



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

August 2, 2007



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Tualatin Plan Amendment
DLCD File Number 002-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. 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: August 16, 2007

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.

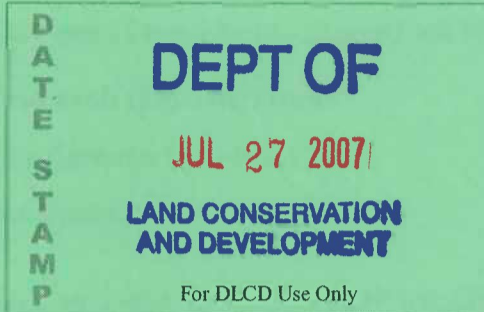
***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Stacy Humphrey, DLCD Metro-Portland Regional Representative
Melissa Hardy, City of Tualatin

<paa> ya/ph

2 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 Tualatin Local file number: PTA 06-09

Date of Adoption: 07/23/2007 Date Mailed: 07/27/2007

Date original Notice of Proposed Amendment was mailed to DLCD: 3/30/2007

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____

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

Land Use Regulation amendment creating objective development standards and a set of optional discretionary approval criteria for fences along access-restricted lot lines abutting major/minor collector, arterial, and expressway streets, for properties located in Low Density Residential (RL) and Medium Low Density Residential (RML) planning districts.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

The scope of the amendment is approximately the same as that which was originally proposed; the major change in the final adopted ordinance is that City Council chose to eliminate the originally-proposed wooden (or wood-look) design standards.

Plan Map Changed from: n/a to: n/a

Zone Map Changed from: n/a to: n/a

Location: RL and RML planning districts Acres Involved: n/a

Specify Density: Previous: n/a New: n/a

Applicable Statewide Planning Goals: 1, 2, 5, 10, 11, and 12

Was an Exception Adopted? YES NO

DLCD File No.: 002-07 (15997)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (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

Affected State or Federal Agencies, Local Governments or Special Districts:

n/a

Local Contact: Melissa Hardy, Asst.Planner Phone: (503) 691-3024 Extension: _____

Address: 18880 SW Martinazzi Avenue City: Tualatin

Zip Code + 4: 97062- Email Address: mhardy@ci.tualatin.or.us

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 (2) Copies 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. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

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 copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **maru.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager 

FROM: Brenda Braden, City Attorney

DATE: July 23, 2007

SUBJECT: AN ORDINANCE CREATING FENCE STANDARDS FOR PROPERTIES ABUTTING MAJOR AND MINOR COLLECTORS, ARTERIALS, AND EXPRESSWAYS IN LOW DENSITY AND MEDIUM LOW DENSITY RESIDENTIAL PLANNING DISTRICTS; ADDING TDC 34.320, 34.330, 34-340, 73-221 AND 73.222 (PTA-06-09)

ISSUE BEFORE THE COUNCIL:

Council will consider an ordinance to add fence standards to the Tualatin Development Code (TDC) for properties abutting major and minor collectors, arterials, and expressways in Low Density and Medium Low Density Residential Planning Districts.

RECOMMENDATION:

Staff recommends the City Council adopt the attached ordinance, based upon the facts and findings of the July 9, 2007, public hearing, including the July 9, 2007 staff report and attachments.


EXECUTIVE SUMMARY:

On July 9, 2007, the City Council held a public hearing (continued from May 29, 2007) concerning Plan Text Amendment (PTA) 06-09, a City-initiated TDC Amendment application.

Following close of the public hearing on July 9, 2007, the City Council approved PTA-06-09 and directed staff to prepare an ordinance to enact the proposed TDC Amendment.

Approved By Tualatin City Council

Date 7/23/07

Recording Secretary 

STAFF REPORT: An Ordinance Creating Fence Standards (PTA-06-09)
July 23, 2007
Page 2 of 2

OUTCOMES OF DECISION:

If the City Council adopts the attached ordinance, the ordinance will become effective on the 30th day following adoption unless Council directs otherwise. If the City Council declines to adopt the attached ordinance, no changes will be made to the Tualatin Development Code.

ALTERNATIVES TO RECOMMENDATION:

As an alternative to adopting the attached ordinance, the City Council may choose to decline to adopt the attached ordinance, and place an action item on a future Council agenda to reverse or amend the July 9, 2007, decision.

FINANCIAL IMPLICATIONS:

The cost of implementing the proposed TDC amendment is not currently budgeted. General fund expenditures for staff time and materials will be required in order to address code enforcement complaints. However, given that fiscal impacts will be primarily a function of the volume of code enforcement complaints received, staff is not able at this time to accurately predict potential general fund expenditures at this time. Community Development Department staff will respond to all formal code enforcement complaints.

Attachments: A. Ordinance

ORDINANCE NO. 1244-07

AN ORDINANCE CREATING FENCE STANDARDS FOR PROPERTIES ABUTTING MAJOR AND MINOR COLLECTORS, ARTERIALS, AND EXPRESSWAYS IN LOW DENSITY AND MEDIUM LOW DENSITY RESIDENTIAL PLANNING DISTRICTS; AND ADDING TDC 34.320, 34.330, 34.340; 73.221 and 73.222 (PTA-06-09)

WHEREAS upon initiation by the City of Tualatin, a public hearing was held before the City Council of the City of Tualatin on July 09, 2007, which was continued from the original hearing date of May 29, 2007, relating to fence standards; adding TDC 34.320, 34.330, 34.340, 73.221 and 73.222 (PTA-06-09); and

WHEREAS notice of public hearing was given as required under the Tualatin Community Plan by publication on May 10, 2007, in The Times, a newspaper of general circulation within the City which is evidenced by the Affidavit of Publication marked "Exhibit A," attached and incorporated by this reference; by posting a copy of the notice in two public and conspicuous places within the City, which is evidenced by the Affidavit of Posting, marked "Exhibit B," attached and incorporated by this reference; by mailing to all potentially affected property owners and to all neighborhood organizations recognized by the City Council which is evidenced by the Affidavits of Mailing, marked "Exhibit C" attached and incorporated by this reference; and

WHEREAS the Council conducted a public hearing on July 09, 2007, and heard and considered the testimony and evidence presented by the City staff and those appearing at the public hearing; and

WHEREAS after the conclusion of the public hearing the Council, the Councilors present voting unanimously in favor, with Councilors Barhyte, Boryska and Maddux absent, directed staff to bring back an ordinance; and

WHEREAS based upon the evidence and testimony heard and considered by the Council and especially the City staff report, the Council makes and adopts as its Findings of Fact the findings and analysis in the staff report dated July 09, 2007, attached as "Exhibit D" and incorporated by this reference; and

WHEREAS based upon the foregoing Findings of Fact, the City Council finds that it is in the best interest of the residents and inhabitants of the City and the public; the public interest will be served by adopting the amendment at this time; and the amendment conforms with the Tualatin Community Plan; and therefore, the Tualatin Development Code should be amended.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. A new section, TDC 34.320 added to the Tualatin Development Code to read as follows:

Section 34.320 Purpose.

The purpose of fence standards in the RL and RML Planning Districts for access-restricted lot lines and property lines that abut collector, arterial, and expressway streets is to implement the community design objectives of TDC 10.020.

Section 2. A new section, TDC 34.330 added to the Tualatin Development Code to read as follows:

Section 34.330 Fence Standards.

The following standards are minimum requirements for fences in a RL (Low Density Residential) or a RML (Medium Low Density Residential) Planning District, where an access-restricted lot line or property line abuts a public street classified as a major arterial, minor arterial, major collector, minor collector, or expressway by the Tualatin Functional Classification Plan.

(1) Subdivision or Partition of Property in a RL or RML Planning District.

Where property is the subject of a subdivision or partition application, and has an access-restricted property line(s) or lot line(s) that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way for a distance greater than 60 feet, a masonry fence shall be installed along the arterial/collector/expressway frontage, in conformance with design standards set forth in TDC 34.340(2) and the fence standards set forth below:

(a) Required fencing shall be installed along the entire length of the access-restricted property line(s) or lot line(s) abutting the arterial/collector/expressway right-of-way, except as provided in TDC 34.330(3), prior to issuance of any building permit on any parcel or lot created by the partition or subdivision.

(b) Except as provided in TDC 34.330(3), required fencing shall be located outside of the public right-of-way, and as close as physically possible to, approximately parallel with, either the property line or lot line abutting the arterial/collector/expressway right-of-way, or the ultimate right-of-way line, whichever is located furthest from the centerline of the street right-of-way.

(i) As approved by the City Engineer, the location of the ultimate right-of-way line shall be one-half of the right-of-way width specified in Chapter 11 and Chapter 75 of the Tualatin Development Code for the appropriate classification of street, measured at right angles from the centerline of the actual street improvement, or measured at right angles from the centerline of the right-of-way, whichever method is determined most appropriate by the City Engineer.

(ii) If an owner is granted a variance from TDC 34.330(1)(b) standards, which results in a fence being located within the ultimate right-of-way area, the property owner

shall execute a removal agreement, subject to City Council approval. The removal agreement shall provide that, after notice by the City, the property owner shall remove any structure, or portion thereof, that extends into the ultimate right-of-way, at no expense to the City. In case of default in that obligation, the City may cause such removal at the expense of the owner with all costs incurred to become a lien against such land or premises. The agreement shall also provide that the owner of the affected premises shall not be entitled to any damages or compensation in consequence of the City's exercise of its rights under the agreement. This provision shall not be construed as denying the owner of such property the right to just compensation for the unimproved value of any land taken for the widening of any street.

(c) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.

(2) Replacement of Existing Fence, or Construction of New Fence in a RL or RML Planning District.

Where property is not the subject of a subdivision or partition application, and is developed with a single-family dwelling, and has an access-restricted property line or lot line that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way, the following fence standards apply:

(a) Replacement of An Existing Fence That Does Not Meet the Masonry Fence Standard.

