



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

February 13, 2008

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Tigard Plan Amendment
DLCD File Number 010-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: February 29, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Larry Ksionzyk, Community Development Planning Specialist
Darren Nichols, DLCD Community Services Division Manager
Bob Cortright, DLCD Transportation Planning Coordinator
Sean Farrelly, City of Tigard

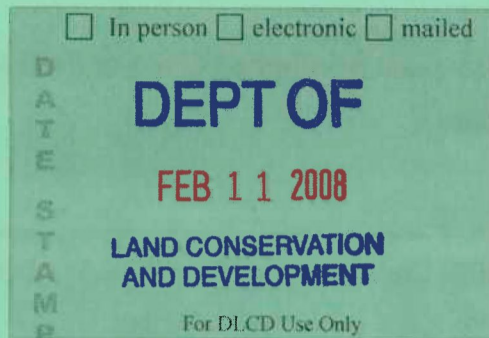
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FORM **2**

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED TO DLCD**
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Tigard**

Local file number: **CPA 2007-00006**

Date of Adoption: **2/5/2008**

Date Mailed: **2/8/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 9/13/2007

- | | |
|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amend Comprehensive Plan Chapter 5-Economy and Chapter 6-Housing by updating the goals, policies, and action measures to reflect current community conditions and values.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: _____ to: _____

Zone Map Changed from: _____ to: _____

Location: _____ Acres Involved: _____

Specify Density: Previous: _____ New: _____

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

DLCD file No. 010-07 (16392)

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro

Local Contact: Sean Farrelly, Associate Planner

Phone: (503) 718-2420 Extension:

Address: 13125 SW Hall Blvd.

Fax Number: 503-718-2748

City: Tigard, OR

Zip: 972~~02~~²³-

E-mail Address: sean@tigard-or.gov

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:
**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
ORDINANCE NO. 08-02

AN ORDINANCE ADOPTING COMPREHENSIVE PLAN AMENDMENT CPA 2007-00006 TO UPDATE THE GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES PERTAINING TO STATEWIDE PLANNING GOAL 9: ECONOMIC DEVELOPMENT AND GOAL 10: HOUSING.

WHEREAS, the Tigard City Council directed staff to complete a full update of the Tigard Comprehensive Plan, including a process for garnering citizen input; and

WHEREAS, the Tigard visioning reports, community surveys, and policy interest team meetings were utilized to develop draft language for the update of the Tigard Comprehensive Plan; and

WHEREAS, the City has proposed an amendment to the Tigard Comprehensive Plan Chapters 5 and 6 by updating Goals, Policies, and Recommended Action Measures; and

WHEREAS, the Tigard Planning Commission held a public meeting on November 19, 2007, and recommended approval of the proposed CPA 2007-00006 by motion and with unanimous vote; and

WHEREAS, on February 5, 2008, the Tigard City Council held a public hearing to consider the Commission's recommendation on CPA 2007-00006, hear public testimony, and apply applicable decision-making criteria; and

WHEREAS, on February 5, 2008, the Tigard City Council adopted CPA 2007-00006 by motion, as amended pursuant to the public hearing and its deliberations; and

WHEREAS, Council's decision to adopt CPA 2007-00006 is based on the findings and conclusions found in the City of Tigard staff report dated November 6, 2007 and the associated record which are incorporated herein by reference and are contained in land-use file CPA 2007-00006.

NOW, THEREFORE, THE CITY OF TIGARD ORDAINS AS FOLLOWS:

SECTION 1: Tigard Comprehensive Plan is amended to include new text and to rescind existing text as shown in "**EXHIBIT A**"; and

SECTION 2: This ordinance shall be effective 30 days after its passage by the Council, signature by the Mayor, and posting by the City Recorder.

PASSED: By unanimous vote of all Council members present after being read by number and title only, this 5th day of February, 2008.

Carol A Krager

Carol A. Krager, Deputy City Recorder

APPROVED: By Tigard City Council this 5th day of February, 2008.

C. A. Dirksen

Craig Dirksen, Mayor

Approved as to form:

C. Phillips

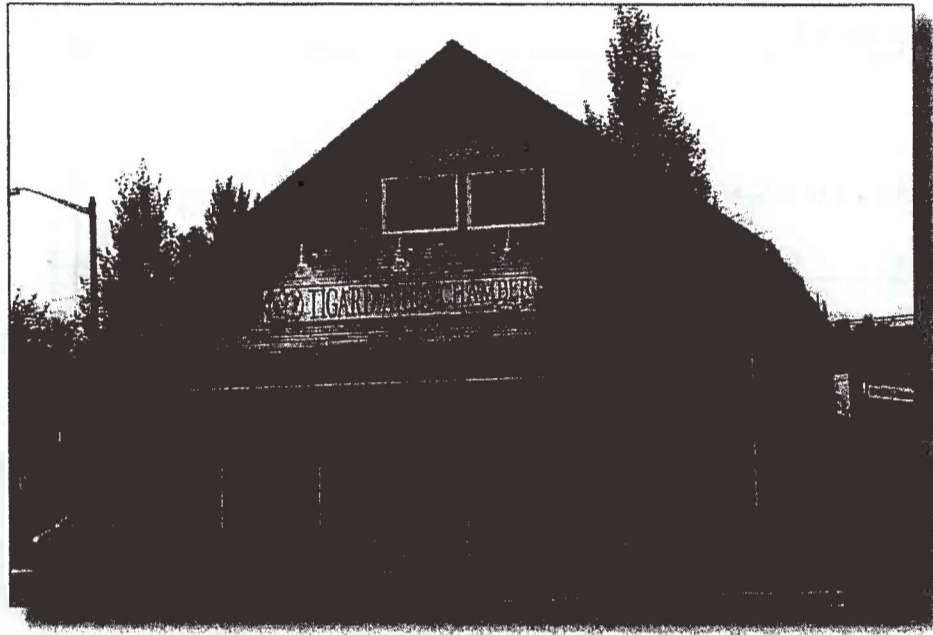
City Attorney

certified to be a True Copy of
Original on File

By: Carol A Krager
Deputy Recorder - City of Tigard

Date: February 8, 2008

Exhibit A



Economic Development

*"The City shall have a strong and resilient
local economy with a diverse portfolio of
economic activity: retail, professional service,
and industrial jobs."*





ECONOMIC DEVELOPMENT

ADOPTED AMENDMENTS

DATE CPA# CHANGES



Economic activity is the lifeblood of any community: providing jobs, creating wealth, and generating tax revenue. Tigard's economy is intertwined with the economy of the region, the nation, and the world.

GOAL 9: Economic Development

"To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."

Tigard's location at the crossroads of several transportation routes has proven to be a major advantage. Other advantages include the relatively high educational attainment level of its citizens and its proximity to the high technology centers in Washington County and major educational institutions such as Portland State University and Portland Community College. A recent study found that Tigard was a "hub for innovation" for a city its size, due to the comparatively high percentage of patents granted to individuals and small business.

Tigard residents envision a future economy that builds on these strengths. Tigard shall have a strong and resilient local economy with a diverse portfolio of economic activity: retail, professional service, and industrial jobs. The local economy shall provide for goods and services for local resident and business needs but also have the goal of expanding the "traded sector." This sector sells goods and services outside the region to the broader state, national, and international markets and/or produces goods and services that normally would have to be imported to the community. These businesses bring income into the community or region and keep local income from going elsewhere.

Tigard's future economy may include activities whose characteristics are not foreseeable at this time such as live-work arrangements; light manufacturing combined with research and development; creative crafts and arts such as film, advertising, communications, etc. Therefore, the City's land use and other regulatory practices shall be flexible and adaptive so as not to preclude desirable economic development opportunities.

Tigard is sometimes perceived as a bedroom community for nearby cities. This is not accurate. Tigard businesses provide 38,628 full and part time jobs in 2005 (State of Oregon Employment Department). This number is greater than the number of Tigard residents over the age of 16 in the workforce: 25,537 (O.E.D., 2006). Seventy percent of Tigard residents work outside the City, so thousands of workers from throughout the region are regularly commuting to Tigard jobs



ECONOMIC DEVELOPMENT

(2000 Census). The City shall seek to expand the opportunities for residents to work closer to where they live. This will require promoting a mix of high quality housing opportunities for households with varying incomes.

Quality of life factors shall be promoted to attract economic investments and a skilled work force. Among these factors are: an attractive and well-maintained community; high levels of public safety; accessible and responsive local government; availability of a variety of housing; good public schools; access to nature; high quality parks; leisure and recreation activities; safe and convenient, multi-modal, transportation opportunities; and smoothly running essential infrastructure.

State and Regional Policies: The Department of Land Conservation and Development (DLCDD) and Metro have developed policies that address economic opportunities, which are based on Statewide Planning Goal 9.

A major emphasis of the Goal 9 policies is to preserve and protect land for industrial and employment uses. Metro has sought to implement this on a regional basis. Title 4 of the Metro Urban Growth Management Functional Plan identifies Industrial and Other Employment Areas that are important to the region.

Tigard has little available vacant land suitable for new large-scale industrial development. The City is severely limited in its ability to expand its boundaries, so the only way to designate new industrial land would be to re-zone existing land. This is unlikely to happen at a large scale. Alternately, the City could encourage industrial-type uses that are not as land intensive.

Tigard can ensure a strong economy with these desired characteristics by working on a formal economic development program. In the near term the Downtown Urban Renewal District has the potential to redevelop and attract additional employment and economic activity.

KEY FINDINGS:

- Tigard is home to a wide range of economic activity.
- Tigard does not have a formal city-wide economic development strategy.



- Tigard's location at the crossroads of important transportation corridors I-5, Hwy 217, and Hwy 99W is a major advantage in attracting economic activity.
- Approximately 31% of Tigard's land area is zoned for commercial, industrial, and mixed use purposes. These properties represent about 31% of the total assessed property value.
- The major commercial and mixed-use areas of the City are Washington Square, Tigard Triangle, Downtown Tigard, and the Hwy 99W corridor. Industrially zoned properties are generally located along the freight rail line, in between Fanno Creek and I-5.
- In 2005, Tigard public and private sectors provided 38,628 full and part time jobs. (This does not include self-employed workers.)
- In 2005, 3,124 businesses paid the Tigard business tax. About half of these businesses employ four people or fewer.
- In Tigard, there are more jobs than people in the workforce living within the City boundaries. Seventy percent of residents commute outside the City; therefore, Tigard is a net attractor of commuters.
- The mean travel time to work for Tigard residents is 22.8 minutes.
- In Tigard, the Wholesale Trade sector has the largest amount of sales. The Retail sector has the largest annual aggregate payroll and largest number of workers.
- Financial Activities, Retail, and Construction are employment sectors with high Location Quotients (propensity to locate) in Tigard.
- Metro has designated approximately 1,100 acres of Industrial and Commercially zoned properties in Tigard as Title 4 Industrial and Employment Areas. Tigard will have to amend its code to limit the development of retail and service uses for some I-P zone properties.

"The major commercial and mixed-use areas of the City are Washington Square, Tigard Triangle, Downtown Tigard, and the Hwy 99W corridor."



ECONOMIC DEVELOPMENT

- There has been no large-scale encroachment of retail/office uses in industrial areas in Tigard.
- In 1997 Metro assigned Tigard a capacity of 17,801 new jobs by the year 2017. Between 1997 and 2004, Tigard added approximately 3,800 jobs.
- Tigard's supply of industrially zoned land will likely be inadequate to meet the forecasted 2024 job demand in this area. It appears that there is an adequate supply of commercial land.
- Tigard has little vacant industrial land available to attract new large scale industrial development.
- A recent study found that Tigard was a "hub for innovation." A study of patents and communities by the research firm iPiQ found that in 2005, Tigard had a high percentage of patents granted to individuals and small business (29). The study attributed this to Tigard's lower rents and taxes attracting professionals from Portland and Beaverton.

GOAL:

- 9.1 Develop and maintain a strong, diversified, and sustainable local economy.

POLICIES:

1. The City shall establish strategies to retain and encourage the growth of existing businesses.
2. The City shall actively encourage businesses that provide family-wage jobs to start up, expand, or locate in Tigard.
3. The City's land use and other regulatory practices shall be flexible and adaptive so as not to preclude desirable economic development opportunities with assurance of planned or existing infrastructure.
4. The City shall participate and represent Tigard's interests in economic development activities and organizations at the regional, state and federal levels.



5. The City shall promote well-designed and efficient development and redevelopment of vacant and underutilized industrial and commercial lands.
6. The City shall promote actions that result in greater, more efficient, utilization of its Metro-designated Employment and Industrial Areas to gain higher numbers of employees per acre.
7. The City shall strongly represent its interests at the regional, state, and federal levels to acquire transportation funding, including truck and rail freight movement needed to support existing business activity, attract new business, and improve general transportation mobility throughout the community.
8. The City shall address the public facility needs of business and economic development through identifying and programming needed public facilities and services within the Public Facility and Community Investment Plans.
9. The City shall strongly support, as essential to the region's economic future, the development of efficient regional multi-modal transportation systems throughout the Portland Metropolitan area.
10. The City shall limit the development of retail and service land uses in Metro-designated industrial areas to preserve the potential of these lands for industrial jobs.
11. The City shall develop industry clusters by encouraging the retention, expansion, and recruitment of industries that already have a presence in Tigard.
12. The City shall assure economic development promotes other community qualities, such as livability and environmental quality that are necessary for a sustainable economic future.

“The City shall assure economic development promotes other community qualities...”



RECOMMENDED ACTION MEASURES:

- i. Develop a formal City of Tigard economic development program and strategy to implement the community's economic development goals and policies, and consider the creation of an economic development director position to develop and implement the program.
- ii. Develop and periodically update Comprehensive Economic Opportunities Analyses and other employment and economic development studies to determine the status of Tigard's economy including strengths, deficiencies, and trends.
- iii. Coordinate economic development activities with Metro, Washington County, Greenlight Greater Portland, Portland Regional Partners for Business, the Westside Economic Alliance, state agencies and other entities.
- iv. Investigate the potential of an "Economic Gardening" program in Tigard that provides information, infrastructure, and connections to local businesses with the potential for growth.
- v. Improve data collection on local economic trends by gathering up-to-date and accurate information from local, regional, state, and federal sources.
- vi. Support redevelopment of existing vacant and underutilized industrial and commercial lands rather than designating additional lands for these purposes.
- vii. Research strategies to inventory, assess, clean-up, and redevelop brownfields.
- viii. In view of the limits imposed on Tigard's ability to expand its City limits by surrounding jurisdictions, develop strategies to increase employment growth through more intense and efficient use of existing lands.



