their service area wide "2000 Sewer Master Plan Update." A portion of the 5-year, 24-hour storm was routed through the service area and added to the average-day diurnal sanitary flows and base infiltration flows developed from monitoring data.

Section 6. TDC 13.055 (Sanitary Sewer Overflows) is amended to read as follows:

TDC 13.055. - Sanitary Sewer Overflows.

In accordance with its National Pollutant Discharge Elimination System (NPDES) Permit for the Durham Waste Water Treatment Plant, Clean Water Services (CWS) must prohibit sanitary sewer overflows (SSO) for wet weather conditions up to and including the 5-year return interval, 24-hour duration winter storm event when the new SSO regulations

become law in late 2003 or in 2004. The "Master Plan" addressed general capacity management issues, and uses the 5-year, 24-hour winter storm as the wastewater flow criteria, but did not address the specific requirements of the Federal government's yet to be adopted SSO or capacity, management, operation and maintenance (CMOM) regulations. The City will work with CWS to address the new regulations once they are published in the Federal Register (expected in 2003).

Section 7. TDC 13.060 (Existing System) is amended to read as follows:

TDC 13.060. - Existing System.

- (1) The City of Tualatin's sewage waste is treated at Clean Water Services' Durham Advanced Waste Water Treatment Plant. The waste is collected and piped to the plant via a network of collectors, trunks and interceptors. The main interceptor transporting waste from Tualatin is the Lower Tualatin Interceptor which is primarily fed by gravity sewers. Five areas are served by pressure mains and pump stations. A brief description of the existing system follows and it is shown on Map 13-1.
- (2) Except for the five areas discussed below, the City is served by gravity lines. The main interceptors in this system are the Lower Tualatin Interceptor which conveys sewage from the City to the Durham Advanced Waste Water Treatment Plant, the Nyberg Trunk Line, which runs from the Lower Tualatin Interceptor east under I-5 serving the area east of I-5 and south of the river, the Bluff Cipole Trunk Line and Lateral which extends to the west from the Lower Tualatin Interceptor and the Tualatin-Sherwood Trunk which serves the area west of 99W and north of SW Tualatin Road. The Bluff Cipole Trunk Line is the main interceptor serving the western and southern portions of the Tualatin Planning Area. The five areas currently served by pump stations are as follows:
 - (a) The area east of I-5 and north of the Tualatin River is served by a pump station located at 65th and Childs Road. The pump station discharges into the City of Lake Oswego sanitary sewer system. This area is served by Lake Oswego through a contract agreement with the City of Tualatin.
 - (b) The area along Nyberg Street and Borland Road east of I-5 is served by ~~five~~^{six} pump stations. The pump stations pump sewage to the Nyberg Interceptor and then into the Lower Tualatin Interceptor. ~~One of the pump stations is temporary. It is at the south end of Sequoia Ridge Subdivision. It collects sewage through gravity flow from the Sequoia Ridge and Venetia Subdivisions and can collect from the properties east of Venetia. It pumps up the hill to a line in SW Borland Road. This station will be removed when the Sagert/Leiser Properties (2 1E 30B, 300, 600, 700) are developed. Then its sewage will gravity flow to the west to the pump station on the west side of SW 65th Avenue north of I-205 and be pumped up the hill to the north.~~
 - (c) The area east of I-5 and south of Sagert Street is served by a pump station at the intersection of 65th and I-205. This pump station discharges into the gravity line on SW 65th at the intersection of 65th and Borland.
 - (d) The south portion of the area west of SW Boones Ferry Road and east of SW Grahams Ferry Road is served by a pump station at the south end of Victoria Woods Subdivision that discharges into the Bluff Cipole Lateral.
 - (e) The area east of SW Cipole Road, north of SW Herman Road and south of 99W is served by a pump station at SW Cipole Road and Cummins Creek.

Section 8. TDC 13.070 (Proposed System) is amended to read as follows:

TDC 13.070. - Proposed System.

- (1) The proposed sewage collection system ~~for 2010 is essentially the same as the 1983 system and~~ is illustrated in Map 13-1.
- (2) The majority of the trunk and interceptor lines ~~planned in the 1983 sewer service element~~ were constructed, but some ~~are~~ were not of sufficient capacity. The "Master Plan" reviewed the system and recommended improvements ~~to 2010~~. The "Master Plan" focused on sewer system capacity deficiencies. Consistent with CWS's sewer design criteria, it compared peak hydraulic grade lines (HGL's) for each segment of the system with pipe slopes and ground surface elevations. City staff also identified locations requiring maintenance or replacement due to degradation and aging of the system.
- (3) Because the system is essentially built and several trunk and interceptor lines are too small, the "Master Plan's" recommendations primarily were to increase trunk and interceptor line sizes.
- (4) New collection system pipes and at least one pump station will be needed to serve the Southwest Tualatin Concept Plan Area. The actual configuration will depend on individual development plans, land use type and location, site grading and other factors not known in 2010. The Southwest Tualatin Concept Plan and the Basalt Creek Planning areas have conceptual sewer and pump station layouts that will be dependent on development.