Where an existing fence that does not meet the masonry fence standard set forth in TDC 34.340 is located approximately parallel with, and within ten feet of, an access-restricted property line or lot line that abuts an arterial/collector/ expressway right-of-way, AND more than 50 percent of fences that are constructed approximately parallel with, and within ten feet of, access-restricted property lines or lot lines that abut the same right-of-way line, in the interval between the nearest intersecting streets located on both sides of the subject property (See Figure 34-1 for illustration), meet the masonry fence standard, then at the time that 60 percent or more of the length of the fence is removed, the entire length of the fence located along the arterial/collector/expressway frontage shall be removed and replaced with a fence that meets the masonry fence design standards set forth in TDC 34.340.

(i) Installation of required replacement fencing shall be complete within six months from the date that 60 percent or more of the length of the fence is removed;

(ii) Required fencing shall be located outside of the public right-of-way, and as close as physically possible to, approximately parallel with, the property line or lot line abutting the arterial/collector/expressway right-of-way, except as provided in TDC 34.330(3);

(iii) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.

(b) Replacement or Repair of An Existing Fence That Meets the Masonry Fence Standard.

Where an existing fence that meets the masonry fence standard set forth in TDC 34.340 is located approximately parallel with, and within ten feet of, an arterial/collector/expressway right-of-way, then at the time that any portion of the access-restricted property line or lot line that abuts an fence is removed, the fence shall

be repaired or replaced in conformance with the masonry design standards set forth in TDC 34.340.

(i) Repair or replacement shall be complete within six months from the date that any portion of the fence is removed;

(ii) Required fencing shall be located outside of the public right-of-way, and as close as physically possible to, approximately parallel with, the property line or lot line abutting the arterial/collector/expressway right-of-way, except as provided in TDC 34.330(3);

(iii) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.

(c) Construction of New Fence.

Where no existing fence is located approximately parallel with, and within ten feet of, an access-restricted property line or lot line that abuts an arterial/collector/expressway right-of-way, AND more than 50 percent of fences that are constructed approximately parallel with, and within ten feet of, access-restricted property lines or lot lines that abut the same right-of-way line, in the interval between the nearest intersecting streets located on both sides of the subject property (See Figure 34-1 for illustration), meet the masonry fence standard, then any new fence that is constructed approximately parallel with, and within ten feet of, the access-restricted property line or lot line abutting the arterial/collector/expressway right-of-way shall be in conformance with the required design standards set forth in TDC 34.340.

(i) Required fencing shall be located outside of the public right-of-way, and as close as physically possible to, approximately parallel with, the property line abutting the arterial/collector right-of-way, except as provided in TDC 34.330(3);

(ii) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.

(3) Exceptions to Fence Location or Configuration:

(a) Where the City Engineer determines that vehicular access is to be provided from the arterial/collector/expressway to a parcel or lot abutting the arterial/collector/expressway, the fence shall not be required along the arterial/collector/expressway frontage of that particular parcel or lot.

(b) Where the City Engineer determines that an opening or passage through the fence must be provided, the fence shall include such required opening.

(c) All vision clearance requirements set forth in TDC 73.400(16) shall be met.

(d) The City Engineer may require an alternate location or configuration of the fence alignment to accommodate stormwater facilities, easements, or other requirements.

Section 3. A new section, TDC 34.340, added to the Tualatin Development Code to read as follows:

Section 34.340 Fence Design.

(1) Masonry Fence Design. (See Figure 34-2 for illustration)

(a) Material and Color. All components of fence visible from the public vantage point shall be constructed of stone, brick, stone-look or brick-look cast masonry or

stone-look or brick-look cast vinyl or composite material. The color of the fence shall be that of natural stones, red clay brick, neutral brown-tones, or gray earth-tones.

(b) Finished Face. Fence shall be constructed such that the finished side of the fence faces the public right-of-way, and any structural components (metal brackets, etc.) are not visible from the public vantage point.

(c) Slopes. Fences constructed on slopes shall be installed using a stair-step method, whereby each fence panel steps up or down the slope and remains level (zero-slope) rather than parallel to the grade of the underlying terrain.

(d) Height. Height of fence panels shall be six feet, measured from the underlying ground surface directly beneath the fence panels to the top edge of the cornice cap.

(i) For fences constructed on slopes, the height of fence measured at the up-slope end of each fence panel shall be six feet.

(ii) Pilasters, excluding pilaster caps, shall be no shorter than the shorter of the attached fence panels, including the cornice cap, and shall not extend more than six inches higher than the highest attached fence panel, including the cornice cap.

(iii) Height of pilaster caps shall be no greater than six inches, measured from the top of the underlying pilaster to the highest point on the cap.

(e) Ground Clearance. There shall be no ground clearance or gap visible between the bottom of the fence panels and the underlying ground surface. Where a pre-cast panel system is used, any gaps that result beneath panels shall be filled in with earth, rock, evergreen vegetation, or similar material. This provision does not prohibit the use of stormwater drainage holes.

(f) Pilasters. The horizontal run of fence must be broken up by pilasters, which shall be set at approximately regular intervals, no more than twenty feet apart on center. Pilasters shall be installed perpendicular to a zero-slope plane.

(g) Panels. Panels shall be 100 percent solid and opaque. The finished face shall have the appearance of a stacked or mortared stone wall or brick wall.

(h) Cornice. A cornice cap shall be installed on top of each of the fence panels. Cornice caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters.

(i) Pilaster Caps. Decorative caps shall be installed on top of all pilasters such that the cap completely covers the surface area of the pilaster end. Caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters. Illuminated pilaster caps are allowed, provided the lighting element is an integral internal component of the cap (i.e., no exposed light bulb) and the light is low-voltage or solar powered. Caps shall be no taller than six inches, measured from the surface of the pilaster end to the highest point on the pilaster cap.

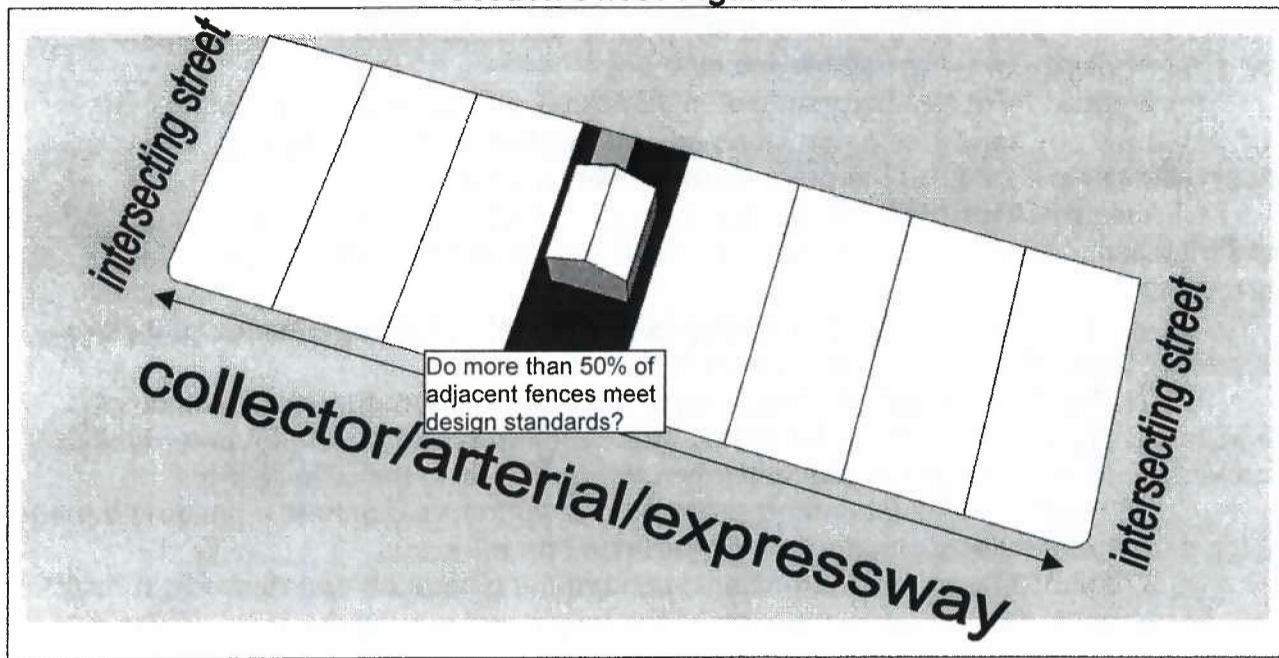
(2) Variance Prohibited.

(a) Development unable to meet one or more of the design standards set forth in TDC 34.340(1) may alternatively submit application for Architectural Review.