- ix. Maintain updated land use inventories and associated characteristics of commercial, industrial, and other employment related land uses to assist in economic development planning and coordination with other jurisdictions/agencies.
- x. Consider implementing additional Urban Renewal Districts where feasible.
- xi. Develop a comprehensive “Area Plan” for the Tigard Triangle to promote its full development.
- xii. Increase opportunities for higher density housing and employment development in the Downtown Urban Renewal District, Washington Square Regional Center, Tigard Triangle, and designated Corridors to enable more intense housing and employment uses to be located in close proximity to transit and other urban uses.
- xiii. Prioritize support for businesses identified as being able to develop into regional industry clusters.
- xiv. Improve media contacts and develop a branding / marketing effort to promote Tigard as a place to live and do business.

GOAL:

- 9.2 Make Tigard a center and incubator for innovative businesses, including those that focus on environmental sustainability.

POLICIES:

- 1. The City shall institute appropriate land use regulations to accommodate a contemporary mix of economic activities.
- 2. The City shall periodically review and update its policies, land use regulations, and other efforts to ensure the City's land use program is responsive to changes in the economic structure, and is adaptable to businesses changing development needs.



3. The City shall engage with state and regional economical development organizations and agencies to sustain and expand its current economic activities and be prepared for future economic trends.

RECOMMENDED ACTION MEASURES:

- i. Develop a strategy to increase the number of knowledge based and traded sector jobs that pay higher than national average wages.
- ii. Investigate ways to support local innovative businesses and economic activities, as evidenced by the relatively high number of patents granted to individuals and small business in Tigard.
- iii. Investigate the potential for a business incubator or innovation center that fosters the start-up of new innovative businesses and connects regional economic partners, businesses, higher education and venture capitalists.
- iv. Improve connections with major universities to promote research connections, and access to innovative business practices.
- v. Promote Downtown Tigard as a place for innovative and emerging business to expand or relocate.
- vi. Encourage programs that promote sustainable business practices (e.g., recycling, green building or other sustainable design features, the use of green or alternative energy, commute trip reduction programs).

GOAL:

- 9.3 Make Tigard a prosperous and desirable place to live and do business.

POLICIES:

1. The City shall focus a significant portion of future employment growth and high-density housing development in its Metro-designated Town Center (Downtown); Regional Center (Washington Square); High Capacity Transit Corridor (Hwy 99W); and the Tigard Triangle.



2. The City shall adopt land use regulations and standards to ensure a well-designed and attractive urban environment that supports/protects public and private sector investments.
3. The City shall commit to improving and maintaining the quality of community life (public safety, education, transportation, community design, housing, parks and recreation, etc.) to promote a vibrant and sustainable economy.
4. The City shall allow opportunities for home based businesses that are compatible with existing and planned residential living environments.

RECOMMENDED ACTION MEASURES:

- i. Consider instituting design regulations to ensure that new commercial, mixed-use, and industrial development are well designed and make an aesthetic contribution to the community.
- ii. Increase Tigard's supply of open space and recreational opportunities as an amenity to attract new businesses and their employees.
- iii. Promote Tigard's cultural, historic, recreational, educational, and environmental assets as important marketing tools for the City's business areas and neighborhoods.
- iv. Support environmental conservation and wildlife enhancement activities for their contribution to the local economy as quality of life amenities for residents, business owners, and their employees.
- v. Investigate ways to improve the appearance and function of Hwy 99W and other transportation corridors.
- vi. Develop high quality work force housing to increase the opportunity for employees who work in Tigard to also live in the community.
- vii. Streamline the City processes required to start or expand a business by techniques such as online permits and business tax applications.



ECONOMIC DEVELOPMENT

- viii. Develop long-term and active working relationships between business organizations (such as the Tigard Area Chamber of Commerce), community groups, public agencies, and elected leadership.
- ix. Produce a “Doing Business in Tigard” packet for businesses.
- x. Support catalyst projects outlined in the Tigard Downtown Improvement Plan and make public investments in infrastructure such as streets, sidewalks, and public areas to leverage desirable development in the Downtown Urban Renewal District.
- xi. Attract new businesses and retain existing ones that will assist in creating an Urban Village in the Downtown Urban Renewal District.
- xii. Institute new land use regulations, including design regulations, to ensure high quality development in the Downtown.
- xiii. Work with Work Systems, Inc., Tigard-Tualatin School District, and Portland Community College on ensuring business employment needs and trends are in line with educational curriculums.
- xiv. Consider joining an international “Sister Cities” program to develop reciprocal cultural, educational, municipal, business, professional, and technical exchanges and projects with foreign cities.
- xv. Monitor emerging wireless and high-speed internet technologies to ensure competitively priced access for Tigard residents and businesses.
- xvi. Recognize and promote community events as having potential for positive economic impacts and as important for community identity.

~~5. ECONOMY~~

~~This report addresses LCDC Statewide Planning Goal #9 requirements titled "Economy of the State." The recommended findings and policies have been developed to blend Tigard's individual economic programs into those of the region and State to meet Goal #9 requirements.~~

~~The Goal #9 statement reads:~~

~~———"To diversify and improve the economy of the State.~~

~~———Both State and federal economic plans and policies shall be coordinated by the State with local and regional needs. Plans and policies shall contribute to a stable and healthy economy in all regions of the State. Plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability; labor market factors; availability of renewable and non-renewable resources; availability of land; and pollution control requirements.~~

~~———Economic growth and activity in accordance with such plans shall be encouraged in areas that have underutilized human and natural resource capabilities and want increased growth and activity. Alternative sites suitable for economic growth and expansion shall be designated in such plans."~~

~~Findings~~

~~Through analysis of the economic conditions which affect Tigard, the existing make-up of the community, the potential for growth, and the City's interest in assisting existing and new businesses to expand in and relocate to Tigard, the following findings were identified.~~

- ~~▲———The City of Tigard is an important economic and employment center within the Portland metropolitan economic region.~~
- ~~▲———The economic climate of the City, in part, is subject to the influences of external economic forces beyond the control of the City.~~
- ~~▲———The City continues to experience thriving commercial and industrial growth.~~
- ~~▲———In spite of continued growth and prosperity and a healthy economy overall, economic growth has had very uneven spatial impacts within the community. In particular, comparatively little new economic activity has occurred in the city center, Tigard Triangle, and 74th Avenue~~

Corridor areas:

- ~~Tigard has not had to induce development with financial or other incentives.~~
- ~~Tigard is recognized as having clear and consistent development review standards and an efficient and well-coordinated City review process.~~
- ~~A significant amount of commercial buildable land is available for development. Most of this land is concentrated in the Tigard Triangle area.~~
- ~~A core problem facing the City is lack of buildable land designated for industrial use.~~
- ~~The City's large industrial parks provide an ample supply of leasable space for smaller and younger industries.~~
- ~~Wholesale and retail activities provide the majority of the local employment opportunities to area residents.~~
- ~~An increasing regional dependence on electrical, electronic and instrument related manufacturing employment has occurred in recent years.~~
- ~~There is a need for new and expanded public facilities to open areas for industrial and commercial uses. This particularly applies to the Tigard Triangle commercial and the 74th Avenue industrial areas.~~
- ~~A computerized database of comprehensive and up-to-date economic data, particularly that relating to sites available for development purposes, is expected to be available from late 1990.~~
- ~~The Central Business District demands attention and community support in order that improvement programs may be set in motion to make it a more diversified and economically viable core area.~~
- ~~The existing railroad facilities in Tigard are utilized by some businesses located on property adjacent to the rails.~~
- ~~Proximity to I-5 and Highway 217 serve as incentives to economic development in Tigard.~~
- ~~Tigard's proximity to Portland Community College provides opportunity for the creation of specialized job training programs to serve existing, expanding and new industries in the City.~~
 - ~~Recognizing that liveability is an important component of economic development, a need exists for more local cultural and recreational opportunities to maintain and enhance Tigard's quality of life.~~
 - ~~Attractiveness or amenity of a particular area is an important factor influencing location decisions for new private sector investment.~~
 - ~~New water quality standards for the Tualatin River will increase the attractiveness of the river for water-based recreational activities.~~
 - ~~New water quality standards together with various increased development fees imposed at various times since 1983 have increased the cost of developing land.~~
 - ~~Traffic congestion in some designated commercial and industrial areas has been detrimental to economic development. (Rev. Ord. 91-01)~~

POLICIES

~~5.1 THE CITY SHALL PROMOTE ACTIVITIES AIMED AT THE DIVERSIFICATION OF THE ECONOMIC OPPORTUNITIES AVAILABLE TO TIGARD RESIDENTS WITH PARTICULAR EMPHASIS PLACED ON THE GROWTH OF THE LOCAL JOB MARKET.~~

~~5.2 THE CITY SHALL WORK WITH WASHINGTON COUNTY AND ADJACENT JURISDICTIONS TO DEVELOP AN ECONOMIC DEVELOPMENT PLAN INCORPORATING A LOCAL ECONOMIC DEVELOPMENT PLAN.~~

~~5.3 THE CITY SHALL IMPROVE AND ENHANCE THE PORTIONS OF THE CENTRAL BUSINESS DISTRICT AS THE FOCAL POINT FOR COMMERCIAL, HIGH DENSITY RESIDENTIAL, BUSINESS, CIVIC AND PROFESSIONAL ACTIVITY CREATING A DIVERSIFIED AND ECONOMICALLY VIABLE CORE AREA.~~

~~5.4 THE CITY SHALL ENSURE THAT NEW COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHALL NOT ENCROACH INTO RESIDENTIAL AREAS THAT HAVE NOT BEEN DESIGNATED FOR COMMERCIAL OR INDUSTRIAL USES.~~

~~5.5 THE CITY SHALL PROHIBIT RESIDENTIAL DEVELOPMENT IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS EXCEPT:~~

~~COMPLIMENTARY RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED ABOVE THE FIRST FLOOR IN THE CENTRAL BUSINESS DISTRICT, AND ABOVE THE SECOND FLOOR IN COMMERCIAL PROFESSIONAL DISTRICTS. (THE DENSITY OF RESIDENTIAL DEVELOPMENT SHALL BE DETERMINED IN ACCORDANCE WITH THE R-40 DISTRICTS.) AND;~~

~~EXISTING SINGLE FAMILY HOMES WITHIN THE MIXED USE EMPLOYMENT ZONE SHALL BE CONSIDERED PERMITTED USES AND NEW MULTI FAMILY DEVELOPMENT SHALL BE PERMITTED AND ENCOURAGED TO DEVELOP AT R-40 DENSITIES.;~~

~~WITHIN THE MUC, MUR 1 AND 2 AND MUE 1 AND 2 ZONES WITHIN THE WASHINGTON SQUARE REGIONAL CENTER, WHERE RESIDENTIAL USES SHALL BE PERMITTED AND ENCOURAGED AT HIGH DENSITIES RANGING FROM R-25 (MUE 2 AND MUR 2) TO R-50 (MUC, MUE 1 AND MUR 1); AND~~

~~WITHIN THE MUC 1 DISTRICT, WHERE RESIDENTIAL USES SHALL BE PERMITTED AND ENCOURAGED TO DEVELOP AT A MINIMUM OF 25 UNITS PER ACRE TO A MAXIMUM OF 50 UNITS PER ACRE. RESIDENTIAL USES WHICH ARE DEVELOPED ABOVE NON RESIDENTIAL USES AS PART OF A MIXED USE DEVELOPMENT SHALL NOT BE SUBJECT TO THESE DENSITIES.~~

~~(Rev. Ord. 01-07 & 02-12)~~

~~5.6 THE CITY SHALL CONSIDER PRIVATE FINANCING BY PRIVATE DEVELOPERS IN COORDINATION WITH AVAILABLE BONDING METHODS TO PROVIDE PUBLIC FACILITIES TO COMMERCIAL AND INDUSTRIAL LAND DESIGNATED ON THE COMPREHENSIVE PLAN MAP.~~

IMPLEMENTATION STRATEGIES

- ~~1. The City's Community Development Code shall incorporate any revisions needed to remove unnecessary obstacles which may deter new economic activities.~~
- ~~2. In the process of administering the City's Comprehensive Plan, careful consideration shall be given to the economic implications of all proposed policies, programs and regulations.~~
- ~~3. The City shall cooperate with the I-5 Association, the Tualatin Valley Economic Corporation, Washington County and other tiers of government on economic development activities.~~
- ~~4. The City, along with the business community, shall develop an economic development program aimed at attracting new commercial and industrial development to Tigard while also encouraging the expansion of existing business concerns.~~
- ~~5. The City shall participate in the formulation and implementation of a regional economic development program for the Washington County area.~~
- ~~6. The City shall continue to maintain and expand its comprehensive data base of demographic and economic information.~~
- ~~7. The City shall work cooperatively with the business community seeking its involvement and advice when working toward arriving at decisions having economic implications for the business community.~~
- ~~8. The City shall target efforts to strategic areas for growth and diversification. Specific areas include the Central Business District, the Tigard Triangle, and the 74th Avenue Industrial area.~~
- ~~9. The City shall concentrate resources for the revitalization of the Central Business District utilizing Local Improvement Districts and a program to encourage private investment.~~
- ~~10. The City shall encourage new development by allowing more flexible zoning standards within the CBD than are allowed citywide.~~
- ~~11. The City shall develop a master plan and financial scheme for development of the Tigard Triangle area.~~
- ~~12. The City shall designate SW 74th Avenue between Bonita and Durham as a special study area. Issues to be addressed include the exact location of land in floodplain, the feasibility of channelizing sections of the creek flowing through the area, and the feasibility of actively marketing suitable sites for industrial development.~~
- ~~13. The City shall develop and implement an economic development program compatible with the potentials and constraints of the City and will:
 - ~~a. Aid in the creation and maintenance of new and continuous employment opportunities to afford City residents the choice of working within the City;~~
 - ~~b. Strive to improve, diversify and stabilize the economic base of the community thus reducing the tax burden of the residential property owner;~~
 - ~~c. Aid in the effective utilization of the land, energy and human resources; and~~
 - ~~d. Provide for the timely development of all public facilities and services and their delivery systems.~~~~
- ~~14. The City shall encourage the location and development of economic activities which meet the occupational and employment needs of all City residents, particularly the unemployed and underemployed.~~