Section 9. TDC 13.080 (Project List and Cost Estimates) is amended to read as follows:

TDC 13.080. - Project List and Cost Estimates.

Projects and cost estimates, including engineering and administration, for the major improvements in Tualatin's sewage collection system are ~~summarized in Table 13-1~~ contained in the Sewer Master Plan. No attempt has been made to adjust prices to a future date. The cost figures include only City costs, not Clean Water Services.

Section 10. TDC 13.090 (Finance Methods) is amended to read as follows:

TDC 13.090 – Financing Methods.

(1) Financing the improvements proposed in ~~Table 13-4~~ the Sewer Master Plan will be provided primarily by local improvement districts, connection charges system development charges and revenue bonds, and private investors for residential, commercial and industrial developments. Construction of interceptors and trunks may involve a combination of costs to developers, contributions from Tualatin's sewer fund, and assessments against properties benefited.

(2) The City's sewer utility finances were reviewed in the Sewer Master Plan. It was estimated the capital expenditures for the recommended improvement projects in ~~Table 13-4~~ will cause shortfalls. To meet the shortfalls the City can explore additional revenue sources such as revenue bonds. The specific requirements will be determined by a cost of service rate study. The City can also review sewer rates and system development charges with CWS to ensure revenues are sufficient to cover operating expenses, future capital

projects and outstanding debt service. Ongoing rehabilitation and replacement projects to repair structural deficiencies as they develop should be considered for inclusion in capital budget planning.

Section 11. TDC 15.010 (Background) is amended to read as follows:

TDC 15.010 Background.

(1) Tualatin is fortunate to have significant natural features which provide the City with excellent opportunities for outdoor recreation in attractive settings. The Tualatin River and the area's many small creeks provide opportunities for water-oriented recreation and greenway loops connecting various parts of the City. Several forested and wetland areas remain undeveloped and available for the neighborhood park types of recreation as well as for natural areas. Because of Tualatin's rapid development, the City must aggressively promote the acquisition of park lands before they are developed for other uses.

(2) It is the basic premise of this Plan that Tualatin should develop the highest-quality park and recreation system to offset the effects of large amounts of industrial and commercial growth that are proposed for the central portions of the City. While the City's commercial and industrial development will be reviewed through the City's Architectural Review process, an atmosphere of intensive development will remain that can be partially offset by large amounts of open space land that are visible and accessible to the public. Additionally, the property values of this new commercial and industrial development should create a favorable financial environment, enabling the City to maintain a reasonable tax rate, while providing a high-quality recreation system.

~~(3) An update of the Parks and Recreation Master Plan was initiated in the Fall of 1982 and adopted in mid-1983. This extensive document is based on the objectives from the 1979 plan, which appear in TDC 15.020. It includes The Parks and Recreation Master Plan is adopted by reference as a supporting technical document to the Tualatin Community Plan. The Parks and Recreation Master Plan contains detailed analysis, discussions, and recommendations on community parks, neighborhood parks, greenways, bicycle and pedestrian routes, and recreation programs. The May 1983 update of the Parks and Recreation Master Plan, together with the revisions, corrections, and additions to the master plan as contained in Exhibit B, are hereby adopted as part of the Tualatin Community Plan and are incorporated by reference into the Tualatin Development Code. The Tualatin Development Code references figures and maps within the Master Plan.~~

~~(4) The Bikeway Plan, adopted May 24, 1993, and t The Greenway Development Plan, adopted July 24, 1995, in Ordinance 497-95 are incorporated into the Parks and Recreation Master Plan (1983) and the Tualatin Development Code by reference.~~

Section 12. TDC 15.020 (Objectives) is amended to read as follows:

TDC 15.020 Objectives.

The following are the objectives of the Park and Recreation Plan. These objectives are to:

(1) Coordinate this Park and Recreation Plan with the plans of regional, state and federal agencies to achieve consistency among the various plans.

(2) Provide a high-quality park and recreation system to offset the environmental impact of large areas of commercial and industrial development.

(3) Create a park and recreation system that provides diverse recreation opportunity.

(4) Develop an advance land acquisition program that will assure the future availability of land for park and recreation use at the most reasonable cost.

(5) Preserve the scenic value of the Tualatin River by creating a greenway along the entire bank of the River within the City.

(6) Preserve as greenways, specific City creeks and drainage swales to provide sufficient area for stormwater runoff, enhance water quality, preserve fish and wildlife habitat and provide, where appropriate, public pedestrian and bicycle access.

(7) Preserve greenways, as much as possible, in their natural state.

(8) Preserve designated historic resources through public purchase or encouragement of compatible private reuse.

(9) Link the park and recreation system with a system of greenways and bicycle/pedestrian facilities.