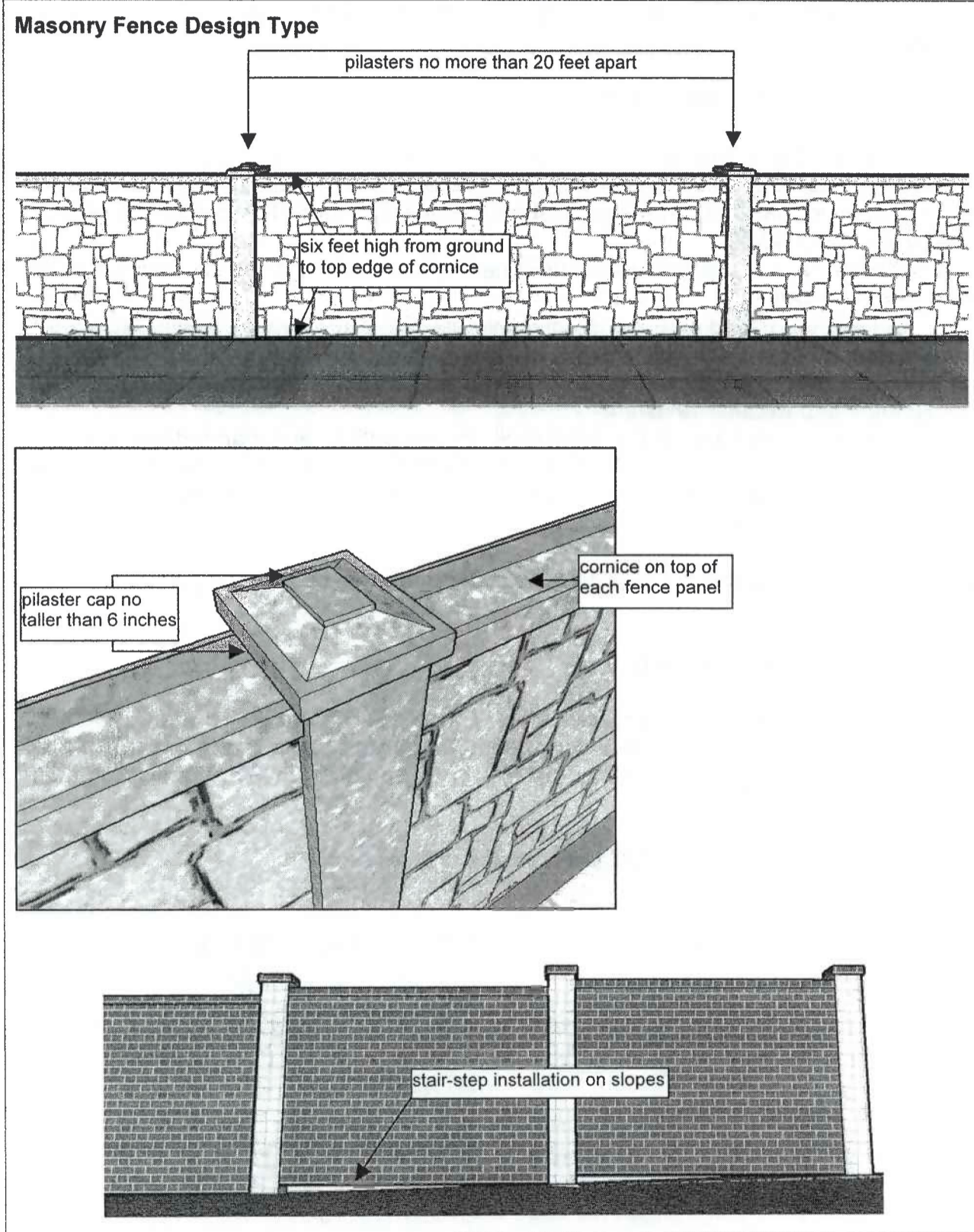
(b) Application for Architectural Review shall be made pursuant to application procedures set forth in TDC 31.071. Approval or denial shall be based upon the criteria set forth in TDC 73.050, including objectives and standards set forth in TDC 73.210 and 73.220.

Section 4. Figures 34-1 and 34-2 added to TDC Chapter 34 as follows:

Section 34.330 Figure 34-1



Section 34.340 Figure 34-2



Section 5. A new section, TDC 73.221 is added to the Tualatin Development Code to read as follows:

Section 73.221 Purpose and Objectives.

(1) Purpose. The purpose of fence design standards in the RL and RML Planning Districts for access-restricted lot lines and property lines abutting major and minor collector and arterial and expressway streets is to implement the community design objectives of TDC 10.020.

(2) Objectives. Fences shall be designed to the maximum extent practicable, to achieve the following:

(a) Rear yards and side yards adjacent collector, arterial and expressway streets shall be screened from public view.

(b) Fences shall be constructed of highly durable materials that are low-maintenance and weather-resistant.

(c) Fence materials and design shall be compatible and harmonious with the required fence design type detailed in TDC 34.330 and 34.340. The design shall incorporate stone-look or brick-look elements. Colors shall be subdued and natural earth-tones, brown-tones, or grey-tones.

Section 6. A new section, TDC 73.222 is added to the Tualatin Municipal Code to read as follows:

Section 73.222 Fence Standards.

Minimum requirements for construction of fences in a RL or a RML Planning district, where an access-restricted lot line or property line abuts a public street right-of-way classified as a major or minor collector or arterial or expressway street, are set forth in TDC 34.330 and 34.340.

INTRODUCED AND ADOPTED this 23rd day of July, 2007.

CITY OF TUALATIN, Oregon

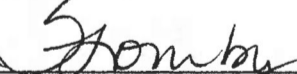
BY



Mayor Pro tem

ATTEST:

BY



City Recorder



6605 SE Lake Road, Portland, OR 97222 • PO
 Box 22109 • Portland, OR 97269
 Phone: 503-684-0360 Fax: 503-620-3433
 Email: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Washington, SS

I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of *The Times* (serving Tigard, Tualatin & Sherwood), a newspaper of general circulation, published at Beaverton, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

City of Tualatin
 Notice of Hearing
 TT10958

a copy of which is hereto annexed, was published in the entire issue of said newspaper for

1
 weeks in the following issues
 May 10, 2007

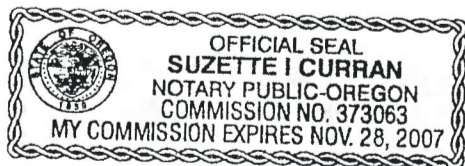
Charlotte Allsop
 Charlotte Allsop (Accounting Manager)

May 10, 2007

Suzette I. Curran
 NOTARY PUBLIC FOR OREGON
 My commission expires *Nov. 28, 2007*

Acct #108462
 Stacy Fonseca
 City of Tualatin
 18880 SW Martinazzi Avenue
 Tualatin, OR 97062

Size: 2 x 7
 Amount Due \$126.70
 *Remit to address above



**NOTICE OF HEARING
 CITY OF TUALATIN, OREGON**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Tuesday, May 29, 2007, at the Council Building, Tualatin City Center, at 18884 SW Martinazzi Avenue, to consider:

PLAN TEXT AMENDMENT 06-09; FENCE STANDARDS IN LOW DENSITY RESIDENTIAL (RL) AND MEDIUM LOW DENSITY RESIDENTIAL (RML) PLANNING DISTRICTS. (PTA-06-09)

Before granting the proposed amendments, the City Council must find that: (1) Granting the amendments is in the public interest; (2) The public interest is best protected by granting the amendments at this time; (3) The proposed amendments are in conformity with the applicable objectives of the Tualatin Community Plan; (4) The factors listed in Section 1.032(4) were consciously considered; (5) The Tigard Tualatin School District Facility Plan was considered; (6) The amendments are consistent with the Statewide Planning Goals; (7) The amendments are consistent with the Metro Urban Growth Management Functional Plan; and (8) The amendments are consistent with Level of Service F for the PM peak hour and E for the one-half hour before and after the PM peak hour for the Town Center 2040 Design Type and E/E for the rest of the 2040 Design Types in the City's planning area.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing. Hearings are commenced with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the decision maker to respond to the issue precludes an action for damages in circuit court.

Copies of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing, and will be provided at reasonable cost. For information contact Melissa Hardy at 503-691-3024 or mhardy@ci.tualatin.or.us. This meeting and any materials being considered can be made accessible upon request.
 CITY OF TUALATIN, OREGON By: Sherilyn Lombos, City Recorder Publish 5/10/2007 TT10958

EXHIBIT A

AFFIDAVIT OF POSTING

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Stacy Fonseca, being first duly sworn, depose and say:

That at the request of Sherilyn Lombos, City Recorder for the City of Tualatin, Oregon; that I posted two copies of the Notice of Hearing on the 25th day of April, 2007, a copy of which Notice is attached hereto; and that I posted said copies in two public and conspicuous places within the City, to wit:

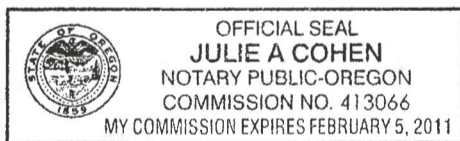
1. U.S. Post Office - Tualatin Branch
2. City of Tualatin City Center Building


Dated this 25th day of April, 2007.



Stacy Fonseca

Subscribed and sworn to before me this 10th day of July, 2007.





Notary Public for Oregon
My Commission expires: 2-5-11

RE: PLAN TEXT AMENDMENT (PTA-06-09), FENCE STANDARDS IN LOW DENSITY RESIDENTIAL (RL) AND MEDIUM LOW DENSITY RESIDENTIAL (RML) PLANNING DISTRICTS.

EXHIBIT B



City of Tualatin

18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Main 503.692.2000
TDD 503.692.0574

NOTICE OF HEARING CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Tuesday, May 29, 2007, at the Council Building, Tualatin City Center, at 18884 SW Martinazzi Avenue, to consider:

PLAN TEXT AMENDMENT 06-09, FENCE STANDARDS IN LOW DENSITY RESIDENTIAL (RL) AND MEDIUM LOW DENSITY RESIDENTIAL (RML) PLANNING DISTRICTS. (PTA-06-09)

Before granting the proposed amendments, the City Council must find that: (1) Granting the amendments is in the public interest; (2) The public interest is best protected by granting the amendments at this time; (3) The proposed amendments are in conformity with the applicable objectives of the Tualatin Community Plan; (4) The factors listed in Section 1.032(4) were consciously considered; (5) The Tigard Tualatin School District Facility Plan was considered; (6) The amendments are consistent with the Statewide Planning Goals; (7) The amendments are consistent with the Metro Urban Growth Management Functional Plan; and (8) The amendments are consistent with Level of Service F for the PM peak hour and E for the one-half hour before and after the PM peak hour for the Town Center 2040 Design Type and E/E for the rest of the 2040 Design Types in the City's planning area.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing. Hearings are commenced with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the decision maker to respond to the issue precludes an action for damages in circuit court.