- ~~15. The Community Development Code shall limit development on lands planned for commercial use to commercial uses. Residential uses will be allowed above the first floor in selected zones.~~
- ~~16. The City shall complete the compilation of an automated inventory which identifies all parcels of land zoned for commercial or industrial purposes and which identifies:
 - ~~a. The amount and type of development on the land, if any;~~
 - ~~b. The name of the owner;~~
 - ~~c. The public services which are available to the site;~~
 - ~~d. The current zoning designation; and~~
 - ~~e. The assessed value.~~~~
- ~~17. The City shall maintain development codes which describe standards for landscaping and buffering where commercial and industrial uses abut residential districts.~~
- ~~18. The City shall work with Portland Community College to develop training programs as an incentive to new industries locating in Tigard needing a trained labor force.~~
- ~~19. The City shall coordinate its planning efforts with the Metropolitan Service District and Oregon Department of Transportation to ensure adequate access from major arterial routes to designated commercial and industrial areas.~~
- ~~20. The City shall encourage private landowners to consider utilizing available bonding methods, in addition to private financing methods, to provide public facilities to vacant buildable lands with the potential for industrial or commercial development.~~
- ~~21. The City should not preclude any financing mechanism for the implementation of its economic development objectives.~~
- ~~22. The City shall continue to demonstrate support for local industry Business Development Fund and Industrial Revenue bond applications for low interest financing.~~
- ~~23. The City shall apply for state lottery dollars for economic development projects where appropriate.~~
- ~~24. Within the framework of community priorities and resources, the City shall identify and apply for available park improvement and community development grants.~~
- ~~25. The City shall support quality of life improvements, including private sector projects that improve cultural and recreational opportunities.~~
- ~~26. Because highway accessibility to designated commercial and industrial areas is more important than access by any other means, the City shall actively endeavor to protect and enhance access to Highway 217 and Interstate 5.~~
- ~~27. Because access within an area is a significant determinant of economic location, the City shall develop and put into effect measures to reduce traffic congestion.~~

~~28. The City shall investigate ways to make Pacific Highway more visually attractive and less congested. These ways could include sidewalk, landscape, and other improvements aimed at creating more of a boulevard effect for the highway. They also could include the implementation of transportation management techniques; the adoption of site access and parking lot controls; the accomplishment, in coordination with Tri met, of a transit improvement program; the demonstration of support for the development of a light rail line extending from downtown Portland to Tigard along Pacific Highway; and other programs and projects aimed at improving traffic circulation.~~

~~29. The City shall improve the City's economic base by encouraging development of targeted industries.~~

~~(Rev. Ord. 91-01)~~



Housing

“Provide opportunities to develop a variety of housing types that meet the needs, preferences, and financial capabilities of Tigard’s present and future residents.”





HOUSING

ADOPTED AMENDMENTS

<u>DATE</u>	<u>CPA#</u>	<u>CHANGES</u>
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When it comes to housing, one size does not fit all. Each person seeking a new place to call home must find a suitable match between price, location, housing type, and lifestyle, which can be a daunting task. In Oregon, the state planning goals aim to broaden the available selection. Each jurisdiction, including Tigard, must provide the opportunity for different “sizes” of housing to fit residents’ varied needs, considering available land, price ranges, rent levels and housing type.

GOAL 10: Housing

“To provide for the housing needs of citizens of the state.”

Some of the factors that local governments can influence are the supply of available residential land; the availability of public services; development regulations (density and design), and support for low and moderate income housing.

In the Portland metropolitan region, only land included in the Metro Urban Growth Boundary (UGB), an invisible line that separates rural areas from suburban, can be developed at residential densities requiring urban services. At the local level, each state and regional jurisdiction must inventory its buildable land, which is defined as vacant and re-developable land suitable for residential use, to determine housing capacity. Tigard maintains a buildable lands inventory (BLI) that tracks available residential land. Two state and Metro requirements help determine housing capacities on buildable land within the Portland Metropolitan Area – the state Metropolitan Housing Rule and Title 1 of Metro’s Urban Growth Management Functional Plan (Functional Plan). Both focus on increasing jurisdictions’ housing capacity in order to use land within the UGB efficiently.

“When it comes to housing, one size does not fit all.”

The Metropolitan Housing Rule (OAR 660-007/Division 7) established regional residential density and mix standards for communities within the Metro UGB. It set minimum residential density standards for new construction by jurisdiction. Tigard must provide for an overall density opportunity of 10 or more dwelling units per net buildable acre, as well as designate sufficient buildable land to provide the opportunity for at least 50% of new residential units to be attached housing (either single-family or multiple-family.)



Urban Growth Management Functional Plan

Metro implements Goal 10 through Title 1. To meet Title 1, each jurisdiction was required to determine its housing capacity and adopt minimum density requirements. Tigard adopted an 80% of minimum density requirement for development in 1998, which means that a development must build 80% of the maximum units allowed by the zoning designation. The City has a committed to providing the development opportunity for an additional 6,308 dwelling

units between 1998 – 2017. This number shows Tigard’s zoned capacity for additional dwelling units. It is an estimate based on the minimum number of dwelling units allowed in each residential zoning district, assuming minimum density requirements.

“The City of Tigard maintains an up-to-date buildable lands inventory.”

The City of Tigard maintains an up-to-date buildable lands inventory, a permit tracking system for development, as well as complying with Metro’s Functional Plan. The City is responsible for monitoring residential development. All of these tools aid the City in monitoring its progress toward the above goals, and determining if the opportunity remains for current and future residents to have diverse housing choices.

Tigard’s Geographic Limits to Growth

In the last several years, Washington County has urbanized significant areas of unincorporated land to the south and west of Tigard. It and service districts provide the minimum required facilities and services. The county’s actions combined with state annexation law make it is improbable that most of these developed lands will annex to Tigard. Urbanized unincorporated land forms a barrier between Tigard and unincorporated urban growth areas designated by Metro. Thus Tigard is unlikely to expand its City boundaries in the future. The lack of vacant residential land will require Tigard to meet its housing capacity commitment within its current, mostly built-out, City limits. This will require actions to increase residential density within the appropriate areas such as along major transportation corridors, and within designated Regional and Town Centers. Thus, much new residential development will occur through urban infill and redevelopment.



Affordable Housing/ Special Needs Housing

Metro also addresses affordable housing in Title 7 of its Functional Plan. Title 7 includes voluntary affordable housing production goals and other affordable housing strategies. Tigard has undertaken a variety of voluntary actions to support and enhance opportunities for affordable housing, including offsetting City fees and charges for affordable housing, and a tax exemption for low income housing developed by nonprofits. Among the organizations involved in low income housing, special needs housing, and emergency housing, are Community Partners for Affordable Housing, Tualatin Valley Housing Partners, Luke-Dorf, and the Good Neighbor Center. Tigard is also part of the Washington County Housing Consortium that utilizes home and CDBG funds to provide housing opportunities.

KEY FINDINGS

- Almost three-quarters of Tigard is zoned for residential land uses (68.6%).
- There are 19,468 single-family and multi-family housing units in Tigard, with an additional 55 mobile homes and 14 manufactured homes. 63.5% of the total units are single-family and 36.5 % are multi-family.
- Eighty-one percent of housing units were built after 1970.
- Most new housing built since 1994 has been single-family attached or detached (82%).
- The majority of Tigard residents own their homes (58%), with 41% paying rent (2000 Census).
- Over the last five years, Portland region housing prices have rapidly escalated. In Tigard, the 2005 median house price was \$269,900, up 18% from 2004, and 46% from 2000.
- The 1999 median household income for Washington County was \$52,122. For Tigard the median household income was \$51,581.
- In the Portland metropolitan area in 2005, the ratio of house prices to wages was 6.8. (\$41,623 median wage vs. \$282,900 median house value.) This compares to an average ratio of 5.5 for the United States as a whole.

“Eighty-one percent of housing units were built after 1970.”



- In a fall 2004 survey, apartment rents averaged \$705 a month, which would be affordable for households making \$28,200 or more annually, almost half of the median income. The 93% occupancy rate was lower than the optimal rate (95%), showing weaker demand; however, recent housing price increases could reverse this trend.

“Tigard itself does not construct affordable low to moderate income housing.”

- In 2006, Tigard had approximately 7,115 rental units.
- There are 495 Tigard households on the Washington County housing waiting list, representing 1250 people, almost half of which are under 18. Eighty-seven percent of these households make 30% or less of the 2003 annual median Washington County household income (\$16,200 or less).
- Metro included a voluntary production goal for Tigard of 319 affordable housing units for the period 2001-2006. The City declined to adopt this goal.
- Tigard itself does not construct affordable low to moderate income housing. Most of

this housing in Washington County is constructed by non-profits using state and federal subsidies.

- A large portion of the 2005 BLI is zoned low density (54% is R-3.5 or R-4.5) or medium density (26% is R-7). No land zoned R-40 remains on the inventory. The majority of available lots are one acre or less in size.
- Between 1994 and 2006, 3,380 housing units have been built in the City. This is 54% of its Title 1 zoned capacity number of 6,308 units (Metro Title 1, based on 1996 boundaries).
- Based on this data, if the City developed its remaining residential buildable lands, an additional 2,879 to 3,456 units could be built.
- Since 1994 the overall density of residential construction Citywide has been 6.8 dwelling units per acre. It is expected that more attached residential units will be constructed through redevelopment and infill as remaining single-family residential land is developed.



- Areas such as Washington Square, Downtown Tigard, and the Tigard Triangle allow for higher density residential projects, but few high-density attached units have been built due to market conditions.

GOAL:

- 10.1 Provide opportunities for a variety of housing types to meet the diverse housing needs of current and future City residents.

POLICIES:

1. The City shall adopt and maintain land use policies, codes, and standards that provide opportunities to develop a variety of housing types that meet the needs, preferences, and financial capabilities of Tigard's present and future residents.
2. The City's land use program shall be consistent with applicable state and federal laws.
3. The City shall support housing affordability, special-needs housing, ownership opportunities, and housing rehabilitation through programs administered by the state, Washington County, nonprofit agencies, and Metro.
4. The City shall adopt and maintain land use regulations that provide opportunities to develop housing for persons with special needs. The scale, design, intensity, and operation of these housing types shall be compatible with other land uses and located in proximity to supporting community services and activities.
5. The City shall provide for high and medium density housing in the areas such as town centers (Downtown), regional centers (Washington Square) and along transit corridors where employment opportunities, commercial services, transit, and other public services necessary to support higher population densities are either present or planned for in the future.

*"The City's
land use
program
shall be
consistent
with
applicable
state and
federal laws."*



6. The City shall allow accessory dwelling units in appropriate residential districts, but shall ensure they are compatible and blend into the overall residential environment.
7. The City shall comply with federal and state housing laws and applicable implementing administrative rules.

RECOMMENDED ACTION MEASURES:

- i. Update the City's Buildable Land Inventory regularly to monitor the rate of development and the availability of residential land.
- ii. Monitor regional and local housing trends and periodically review and update the City's land use policies and regulations accordingly to provide the range of housing development opportunities needed by Tigard's residents.
- iii. Allow manufactured homes on individual lots subject to standards to ensure their compatibility with single-family residential housing types.
- iv. Allow opportunities for accessory dwelling units in regional centers, town centers, and corridors per Metro requirements.
- v. Increase opportunities for higher density mixed use development in the Downtown Urban Renewal District, Washington Square Regional Center, Tigard Triangle, and designated Corridors to enable residential uses to be located in close proximity to retail, employment, and public facilities, such as transit and parks.
- vi. Provide incentives to encourage the development of a range of housing choices at transit-supportive densities near existing and planned transit routes, and/or in proximity to major activity centers such as employment, commercial areas, schools, and recreation areas.
- vii. Lower development costs for affordable housing by subsi-



- dizing City fees and charges, giving higher priority to housing projects close to major activity centers and transit services.
- viii. Communicate the availability of local, state, and federal affordable housing incentives and subsidies to those involved in the housing industry.
 - ix. Participate with other Portland Metropolitan area jurisdictions and agencies to address both local and regional affordable and workforce housing needs.
 - x. Develop strategies to encourage affordable housing in the City's regional (Washington Square) and town centers (Downtown) and other areas designated for mixed use and high residential densities.
 - xi. Coordinate with the Washington County Housing Authority, private non-profit housing corporations, H.U.D. and other federal, state, and regional agencies for the provision of subsidized housing programs in Tigard.
 - xii. Increase Tigard's diversity of housing types through financial incentives and regulatory tools such as density transfer and planned development standards; transit, and vertical oriented housing tax credits; voluntary inclusionary zoning, etc.
 - xiii. Work with Metro and Washington County to determine the City's projected regional share of affordable, workforce, and special needs housing and to develop and implement strategies to accommodate projected local and regional needs.
 - xiv. Work with the Washington County Housing Authority, and non-profit corporations to encourage preservation or replacement of affordable and special use housing when:
 - Redevelopment occurs in older areas of the City;
 - Single family dwellings are upgraded for sale or higher rent; or
 - Apartments are converted to condominiums or to rentals that are more expensive.



HOUSING

- xv. Encourage the development of affordable housing when opportunities arise to redevelop public property and private institutional lands.
- xvi. Provide opportunities for affordable home ownership by:
 - Adapting the City's land use program to allow for the development of a variety of residential building types and ownership arrangements;
 - Supporting the activities of non-profit housing providers such as Habitat for Humanity and community land trusts; and
 - Supporting the efforts of Washington County Housing Authority and developers of affordable housing to utilize a variety of public and private subsidies and incentives.
- xvii. Support housing types, such as shared housing, accessory dwelling units, smaller homes, adult foster homes, and other assisted living arrangements that allow the elderly to remain in their community as their needs change.

GOAL:

- 10.2 Maintain a high level of residential livability.

POLICIES:

1. The City shall adopt measures to protect and enhance the quality and integrity of its residential neighborhoods.
2. The City shall seek to provide multi-modal transportation access from residential neighborhoods to transit stops, commercial services, employment, and other activity centers.
3. The City shall commit to improving and maintaining the quality of community life public safety, education, transportation, community design; a strong economy, parks and recreation, etc.) as the basis for sustaining a high-quality residential environment.