(10) Develop design standards for development adjacent to greenways and natural areas.

(11) Preserve and enhance native vegetation in riparian and other natural areas for the purpose of providing favorable habitat for fish and wildlife. Encourage developers to preserve areas of natural vegetation, wherever possible, to provide habitat for wildlife.

(12) Encourage developers to utilize residential density transfers, landscaping credits, system development charge credits, reduction of minimum setback requirements, and other incentives for greenway, bikeway and pedestrian path purposes.

(13) Preserve the Hedges Creek Wetlands as a natural area and develop a Wetlands Protection Plan for this area.

(14) Discourage filling of the Hedges Creek Wetlands located westerly of those wetlands that may be identified by the City's Wetlands Protection District Ordinance until a general plan has been prepared for the remaining wetland area or until a consensus has been achieved among industrial and environmental interest groups and state and federal agencies on any individual request for a wetland fill permit.

(15) Develop a system of neighborhood parks that are geographically well distributed to serve the City's population.

(16) Whenever possible, locate neighborhood parks adjacent to school sites.

(17) Develop joint use agreements with the Tigard School District for the joint use of school land for neighborhood park facilities.

(18) ~~Develop a comprehensive City recreation program with an emphasis on youth activities, cultural activities, and the City's natural environment. Develop comprehensive City recreation programs by activating parks and facilities through vibrant programs, events, and recreation opportunities for people of all ages, ability, cultures, and interests.~~

(19) Encourage private donations of land or money, consistent with the Park and Recreation Plan, to augment City park development funds.

(20) Discourage acquisition of small mini-parks because of relatively high maintenance expenses, except where a specific recreation need has been identified as a priority.

(21) Develop a Capital Improvements Program to define recreation improvement priorities, financial requirements, and financing methods.

Section 13. TDC 15.100 (Natural Resources: Wetlands and Natural Areas Plan) is amended to read as follows:

TDC 15.100 Natural Resources: Wetlands and Natural Areas Plan.

(1) In October 1994, the City initiated preparation of the Wetland and Natural Areas Plan as Periodic Review Work Tasks 3 and 4 of the 1993 City of Tualatin Periodic Review as approved by the Oregon Land Conservation and Development Commission (LCDC). The purpose of the plan is to inventory natural resources in the Tualatin Planning Area, identify Significant Natural Resources and provide a plan that pre-serves, conserves or allows development of the resources. The natural resources include wetlands, stream and riparian areas, and open spaces which consist of upland forests and meadows, and unique geologic areas and features such as the Tonquin Scablands. The Plan recommends requirements for protecting Significant Natural Resources designated in the Natural Resource Protection Overlay District as Greenways and Natural Areas.

(2) The Wetlands and Natural Areas Plan consists of:

(a) An inventory of natural resources within Tualatin' s Planning Area, The City of Tualatin Natural Resource Inventory and Local Wetlands Inventory (December, 1995)(~~Plan Map 1~~).

(b) Significant Natural Resource Criteria. (TDC 72.011)

(c) Significant Natural Resource List (TDC 72.013) and Map 72-3 (~~Plan Map 2 and Map 72-2~~, TDC

(d) Significant Natural Resource management programs such as the TDC Chapter 15.110 Objectives, the Natural Resource Protection Overlay District (NRPO), and shift of density provisions for residential Planning Districts.

(e) Wetlands and Natural Areas Plan Designations Map (~~Plan Map 3~~), (Natural Resource Protection Overlay District Map 72-1, TDC).

(f) Goal 5 Natural Resource Planning Analysis Conflicting Uses and Economic, Social, Environmental and Energy consequences of a decision to protect or not protect a significant resource. (Winterowd Planning Services Report, 1997).

Section 14. TDC 15.110 (Wetlands and Natural Areas Plan Objectives) is amended to read as follows:

TDC 15.110 Wetlands and Natural Areas Plan Objectives

The following are the objectives of the Wetlands and Natural Areas Plan. The objectives are to:

- (1) Identify and protect significant natural resources that promote a healthy environment and natural landscape that improves livability.
- (2) Protect significant natural resources that provide fish and wildlife habitat, scenic values, water quality improvements, storm-water management benefits, and flood control.
- (3) Protect significant natural resources that provide recreational and educational opportunities.
- (4) Balance natural resource protection and growth and development needs.
- (5) Provide incentives and alternative development standards such as reduced minimum lot sizes and building setbacks for property owners to preserve the natural resource while accommodating growth and development.
- (6) Allow public facilities such as sewer, stormwater, water and public streets and passive recreation facilities to be located in significant natural resource areas provided they are constructed to minimize impacts and with appropriate restoration and mitigation of the resource.
- (7) Except in Wetland Natural Areas, allow public boating facilities, irrigation pumps, water-related and water-dependent uses including the removal of vegetation necessary for the development of water-related and water-dependent uses.
- (8) Except in Wetland Natural Areas, allow the replacement of existing structures with structures in the same location that do not disturb additional riparian surface.