Copies of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing, and will be provided at reasonable cost. For information contact Melissa Hardy at 503-691-3024 or mhardy@ci.tualatin.or.us. This meeting and any materials being considered can be made accessible upon request.

CITY OF TUALATIN, OREGON

By: Sherilyn Lombos
City Recorder

NOTICE TO THE TUALATIN TIMES: Please publish in the Tualatin Times on
May 10, 2007.

AFFIDAVIT OF MAILING

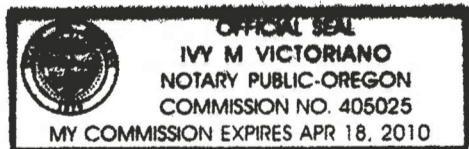
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Sally Jakes, being first duly sworn, depose and say:

That on the 25th day of April, 2007, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, with postage fully prepared thereon.

Sally Jakes
Sally Jakes

SUBSCRIBED AND SWORN to before me this 4th day of June, 2007.



Ivy M. Victoriano
Notary Public for Oregon
My commission expires: April 18, 2010

RE: PLAN TEXT AMENDMENT 06-09, FENCE STANDARDS IN LOW DENSITY RESIDENTIAL (RL) AND MEDIUM LOW DENSITY RESIDENTIAL (RML) PLANNING DISTRICTS. (PTA-06-09)

EXHIBIT C

United States Postal Service
Postage Statement – Standard Mail

Post Office: Note Mail Arrival Date & Time

Mailer	Permit Holder's Name and Address and Email Address, If Any City of Tualatin 18880 sw Martinazzi Avenue Tualatin, OR 97062-7092	Telephone	Name and Address of Mailing Agent (if other than permit holder) AKA Direct P.O. Box 2990 Tualatin, OR 970622990	Telephone (503) 454-2224	Name and Address of Individual or Organization for Which Mailing is Prepared (if other than permit holder) City of Tualatin 18880 Sw Martinazzi Avenue Tualatin, OR 97062
	CAPS Cust. Ref. No. Dun & Bradstreet No.		Dun & Bradstreet No.		Dun & Bradstreet No.

Mailing	Post Office of Mailing Tualatin OR 97062	Processing Category <input checked="" type="checkbox"/> Letters <input type="checkbox"/> CMM <input type="checkbox"/> Flats <input type="checkbox"/> Automation Flats (DMM 301.3) <input type="checkbox"/> Parcels	Mailing Date 4/25/2007	Federal Agency Cost Code	Statement Seq. No.	No. & Type of Containers 8
	Type of Postage <input checked="" type="checkbox"/> Permit Imprint <input type="checkbox"/> Precanceled Stamps <input type="checkbox"/> Metered	Permit # 01	For Mail Enclosed Within Another Class <input type="checkbox"/> Periodicals <input type="checkbox"/> Library Mail <input type="checkbox"/> Media Mail <input type="checkbox"/> Parcel Post	Weight of a Single Piece 0.0128 pounds	Total Pieces 1,411	Total Weight 18.0608 lb
	For Automation Rate Pieces, Enter Date of Address Matching and Coding (DMM 708.3.3) 4/23/2007	For Automation Carrier Route Rate Pieces, Enter Date of Address Matching and Coding (DMM 708.3.3) 4/23/2007	If Sacked, Based on <input type="checkbox"/> 125 pcs. <input type="checkbox"/> 15 lbs <input type="checkbox"/> both	For Enhanced Carrier Route Rate Pieces, Enter Date of Carrier Route Sequencing (DMM 245/345/445.6.10.1) 4/23/2007	Detached Address Labels? (DMM 602.4) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Receipt Number 532 BC	Reference Number 0701-19532	Mailer's Department/Job No.	Description of Mail Notice of Hearing	Destination	

Postage	Parts Completed (select all that apply) <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input type="checkbox"/> L <input type="checkbox"/> M <input type="checkbox"/> S	Total Postage (Add parts totals)	\$286.3150	
	Rate at Which Postage Affixed (Check one) (DMM 244, 344, 444) <input type="checkbox"/> Correct <input type="checkbox"/> Lowest <input type="checkbox"/> Neither	_____ pcs. x \$ _____ = Postage Affixed		
		Net Postage Due (Subtract postage affixed from total postage)	\$286.32	
	For USPS Use Only: Additional Postage Payment (State reason)			
	For postage affixed add additional payments to net postage due; for permit imprint add additional payment to total postage.		Total Adjusted Postage Affixed	
Postmaster: Report Total Postage in (Permit Imprint Only) AIC 130		Total Adjusted Postage Permit Imprint		

The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer, and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control. The mailer hereby certifies that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and that the mailing qualifies for the rates and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation. I understand that anyone who furnishes false or misleading information on this form or who omits information requested on this form may be subject to criminal and/or civil penalties, including fines and imprisonment.

Privacy Notice: For information regarding our Privacy Policy visit www.usps.com

Signature of Mailer or Agent	Printed Name of Mailer or Agent Signing Form Mindy Beth Sampson L.O.F.	Telephone (503) 454-2224
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USPS Use Only	Weight of a Single Piece 0 pounds	Are postage figures at left adjusted from mailer's entries? If "Yes" state reason: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Total Pieces	Total Weight	Round Stamp (Required)
	Total Postage		
	Check One <input type="checkbox"/> Presort Verification Not Scheduled <input type="checkbox"/> Presort Verification Performed as Scheduled		
	I CERTIFY that this mailing has been inspected concerning: (1) eligibility for postage rates claimed; (2) proper preparation (and presort where required); (3) proper completion of postage statement; and (4) payment of annual fee (if required).		Date Mailed Notified
Verifying Employee's Signature		Print Verifying Employee's Name	By (Initials)
		Time	AM PM



CITY OF TUALATIN

18880 SW MARTINAZZI AVENUE
TUALATIN, OREGON 97062-7092
(503) 692-2000
TDD 692-0574

This is to notify you that the City of Tualatin has proposed a land use regulation that may affect the permissible uses of your property and other properties.

April 25, 2007

Dear Property Owner:

This notice is sent to owners whose property is located within the Tualatin city limits, and whose property is located within a Low Density Residential (RL) or Medium Low Density Residential (RML) planning district that is adjacent to a major or minor collector or arterial street right-of-way. A proposed change to the City's regulations for RL and RML planning districts concerning fencing along rear and side yard property lines next to certain streets (major collectors, minor collectors, major arterials and minor arterials) may affect you if, in the future, you wish to partition or subdivide your property, or if your property is developed with a single-family dwelling and you wish to remove an existing fence or build a new fence.

Proposed City code amendments include: (1) Creating standards for fences, including a set of clear and objective code requirements concerning height, allowed materials, and design, and a set of discretionary standards under which a property owner may submit an application for review of an alternative design; (2) Requiring, when a property is partitioned or subdivided, that fencing meeting the new standards be installed on all parcels/lots created that abut a major or minor collector or arterial street, prior to issuance of any building permit on any parcel or lot created by the partition or subdivision; (3) Requiring that, for property developed with a single-family dwelling, where an existing fence is located along a side yard or rear yard frontage on a major or minor collector or arterial street, when one or more sections of the fence are removed, the entire length of the fence along the collector/arterial frontage must be replaced with a fence that meets the design standards if more than 50 percent of side yard and rear yard fences adjacent to, and on the same side of, the collector/arterial, in the interval between the nearest intersecting streets meet the design standards; and (4) Requiring that, for property developed with a single-family dwelling, where no existing fence is located along a side yard or rear yard frontage on a major or minor collector or arterial street, any new fence installed along the collector/arterial frontage must meet the design standards if more than 50 percent of side yard and rear yard fences adjacent to, and on the same side of, the collector/arterial, in the interval between the nearest intersecting streets meet the design standards.

The Tualatin City Council will hold a public hearing to consider adoption of Plan Text Amendment (PTA) 06-09. This land use hearing notice is sent to you to comply with Oregon Revised Statute 227.186. The City is required to use the following language:

ON TUESDAY, MAY 29, 2007, THE CITY OF TUALATIN WILL HOLD A PUBLIC HEARING REGARDING THE ADOPTION OF AN ORDINANCE ADOPTING THE ABOVE AMENDMENTS. THE CITY HAS DETERMINED THAT ADOPTION OF THIS ORDINANCE MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY, AND OTHER PROPERTIES IN THE AFFECTED ZONE, AND MAY CHANGE THE VALUE OF YOUR PROPERTY.

The proposed amendments are available for inspection at no cost at the City of Tualatin Community Development Department at 18880 SW Martinazzi Avenue. A copy of the proposed amendments is available for purchase at \$0.10 per page. For additional information, please contact Melissa Hardy at 503-691-3024 or mhardy@ci.tualatin.or.us.

The Hearing Notice to be published in the Tualatin Times on May 10, 2007, is on the back of this letter.



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CITY OF TUALATIN, OREGON

By: Sherilyn Lombos
City Recorder

NOTICE TO THE TUALATIN TIMES: Please publish in the Tualatin Times on May 10, 2007.



Date: 4/23/07

To: Stacy Fonseca fax # 503 692 3572

Company/Department: City of Valah

Total Number of Pages (including this cover) 3

From: Sally Jakes (503) 454-2220 FAX: 503-692-9625

email sally.jakes@akadirect.com

Note(s): Hello Stacy - here are laser signoffs.
Sal



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The Hearing Notice to be published in the Tualatin Times on May 10, 2007, is on the back of this letter.