4. The City shall protect the habitability and quality of its housing stock through code inspection services and enforcement.
5. The City shall encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.
6. The City shall promote innovative and well-designed housing development through application of planned developments and community design standards for multi-family housing.
7. The City shall ensure that residential densities are appropriately related to locational characteristics and site conditions such as the presence of natural hazards and natural resources, availability of public facilities and services, and existing land use patterns.
8. The City shall require measures to mitigate the adverse impacts from differing or more intense land uses on residential living environments, such as:
 - A. Orderly transitions from one residential density to another;
 - B. Protection of existing vegetation, natural resources and provision of open space areas; and
 - C. Installation of landscaping and effective buffering and screening.
9. The City shall require infill development to be designed to address compatibility with existing neighborhoods.
10. The City shall regulate home-based businesses (occupations) to prevent adverse impacts on residential areas.

RECOMMENDED ACTION MEASURES:

- i. Encourage future housing development on designated buildable lands in areas where public facilities and services can be most readily provided.
- ii. Develop infill design standards to ensure that new housing constructed within existing residential neighborhoods complements and is compatible with existing development.
- iii. Engage Tigard's citizens in public policy decisions, programs,



and projects to improve neighborhood quality of life such as improving public safety; providing high quality public services; enhancing mobility and easy access to activity centers; improving community design; providing parks and open space; and promoting a green environment.

- iv. Promote Planned Development, density transfer, site and building design standards, and other regulations to protect natural areas preserve open spaces and enhance Tigard's residential environment.
- v. Develop standards to enhance livability for those living in housing adjacent to major streets such as appropriate setbacks, buffering and screening, noise mitigation, building orientation, landscaping, etc.
- vi. Update and maintain the City's land use regulations, engineering standards, and building codes to be consistent with federal and state requirements and responsive to current conditions and anticipated development trends.
- vii. Promote the maintenance of habitable housing in Tigard through Housing Inspection and Enhanced Housing Safety programs. Contribute to an Emergency Housing Fund to assist those who lose housing due to safety/habitability problems.
- viii. Encourage those who must make habitability and safety improvements to their homes to access low interest loan and grant programs offered by the Washington County Housing Rehabilitation Program.
- ix. Promote the habitability and quality of existing housing stock through means such as effective code enforcement and code violation follow-through, habitability standards, and rental licensing and inspection.
- x. Develop regulations, standards, educational tools, and incen-



tives to induce property owners to maintain residential property to prevent blight and promote safe and healthy living environments.

- xi. Develop regulations and incentives to induce property owners to rehabilitate or redevelop deteriorated and marginally habitable residential properties.
- xii. Develop and enforce codes and regulations to abate public health and safety problems associated with residential properties being used for unlawful purposes.
- xiii. Establish and maintain standards to regulate non-residential accessory structures to protect the character and quality of existing neighborhoods.
- xiv. Provide incentives and technical assistance to make resource efficient (green) technologies and materials part of new development and the remodeling or retrofitting of existing development. Opportunities include energy conservation, water re-use, water quality enhancements, green building materials, solar heating/cooling, and drought tolerant landscaping etc.
- xv. Adopt clear and objective approval standards, criteria, conditions, and review processes for needed housing per state requirements.

~~6. HOUSING~~

~~This chapter considers the land and the dwelling units where Tigard residents live. Residential land uses occupy more land area than any other land use in the City.~~

~~This chapter addresses the Statewide Planning Goal #10:~~

~~———"To provide for the housing needs of the citizens of the State."~~

~~———The plan policies focus on five basic areas: 1) Housing needs; 2) Housing costs; 3) Established residential areas; 4) Housing conditions; and 5) Urban Expansion.~~

~~Detailed information concerning housing in Tigard is available in the "Comprehensive Plan Report: Housing."~~

~~6.1 HOUSING NEEDS~~

~~Findings~~

- ~~▲ Residential housing in Tigard has been developed as 55.6% single family detached dwellings, 42.7% attached units, and 1.7% manufactured homes.~~
- ~~▲ The Metropolitan Housing Rule adopted by the Land Conservation and Development Commission states that Tigard must provide for 50% single family and at least 50% single family attached or multiple family units with a minimum of 10 units to the net acre. The Metro Housing Rule applies to only vacant buildable land within Tigard's Urban Planning Area, and does not affect established and developed residential areas.~~
- ~~▲ The rapid increase in housing and land costs over the last several years has excluded many households from obtaining suitable housing to meet their needs.~~
- ~~▲ Many of the households that do not desire or are unable to afford conventional single family detached dwellings rely on the rental market or attached dwellings to meet their housing needs.~~
- ~~▲ The rapidly changing housing market will require the City to periodically reevaluate its housing and land use objectives to provide for a variety of housing types and densities to meet the needs of future residents.~~
- ~~▲ Approximately 19% of the households in Tigard are inhabited by senior citizens.~~
- ~~▲ Undue concentrations of public assisted or subsidized housing serves to isolate the recipients of such housing from the mainstream of the community, its full range of basic services and the diversity of its neighborhoods. For this reason, the City should take steps to disperse such housing within individual neighborhoods and throughout the City itself.~~

POLICY

6.1.1 ~~THE CITY SHALL PROVIDE AN OPPORTUNITY FOR A DIVERSITY OF HOUSING DENSITIES AND RESIDENTIAL TYPES AT VARIOUS PRICES AND RENT LEVELS.~~

~~(Rev. Ord. 85-03; Ord. 84-38; Ord. 84-29; Ord 96-24)~~

IMPLEMENTATION STRATEGIES

- ~~1. The City shall monitor the rate of development through an annual "land survey," which will function as an up-to-date inventory of land available for future residential needs.~~
- ~~2. The Tigard Community Development Code shall list a broad range of zoning districts which allow for a variety of housing types, and comply with the adopted Metropolitan Housing Rule (50-50 mixture of single family and attached or multiple family at 10 units to the net acre on buildable vacant land).~~
- ~~3. The Tigard Community Development Code, through the Planned Development process, shall establish a procedure to allow properties exhibiting physical constraint characteristics, e.g., steep slopes or floodplains, to develop with density transfers allowable on the site.~~
~~In addition, the City shall encourage developers to use the planned development process in all developing areas.~~
- ~~4. The City shall allow for manufactured homes in all residential zoning districts.~~
- ~~5. The City shall encourage housing development to occur, to the greatest extent possible, on designated buildable lands in areas where public facilities and services can be readily extended to those lands.~~
- ~~6. The City shall provide for opportunities for proposals to develop specialized housing for the area's senior citizens and handicapped based on the needs of these groups by:
 - ~~a. Making information available on subsidizing programs;~~
 - ~~b. Allowing special use housing for these groups in all development districts;~~
 - ~~c. Requiring the needs of the handicapped to be considered as a part of the Site Design Review process.~~~~
- ~~7. The City shall coordinate with the Washington County Housing Authority, private non-profit housing corporations, H.U.D. and other Federal, State and regional agencies for the provision of subsidized housing programs in Tigard.~~
- ~~8. The City shall determine through census figures, surveys and organizational reports, such as those prepared by the area Agency on Aging, the extent of the City's need and projected need~~

~~in the area of low and moderate income housing, senior housing and specialty housing. The City shall encourage the development of such housing types to meet the identified and projected needs.~~

~~9. The City shall maintain its long standing intergovernmental agreement with the Washington County Housing Authority that, among other provisions, emphasizes the supply of new Authority owned affordable housing at dispersed sites within the community.~~

~~10. The City shall establish a fee subsidy program intended to offset fees and charges imposed on affordable housing development. The guidelines for the award of the competitive funds shall give high consideration to projects that facilitate the dispersal of affordable housing within the City.~~

~~11. The City shall encourage maintenance of a sufficient regional residential land supply.~~

~~(Rev. Ord. 04-09)~~

6.2 HOUSING COSTS

Findings

~~^ The factors that have contributed to increasing housing costs are materials, labor, land costs, financing and regulation costs. (The average sales price of a new single family home increased from \$22,700 in 1970 to \$45,000 in 1976, to over \$76,000 in 1980.)~~

~~^ Land and regulation costs have dramatically increased the cost of development.~~

~~^ Construction costs may be reduced by building smaller units and using alternative construction techniques.~~

~~^ Excessive regulation costs can be reduced by simplifying the application process and reducing unnecessary development standards.~~

~~^ Financing costs of residential units cannot be controlled by the City of Tigard; however, the City can assist in public facilities and services development through financing mechanisms.~~

POLICY

~~6.2.1 THE CITY SHALL DEVELOP CLEAR AND CONCISE DEVELOPMENT REGULATIONS AND STANDARDS TO FACILITATE THE STREAMLINING OF DEVELOPMENT PROPOSALS, AND WILL ELIMINATE UNNECESSARY PROVISIONS WHICH COULD INCREASE HOUSING COSTS WITHOUT CORRESPONDING BENEFIT.~~

IMPLEMENTATION STRATEGIES

~~1. The City shall review, revise and update the land division, zoning and sign codes. The~~

~~corresponding document will be grouped in a single code and identified as the Tigard Community Development Code.~~

- ~~2. The Tigard Community Development Code shall include clear and concise processes for the review and approval of development proposals, to the degree that the quality of the review process is not adversely affected. This will be accomplished by, but not limited to:
 - ~~a. Administrative procedures;~~
 - ~~b. Application forms; and~~
 - ~~c. Clear and concise standards for each development process.~~~~
- ~~3. The City shall seek ways to minimize the cost of housing by encouraging a variety of home ownership alternatives such as, but not limited to, townhouses and condominiums.~~
- ~~4. The City shall continue to support the development of traditional housing types such as single family detached dwellings, duplexes and apartments.~~
- ~~5. The City shall encourage geographic flexibility in the choice of housing.~~

~~6.3 ESTABLISHED RESIDENTIAL AREAS (REPEALED BY ORDINANCE 98-19 dated 8/25/98)~~

~~6.5 HOUSING CONDITIONS~~

~~Findings~~

- ~~▲ A majority of the City's existing units have been built since 1960, and in general, these units are in good condition.~~
- ~~▲ Most of the upkeep on these structures involves minor mechanical problems, weatherization and painting.~~
- ~~▲ The City currently does not have any rehabilitation programs for those residential structures that need major repairs. The Washington County Community Action Organization (WCGAO) does administer a weatherization program funded by the federal government to assist low income residents. Other residents of Tigard may rely on federal and State tax incentives for weatherization, as those incentives are available. As many of the existing 20 year old homes age, more repair and rehabilitation work may be needed in order to maintain the high quality of residential structures that now exist.~~
- ~~▲ The Washington County Community Development Office operates a Home Repair Program funded by the Federal Government to assist low and moderate income homeowners. The Housing Authority of Washington County operates a Multi-Family Rental Rehabilitation Program funded by the Federal Government, to assist units occupied by low and moderate income tenants.~~

(Rev. Ord. 04-09)

POLICY

6.5.1 THE CITY SHALL REQUIRE THAT ALL HOUSING UNITS BE:

- a. CONSTRUCTED ACCORDING TO THE OREGON UNIFORM BUILDING CODE OR OTHER APPLICABLE STATE OR FEDERAL STRUCTURAL CODES; AND
- b. MAINTAINED IN A MANNER WHICH DOES NOT VIOLATE THE CITY'S NUISANCE OR PROPERTY MAINTENANCE REGULATIONS.

IMPLEMENTATION STRATEGIES

1. The Tigard Community Development Code will establish a Site Development Review, Conditional Development and Planned Development process in which to review development proposals.
2. The City will continue to administer the Uniform Building Code on all applicable types of construction in Tigard.
3. In order to insure continued safe and sanitary housing, the City shall develop a Residential Property Maintenance Code and assign a Housing Inspector to administer it.
4. To assist residents who need financing for home repairs, the City shall encourage residents to utilize the various low interest loan and grant programs offered by the Washington County Office of Community Development through its Housing Rehabilitation Program.
5. The City will enforce, where feasible, all nuisance ordinances that relate to site appearances. The City also will enforce all ordinances that relate to structural soundness. The City will encourage private property owners to comply with all nuisance and structural ordinances which will alleviate the financial burden of the City, and its taxpayers to enforce these ordinances.
6. The City will set reasonable rules in the Tigard Community Development Code for accessory buildings which will protect the character of existing residential neighborhoods.

(Rev. Ord. 04-09)

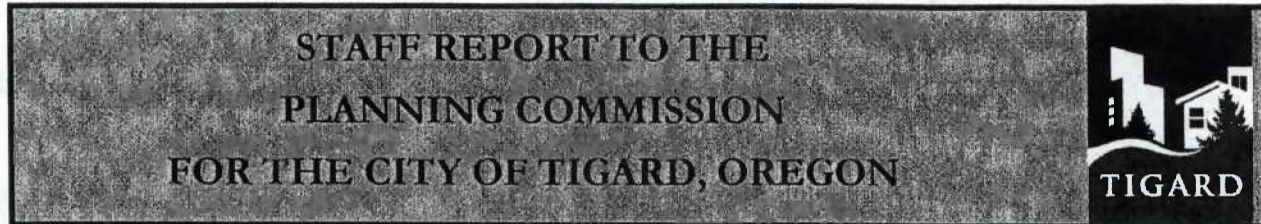
6.6 ALL AREAS

POLICY

6.6.1 THE CITY SHALL REQUIRE:

- ~~a. BUFFERING BETWEEN DIFFERENT TYPES OF LAND USES (FOR EXAMPLE BETWEEN SINGLE FAMILY RESIDENTIAL AND MULTIPLE FAMILY RESIDENTIAL, AND RESIDENTIAL AND COMMERCIAL USES, AND RESIDENTIAL AND INDUSTRIAL USES) AND THE FOLLOWING FACTORS SHALL BE CONSIDERED IN DETERMINING THE TYPE AND EXTENT OF THE REQUIRED BUFFER:~~
- ~~1. THE PURPOSE OF THE BUFFER, FOR EXAMPLE TO DECREASE NOISE LEVELS, ABSORB AIR POLLUTION, FILTER DUST OR TO PROVIDE A VISUAL BARRIER;~~
 - ~~2. THE SIZE OF THE BUFFER NEEDED IN TERMS OF WIDTH AND HEIGHT TO ACHIEVE THE PURPOSE;~~
 - ~~3. THE DIRECTION(S) FROM WHICH BUFFERING IS NEEDED;~~
 - ~~4. THE REQUIRED DENSITY OF THE BUFFERING; and~~
 - ~~5. WHETHER THE VIEWER IS STATIONARY OR MOBILE.~~
- ~~b. ON-SITE SCREENING OF SUCH THINGS AS SERVICE AREAS AND FACILITIES, STORAGE AREAS AND PARKING LOTS, AND THE FOLLOWING FACTORS, SHALL BE CONSIDERED IN DETERMINING THE TYPE AND EXTENT OF THE SCREENING:~~
- ~~1. WHAT NEEDS TO BE SCREENED;~~
 - ~~2. THE DIRECTION FROM WHICH IT IS NEEDED;~~
 - ~~3. HOW DENSE THE SCREEN NEEDS TO BE; AND~~
 - ~~4. WHETHER THE VIEWER IS STATIONARY OR MOBILE.~~
 - ~~5. WHETHER THE SCREENING NEEDS TO BE YEAR ROUND.~~

Agenda Item:
Hearing Date: November 19, 2007 Time: 7:00 PM



120 DAYS = N/A

SECTION I. APPLICATION SUMMARY

FILE NAME: COMPREHENSIVE PLAN AMENDMENT TO UPDATE GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES PERTAINING TO STATEWIDE PLANNING GOAL 9: ECONOMIC DEVELOPMENT AND GOAL 10: HOUSING

FILE NO.: Comprehensive Plan Amendment (CPA) CPA2007-00006

PROPOSAL: The City is requesting approval of a Comprehensive Plan Amendment to amend the current Comprehensive Plan Topics 5: Economy and 6: Housing by updating the Goals, Policies, and Recommended Action Measures to reflect current community conditions and values.