Section 15. The following definitions in TDC 31.060 (Definitions) are amended, deleted, or created to read as follows:

Fish and Wildlife Habitat Area. An area in the Natural Resource Protection Overlay District, ~~Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan,~~ or in a Clean Water Services Vegetated Corridor.

Multi-Use Path (Trail). A path (trail) accommodating multi-modal active transportation. They serve as routes for recreational, commuter and destination-oriented trips.

~~*Outdoor Recreation Trail.* A pedestrian or multi-use path that provides access to and through recreational elements and open spaces. These trails are generally located within the City's designated greenways. Typically they are ¼ mile or more in length and serve as part of the recreation experience, but can also function as routes for commuter or destination-oriented trips.~~

Pedestrian Facilities. On and off-street improvements and facilities such as sidewalks, walkways, pedestrian paths, ~~outdoor recreation trails~~, outdoor recreation access routes, accessways, and other amenities designed to accommodate pedestrians.

Pedestrian Paths (Trail). Pedestrian paths (trails) are generally located within the City's designated greenways, but may be located elsewhere to provide access between residential, commercial, public, and semi-public uses. They ~~paths~~ serve as routes for recreational, commuter and destination-oriented trips.

Trail. The term "Trail" has the same meaning as "Path." See Multi-Use Path and Pedestrian Path.

Section 16. TDC 36.400(5) (Lot Dimensions; Frontage on Public Streets) is amended to read as follows:

(5) **Frontage on Public Streets.** All lots created after September 1, 1979 must abut a public street, except for the following:

- (a) Secondary condominium lots, which must conform to TDC 73C and TDC 75;
- (b) Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, ~~Figure 3-4 of the Parks and Recreation Master Plan~~ and the Surface Water Management Ordinance, TMC Chapter 3-5 respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan;
- (c) Residential lots where frontage along a public street is impractical due to physical site restraints. Access to lots must occur via a shared driveway within a tract. The tract must have no adverse impacts to surrounding properties or roads and may only be approved if it meets the following criteria:

Section 17. TDC 36.420(4) (Increased Density for Greenway and Natural Area Dedications in the RL zone) is amended to read as follows:

(4) *Location of Greenway or Natural Area Lots.* Each Greenway or Natural Area Lot in the development must be located wholly in:

- (a) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or
- ~~(b) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan;~~ or

(e) (b) Clean Water Services Vegetated Corridor.

Section 18. TDC 39.600 (Greenways and Natural Areas) is amended to read as follows:

TDC 39.600. – Greenways and Natural Areas.

(1) *Characteristics.* Greenways and Natural Areas are linear or naturally landscaped strip of land usually located adjacent to watercourses and roadways. ~~Greenways and Natural Areas may include but are not limited to bike and pedestrian paths and interpretive stations.~~ This category includes multi-use and pedestrian paths (trails), as well as associated facilities.

(2) *Examples of Uses.*

- Bicycle Path (as defined in TDC 31.060).
- Greenway (as defined in TDC 1.020).
- ~~Outdoor Recreation~~ Multi-Use Path (as defined in TDC 31.060).
- Outdoor Recreational Access Route (as defined in TDC 31.060).
- Pedestrian Paths (as defined in TDC 31.060).
- Associated facilities, including but not limited to trailhead amenities, parking areas, benches, information kiosks, restrooms, shelters, bicycle racks, picnic areas, and education facilities.

(3) *Exceptions.* None.

Section 19. TDC 41.320(3) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(3) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:

(a) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(b) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

(e) (b) Clean Water Services Vegetated Corridor.

Section 20. TDC 42.320(3) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(3) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:

(a) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(b) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(e) (b) Clean Water Services Vegetated Corridor.~~

Section 21. TDC 43.320(3) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(3) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:

(a) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(b) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(e) (b) Clean Water Services Vegetated Corridor.~~

Section 22. TDC 44.320(3) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(3) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:

(a) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(b) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(e) (b) Clean Water Services Vegetated Corridor.~~

Section 23. TDC 49.320(3)(b) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(3) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:

(a) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(b) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(e) (b) Clean Water Services Vegetated Corridor.~~

Section 24. TDC 50.310(2)(b) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(2)(b) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:

(i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(ii) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(iii)~~ (ii) Clean Water Services Vegetated Corridor.

Section 25. TDC 51.310(3)(b) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(3) (b) *Location of Greenway or Natural Area Lot.* Each lot must be located wholly in one of the following conservation or protection areas:

(i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(ii) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(iii)~~ (ii) Clean Water Services Vegetated Corridor.

Section 26. TDC 52.310(2)(b) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(2)(b) *Location of Greenway or Natural Area Lot.* Each lot must be located wholly in one of the following conservation or protection areas:

(i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72);

~~(ii) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(iii)~~ (ii) Clean Water Services Vegetated Corridor.