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Doug Rux, Community Development Director *DR*
Melissa Hardy, Assistant Planner *M.H.*

DATE: July 9, 2007

SUBJECT: FENCE STANDARDS IN LOW DENSITY RESIDENTIAL AND
MEDIUM LOW DENSITY RESIDENTIAL PLANNING DISTRICTS,
ADJACENT COLLECTORS, ARTERIALS, AND EXPRESSWAYS
(PTA-06-09)

ISSUE BEFORE THE COUNCIL:

PTA 06-09 is a City-initiated Plan Text Amendment (PTA), the purpose of which is to create requirements in the Tualatin Development Code (TDC) for masonry fencing in access-restricted yards adjacent to a major or minor collector, arterial, or expressway street, where property is located in a Low Density Residential (RL) or Medium Low Density Residential (RML) planning district, and the property is the subject of a partition or subdivision application resulting in 60 feet or more of access-restricted frontage, or the property is developed with a single-family dwelling.

RECOMMENDATION:

- In April of 2007, TPAC reviewed draft code language prepared by City Staff, and forwarded a recommendation to City Council, recommending the Council approve the proposed amendment, with several changes:
 - Add brick as an allowed design style in the masonry fence design standards;
 - Do not prohibit wood as an allowed fence material;
 - Do not have different design style requirements for properties based upon length of frontage or based upon whether property is being partitioned or subdivided;
 - Allow all property owners to choose from among any of the allowed design styles;
- Staff recommends the City Council direct staff to prepare an ordinance approving PTA-06-09, based the direction given by Council at the June 11, 2007, Council Work Session.

EXECUTIVE SUMMARY:

- Approval of PTA-06-09 is a legislative land use decision. The City Council is therefore required to hold a public hearing prior to approving the proposed TDC amendment. City Council continued the May 29, 2007, public hearing to July 9, 2007.
- The catalyst for the proposed TDC amendment are concerns expressed by City Council regarding the appearance of rear yard and side yard fences on private property adjacent to public arterial and collector streets, predominantly in single-family residential areas.
- On June 11, 2007, during the City Council Work Session discussion concerning this proposal, Council gave staff direction to modify the scope of the proposed amendment as follows:
 - When property is subdivided or partitioned and there is more than 60 feet of access-restricted frontage on a collector/arterial/expressway, then fencing that meets the masonry standard (including brick) is required along the frontage; and
 - When 60 percent or more of an existing fence on a collector/arterial/expressway frontage is removed from a lot with a single-family dwelling on it, and 50 percent or more of the total length of fencing on neighboring properties between the closest intersecting streets meet the masonry standard, then the entire fence on that property's frontage has to be replaced with masonry fence standard.
- The City Council must find that the approval criteria set forth by TDC 1.032 are met in order to approve the proposed amendment. Staff have reviewed the proposed amendment in light of the approval criteria, and have provided recommended findings (see Analysis and Findings in Attachment B).

OUTCOMES OF DECISION:

- If City Council directs staff to prepare an ordinance approving PTA-06-09, staff will bring an ordinance to City Council on August 13, 2007. An ordinance becomes effective on the 30th day following adoption, unless Council directs otherwise. Therefore, if Council adopts an ordinance on August 13, 2007, the ordinance will become effective September 12, 2007.
- If City Council declines to approve PTA-06-09, no changes shall be made to the Tualatin Development Code.

ALTERNATIVES TO RECOMMENDATION:

- The City Council may continue the public hearing to another date/time/place, and request staff to return with additional information; or
- The City Council may approve PTA-06-09 with changes, and direct staff to prepare an ordinance for adoption of the TDC amendment with Council-directed modifications; or
- The City Council may deny PTA-06-09, and take no further action.

STAFF REPORT: PTA-06-09
July 09, 2007
Page 3 of 5

FINANCIAL IMPLICATIONS:

There are no direct impacts to the FY2007-08 budget.

Administration of the proposed amendment will require dedication of some number of staff hours, and expenditures for associated materials and overhead costs. However, staff anticipates at the present time that these additional expenditures can be absorbed by the existing Engineering & Building Department and Community Development Department budgets.

DISCUSSION:

Last year, the City Council expressed concerns regarding the appearance of rear yard and side yard fences on private property adjacent to public arterial and collector streets, predominantly in single-family residential areas. An ad-hoc Council Sub-Committee, composed of Councilmembers Bob Boryska and Jay Harris, was formed in order to work with City staff and TPAC concerning this issue.

The Tualatin Planning Advisory Committee (TPAC) discussed this issue at several of their monthly meetings. John Medvec, AIA, an architect with Yost Grube Hall and member of the Tualatin Architectural Review Board, graciously volunteered his time and expertise to provide TPAC with architectural assistance. And the Council Sub-Committee members sat in on several of the TPAC meetings.

Taking direction from both TPAC and from the Council Sub-Committee, City Staff prepared an initial draft code amendment proposal. This initial draft code language was reviewed by TPAC in April of 2007, and TPAC sent a recommendation to City Council that the amendment be approved, but with several modifications.

City Council received TPAC's recommendation and reviewed the initial draft code language at the May 14, 2007, Council Work Session, at which time Council determined that additional discussion time was needed. Staff submitted a request to City Council on May 29, 2007, asking that the scheduled public hearing be continued to allow Council additional time to review the proposal. City Council continued the public hearing to July 9, 2007.

City Council continued their discussion at the June 11, 2007, Council Work Session meeting, during which two TPAC members, Curtis Thiessen and Joe Lipscomb, talked about the TPAC-recommended revisions. Council refined the scope of the proposed amendment, and gave the following direction to Staff:

- o When property is subdivided or partitioned and there is more than 60 feet of access-restricted frontage on a collector/arterial/expressway, then fencing that meets the masonry standard (including brick) is required along the frontage; and
- o When 60 percent or more of an existing fence on a collector/arterial/expressway frontage is removed from a lot with a single-family dwelling on it, and 50 percent or more of the total length of fencing on neighboring properties between the closest intersecting streets meet the masonry standard, then the entire fence on that property's frontage has to be replaced with masonry fence standard.

The proposed amendment includes: (1) a set of clear and objective fence standards that a property owner must adhere to, and which does not require a land use permit, but does require inspection; -OR- as an alternative a property owner may choose: (2) a set

of discretionary criteria under which an alternative fence design proposal may be submitted, and which may be administratively approved pursuant to Architectural Review procedures.

(1) The following bullet points outline potential impacts to staff resources expected in conjunction with administering the clear and objective ministerial standards:

- o When property is partitioned/subdivided, and required fencing must be installed prior to issuance of any building permits on the parcels/lots that are created, it is anticipated that a public works inspector will need to go to the property and verify that required fencing has been installed prior to release of any building permits.
- o When an existing fence is removed, or a new fence is built, on a pre-existing property in an RL or RML planning district, and a code complaint is submitted to the City, it is anticipated that City Staff will need to go to the property and verify that required fencing has been installed, or if not, to enforce compliance.

(2) In addition to the impacts detailed above in (1), the following additional impacts to staff resources are expected in conjunction with administering the discretionary approval criteria:

- o When a property owner chooses to have his/her fence design reviewed against the discretionary criteria, Planning Staff will need to process the Architectural Review application pursuant to City- and State-mandated limited land use procedures. The application fee schedule currently in place for Architectural Review is:

Project Value Under \$5,000	___	\$100.00
\$5,000-\$24,999.99	___	\$470.00
\$25,000-\$99,999.99	___	\$850.00
\$100,000-\$499,999.99	___	\$1,415.00
\$500,000 and greater	___	\$2,070.00

Unless City Council wishes to adopt a new separate Architectural Review fee schedule specifically for fence design review, the Architectural Review application fee for review of fences will be as listed above.

PUBLIC INVOLVEMENT:

The Community Development Department hosted a public open house on Wednesday, November 15, 2006. The open house was advertised in the November City Newsletter, in the November Chamber of Commerce Newsletter, in the Tualatin Times Calendar of Events, on the City's Website, and announced at the November 13th City Council Meeting. (see Summary of Open House Comments in Attachment C)

TPAC reviewed the initial draft code language at their April 12, 2007, meeting, and forwarded a recommendation to City Council. City Staff subsequently advised TPAC, at their June 14, 2007, meeting, of Council's direction to revise the scope of the TDC amendment.

Notice of the proposed PTA was mailed to the Oregon Department of Land Conservation and Development (DLCD) and to the Metropolitan Service District (METRO) on March 30, 2007. As of the date of staff report submittal, no comments have been received.

STAFF REPORT: PTA-06-09
July 09, 2007
Page 5 of 5

Notice of the proposed PTA was mailed to all potentially affected property owners on April 25, 2007. As of the date of staff report submittal, staff has received telephone calls and emails from approximately a dozen interested persons inquiring about what the effect of the amendment would be, but no written comments concerning the content of the proposed code amendment have been received.

Public comment on the proposed PTA was solicited through notice published in the Times newspaper on May 10, 2007. Additionally, two copies of the notice of public hearing were posted in conspicuous locations. As of the date of staff report submittal, no comments have been received.

- Attachments:**
- A. Draft TDC Amendment
 - B. Analysis and Findings
 - C. Summary of Open House Comments
 - D. Maps of Designated Collector/Arterial/Expressway Streets

DRAFT TDC AMENDMENT

TDC Chapter 34 Title Page amended to read as follows...

**Chapter 34
Special Regulations**

Sections:

TEMPORARY USES

- 34.010 General Provision.
- 34.011 Outdoor Sales.
- 34.013 Mobile Food and Flower Vendors.
- 34.014 Temporary Sales Office.
- 34.020 Application Fee for Temporary Uses.

HOME OCCUPATIONS

- 34.031 Definitions
- 34.032 Intent and General Provisions
- 34.045 Allowed Home Occupations
- 34.055 Standards

MICROWAVE RECEIVING DISHES

- 34.060 Purpose.
- 34.070 Screening.
- 34.080 Application of Provisions.

RETIREMENT HOUSING

- 34.160 General Provisions.
- 34.170 Specific Standards for Retirement Housing.

TRANSITIONAL USES

- 34.180 Purpose and Intent.
- 34.181 Goals.
- 34.182 Eligibility Criteria and Limitations.
- 34.183 General Standards.
- 34.184 Transitional Use Conditions.
- 34.185 Issuance, Renewal and Automatic Termination.
- 34.186 Process.
- 34.190 Manufactured Dwelling Park Development Standards.