APPLICANT: City of Tigard
13125 SW Hall Boulevard
Tigard, OR 97223

OWNER: N/A

LOCATION: Citywide

ZONING DESIGNATION: All City zoning districts

COMP PLAN: All City comprehensive plan designations

APPLICABLE REVIEW

CRITERIA: Community Development Code Chapters 18.380 and 18.390; Comprehensive Plan Topics 1, 2, 5, 6, 8 and 11; Metro Functional Plan Title 1, 2, 4, 6, and 7; and Statewide Planning Goals 1, 2, 9, 10, 12, and 13.

SECTION II. STAFF RECOMMENDATION

Staff recommends that the Planning Commission finds this request to meet the necessary approval criteria. Therefore, staff recommends APPROVAL to the Tigard City Council to amend the Tigard Comprehensive Plan to replace Topics 5 and 6 as determined through the public hearing process.

SECTION III. BACKGROUND INFORMATION

Project History

The Tigard Comprehensive Plan is required by State law and must conform to 12 of the 19 Oregon Statewide Planning Goals. Land development and related activities, including the City's development codes, also must be consistent with adopted Comprehensive Plan goals and policies.

It is now seven years beyond the year 2000 planning horizon of the City's 1983 Comprehensive Plan. Tigard has grown dramatically since 1983, from 18,379 residents to 46,300 today. Jobs and business activity have grown just as fast. Although minor updates have taken place over the years, the 1983 Plan, in many ways, does not reflect current and projected community conditions. For this reason, it is necessary to undertake a thorough update. This is important to ensure the Plan remains a viable tool for decision-makers and citizens to use when seeking policy direction regarding land use and Tigard's future. For this reason, the Tigard City Council has made it a goal to update the Comprehensive Plan.

The first step in updating the Tigard Comprehensive Plan involved City staff developing a fact base to inform the update. The result was the *Tigard 2007* resource document completed in February 2007. Key findings from *Tigard 2007*, combined with community issues and values, form the basis for Plan goals, policies, and recommended action measures. Community issues and values were identified through the community's visioning process and a number of surveys completed over the last several years.

The second step involved community volunteers and stakeholders coming together to develop draft goals, policies, and recommended action measures. These Policy Interest Teams have been meeting over the past several months to discuss Comprehensive Plan topics in which they share an interest. City Department Review Teams then review and provide comment on the work of the policy interest teams. These final draft goals, policies, and recommended action measures are then forwarded to the Planning Commission to begin the legislative process.

The final step is the legislative process. Since each of the Policy Interest Teams are moving at their own pace, Staff will be bringing a series of Comprehensive Plan Amendments (CPA) through the legislative process over the next several months. Each CPA will correspond to a Statewide Planning Goal that is applicable to Tigard. The CPA will strike the appropriate language from the existing plan and replace the language with an updated chapter that addresses that particular Statewide Planning Goal.

The chapters before the Planning Commission tonight are Economic Development (Goal 9), and Housing (Goal 10). The Planning Commission held a workshop on October 15, 2007 to discuss the draft goals, policies, and recommended action measures that were formulated based on the input from the policy interest and department review teams. At the Planning Commission workshop, the following changes were requested (also found in Exhibit A with deleted text as strikeouts and added text bold and underlined):

Economic Development

Goal 9.1

The Planning Commission requested that the recommended action measure on economic clusters be made a policy. Policy 11 was created to reflect this.

11. The City shall develop economic clusters by encouraging the retention, expansion and recruitment of industries that already have a presence in Tigard.

The Planning Commission requested recommended that a policy be added to indicate the need for economic development be balanced with other community concerns. Policy 12 was created to reflect this.

12. The City shall assure economic development promotes other community qualities, such as livability and environmental quality that are necessary for a sustainable economic future.

The Planning Commission suggested that an action measure address the potential need for an Economic Development Director position for the City. Action Measure was revised to reflect this.

- i. Develop a formal City of Tigard economic development program and strategy to implement the community's economic development goals and policies **and consider the creation of an economic development director position to develop and implement the program.**

The Planning Commission asked for more integration between residential, retail, and commercial uses. Action Measure xii was added.

xii. Increase opportunities for higher density housing and employment development in the Downtown Urban Renewal District, Washington Square Regional Center, Tigard Triangle, and designated Corridors to enable more intense housing and employment uses to be located in close proximity to transit and other urban uses.

The Planning Commission asked for additional emphasis to be placed on supporting existing businesses that have the potential to develop into clusters. Action Measure xiii was added to address this.

xiii. Prioritize support for businesses identified as being able to develop into regional industry clusters.

Action Measure xiv was added in response to the Planning Commission request for developing a branding and marketing effort for Tigard.

xiv. Improve media contacts and develop a branding / marketing effort to promote Tigard as a place to live and do business.

Goal 9.2

The Planning Commission recommended that the language of Policy 1 be clarified.

1. The City shall institute ~~provide~~ appropriately land use ~~zoned lands and development~~ regulations to accommodate a contemporary mix of economic activities.

The Planning Commission recommended that the policies and action measures for Goal 9.2 be more detailed and expanded upon. Policy 3 and Action Measures i through vi were added in response.

3. The City shall engage with state and regional economical development organizations and agencies to sustain and expand its current economic activities and be prepared for future economic trends.
 - i. Develop a strategy to increase the number of ~~higher-paying~~ knowledge based and traded sector jobs that pay higher than national average wages. ~~in Tigard.~~
 - ii. Investigate ways to support local innovative businesses and economic activities, as evidenced by the relatively high number of patents granted to individuals and small business in Tigard.
 - iii. Investigate the potential for a business incubator or innovation center that fosters the start-up of new innovative businesses and connects regional economic partners, businesses, higher education and venture capitalists.
 - iv. Improve connections with major universities to promote research connections, and access to innovative business practices.
 - v. Promote Downtown Tigard as a place for innovative and emerging business to expand or relocate.
 - vi. Encourage programs that promote sustainable business practices (e.g., recycling, green building or other sustainable design features, the use of green or alternative energy, commute trip reduction programs).

Goal 9.3

The Planning Commission suggested that Policy 1 also make reference to the Tigard Triangle. The policy was updated.

1. The City shall focus a significant portion of future employment growth and high-density housing development in its Metro-designated Town Center (Downtown); Regional Center (Washington Square); and High Capacity Transit Corridor (Hwy 99W); and the Tigard Triangle.

Action Measure v was revised in response to the Planning Commission's suggestion.

- v. Investigate ways to improve the appearance and function of Hwy 99W **and other transportation corridors.**

The Planning Commission felt that the City should not be involved in creating a wireless internet system, but should monitor emerging technologies to assure competitively priced access. Action Measure xv was modified to reflect this.

- xv. **Monitor emerging wireless and high-speed internet technologies to ensure competitively priced access for Tigard residents and businesses.**

Action Measure xvi was added to reinforce the desire to balance economic development activities with other community goals.

- xvi. **Recognize and promote community events as having potential for positive economic impacts and as important for community identity.**

Housing

Goal 10.2

The Planning Commission recommended that any future community design standards be applied to multi-family housing development, rather than all housing. Policy 6 has been changed to reflect this.

6. The City shall promote innovative and well-designed housing development through application of planned developments and community design standards **for multifamily housing.**

The Planning Commission recommended that infill development be designed to address, rather than exhibit compatibility with existing neighborhoods. Policy 9 has been changed to reflect this.

9. The City shall require infill development to be designed to **address** ~~exhibit~~ compatibility with existing neighborhoods.

The Planning Commission suggested changing the language of Policy 10 to make it clear it was addressing home based businesses. This has been changed.

10. The City shall regulate home-**based businesses** (occupations) to prevent adverse impacts on residential areas.

Proposal Description

The primary intent of the proposed changes is to ensure the Comprehensive Plan remains a viable tool for decision-makers. By updating the Comprehensive Plan, the City will ensure it is in compliance with applicable laws, rules, regulations, plans, and programs. As importantly, the

update will also ensure the Comprehensive Plan reflects current community conditions and values.

This amendment is the first in a series of amendments that will update the Comprehensive Plan in its entirety. This amendment will update Statewide Planning Goals 9 and 10 with goals, policies, and recommended action measures that will serve as the “legislative foundation” in regards to economic development and housing. Land use actions and amendments to the Tigard Development Code will be based on the new language included in this amendment.

Below is an explanation of the terms that create the “legislative foundation”:

Goal

Definition - A general statement indicating a desired end or the direction the City will follow to achieve that end.

Obligation - The City cannot take action which violates a goal statement unless:

1. Action is being taken which clearly supports another goal.
2. There are findings indicating the goal being supported takes precedence (in the particular case) over another.

Policy

Definition - A statement identifying Tigard’s position and a definitive course of action. Policies are more specific than goals. They often identify the City’s position in regard to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Obligation - The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans or ordinances which affect land use. To amend the Comprehensive Plan, the City must show consistency with the Statewide Land Use Goals. Such an amendment must take place following prescribed procedures prior to taking an action that would otherwise violate a Plan policy.

Recommended Action Measures

Definition - A statement which outlines a specific City project or standard, which if executed, would implement goals and policies. Recommended action measures also refer to specific projects, standards, or courses of action the City desires other jurisdictions to take in regard to specific issues. These statements also define the relationship the City desires to have with other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Obligation - Completion of projects, adoption of standards, or the creation of certain relationships or agreements with other jurisdictions and agencies, will depend on a number of factors such as citizen priorities, finances, staff availability, etc.

The City should periodically review and prioritize recommended action measures based on current circumstances, community needs and the City’s goal and policy obligations. These statements are suggestions to future City decision- makers as ways to implement the goals and policies. The listing of recommended action measures in the plan does not obligate the City to accomplish them. Neither do recommended action measures impose obligations on applicants who request amendments or changes to the Comprehensive Plan. The list of recommended action measures is not exclusive. It may be added to or amended as conditions warrant.

SECTION IV. SUMMARY OF REPORT

Applicable criteria, findings and conclusions

- Tigard Community Development Code
 - Chapter 18.380
 - Chapter 18.390
- Applicable Comprehensive Plan Policies
 - Topics 1, 2, 5, 6, 8 and 11
- Applicable Metro Standards
 - Titles 1, 2, 4, 6, and 7
- Statewide Planning Goals
 - Goals 1, 2, 9, 10, 12, and 13

City Department and outside agency comments

SECTION V. APPLICABLE CRITERIA AND FINDINGS

CITY OF TIGARD COMMUNITY DEVELOPMENT CODE (TITLE 18)

Chapter 18.380: Zoning Map and Text Amendments

Chapter 18.380.020 Legislative Amendments to the Title and Map

A. Legislative amendments. Legislative zoning map and text amendments shall be undertaken by means of a Type IV procedure, as governed by Section 18.309.060G

Findings: The proposed amendments to the Tigard Comprehensive Plan would establish policies to be applied generally throughout the City of Tigard; and therefore, the application is being processed as a Type IV procedure, Legislative Amendment, as governed by Section 18.390.060G.

Chapter 18.390: Decision-Making Procedures

Chapter 18.390.020. Description of Decision-Making Procedures

B.4. Type IV Procedure. Type IV procedures apply to legislative matters. Legislative matters involve the creation, revision, or large-scale implementation of public policy. Type IV matters are considered initially by the Planning Commission with final decisions made by the City Council.

Findings: The proposed amendments to the Tigard Comprehensive Plan will be reviewed under the Type IV procedure as detailed in Section 18.390.060.G. In accordance with this section, the amendments will initially be considered by the Planning Commission with City Council making the final decision.

Chapter 18.390.060.G. Decision-making considerations. The recommendation by the Commission and the decision by the Council shall be based on consideration of the following factors:

- 1. The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197;**
- 2. Any federal or state statutes or regulations found applicable;**
- 3. Any applicable Metro regulations;**
- 4. Any applicable comprehensive plan policies; and**
- 5. Any applicable provisions of the City's implementing ordinances.**

Findings: As indicated pursuant to the findings and conclusions that address applicable Statewide Planning Goals and Regional Functional Plan Titles, the amendment is consistent with this criterion.

CONCLUSION: Based on the analysis above, staff finds that the proposed amendments satisfy the applicable review criteria within the Tigard Community Development Code and recommends the Planning Commission forward these proposed amendments to the City Council with a recommendation for adoption.

CITY OF TIGARD COMPREHENSIVE PLAN POLICIES:

A review of the Comprehensive Plan identified the following relevant policies for the proposed amendments:

Topic 1: General Policies

Policy 1.1.1: The City shall ensure that:

- a. **This comprehensive plan and all future legislative changes are consistent with the Statewide Planning Goals adopted by the Land Conservation and Development Commission, the Regional Plan adopted by the Metropolitan Service District;**

Findings: As indicated pursuant to the findings and conclusions that address applicable Statewide Planning Goals and Regional Functional Plan Titles, the amendment is consistent with this criterion.

Topic 2: Citizen Involvement

Policy 2.1.1: The City shall maintain an ongoing citizen involvement program and shall assure that citizens will be provided an opportunity to be involved in all phases of the planning process.

Findings: The proposal has complied with all notification requirements pursuant to Chapter 18.390.060 of the Tigard Community Development Code. This staff report was also available seven days in advance of the hearing pursuant to Chapter 18.390.070.E.b of the Tigard Community Development Code.