Section 27. TDC 55.310(2)(b) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(2)(b) *Location of Greenway or Natural Area Lot.* Each lot must be located wholly in one of the following conservation or protection areas:

(i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(ii) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(iii)~~ (ii) Clean Water Services Vegetated Corridor.

Section 28. TDC 57.100 (Access) is amended to read as follows:

TDC 57.100 Access.

Except as provided below, no lot shall be created without provision for access to the public right-of-way in accordance with TDC 73.400 and TDC Chapter 75. Such access may be provided by lot frontage on a public street or by creating uninterrupted vehicle and pedestrian access between the subject lot and the public street. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, ~~Figure 3-4 of the Parks and Recreation Master Plan~~ and the Surface Water Management Ordinance, TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street.

Section 29. TDC 60.310(4)(b) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(4)(b) *Location of Greenway or Natural Area Lot.* Each lot must be located wholly in one of the following conservation or protection areas:

(i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(ii) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(iii)~~ (ii) Clean Water Services Vegetated Corridor.

Section 30. TDC 61.310(3)(b) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(3)(b) *Location of Greenway or Natural Area Lot.* Each lot must be located wholly in one of the following conservation or protection areas:

(i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(ii) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(iii)~~ (ii) Clean Water Services Vegetated Corridor.

Section 31. TDC 64.310(7)(b) (Density Bonus or Setback Reduction for Developments Adjacent to Greenways and Natural Areas) is amended to read as follows:

(7) (b) *Location of Greenway or Natural Area Lot.* Each lot must be located wholly in one of the following conservation or protection areas:

(i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or

~~(ii) Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan; or~~

~~(iii)~~ (ii) Clean Water Services Vegetated Corridor.

Section 32. TDC 72.010 (Purpose) is amended to read as follows:

TDC 72.010 Purpose.

(1) To identify and protect by preservation and conservation the designated significant natural resources and Other Natural Areas. The designated significant natural resources are greenways and natural areas, which include the riparian areas and scenic areas of the Tualatin River and certain creeks and drainage swales, wetlands, upland forests, meadows, fish and wildlife resources, and the geologic features of the Tonquin Scablands. Significant Natural Resources are identified on the Significant Natural Resource List and Map TDC 72.013 and Map 72-3. The significant natural resources designated for protection are shown on Map 72-1. ~~Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan.~~

(2) To provide sufficient area for stormwater runoff to reduce flood hazards and enhance water quality.

(3) To provide public access to scenic and riparian areas, where appropriate, by designating pedestrian and bicycle path locations.

(4) To provide specific design standards for development adjacent to, and within, greenways and natural areas in order to preserve and conserve them, and provide mechanisms for the granting of easements or dedications for Greenways, and Natural Areas while allowing reasonable economic development of property adjacent to the greenways and natural areas.

Section 33. TDC 72.020 (Location of Greenways and Natural Areas) is amended to read as follows:

TDC 72.020 Location of Greenways and Natural Areas.

(1) The designated significant natural resources are the Greenways and Natural Areas on Map 72-1, which shows the general location of the NRPO District. ~~The general locations of Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan~~

(2) Lands in the Wetland Protection District (WPD) are subject to Chapter 71, and other applicable regulations, but not Chapter 72.

Section 34. TDC 72.055 (Other Greenways and Natural Areas) is deleted in its entirety.

Section 35. TDC 72.070 (General Guidelines for Pedestrian and Bike Paths in Greenways) is amended to read as follows:

TDC 72.070 General Guidelines for Pedestrian and Bike Paths in Greenways.

To construct bike and pedestrian paths in greenways, the developer of the path shall adhere to the following guidelines, wherever practicable:

- (1) Incorporate trails into the surrounding topography.
- (2) Provide viewing opportunities for special vistas, wetlands, and unique natural features.
- (3) Protect existing vegetation to the greatest extent possible. In wooded areas meander paths through the woods to avoid significant trees. An arborist should be consulted to determine methods for minimizing impact of construction of paths near trees greater than five inch caliper as measured four feet above-grade.
- (4) Replant trees in the vicinity where they were removed. Use native species ~~as outlined in the approved plant list incorporated in the Parks and Recreation Master Plan.~~
- (5) Minimize impact on wetland environments. Build paths above wetlands wherever possible. Use boardwalks, bridges or other elevated structures when passing through a wetland. Direct trails away from sensitive habitat areas such as nesting or breeding grounds.
- (6) Provide interpretive opportunities along the trail. Use interpretive signage and displays to describe plant and animal species, nesting areas, wildlife food sources, and geologic, cultural and historic features.
- (7) Provide amenities along the trail. Place benches, picnic tables, trash receptacles and interpretive signage where appropriate.
- (8) Where paths are placed in utility corridors, path design should be coordinated with the City's Engineering and Building Department and Operations Department to allow utility maintenance.
- (9) Mitigate surface water drainage near wetlands and streams. Where hard surface trails occur adjacent to wetlands or creeks, provide, when appropriate, an open water system through swales, trench percolation, or on-site detention ponds to prevent erosion and negative impacts.
- (10) Incorporate signage. Place properly scaled and sited regulatory and guide signs to instruct users on accessibility, local conditions, safety concerns and mileage information.