TREE PRESERVATION

- 34.200 Tree Removal Without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited.
- 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit.
- 34.220 Fees.
- 34.230 Criteria.
- 34.240 Emergencies.
- 34.250 Notice of Decision.
- 34.260 Request for Review
- 34.270 Tree Protection During Construction.

ACCESSORY DWELLING UNITS

34.300 Accessory Dwelling Units
34.310 Standards

FENCES IN RL AND RML PLANNING DISTRICTS

34.320 Purpose.
34.330 Fence Standards.
34.340 Fence Design.

TDC 34.320 added as follows...

*FENCES IN RL AND RML PLANNING DISTRICTS ADJACENT
COLLECTOR/ARTERIAL/EXPRESSWAY STREETS*

Section 34.320 Purpose.

The purpose of fence standards in the RL and RML Planning Districts for access-restricted lot lines and property lines that abut collector, arterial, and expressway streets is to implement the community design objectives of TDC 10.020.

TDC 34.330 added as follows...

Section 34.330 Fence Standards.

The following standards are minimum requirements for fences in a RL (Low Density Residential) or a RML (Medium Low Density Residential) Planning District, where an access-restricted lot line or property line abuts a public street classified as a major arterial, minor arterial, major collector, minor collector, or expressway by the Tualatin Functional Classification Plan.

(1) Subdivision or Partition of Property in a RL or RML Planning District.

Where property is the subject of a subdivision or partition application, and has an access-restricted property line(s) or lot line(s) that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way for a distance greater than 60 feet, a masonry fence shall be installed along the arterial/collector/expressway frontage, in conformance with design standards set forth in TDC 34.340(2) and the fence standards set forth below:

(a) Required fencing shall be installed along the entire length of the access-restricted property line(s) or lot line(s) abutting the arterial/collector/expressway right-of-way, except as provided in TDC 34.330(3), prior to issuance of any building permit on any parcel or lot created by the partition or subdivision.

(b) Except as provided in TDC 34.330(3), required fencing shall be located outside of the public right-of-way, and as close as physically possible to, approximately parallel with, either the property line or lot line abutting the arterial/collector/expressway right-of-way, or the ultimate right-of-way line, whichever is located furthest from the centerline of the street right-of-way.

(i) As approved by the City Engineer, the location of the ultimate right-of-way line shall be one-half of the right-of-way width specified in Chapter 11 and Chapter 75 of the Tualatin Development Code for the appropriate classification of street, measured at right angles from the centerline of the actual street improvement, or measured at right angles from

the centerline of the right-of-way, whichever method is determined most appropriate by the City Engineer.

(ii) If an owner is granted a variance from TDC 34.330(1)(b) standards, which results in a fence being located within the ultimate right-of-way area, the property owner shall execute a removal agreement, subject to City Council approval. The removal agreement shall provide that, after notice by the City, the property owner shall remove any structure, or portion thereof, that extends into the ultimate right-of-way, at no expense to the City. In case of default in that obligation, the City may cause such removal at the expense of the owner with all costs incurred to become a lien against such land or premises. The agreement shall also provide that the owner of the affected premises shall not be entitled to any damages or compensation in consequence of the City's exercise of its rights under the agreement. This provision shall not be construed as denying the owner of such property the right to just compensation for the unimproved value of any land taken for the widening of any street.

(c) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.

(2) Replacement of Existing Fence, or Construction of New Fence in a RL or RML Planning District.

Where property is not the subject of a subdivision or partition application, and is developed with a single-family dwelling, and has an access-restricted property line or lot line that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way, the following fence standards apply:

(a) Replacement of An Existing Fence That Does Not Meet the Masonry Fence Standard.

Where an existing fence that does not meet the masonry fence standard set forth in TDC 34.340 is located approximately parallel with, and within ten feet of, an access-restricted property line or lot line that abuts an arterial/collector/ expressway right-of-way, AND more than 50 percent of fences that are constructed approximately parallel with, and within ten feet of, access-restricted property lines or lot lines that abut the same right-of-way line, in the interval between the nearest intersecting streets located on both sides of the subject property (See Figure 34-1 for illustration), meet the masonry fence standard, then at the time that 60 percent or more of the length of the fence is removed, the entire length of the fence located along the arterial/collector/expressway frontage shall be removed and replaced with a fence that meets the masonry fence design standards set forth in TDC 34.340.

(i) Installation of required replacement fencing shall be complete within six months from the date that 60 percent or more of the length of the fence is removed;

(ii) Required fencing shall be located outside of the public right-of-way, and as close as physically possible to, approximately parallel with, the property line or lot line abutting the arterial/collector/expressway right-of-way, except as provided in TDC 34.330(3);

(iii) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.

(b) Replacement or Repair of An Existing Fence That Meets the Masonry Fence Standard.

Where an existing fence that meets the masonry fence standard set forth in TDC 34.340 is located approximately parallel with, and within ten feet of, an access-restricted property line or lot line that abuts an arterial/collector/expressway right-of-way, then at the time that any portion of the fence is removed, the fence shall be repaired or replaced in conformance with the masonry design standards set forth in TDC 34.340.

(i) *Repair or replacement shall be complete within six months from the date that any portion of the fence is removed;*

(ii) *Required fencing shall be located outside of the public right-of-way, and as close as physically possible to, approximately parallel with, the property line or lot line abutting the arterial/collector/expressway right-of-way, except as provided in TDC 34.330(3);*

(iii) *Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.*

(c) *Construction of New Fence.*

Where no existing fence is located approximately parallel with, and within ten feet of, an access-restricted property line or lot line that abuts an arterial/collector/expressway right-of-way, AND more than 50 percent of fences that are constructed approximately parallel with, and within ten feet of, access-restricted property lines or lot lines that abut the same right-of-way line, in the interval between the nearest intersecting streets located on both sides of the subject property (See Figure 34-1 for illustration), meet the masonry fence standard, then any new fence that is constructed approximately parallel with, and within ten feet of, the access-restricted property line or lot line abutting the arterial/collector/expressway right-of-way shall be in conformance with the required design standards set forth in TDC 34.340.

(i) *Required fencing shall be located outside of the public right-of-way, and as close as physically possible to, approximately parallel with, the property line abutting the arterial/collector right-of-way, except as provided in TDC 34.330(3);*

(ii) *Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.*

(3) *Exceptions to Fence Location or Configuration:*

(a) *Where the City Engineer determines that vehicular access is to be provided from the arterial/collector/expressway to a parcel or lot abutting the arterial/collector/expressway, the fence shall not be required along the arterial/collector/expressway frontage of that particular parcel or lot.*

(b) *Where the City Engineer determines that an opening or passage through the fence must be provided, the fence shall include such required opening.*

(c) *All vision clearance requirements set forth in TDC 73.400(16) shall be met.*

(d) *The City Engineer may require an alternate location or configuration of the fence alignment to accommodate stormwater facilities, easements, or other requirements.*

TDC 34.340 added as follows...

Section 34.340 Fence Design.

(1) *Masonry Fence Design. (See Figure 34-2 for illustration)*

(a) *Material and Color. All components of fence visible from the public vantage point shall be constructed of stone, brick, stone-look or brick-look cast masonry, stone-look or brick-look cast vinyl or composite material. The color of the fence shall be that of natural stones, red clay brick, neutral brown-tones, or gray earth-tones.*

(b) *Finished Face. Fence shall be constructed such that the finished side of the fence faces the public right-of-way, and any structural components (metal brackets, etc.) are not visible from the public vantage point.*

(c) *Slopes.* Fences constructed on slopes shall be installed using a stair-step method, whereby each fence panel steps up or down the slope and remains level (zero-slope) rather than parallel to the grade of the underlying terrain.

(d) *Height.* Height of fence panels shall be six feet, measured from the underlying ground surface directly beneath the fence panels to the top edge of the cornice cap.

(i) For fences constructed on slopes, the height of fence measured at the up-slope end of each fence panel shall be six feet.

(ii) Pilasters, excluding pilaster caps, shall be no shorter than the shorter of the attached fence panels, including the cornice cap, and shall not extend more than six inches higher than the highest attached fence panel, including the cornice cap.

(iii) Height of pilaster caps shall be no greater than six inches, measured from the top of the underlying pilaster to the highest point on the cap.

(e) *Ground Clearance.* There shall be no ground clearance or gap visible between the bottom of the fence panels and the underlying ground surface. Where a pre-cast panel system is used, any gaps that result beneath panels shall be filled in with earth, rock, evergreen vegetation, or similar material. This provision does not prohibit the use of stormwater drainage holes.

(f) *Pilasters.* The horizontal run of fence must be broken up by pilasters, which shall be set at approximately regular intervals, no more than twenty feet apart on center. Pilasters shall be installed perpendicular to a zero-slope plane.

(g) *Panels.* Panels shall be 100 percent solid and opaque. The finished face shall have the appearance of a stacked or mortared stone wall or brick wall.

(h) *Cornice.* A cornice cap shall be installed on top of each of the fence panels. Cornice caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters.

(i) *Pilaster Caps.* Decorative caps shall be installed on top of all pilasters such that the cap completely covers the surface area of the pilaster end. Caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters. Illuminated pilaster caps are allowed, provided the lighting element is an integral internal component of the cap (i.e., no exposed light bulb) and the light is low-voltage or solar powered. Caps shall be no taller than six inches, measured from the surface of the pilaster end to the highest point on the pilaster cap.