Additionally, a Public Involvement Program for the Comprehensive Plan Update was developed in March 2006. This Program was reviewed and endorsed by the Committee for Citizen Involvement and the Planning Commission. The Program outlined the information, outreach methods, and involvement opportunities available to the citizens during the process.

Information was distributed throughout the process via the project website, an interested parties listserv, Cityscape articles, press releases, articles in the local paper, and two project open houses. Outreach methods also included presentations to a number of civic organizations in the community, personal emails sent to groups and organizations, updates to City boards and commissions, presentations to high school students, and staff attendance at community events to distribute information. A lunchtime presentation was made to members of the Tigard Area Chamber of Commerce on the Economic Development goals and policies.

Involvement opportunities included two open houses, participation on a policy interest team, submitting written comments via the website, and attending the Planning Commission workshop. Additionally, the interested parties listserv and volunteers who signed up for the policy interest teams were provided notice of all meetings held regarding the Comprehensive Plan Update.

As part of the Comprehensive Plan Amendment process, public notice of this Planning Commission public hearing was sent to the interested parties list and published in the October 25, 2007 issue of The Times. Notice will be published again prior to the City Council public hearing.

The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the entire draft of the text changes could be viewed.

Policy 2.1.2: The opportunities for citizen involvement provided by the City shall be appropriate to the scale of the planning effort and shall involve a broad cross-section of the community.

Findings: As outlined above, the community was given multiple venues to get information and get involved. This included a number of articles in the Cityscape newsletter that is delivered to every household in Tigard. Staff also made a good faith effort to ensure a diversity of citizens and stakeholders were involved in the policy interest team meetings by not only soliciting volunteers, but by inviting organizations that share a common interest in that particular topic.

Policy 2.1.3: The City shall ensure that information on land use planning issues is available in an understandable form for all interested citizens.

Findings: Information regarding the topics included in this Comprehensive Plan Amendment was available in multiple locations in an understandable format for the duration of the process. This included paper and electronic copies that were available in the permit center and also on the website. Information was regularly sent to the project listserv and to the community volunteers who participated on the policy interest teams.

Topic 5: Economy

5.1 THE CITY SHALL PROMOTE ACTIVITIES AIMED AT THE DIVERSIFICATION OF THE ECONOMIC OPPORTUNITIES AVAILABLE TO TIGARD RESIDENTS WITH PARTICULAR EMPHASIS PLACED ON THE GROWTH OF THE LOCAL JOB MARKET.

5.2 THE CITY SHALL WORK WITH WASHINGTON COUNTY AND ADJACENT JURISDICTIONS TO DEVELOP AN ECONOMIC DEVELOPMENT PLAN INCORPORATING A LOCAL ECONOMIC DEVELOPMENT PLAN.

5.3 THE CITY SHALL IMPROVE AND ENHANCE THE PORTIONS OF THE CENTRAL BUSINESS DISTRICT AS THE FOCAL POINT FOR COMMERCIAL, HIGH DENSITY RESIDENTIAL, BUSINESS, CIVIC AND PROFESSIONAL ACTIVITY CREATING A DIVERSIFIED AND ECONOMICALLY VIABLE CORE AREA.

5.4 THE CITY SHALL ENSURE THAT NEW COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHALL NOT ENCROACH INTO RESIDENTIAL AREAS THAT HAVE NOT BEEN DESIGNATED FOR COMMERCIAL OR INDUSTRIAL USES.

5.5 THE CITY SHALL PROHIBIT RESIDENTIAL DEVELOPMENT IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS EXCEPT:

COMPLIMENTARY RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED IN ALL ZONING DISTRICTS IN THE DOWNTOWN TIGARD URBAN RENEWAL DISTRICT AT APPROPRIATE DENSITIES. IN COMMERCIAL PROFESSIONAL DISTRICTS RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ABOVE THE SECOND FLOOR. (THE DENSITY IN THE COMMERCIAL PROFESSIONAL DISTRICT SHALL BE DETERMINED IN ACCORDANCE WITH THE R-40 DISTRICTS.) AND;

EXISTING SINGLE FAMILY HOMES WITHIN THE MIXED USE EMPLOYMENT ZONE SHALL BE CONSIDERED PERMITTED USES AND NEW MULTI-FAMILY DEVELOPMENT SHALL BE PERMITTED AND ENCOURAGED TO DEVELOP AT R-40 DENSITIES.;

WITHIN THE MUC, MUR 1 AND 2 AND MUE 1 AND 2 ZONES WITHIN THE WASHINGTON SQUARE REGIONAL CENTER, WHERE RESIDENTIAL USES SHALL BE PERMITTED AND ENCOURAGED AT HIGH DENSITIES RANGING FROM R-25 (MUE 2 AND MUR 2) TO R-50 (MUC, MUE 1 AND MUR 1): AND

WITHIN THE MUC-1 DISTRICT, WHERE RESIDENTIAL USES SHALL BE PERMITTED AND ENCOURAGED TO DEVELOP AT A MINIMUM OF 25 UNITS PER ACRE TO A MAXIMUM OF 50 UNITS PER ACRE. RESIDENTIAL USES WHICH ARE DEVELOPED ABOVE NONRESIDENTIAL USES AS PART OF A MIXED USE DEVELOPMENT SHALL NOT BE SUBJECT TO THESE DENSITIES.

(Rev. Ord. 01-07 & 02-12)

5.6 THE CITY SHALL CONSIDER PRIVATE FINANCING BY PRIVATE DEVELOPERS IN COORDINATION WITH AVAILABLE BONDING METHODS TO PROVIDE PUBLIC FACILITIES TO COMMERCIAL AND INDUSTRIAL LAND DESIGNATED ON THE COMPREHENSIVE PLAN MAP.

Findings: Current Comprehensive Plan Policies 5.1, 5.2, 5.3, 5.4, and 5.5 will be deleted and replaced in their entirety by proposed Goals 9.1, 9.2, and 9.3 and their associated policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 9 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, and reviewed by the Planning Commission at the October 15, 2007 workshop.

Topic 6: Housing

6.1.1 THE CITY SHALL PROVIDE AN OPPORTUNITY FOR A DIVERSITY OF HOUSING DENSITIES AND RESIDENTIAL TYPES AT VARIOUS PRICES AND RENT LEVELS.

6.2.1 THE CITY SHALL DEVELOP CLEAR AND CONCISE DEVELOPMENT REGULATIONS AND STANDARDS TO FACILITATE THE STREAMLINING OF DEVELOPMENT PROPOSALS, AND WILL ELIMINATE UNNECESSARY PROVISIONS WHICH COULD INCREASE HOUSING COSTS WITHOUT CORRESPONDING BENEFIT.

6.5.1 THE CITY SHALL REQUIRE THAT ALL HOUSING UNITS BE:
a. CONSTRUCTED ACCORDING TO THE OREGON UNIFORM BUILDING CODE OR OTHER APPLICABLE STATE OR FEDERAL STRUCTURAL CODES; AND
b. MAINTAINED IN A MANNER WHICH DOES NOT VIOLATE THE CITY'S NUISANCE OR PROPERTY MAINTENANCE REGULATIONS.

6.6.1 THE CITY SHALL REQUIRE:

- a. BUFFERING BETWEEN DIFFERENT TYPES OF LAND USES (FOR EXAMPLE BETWEEN SINGLE FAMILY RESIDENTIAL AND MULTIPLE FAMILY RESIDENTIAL, AND RESIDENTIAL AND COMMERCIAL USES, AND RESIDENTIAL AND INDUSTRIAL USES) AND THE FOLLOWING FACTORS SHALL BE CONSIDERED IN DETERMINING THE TYPE AND EXTENT OF THE REQUIRED BUFFER:
 1. THE PURPOSE OF THE BUFFER, FOR EXAMPLE TO DECREASE NOISE LEVELS, ABSORB AIR POLLUTION, FILTER DUST OR TO PROVIDE A VISUAL BARRIER;
 2. THE SIZE OF THE BUFFER NEEDED IN TERMS OF WIDTH AND HEIGHT TO ACHIEVE THE PURPOSE;
 3. THE DIRECTION(S) FROM WHICH BUFFERING IS NEEDED;
 4. THE REQUIRED DENSITY OF THE BUFFERING; and
 5. WHETHER THE VIEWER IS STATIONARY OR MOBILE.
- b. ON-SITE SCREENING OF SUCH THINGS AS SERVICE AREAS AND FACILITIES, STORAGE AREAS AND PARKING LOTS, AND THE FOLLOWING FACTORS, SHALL BE CONSIDERED IN DETERMINING THE TYPE AND EXTENT OF THE SCREENING:
 1. WHAT NEEDS TO BE SCREENED;
 2. THE DIRECTION FROM WHICH IT IS NEEDED;
 3. HOW DENSE THE SCREEN NEEDS TO BE; AND
 4. WHETHER THE VIEWER IS STATIONARY OR MOBILE.
 5. WHETHER THE SCREENING NEEDS TO BE YEAR ROUND.

Findings: Current Comprehensive Plan Policies 6.1.1, 6.2.1, 6.5.1., and 6.6.1 will be deleted and replaced in their entirety by proposed amendment Goals 10.1 and 10.2, and their associated Policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 10 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, and reviewed by the Planning Commission at the October 15, 2007 workshop.

Topic 8: Transportation

8.1.2 Provide a balanced transportation system, incorporating all modes of transportation.

Findings: Proposed Goal 9.1 and its associated policies direct the City to maintain and improve transportation facilities to assure a strong economy. Proposed Goals 10.1 and 10.2 and their associated policies would support this policy by encouraging housing that is adjacent to transit and other services. This would enhance the likelihood of using transportation modes other than driving an automobile.

Topic 11: Downtown Tigard Urban Renewal District

11.1. Facilitate the Development of an Urban Village

Findings: The proposed amendment will support the development of areas where employment, housing, and commercial areas are in close proximity to each other, including the Downtown Urban Renewal District. Proposed Goals 9.3 and 10.1 will help facilitate the development of a vibrant and economically sound city core in the Downtown.

CONCLUSION: Based on the analysis above, staff finds that the proposed amendment satisfies the applicable policies contained in the City of Tigard Comprehensive Plan.

APPLICABLE METRO REGULATIONS:

Metro Urban Growth Management Functional Plan Title 1: Requirements for Housing and Employment Accommodation - Use land within the UGB efficiently by increasing its capacity to accommodate housing and employment. Each city and county in the region should consider actions to increase its capacity and to take action if necessary to accommodate its share of regional growth as specified in this title.

Findings: The proposed amendment addresses the efficient use of land in several ways. Specifically, Goal 9.1, Policy 5 supports the efficient use and redevelopment of vacant and underutilized commercial and industrial lands. Policies associated with Goal 9.1 and Goal 10.1 call for increasing opportunities for higher density housing and employment development in its Regional and Town Centers, Corridors, and the Tigard Triangle which will increase Tigard's housing and employment capacity.

Metro Urban Growth Management Functional Plan Title 4 Industrial and Other Employment Areas- Provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas; provide the benefits of "clustering" to those industries that operate more productively and efficiently in proximity to one another than in dispersed locations; protect the capacity and efficiency of the region's transportation system for the movement of goods and services and to encourage the location of other types of employment in Centers, Employment Areas, Corridors, Main Streets and Station Communities.

Findings: Proposed Policy 6, under Goal 9.1, specifically addresses Title 4 requirements by directing the City to promote actions that result in greater, more efficient, utilization of its Metro-designated Employment and Industrial Areas to gain higher numbers of employees per acre. Economic clustering, and protecting the capacity and efficiency of the region's transportation system are also addressed in Goal 9.1 and its associated policies. Proposed Goal 9.3, Policy 1 aims to encourage employment opportunities in Centers. These Goals and Policies recognize the importance of regional coordination of economic activities.

Metro Urban Growth Management Functional Plan Title 6: Central City, Regional Centers, Town Centers, and Station Communities- Enhance Centers by encouraging development in these Centers that will improve the critical roles they play in the region and by discouraging development outside Centers that will detract from those roles.

Findings: Proposed Goals 9.3 and 10.1 and their associated policies (see Exhibit A) acknowledges the critical role that Tigard's Regional and Town Centers in assuring opportunities for higher housing and employment densities.

Metro Urban Growth Management Functional Plan Title 7: Housing Choice- Establish voluntary affordable housing production goals to be adopted by local governments and assistance from local governments on reports on progress towards increasing the supply of affordable housing.

Findings: Proposed Goal 10.1 (see Exhibit A) addresses the provision of opportunities for a variety of housing types. The associated policies and action measures contain strategies to support and enhance opportunities for affordable housing, including subsidizing City fees for affordable housing.

CONCLUSION: Based on the analysis above, staff finds that the proposed amendment satisfies the applicable Metro regulations.

THE STATEWIDE PLANNING GOALS AND GUIDELINES ADOPTED UNDER OREGON REVISED STATUTES CHAPTER 197

Statewide Planning Goal 1 – Citizen Involvement:

This goal outlines the citizen involvement requirement for adoption of Comprehensive Plans and changes to the Comprehensive Plan and implementing documents.

Findings: This goal was met through an extensive public involvement process. A Public Involvement Program for the Comprehensive Plan Update was developed in March 2006. This Program was reviewed and endorsed by the Committee for Citizen Involvement and the Planning Commission. The Program outlined the information, outreach methods, and involvement opportunities available to the citizens during the process.

Information was distributed throughout the process via the project website, an interested parties listserv, Cityscape articles, press releases, articles in the local paper, and two project open houses. Outreach methods also included presentations to a number of civic organizations in the community, personal emails sent to groups and organizations, updates to City boards and commissions, a presentation to the Tigard Area Chamber of Commerce, and staff attendance at community events to pass out information.

Involvement opportunities included two open houses, participation on a policy interest team, submitting written comments via the website, and attending the Planning Commission workshop. Additionally, the interested parties listserv and volunteers who signed up for the policy interest teams were provided notice of all meetings held regarding the Comprehensive Plan Update.

As part of the Comprehensive Plan Amendment process, public notice of this Planning Commission public hearing was sent to the interested parties list and published in the October 25, 2007 issue of The Times (in accordance with Tigard Development Code Chapter 18.390). Notice will be published again prior to the City Council public hearing. The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the entire draft of the text changes could be viewed.