Section 36. TDC 72.085 (Landscaping Credit within Commercial and Industrial Planning Districts Adjacent to Greenways and Natural Areas) is amended to read as follows:

TDC 72.085 Landscaping Credit within Commercial and Industrial Planning Districts Adjacent to Greenways and Natural Areas.

- (1) When a property owner in a Commercial, Institutional, or Industrial Planning District dedicates to the City a portion of the NRPO District, ~~an Other Natural Area~~ or vegetated corridor located within or adjacent to the NRPO District in accordance with a City-approved landscape plan, a Greenway and Natural Area Landscaping Credit shall be applied toward a portion of the site's percentage landscaping requirement.

(2) The amount of the Greenway and Natural Area Landscaping Credit shall be as provided in TDC Chapter 73. The applicant must meet all landscaping requirements in this Code to the satisfaction of the Planning Director through the Architectural Review process.

Section 37. TDC 72.090 (Reduction in Setback Requirements) is amended to read as follows:

TDC 72.090 Reduction in Setback Requirements.

When a property owner in a IN, CO, CR, CO/MR, ML, or MG Planning District dedicates to the City land in the NRPO District ~~or Other Natural Area~~ , a bikeway or pedestrian path facility, or a vegetated corridor located within or adjacent to the NRPO District , the minimum front yard setback may be reduced through the AR process as provided in Chapters 50, 51, 52, 55, 60, and 61.

Section 38. TDC 72.100 (Parks Systems Development Charge (SDC) Credit) is amended to read as follows:

TDC 72.100 Parks Systems Development Charge (SDC) Credit.

~~Ordinance 833-91 Tualatin Municipal Code Chapter 2-6 (System Development Charges)~~ establishes a System Development Charge for Parks in residential planning districts. The ordinance contains provisions for credits against the Parks SDC, subject to certain limitations and procedures. Credit may be received up to the full amount of the Parks SDC fee. Dedication of NRPO District Areas, ~~Other Natural Areas~~ or vegetated corridors located within or adjacent to the NRPO District listed in the SDC capital improvement list are eligible for a SDC credit. Dedication and improvement of bicycle and pedestrian paths may also be eligible for a SDC credit.

Section 39. TDC 72.110 (Easements for Pedestrian and Bicycle Access) is amended to read as follows:

TDC 72.110 Easements for Pedestrian and Bicycle Access.

In any portion of the NRPO District, the City may, through the subdivision, partition, conditional use, architectural review, or other applicable development approval process, require that easements for pedestrian and bicycle access and maintenance uses be granted as a condition of approval when said easements are necessary to achieve the purposes of the Parks and Recreation Master Plan, Greenways and Trail Development Plan (Figure 72-2), or ~~Bikeways~~ Bicycle and Pedestrian Plan (Figure 11-4).

Section 40. TDC 73C.040 (Joint Use Parking Requirements) is amended to read as follows:

TDC 73C.040. - Joint Use Parking Requirements.

(1) Joint use of parking spaces may occur where adjacent developments or multiple uses in a development are able to jointly use some or all of the same required parking spaces because their parking demands occur at different times.

(2) Joint use of parking spaces may be allowed if the following standards are met:

(a) There must be no substantial conflict in the principal operating hours of the buildings or uses for which the joint use parking is proposed. Future change of use, such as expansion of a building or establishment of hours of operation which conflict with or affect a joint use parking agreement are prohibited, unless approval is obtained through the Architectural Review process;

(b) The joint use parking spaces must be located no more than 500 feet from a building or use to be served by the joint use parking;

(c) The number and location of parking spaces, hours of use and changes in operating hours of uses subject to joint use must be approved through the Architectural Review process;

(d) Legal documentation, to the satisfaction of the City Attorney, must be submitted verifying the joint use parking between the separate developments. Joint use parking agreements may include provisions covering maintenance, liability, hours of use and cross easements;

(e) The City Attorney approved legal documentation must be recorded by the applicant at the Washington or Clackamas County Recorder's Office and a copy of the recorded document must be submitted to the Planning Department prior to issuance of a building permit; and

(f) Areas in the Natural Resource Protection Overlay District, ~~Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan,~~ or a Clean Water Services Vegetated Corridor would be better protected.

Section 41. TDC 74.705 (Street Tree Removal Permit) is amended to read as follows:

TDC 74.705. - Street Tree Removal Permit.

(1) A person who desires to remove or destroy a tree, as defined in TDC 31.060, in or upon public right-of-way must make application to the Operations Director on City forms.