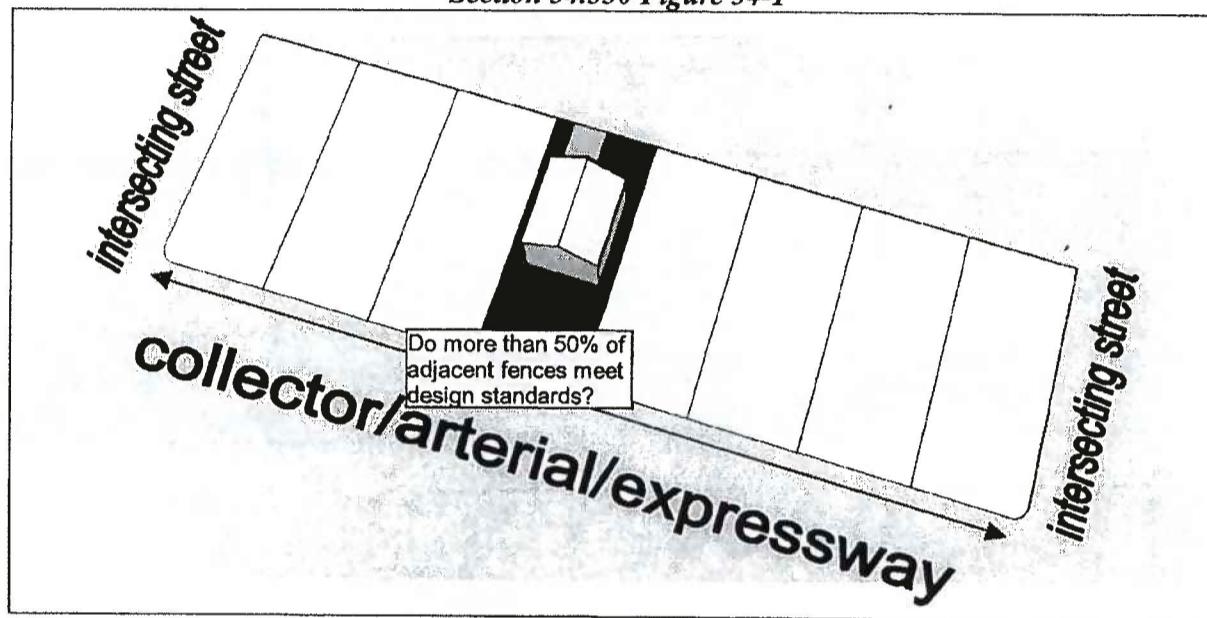
(2) *Variance Prohibited.*

(a) Development unable to meet one or more of the design standards set forth in TDC 34.340(1) may alternatively submit application for Architectural Review.

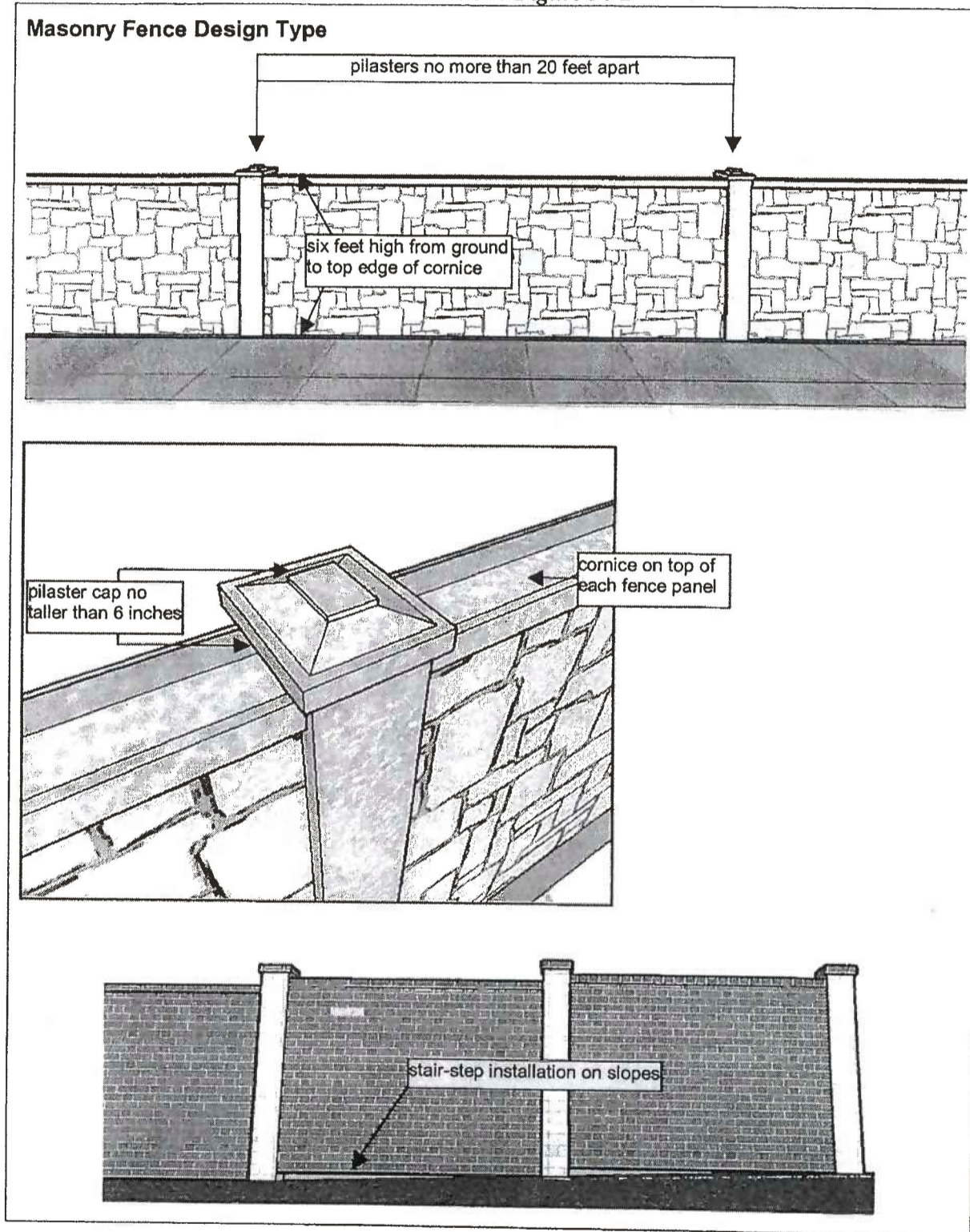
(b) Application for Architectural Review shall be made pursuant to application procedures set forth in TDC 31.071. Approval or denial shall be based upon the criteria set forth in TDC 73.050, including objectives and standards set forth in TDC 73.210 and 73.220.

Figures 34-1 and 34-2 added to TDC Chapter 34 as follows...

Section 34.330 Figure 34-1



Section 34.340 Figure 34-2



TDC Chapter 73 Title Page amended to read as follows...

Chapter 73 Community Design Standards

Sections:

73.010 Purpose.

73.020 Findings and Objectives for the Architectural Review Process.

ARCHITECTURAL REVIEW BOARD

73.030 Establishment of the Architectural Review Board.

73.031 Qualification of Members

73.032 Appointment and Term.

73.033 Vacancies and Removal.

73.034 Chairman.

73.035 Voting.

73.036 Meetings and Records.

73.037 Rules.

73.038 Ex Officio Member Under Eighteen (18) Years of Age.

ARCHITECTURAL REVIEW APPROVAL

73.040 Architectural Review Plan Approval Required.

73.050 Criteria and Standards.

73.055 Conditions Placed on Architectural Review Approvals.

73.056 Time Limit on Approval.

OCCUPANCY

73.095 Occupancy Requirements.

LANDSCAPE AND BUILDING MAINTENANCE

73.100 Landscaping Installation and Maintenance.

MULTI-FAMILY DESIGN STANDARDS

73.110 Site Planning - Multi-family Uses Purpose and Objectives - Multi-family Uses

73.120 Objectives Site Planning - Standards - Multi-Family Uses.

73.130 Standards Structure Design - Purpose and Objectives - Multi-family Uses.

73.140 Site Planning - Commercial, Industrial, Public and Semi-Public Uses Structure Design - Standards - Multi-family Uses.

COMMERCIAL, INDUSTRIAL, PUBLIC AND SEMI-PUBLIC DESIGN STANDARDS

73.150 Objectives Site Planning - Purpose and Objectives - Commercial, Industrial, Public and Semi-Public Uses.

73.160 Standards Site Planning - Standards - Commercial, Industrial, Public and Semi-Public Uses

73.170 Structure Design - Multi-family Uses Purpose and Objectives - Commercial, Industrial, Public and Semi-Public Uses.

73.180 Objectives Structure Design - Standards - Commercial, Industrial, Public and Semi-Public Uses.

MIXED SOLID WASTE AND SOURCE SEPARATED RECYCLABLES STORAGE AREAS

73.190 ~~Standards~~ Purpose and Objectives.

73.200 ~~Structure Design -- Commercial, Industrial, Public and Semi-Public Uses~~ Standards.

FENCES IN RL AND RML PLANNING DISTRICTS

73.210 Purpose and Objectives.

73.220 Fence Standards.

~~73.225 Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Including Townhouses, Commercial, Industrial, Public and Semi-Public Development.~~

~~73.226 Objectives.~~

~~73.227 Standards.~~

LANDSCAPING

73.230 Landscaping Standards.

73.231 Landscape Guidelines for the Central Design District

73.240 Landscaping General Provisions.

73.250 Tree Preservation.

73.260 Tree and Plant Specifications.

73.270 Grading.

73.280 Irrigation System Required.

73.290 Revegetation in Unlandscaped Areas.

73.300 Landscape Standards - Multi-family Uses.

73.310 Landscape Standards - Commercial, Industrial, Public and Semi-Public Uses.

OFF-STREET PARKING LOT LANDSCAPING

73.320 Off-Street Parking Lot Landscaping Standards.

73.330 Parking Lot Landscaping - Multi-family Uses.

73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.

73.350 Off-Street Parking Lot Landscape Island Requirements - Multi-Family Uses.

73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.