Statewide Planning Goal 2 – Land Use Planning:

This goal outlines the land use planning process and policy framework. The Comprehensive Plan was acknowledged by DLCDC as being consistent with the statewide planning goals.

Findings: The proposed amendment to the Tigard Comprehensive Plan is being processed as a Type IV procedure, which requires any applicable statewide planning goals, federal or state statutes or regulations, Metro regulations, comprehensive plan policies, and City's implementing ordinances, be addressed as part of the decision-making process. Notice was provided to DLCD 45 days prior to the first scheduled public hearing as required. All applicable review criteria have been addressed within this staff report; therefore, the requirements of Goal 2 have been met.

Statewide Planning Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Findings: The proposed amendment is consistent with Goal 9, as the changes direct the City to provide opportunities for a variety of economic activities that will benefit Tigard residents and businesses, and the regional economy. This policy direction expands and enhances Tigard's current economic related policies.

Proposed Goal 9.1 and its associated policies (see Exhibit A), provide clear direction for the City to develop and maintain a diversified and sustainable local economy which will benefit residents and businesses. Proposed Goal 9.2 and its associated policies, seeks to make Tigard a center and incubator for innovative businesses and other industries that can adapt to and anticipate future trends. Proposed Goal 9.3 and its associated policies aim to improve Tigard's quality of life factors that can attract economic investments and a skilled workforce. All of these goals and policies have the ability to diversify Tigard's economy by building on its strengths and accommodating future economic trends.

Current Comprehensive Plan Policies relating to Statewide Planning Goal 9 will be deleted and replaced in their entirety by proposed amendment Goals 9.1, 9.2, and 9.3 and their associated Policies. This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 9 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through an intensive citizen involvement effort, reviewed by City staff, reviewed by affected agencies, and reviewed by the Planning Commission at the October 15, 2007 workshop.

The Department of Land Conservation and Development, who administers the Statewide Planning Program, was given the opportunity to review the proposed changes. Their comments can be found in Exhibit B.

Statewide Planning Goal 10: Housing

To provide adequate housing for the needs of the community, region and state.

Findings:

The proposed amendment is consistent with Goal 10 by directing the City to maintain policies that provide adequate housing for the needs of the community. The proposed goals and policies build on housing policies already in place in the community.

Proposed Goal 10.1 and its associated policies directs the City to provide opportunities for a variety of housing types that meet the needs, preferences, and financial capabilities of current and

future residents. The housing requirements of the elderly and those with special needs would be recognized. Proposed Goal 10.2 calls for the City to maintain a high level of residential livability. The associated policies set out a variety of ways to achieve this.

Current Comprehensive Plan Policies relating to Statewide Planning Goal 10 will be deleted and replaced in their entirety by proposed amendment Goals 10.1, and 10.2 and their associated Policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 10 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, including DLCD, and reviewed by the Planning Commission at the October 15, 2007 workshop.

Statewide Planning Goal 12: Transportation

To provide a safe, convenient and economic transportation system.

Findings: The proposed Amendment is consistent with this goal as it provides policy direction to diversify the City's transportation system by promoting land use policies and sustainable development patterns that will encourage the use of alternative forms of transportation (biking, walking, public transit). These proposed Policies would improve the safety, efficiency and economy of the transportation system in the City and expand access to transportation options that could improve air quality and conserve energy.

Statewide Planning Goal 13: Energy Conservation

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based on sound economic principles.

Findings: The proposed Amendment is consistent with Goal 13. It provides policy direction that would result in increased opportunities to live, shop, recreate, and work in environments with multi-modal transportation access. This would make alternate forms of transportation more feasible and allow residents to conserve energy by reducing their dependence on automobiles.

CONCLUSION: Based on the analysis above, staff finds that the proposed amendment is consistent with the applicable Statewide Planning Goals.

SECTION VI. ADDITIONAL CITY STAFF COMMENTS

The City of Tigard's Police Department has had an opportunity to review this proposal and had no objection it.

SECTION VII. OUTSIDE AGENCY COMMENTS

The following agencies/jurisdictions had an opportunity to review this proposal and did not respond:

Tualatin Hills Park and Recreation District
Tualatin Valley Fire and Rescue
Tualatin Valley Water District
City of Beaverton
City of Durham
City of King City
City of Lake Oswego
City of Tualatin
Metro Land Use and Planning
Oregon Department of Transportation, Region 1, District 2A
Oregon Department of Transportation, Region 1 Development Review
Washington County, Department of Land Use and Transportation
TriMet Transit Development

The Oregon Department of Land Conservation and Development (see Exhibit B) had an opportunity to review this proposal and offered the following comments:

In the Key Findings for Housing, the City states that “A large portion of the 2005 BLI is zoned low density (54% is R- 3.5 or R-4.5) or medium density (26% is R-7). No land zoned R-40 remains on the inventory.” Given that, “since 1994 the overall density of residential construction citywide has been 6.8 dwelling units per acre.” The City is required to develop at an average of 10 dwelling units per acre.

The City also notes that, “It is expected as remaining single-family residential land is developed that more attached units will be constructed through redevelopment and infill.” And, “Areas such as Washington Square, Downtown Tigard, and the Tigard Triangle allow for higher density residential projects, but few high-density attached units have been built due to market conditions.” These findings are insufficient to ensure that the City will achieve 10 dwelling units per acre.” Let’s discuss with our urban specialist some ways that may assist to getting the density required.

Findings: The City complies with the Metropolitan Housing Rule (OAR 660, Division 7). The Housing Rule requires Portland Metropolitan Area cities to provide the opportunity for overall housing densities at a minimum of 10 units per acre and provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing. While much of the remaining residential buildable land is lower density, there is also a significant amount of land with mixed use zoning which permits higher density housing. The Buildable Lands Inventory also does not capture the potential for significant redevelopment of Tigard’s Town Center- the Downtown Urban Renewal District. The City’s adopted Comprehensive Chapter relating to the Urban Renewal District calls for the development of a vibrant urban village which includes a mix of uses including medium and high-density housing. It is anticipated that there will be significant higher density housing in the Downtown which will achieve the higher Citywide average density.

In the Recommended Action Measures for Goal 10.1, xii the City recommends an action to “Increase Tigard’s diversity of housing types through inclusionary zoning.” The Department notes that inclusionary zoning is prohibited by ORS 197.309, unless voluntary.

Findings: Recommended Action Measure xii, under Goal 10.1, has been edited to include voluntary inclusionary zoning as suggested by DLCD.

- xii. Increase Tigard's diversity of housing types through financial incentives and regulatory tools such as density transfer and planned development standards; transit, and vertical oriented housing tax credits; **voluntary** inclusionary zoning, etc.

The Department recommends adding the following Recommended Action Measure to Goal 10.2: The City shall adopt clear and objective approval standards, criteria, conditions, and review process for needed housing per ORS 197.

Findings: Recommended Action Measure xv has been added to address the need for clear and objective standards for needed housing.

- xv. Adopt clear and objective approval standards, criteria, conditions, and review processes for needed housing per state requirements.**

Clean Water Services (see Exhibit C) had an opportunity to review this proposal and offered the following comments:

We recommend following any and all relevant provisions of the current Intergovernmental Agreement (IGA) between the City of Tigard and Clean Water Services and the relevant provisions of the current Design and Construction Standards (currently R&O 07-20) for all issues relating to development, vegetated corridors, erosion control, and preservation of wetlands, natural drainage ways and enhancement thereof.

Findings:

References to the Design and Construction Standards are more appropriate in the Community Development Code and have been adopted into the Code. Therefore, staff recommends no changes to the policy language at this time.

CONCLUSION: Based on the analysis above, staff finds that the comments and subsequent edits to the proposed amendment are in the best interest of the City and recommends inclusion of the changes in the language of this proposal.

SECTION VIII. CONCLUSION

The proposed changes comply with the applicable Statewide Planning Goals, Metro regulations, the Tigard Comprehensive Plan, and applicable provisions of the City's implementing ordinances.

Therefore, Staff recommends that the Planning Commission recommend approval of the Comprehensive Plan Amendment to the Tigard City Council as determined through the public hearing process.

ATTACHMENT:

EXHIBIT A: PROPOSED AMENDMENTS TO THE TIGARD COMPREHENSIVE PLAN.

EXHIBIT B: OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT COMMENTS

EXHIBIT C: CLEAN WATER SERVICES COMMENTS

EXHIBIT D: DEFINITIONS

PREPARED BY: Sean Farrelly
Associate Planner

November 6, 2007
DATE

APPROVED BY: Ron Bunch
Planning Manager

November 6, 2007
DATE

**CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
November 19, 2007**

1. CALL TO ORDER

President Inman called the meeting to order at 7:00 p.m. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

2. ROLL CALL

Commissioners Present: President Inman; Commissioners Caffall, Doherty, Hasman, Walsh and Muldoon (came in late)

Commissioners Absent: Commissioners Anderson, Fishel, and Vermilyea

Staff Present: Ron Bunch, Assistant Community Development Director; Sean Farrelly, Associate Planner; Marissa Daniels, Assistant Planner; Jerree Lewis, Planning Commission Secretary; Doreen Laughlin, Administrative Specialist II

3. COMMUNICATIONS

Jerree Lewis reported that the next meeting will be held December 3rd. It will be a Public Hearing on Citizen Involvement and there will be no other meetings in December.

Commissioner Walsh reported that the Tree Board is working on the goals, policies, and action measure revisions during their workshops. He said they're halfway through and will probably be done with them at the next meeting.

Commissioner Caffall reported that he'd attended the Committee for Citizen Involvement (CCI) and that they'd had an update on the neighborhood web pages as well as input on grants for neighborhood improvements and other things.

4. APPROVE MEETING MINUTES

There was a motion by Commissioner Caffall, seconded by Commissioner Hasman, to approve the November 5, 2007 meeting minutes as submitted. The motion was approved as follows:

AYES: Caffall, Doherty, Hasman, Inman, Walsh

NAYS: None

ABSTENTIONS:

EXCUSED: Anderson, Fishel, Muldoon, Vermilyea

5. PUBLIC HEARING

5.1 COMPREHENSIVE PLAN AMENDMENT (CPA) 2007-00006 Tigard Comprehensive Plan Update of Statewide Planning Goal 9: Economic Development and Goal 10: Housing

REQUEST: Amendments to the current Comprehensive Plan Topic 5: Economy and Topic 6: Housing by updating the goals, policies and recommended action measures to reflect current community conditions and values. The complete text of the proposed Amendment can be viewed on the City's website at http://www.tigard-or.gov/code_amendments. **LOCATION:** Citywide. **ZONE:** All City zones. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.380 and 18.390, Comprehensive Plan Policies 1, 2, 5 and 6; Metro Functional Plan Title 1, 4, 6, 7 and 12; and Statewide Planning Goals 1, 2, 9 and 10.

STAFF REPORT

Associate Planner, Sean Farrelly, presented the staff report on behalf of the City. He noted that Staff has found the language included in the amendment (as detailed in Exhibit A) complies with the applicable state land use goals, the City's Municipal Code and Comprehensive Plan policies, as well as federal, state, and regional plans and regulations.

The proposed amendment was developed through a review process with several hours of community input at Policy Interest Team meetings. The citizens used the technical information included in the Tigard 2007 Resource Report and the issues and values gathered from past surveys and visioning work to develop draft goals, policies, and recommended action measures to forward to the Commission. Planning Commissioners reviewed this draft language at an October 15th workshop and suggested several revisions. These changes (found at the beginning of the staff report) included:

Economic Development

Goal 9.1

Policy 11 was upgraded from an Action Measure to stress the importance of economic clusters.

Policy 12 was added to address the principle that economic development should be balanced with other community concerns.

Action Measure i was revised to address the potential need for an Economic Development Director position for the City.

Action Measure xii was added in response to a request for more integration between residential, retail, and commercial uses.

Action Measure xiii was added for additional emphasis on supporting existing businesses that have the potential to develop into clusters.

Action Measure xiv was added as a result of the Planning Commission's suggestion for developing a

branding and marketing effort for Tigard.

Goal 9.2

The Planning Commission recommended that the policies and action measures for this goal be expanded upon. Policy 3 and Action Measures i through vi were added in response.

Goal 9.3

Policy 1 added a reference to the Tigard Triangle as a place for higher density employment and residential growth.

Action Measure v was revised to include other transportation corridors besides Highway 99.

Action Measure xv was modified to reflect the Planning Commission's feeling that the City should not be involved in creating a wireless internet system, but should monitor emerging technologies to assure competitively priced access.

Staff added Action Measure xvi to reinforce the desire to balance economic development activities with other community goals.

Housing

Goal 10.2

Policy 6 was changed in response to the recommendation that any future community design standards be applied to multi-family housing development, rather than all housing.

Policy 9 was revised to state that infill development should be designed to address compatibility, rather than exhibit compatibility, with existing neighborhoods.

Policy 10 was changed to make it clear it was referring to home based businesses rather than home based occupations.

A couple of definitions were added in response to Commissioners suggestions (although these will be adopted in a separate definitions chapter at a later date.)

A number of agencies/jurisdictions were given the chance to comment on the amendment. Only DLCD and Clean Water Services responded, and their comments and staff's reply are found at the end of the staff report. In response to DLCD's comments, Action Measure xii, under Goal 10.1 was changed to state that inclusionary zoning should be voluntary and under Goal 10.2, Action Measure xv, was added to conform with state law on clear and objective standards for the development review process.

The updated goals, policies, and recommended action measures will provide Tigard a more solid foundation on which to prepare ordinances, associated plans, development standards, programs, and intergovernmental agreements. Specifically it will provide the tools needed to build on and improve Tigard's economic health and livability.

Staff's recommendation is to approve the language found in Exhibit A and forward it to the City Council for their review.

At this point, President Inman asked the commissioners if they had any questions or comments – some of which follow:

- “Where are the definitions in our packet?” *Towards the end – Exhibit D*
- “What are ‘other transportation corridors’ in Tigard – where are they?” *Typically they’re high capacity roads and would be good places to potentially put higher density housing, more employment, more retail, because on these roads typically there is transit (buses) on them.*
- “On Housing 10.2.vi – regarding policy 6 which denotes “multi-family housing” – why did we delineate ‘multi-family’ housing?” *Other than single-family housing? I don’t believe many communities typically have design standards for single-family housing – that’s usually exempted.*
- Commissioner Walsh commented that he believes, for consistency and clarity, that the language of Goal 9.1.xi should be changed from “economic clusters” to “industry clusters.”