(2) The applicant must provide:

(a) The applicant's name and contact information and if applicable that of the applicant's contractor;

(b) The number and species of all street trees the applicant desires to remove;

(c) A clear description of the street trees' the applicant desires to remove;

(d) The date of removal;

(e) The reason(s) for removal; and

(f) Other information as the Operations Director deems necessary.

(3) Upon the City Manager approving the removal of a street tree, the applicant or designated contractor must replace each removed tree on a one-for-one basis by fulfilling the following requirements:

(a) Remove both the tree and stump prior to planting a replacement tree, or request the City to remove the tree and stump and pay the applicable fee(s) established in TDC 74.706; and

(b) Replace the removed tree by planting a species of street tree permitted by ~~Schedule A of the TDC Chapter 74~~ Table 74-1 within the time period specified in writing by the City Manager; or, the applicant may request within sixty (60) days of the permit approval date that the City replace the street tree and pay the applicable fee(s) established in TDC 74.706. If an applicant opts for the City to plant the replacement tree, the City may plant the tree on its usual tree-planting schedule. Planting done by the applicant or designated contractor must comply with all applicable TDC sections and any additional requirements imposed by the City Manager.

(c) The applicant must comply with all applicable TDC sections and additional requirements imposed by the City Manager. The City Manager may waive the one-for-one replacement requirement if the City Manager determines that the replacement would:

(i) Conflict with public improvements or utility facilities, including but not limited to fire hydrants, water meters and pipes, lighting fixtures, traffic control signs; private improvements or utility facilities—including but not limited to driveways and power, gas, telephone, cable television lines; or, minimum vision clearance;

(ii) Interfere with the existing canopy of adjacent trees, the maturation of the crown of the proposed replacement tree, or both;

(iii) Cause a conflict by planting trees too close to each other, hurting their health;

(iv) Limit the selection of species from ~~Schedule A: Table 74-1~~ and;

(v) Direct how to plant replacement tree(s).

(d) A person who fails to comply with TDC 74.705 must pay an enforcement fee and a restoration fee to the City of Tualatin, as set forth in TDC 34.220(3), in addition to civil penalties in TDC 31.111.

Section 42. TDC 74.707 (Street Tree Voluntary Planting) is amended to read as follows:

TDC 74.707. - Street Tree Voluntary Planting.

A person who desires to plant a tree in or upon a public right-of-way may plant or have the City plant a species of street tree permitted by TDC Chapter 74 Schedule A of the TDC Chapter 74 Table 74-1 without a City permit, if the tree is not a re-planting for a tree that the person has removed. Such a person may submit a request to the City with payment of fee(s) so that the City may plant a street tree. If a stump exists where a street tree is to be planted, the person must remove the stump or pay a fee to the City as established in TDC 74.706 so that the City may remove the stump on behalf of the person. In all instances, a person who desires to plant a tree must comply with other applicable TDC sections and any additional requirements of the City Manager.

Section 43. Table 74-1 is amended to read as follows:

**Table 74-1
Street Tree Species**

The following street trees are authorized for planting in the City of Tualatin. Please refer to Map 74-1 to reference locations of the following species of trees.					
Species-Common Names	Planting Strip Width (feet)			Power line Compatible	Spacing on center (feet)
	4	5	6+		
Zone 1					
Leprechaun Ash	▲	▲	▲		30
Purple Beech	▲	▲	▲		30
European Hornbeam	▲	▲	▲	▲	30
Armstrong Maple	▲	▲	▲		30
Scanlon/Bowhall Maple	▲	▲	▲		30
Skyrocket English Oak	▲	▲	▲		30
Capital Flowering Pear	▲	▲	▲		30
Persian Parrotia	▲	▲	▲		30
Eastern Redbud	▲	▲	▲		30
Zelkova Musashino	▲	▲	▲		30
Autumn Applause Ash		▲	▲		30
Shademaster Honey Locust		▲	▲		30
Zone 2					30
Golden Desert Ash	▲	▲	▲	▲	30
Leprechaun Ash	▲	▲	▲		30
Purple Beech	▲	▲	▲		30

Goldenrain	▲	▲	▲	▲		30
European Hornbeam	▲	▲	▲	▲	▲	30
Ivory Japanese-Lilac	▲	▲	▲	▲	▲	30
Amur-Maackia	▲	▲	▲	▲	▲	30
Amur Maple	▲	▲	▲	▲	▲	30
Crimson Sentry Maple	▲	▲	▲	▲	▲	30
Trident Maple	▲	▲	▲	▲	▲	30
Skyrocket-English Oak	▲	▲	▲	▲	▲	30
Persain Parrotia	▲	▲	▲	▲		30
Eastern Redbud	▲	▲	▲	▲		30
Yellowwood	▲	▲	▲	▲		30
Raywood Ash		▲	▲	▲	▲	30
Urbanite Ash		▲	▲	▲		30
Ginko		▲	▲	▲		30
Greenspire-Linden		▲	▲	▲		30
Crimson King Maple		▲	▲	▲		30
Tri-Color-Beech			▲			60
Frontier-Elm			▲			60
Globe-Sugar Maple			▲			60
Red-Sunset Maple			▲			60
Red Oak			▲			60
Scarlet Oak			▲			60