PUBLIC TESTIMONY

President Inman opened up the meeting to public testimony and reminded those present that there is a 3-minute time allotment and asked that people be as concise as possible.

John Frewing, 7110 Lola Lane, Tigard 97223, had signed in as speaking both in favor of, and in opposition to, the amendment: He noted that in the prior package there were citations from the “Tigard for Tomorrow” values surveys that had been done over the years. He commented that the staff report said that this material was developed from that but in those lists of values there is nothing that referred to economic development. He commented that he believes the wording in some of the material is “overly enthusiastic” and in fact seems to trump the wording of other goals, policies, and action measures in the Comp Plan. He believes there should be roughly comparable wording across all the sections of the Comp Plan. For example, regarding Goal 9.1.iii he read verbatim, “The City’s land use and other regulatory practices shall be flexible and adaptive so as not to preclude desirable economic development opportunities.” He said he would like that to be more even handed in its wording.

At this point, Mr. Frewing noticed his 3-minute time limit was up, so he said he would then speak in opposition to this particular item:

He said he would add “consistent with protection of natural resources and contemporary development of adequate infrastructure.” Therefore, he believes Goal 9.1.iii should read: “The City’s land use and other regulatory practices shall be flexible so as to allow contemporary achievement of all Tigard goals when new business is sited in the City.”

He also commented that Policy 5 says “the City shall promote well designed and efficient development and redevelopment of vacant and underutilized etc...” the word “shall” – is that a budgetary commitment? As for “efficient development” – Mr. Frewing said he always asks the question “Efficient for whom?” There should not be code words. He believes the phrase ‘efficient development’ should be clarified.

[Commissioner Muldoon joined the meeting at 7:26pm.]

Frewing commented that under Goal 10.1.i – the Recommended Action Measure i calls for regular update of Tigard’s Buildable Land Inventory. He commented that the BLI definition should be modified to include all the lots in the City that might be subdivided for additional housing density.

PUBLIC HEARING CLOSED

Regarding regulatory practices, Ron Bunch proposed alternative language: He suggested the language read “The City’s land use and other regulatory practices shall be flexible and adaptive so as not to preclude desirable economic development opportunities with assurance of planned or existing infrastructure.”

In summary, President Inman said Commissioner Walsh had indicated a change to Goal 9.1.xi for clarity and consistency for economic to industry clusters. In addition – Ron Bunch had proposed the above language change regarding regulatory practices.

The following motion by Commissioner Walsh was seconded by Commissioner Caffall: “I move for recommendation of approval to the City Council for application of CPA2007-00006 Tigard Comprehensive Plan update, Statewide Planning Goal 9, Economic Development, and Goal 10, Housing – and adoption of the changes cited in Goal 9.1.iii and Goal 9.1.xi, as suggested, and the findings of the staff report and testimony received.”

The motion carried as follows:

AYES: Caffall, Doherty, Hasman, Inman, Muldoon, Walsh

NAYS: None

ABSTENTIONS: None

EXCUSED: Anderson, Fishel, Vermilyea

6. COMPREHENSIVE PLAN UPDATE WORKSHOP – CITIZEN INVOLVEMENT

Assistant Planner, Marissa Daniels, spoke to the Commission about the Citizen Involvement Chapter, which is based on, among other things, the key findings of the draft chapter. She said the Citizen Involvement chapter is different from others in that citizen involvement is not included in the Tigard 2007 Resource document. She reported that Goal 1 was not addressed in that document and instead, the resource information and key findings were contained in the draft chapter. The Citizen Involvement Chapter is also based on the community issues and values, which were identified by citywide surveys and in the Tigard Beyond Tomorrow visioning process. It is also based on the current Comprehensive Plan policies, as well as on the work of the Policy Interest Team and Department Review Team. Daniels pointed out that the

policy language presented in the draft Citizen Involvement Chapter is a direct result of the language written at Policy Interest Team meetings.

There was a question as to how the City recruits people. Daniels replied that it is up to whoever the staff liaison is for whichever committee is in need of people. She noted that, for example, the Committee for Citizen Involvement (CCI) recently added 5 new at-large membership slots. She noted that Duane Roberts (Staff) has been very actively recruiting people and that there definitely is an outreach program in place to get people involved. She also noted that Commissioner Rex Caffall participated as a member of the Policy Interest Team for Citizen Involvement.

The question was asked regarding the meaning of Goal 1.1.iv, which states "The City shall provide staff and financial support to the Committee for Citizen Involvement and any other appropriate board or committee." Daniels replied that the word "appropriate" should instead read "appointed." The correction was noted by the commissioners.

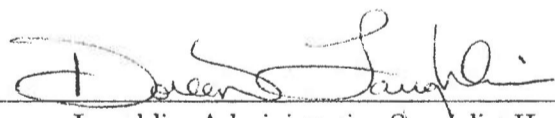
At this point, President Inman asked if there was anyone else present who would like to speak. Daniels introduced Basil Christopher, chair of the CCI. Christopher gave a brief overview of the work of the CCI. He spoke about the Neighborhood Planning Program.

7. OTHER BUSINESS

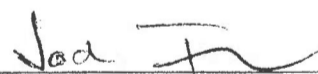
There was no other business.

8. ADJOURNMENT

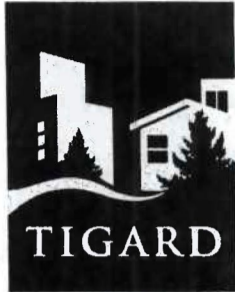
The meeting was adjourned by President Inman at 8:30pm.



Doreen Laughlin, Administrative Specialist II



ATTEST: President Jodie Inman



MEMORANDUM

TO: Mayor Craig Dirksen and Members of City Council

FROM: Sean Farrelly, Associate Planner

RE: Council Workshop – CPA 2007-00006

DATE: December 7, 2007

At the January 15th City Council meeting, staff will present the proposed goals, policies, and recommended action measures (see the end of this memo for definitions and obligations) for the Economic Development and Housing chapters for the updated Comprehensive Plan. The proposed language was approved and recommended by the Planning Commission at the November 19th public hearing. Staff will discuss the proposed language, answer questions, and provide any requested information that will help assist Council in making its decision at the February 5th public hearing.

Staff has worked closely with the Policy Interest Teams and citizen stakeholders on developing suitable language for the Comprehensive Plan update. With the Policy Interest Team's approval, staff added to and expanded upon the language to be consistent with Statewide Planning Goals. Whether or not to amend citizen recommendations is the role of the Planning Commission to recommend and the City Council to decide upon.

At the workshop and public hearing the Planning Commission suggested additional language and revisions for the updated chapters. These requested changes are found below, with additions indicated by **underline and bold** and deletions indicated by ~~strike through~~.

Economic Development

Goal 9.1

In response to a citizen's concern stated at the public hearing, Policy 3 was edited.

3. The City's land use and other regulatory practices shall be flexible and adaptive so as not to preclude desirable economic development opportunities **with assurance of planned or existing infrastructure.**

The Planning Commission requested that the recommended action measure on industry clusters be moved up to a policy. Policy 11 reflects this.

11. The City shall develop industry clusters by encouraging the retention, expansion and recruitment of industries that already have a presence in Tigard.

The Planning Commission requested recommended that a policy be added to indicate the need for economic development to be balanced with other community concerns. Policy 12 was created to reflect this.

12. The City shall assure economic development promotes other community qualities, such as livability and environmental quality that are necessary for a sustainable economic future.

The Planning Commission suggested that an action measure address the potential need for an Economic Development Director position for the City. Action Measure i was revised to reflect this.

i. Develop a formal City of Tigard economic development program and strategy to implement the community's economic development goals and policies **and consider the creation of an economic development director position to develop and implement the program.**

The Planning Commission asked for more integration between residential, retail, and commercial uses. Action Measure xii was added.

xii. Increase opportunities for higher density housing and employment development in the Downtown Urban Renewal District, Washington Square Regional Center, Tigard Triangle, and designated Corridors to enable more intense housing and employment uses to be located in close proximity to transit and other urban uses.

The Planning Commission asked for additional emphasis to be placed on supporting existing businesses that have the potential to develop into clusters. Action Measure xiii was added to address this.

xiii. Prioritize support for businesses identified as being able to develop into regional industry clusters.

Action Measure xiv was added in response to the Planning Commission request for developing a

branding and marketing effort for Tigard.

xiv. Improve media contacts and develop a branding / marketing effort to promote Tigard as a place to live and do business.

Goal 9.2

The Planning Commission recommended that the language of Policy 1 be clarified.

1. The City shall **institute** ~~provide~~ appropriately **land use** ~~zoned lands and development~~ regulations to accommodate a contemporary mix of economic activities.

The Planning Commission recommended that the policies and action measures for Goal 9.2 be extensively expanded upon. Policy 3 and Action Measures i through vi were added in response.

3. **The City shall engage with state and regional economical development organizations and agencies to sustain and expand its current economic activities and be prepared for future economic trends.**
 - i. **Develop a strategy to** increase the number of ~~higher-paying~~ knowledge based and traded sector jobs **that pay higher than national average wages, in Tigard.**
 - ii. **Investigate ways to support local innovative businesses and economic activities, as evidenced by the relatively high number of patents granted to individuals and small business in Tigard.**
 - iii. **Investigate the potential for a business incubator or innovation center that fosters the start-up of new innovative businesses and connects regional economic partners, businesses, higher education and venture capitalists.**
 - iv. **Improve connections with major universities to promote research connections, and access to innovative business practices.**
 - v. **Promote Downtown Tigard as a place for innovative and emerging business to expand or relocate.**
 - vi. **Encourage programs that promote sustainable business practices (e.g., recycling, green building or other sustainable design features, the use of green or alternative energy, commute trip reduction programs).**

Goal 9.3

The Planning Commission suggested that Policy 1 also make reference to the Tigard Triangle. The policy was updated.

1. The City shall focus a significant portion of future employment growth and high-density housing development in its Metro-designated Town Center (Downtown); Regional Center

(Washington Square); and High Capacity Transit Corridor (Hwy 99W); **and the Tigard Triangle.**

Action Measure v was revised in response to the Planning Commission's suggestion.

- v. Investigate ways to improve the appearance and function of Hwy 99W **and other transportation corridors.**

The Planning Commission felt that the City should not be involved in creating a wireless internet system, but should monitor emerging technologies to assure competitively priced access. Action Measure xv was modified to reflect this.

- xv. **Monitor emerging wireless and high-speed internet technologies to ensure competitively priced access for Tigard residents and businesses.**

Action Measure xvi was added to reinforce the desire to balance economic development activities with other community goals.

- xvi. **Recognize and promote community events as having potential for positive economic impacts and as important for community identity.**

Housing

Goal 10.2

The Planning Commission recommended that any future community design standards be applied to multi-family housing development, rather than all housing. Policy 6 has been changed to reflect this.

6. The City shall promote innovative and well-designed housing development through application of planned developments and community design standards **for multi-family housing.**

The Planning Commission recommended that infill development be designed to address, rather than exhibit compatibility with existing neighborhoods. Policy 9 has been changed to reflect this.

9. The City shall require infill development to be designed to **address** ~~exhibit~~ compatibility with existing neighborhoods.

The Planning Commission suggested changing the language of Policy 10 to make it clear it was addressing home-based businesses. This has been changed.

10. The City shall regulate home-**based businesses** (occupations) to prevent adverse

impacts on residential areas.

The Department of Land Conservation and Development reviewed the proposed Comprehensive Plan language and recommended two changes to conform to state law. Under Goal 10.1 Recommended Action Measure xii, has been edited to include voluntary inclusionary zoning as suggested by DLCD.

- xii. Increase Tigard's diversity of housing types through financial incentives and regulatory tools such as density transfer and planned development standards; transit, and vertical oriented housing tax credits; **voluntary** inclusionary zoning, etc.

Under Goal 10.2 Recommended Action Measure xv has been added to address the need for clear and objective standards for needed housing.

- xv. Adopt clear and objective approval standards, criteria, conditions, and review processes for needed housing per state requirements.**

By adopting the language in the amendment, the City will take a step towards articulating the community's aspirations for economic development and housing. The economic development goals and policies will provide the basis to diversify Tigard's economy by building on its strengths and accommodating future economic trends. The housing goals will provide the basis to maintain a high level of residential livability and provide opportunities for a variety of housing types that meet the needs, preferences, and financial capabilities of current and future residents.

Definitions and Obligations of Goals, Policies, and Recommended Action Measures Tigard Comprehensive Plan

Comprehensive plan goals, policies, and recommended action measures have different definitions and impart different obligations to decision makers. They also relate differently to one another. The following describes goals, policies, and recommended action measures in greater detail.

Goals, policies and recommended action measures identify the intent of the City to accomplish certain results. The goals and policies relate to one another and are obligations the City wishes to assume. Recommended action measures support the obligations to achieve a desired end, but do not signify an obligation themselves.

Goal: Definition - A general statement indicating a desired end or the direction the City will follow to achieve that end.

Obligation - The City cannot take action which violates a goal statement unless:

1. Action is being taken which clearly supports another goal.
2. There are findings indicating the goal being supported takes precedence (in the particular case) over another.

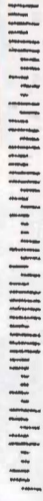
Policy: Definition - A statement identifying Tigard's position and a definitive course of action. Policies are more specific than goals. They often identify the City's position in regard to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Obligation - The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans or ordinances which affect land use. To amend the Comprehensive Plan, the City must show consistency with the Statewide Land Use Goals. Such an amendment must take place following prescribed procedures prior to taking an action that would otherwise violate a Plan policy.

Recommended Action Measures: Definition - A statement which outlines a specific City project or standard which, if executed, would implement goals and policies. Recommended action measures also refer to specific projects, standards, or courses of action the City desires other jurisdictions to take in regard to specific issues. These statements also define the relationship the City desires to have with other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Obligation - Completion of projects, adoption of standards, or the creation of certain relationships or agreements with other jurisdictions and agencies, will depend on a number of factors such as citizen priorities, finances, staff availability, etc.

The City should periodically review and prioritize recommended action measures based on current circumstances, community needs, and the City's goal and policy obligations. These statements are suggestions to future City decision-makers as ways to implement the goals and policies. The listing of recommended action measures in the plan does not obligate the City to accomplish them. Neither do recommended action measures impose obligations on applicants who request amendments or changes to the Comprehensive Plan. The list of recommended action measures is not exclusive. It may be added to, or amended, as conditions warrant.



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