<u>Species Common Names</u>	<u>Planting Strip Width (feet)</u>				<u>Power line compatible</u>	<u>Spacing on center (feet)</u>
	4	5	6+			
Amur Maackia	•	•	•	•	•	30
Amur Maple	•	•	•	•	•	30
Armstrong Maple	•	•	•	•		30
Autumn Applause Ash		•	•	•		30
Black Tupelo	•	•	•	•		30
Capital Flowering Pear	•	•	•	•		30
Cascara	•	•	•	•	•	30
Crimson King Maple		•	•	•		30
Crimson Sentry Maple	•	•	•	•	•	30
Eastern Redbud	•	•	•	•		30
European Hornbeam	•	•	•	•	•	30

<u>Frontier Elm</u>			•		<u>60</u>
<u>Ginko</u>		•	•		<u>30</u>
<u>Globe Sugar Maple</u>			•		<u>60</u>
<u>Golden Desert Ash</u>	•	•	•	•	<u>30</u>
<u>Goldenrain</u>	•	•	•		<u>30</u>
<u>Greenspire Linden</u>		•	•		<u>30</u>
<u>Ivory Japanese Lilac</u>	•	•	•	•	<u>30</u>
<u>Leprechaun Ash</u>	•	•	•		<u>30</u>
<u>Persain Parrotia</u>	•	•	•		<u>30</u>
<u>Purple Beech</u>	•	•	•		<u>30</u>
<u>Raywood Ash</u>		•	•	•	<u>30</u>
<u>Katsura</u>	•	•	•		<u>30</u>
<u>Red Oak</u>			•		<u>60</u>
<u>Red Sunset Maple</u>			•		<u>60</u>
<u>Scanlon/Bowhall Maple</u>	•	•	•		<u>30</u>
<u>Scarlet Oak</u>			•		<u>60</u>
<u>Shademaster Honey Locust</u>		•	•		<u>30</u>
<u>Skyrocket English Oak</u>	•	•	•		<u>30</u>
<u>Japanese snowbell</u>	•	•	•	•	<u>30</u>
<u>Sourwood</u>	•	•	•	•	<u>30</u>
<u>Tall Stewartia</u>	•	•	•	•	<u>30</u>
<u>Chinese Fringetree</u>	•	•	•	•	<u>30</u>
<u>Tri-Color Beech</u>			•		<u>60</u>
<u>Trident Maple</u>	•	•	•	•	<u>30</u>
<u>Urbanite Ash</u>		•	•		<u>30</u>
<u>Yellowwood</u>	•	•	•		<u>30</u>
<u>Zelkova Musashino</u>	•	•	•		<u>30</u>

Section 44. TDC Figure 3-4 is deleted in its entirety.

Section 45. The Transportation System Plan is amended as set forth in Exhibit 3, which is attached and incorporated by reference

Section 46. Tualatin Development Code Figure 11-4 is amended as set forth in Exhibit 4, which is attached and incorporated by reference.

Section 47. Tualatin Development Code Map 72-2 is amended as set forth in Exhibit 5.

Section 48. Tualatin Development Code Map 74-1 is amended as set forth in Exhibit 6.

Section 49. The Parks and Recreation Master Plan, which is attached as Exhibit 7 and incorporated by reference, is adopted as a supporting technical document to the Tualatin Community Plan.

Section 50. The Sewer Master Plan, which is attached as Exhibit 8 and incorporated by reference, is adopted as a supporting technical document to the Tualatin Community Plan.

Section 51. Findings. The Council adopts as its Findings the Findings and Analysis set forth in Exhibits 1 and 2, which are attached and incorporated by reference.

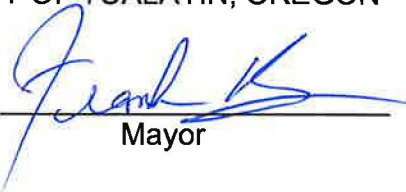
Section 52. Severability. Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

Section 53. Effective Date. As provided in the Tualatin Charter, this ordinance is effective 30 days from the date of adoption.

ADOPTED by the City Council this 25th day of November, 2019.

CITY OF TUALATIN, OREGON

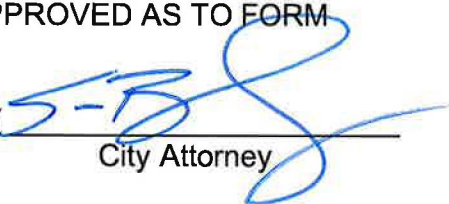
BY



Mayor

APPROVED AS TO FORM

BY



City Attorney

ATTEST:

BY



City Recorder