73.370 Off-Street Parking and Loading.

73.380 Off-Street Parking Lots.

73.390 Off-Street Loading Facilities.

73.400 Access.

73.410 Streets. [Reserved for Street Tree Plan.]

73.450 Wireless Communication Facility and Wireless Communication Facility Attached Site Design.

73.460 Objectives.

73.470 Standards.

73.480 Wireless Communication Facility and Wireless Communication Facility Attached Structure Design.

73.490 Objectives.

73.500 Standards.

73.510 Setbacks.

73.600 Central Design District Design Guidelines

73.610 Design Guidelines

73.900 Figures 73-1 and 73-2

TDC 73.110 is amended to read as follows...

Section 73.110 Site Planning - Multi-family Uses Purpose and Objectives – Multi-family Uses.

(1) **Purpose.** The purpose of multi-family, including townhouse, site planning design objectives and standards is to implement the purposes and objectives of TDC 73.020(2) by focusing on the placement, design and relationship of proposed site elements such as buildings, vehicular parking and circulation areas, bikeways and bike parking areas, outdoor shared areas, private areas, walkways, accessways, buffer areas and landscaping. Except as otherwise provided in this Code, multi-family site planning objectives and standards shall apply to all residential and mixed use residential developments within the Central Design District.

(2) **Objectives.** All multi-family projects, including townhouses, should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments, such as apartments. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. Site elements shall be placed and designed, to the maximum extent practicable, to:

(a) Retain and incorporate existing trees and other significant natural features such as drainage-ways and wetlands.

(b) Minimize soil removal from the site and grade changes.

(c) Minimize the effects of noise and dust pollution on areas surrounding and within the site.

(d) Create areas for recreation which are suitable for passive and active uses.

(e) Provide the opportunity for residents to watch over shared outdoor areas, entry areas and vehicular parking areas through placement and orientation of kitchen or living room windows, or both.

(f) Provide protection from adverse climate conditions such as summer overheating and winter storms. Architectural and landscape elements such as porches, trellises, awnings, trees and shrubs are examples of items which may mitigate these impacts.

(g) Parking lot location and design should minimize distances between resident vehicular parking and entry areas while providing a suitable transition in materials and scale between vehicular areas and living areas.

(h) Protect parked vehicles from moving vehicles.

(i) Select and locate plant materials to appropriately articulate space, frame views and vistas, provide seasonal variety, create usable ground surfaces, discourage intrusion into private outdoor areas, and curtail erosion.

(j) Provide shade and break up the appearance of large expanses of paved areas.

(k) Screen vehicular headlights from shining into residential units.

(l) Screen elements such as mechanical and electrical facilities from view.

(m) Avoid barriers to disabled individuals.

(n) Create opportunities for, or areas of, visual and aesthetic interest for occupants and visitors to the site.

(o) Provide, protect and maintain visual and physical corridors to adjacent wetlands, waterways, Natural Areas and Greenways.

(p) Provide safe and convenient walkways for pedestrians to move from parking areas to building entrances.

(q) Provide and maintain a circulation system of safe and convenient walkways and bikeways that link buildings on the site with adjacent public streets and accessways.

(r) Provide direct and convenient accessways between the development and publicly-owned land intended for general public use; arterial and collector streets where a transit stop and a bike lane is provided or designated; and abutting residential, commercial and semi-public property. Accessways should be designed and located in a manner which does not restrict or inhibit opportunities for developers of adjacent properties to connect with an accessway and which provides continuity from property to property for pedestrians and bicyclists to use the accessway.

TDC 73.120 is amended to read as follows...

Section 73.120 Objectives Site Planning - Standards - Multi-family Uses.

~~All multi-family projects, including townhouses, should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments, such as apartments. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. Site elements shall be placed and designed, to the maximum extent practicable, to:~~ *The following standards are minimum requirements for multi-family and townhouse development:*

~~(1) Retain and incorporate existing trees and other significant natural features such as drainage ways and wetlands.~~ *Private Outdoor Areas*

(a) *Except within the Central Design District, a separate outdoor area of not less than 80 square feet shall be attached to each ground level dwelling unit. These areas shall be separated from common outdoor areas in a manner which enables the resident to control access from separate to common areas with elements, such as walls, fences or shrubs.*

(b) *Except for townhouses, a separate outdoor area of not less than 48 square feet in the form of balconies, terraces, or loggias shall be provided for each unit located above the ground level, except that within the Central Design District such outdoor areas may be less than 48 square feet.*

~~(2) Minimize soil removal from the site and grade changes.~~ *Entry Areas*

(a) *Except as provided in TDC 73.120(2)(b), a private main entry area shall be provided in addition to required private outdoor areas and designed so that they are considered a private extension of each dwelling unit. Except for townhouses, each entrance area shall be a minimum of 24 square feet in area for each dwelling unit and may be combined to serve more than a single unit, subject to the following minimum area requirements:*

(i) *Two dwelling units for one-story buildings or two-story townhouses (48 square feet).*

(ii) *Four dwelling units for two-story buildings (96 square feet).*

(iii) *Six dwelling units for three-story buildings (144 square feet).*

(iv) *Unlimited for four-story and greater and for buildings with dwelling unit entries from interior corridors.*

(b) *Within the Central Design District, a private main entry area need not meet the minimum square footage requirements in TDC 73.120(2)(a).*

(c) *Entry areas shall be separated from on-site parking areas and public streets with landscaping, change of grade, low fences, walls or other means that enable the resident to supervise and control access and to retain privacy.*

~~(3) Minimize the effects of noise and dust pollution on areas surrounding and within the site.~~
Shared Outdoor Areas and Children's Play Areas

(a) *Except for townhouses, projects with 12 or more dwelling units shall provide year round shared outdoor areas for both active and passive recreation (gazebos and other covered spaces are encouraged to satisfy part of this requirement) totaling not less than 450 square feet per dwelling unit. Except adult only projects, a minimum of 150 square feet of the 450 square feet shall be provided as a children's play area.*

(b) *The shared outdoor and children's play areas shall be located and designed in a manner which:*

(i) *Provides approximately the same accessibility to the maximum number of dwelling units possible;*

(ii) *Allows residents to watch over these areas from windows in at least two adjacent dwelling units. These windows must provide viewing from the kitchen, living room, dining room or other activity room (bedrooms or bathrooms are not included);*

(iii) *Provides a separation from all entryway and parking areas with a landscaped transition area measuring a minimum of 10 feet wide;*

(iv) *Controls access to shared outdoor areas from off-site as well as from on-site parking and entrance areas with features such as fencing, walls and landscaping;*

(v) *Provides both sunny and shady spots; and*

(vi) *Provides a usable floor surface (material such as lawn, decks, wood chips, sand and hard surface materials qualify).*

(c) *These standards shall not apply to townhouses or within the Central Design District.*

~~(4) Create areas for recreation which are suitable for passive and active uses.~~
Safety and Security

(a) *Except for townhouses, private outdoor areas shall be separated from shared outdoor areas and children's play areas with elements such as walls, buildings, landscaping, and changes in grade in a manner which enables residents to utilize these areas as an extension of their units.*

(b) *Windows shall be located to encourage watching over entry areas, shared outdoor areas, walkways and parking areas.*

(c) *An outdoor lighting system shall be provided which facilitates police observation and resident observation through strategic location, orientation and brightness without being obtrusive (i.e., shining into residential units).*

(d) *An identification system shall be established which clearly orients visitors and emergency services as to the location of residential units. Where possible, this system should be evident from the primary vehicle entryway.*

~~(5) Provide the opportunity for residents to watch over shared outdoor areas, entry areas and vehicular parking areas through placement and orientation of kitchen or living room windows, or~~
Service, Delivery and Screening

~~(a) Provisions for postal delivery shall be conveniently located and efficiently designed for residents and mail delivery personnel.~~

areas, and curtail erosion. *The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC Chapter 73, does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.*

- ~~(10) Provide shade and break up the appearance of large expanses of paved areas.~~
- ~~(11) Screen vehicular headlights from shining into residential units.~~
- ~~(12) Screen elements such as mechanical and electrical facilities from view.~~
- ~~(13) Avoid barriers to disabled individuals.~~
- ~~(14) Create opportunities for, or areas of, visual and aesthetic interest for occupants and visitors to the site.~~
- ~~(15) Provide, protect and maintain visual and physical corridors to adjacent wetlands, waterways, Natural Areas and Greenways.~~
- ~~(16) Provide safe and convenient walkways for pedestrians to move from parking areas to building entrances.~~
- ~~(17) Provide and maintain a circulation system of safe and convenient walkways and bikeways that link buildings on the site with adjacent public streets and accessways.~~
- ~~(18) Provide direct and convenient accessways between the development and publicly owned land intended for general public use; arterial and collector streets where a transit stop and a bike lane is provided or designated; and abutting residential, commercial and semi-public property. Accessways should be designed and located in a manner which does not restrict or inhibit opportunities for developers of adjacent properties to connect with an accessway and which provides continuity from property to property for pedestrians and bicyclists to use the accessway.~~

TDC 73.130 is amended to read as follows...

Section 73.130 Standards Structure Design - Purpose and Objectives - Multi-family Uses.

The following standards are minimum requirements for multi-family and townhouse development:

(1) ~~Private Outdoor Areas~~ **Purpose.** *The purpose of multi-family, including townhouse, building design objectives and standards is to implement the purposes and objectives of TDC 73.020(2). The objectives and standards are intended to promote functional, safe, innovative and attractive buildings which are compatible with the surrounding environment. This concerns the building form including the articulation of walls, roof design, materials, colors, placement of elements such as windows, doors, mechanical equipment and identification features.*

(a) ~~Except within the Central Design District, a separate outdoor area of not less than 80 square feet shall be attached to each ground level dwelling unit. These areas shall be separated from common outdoor areas in a manner which enables the resident to control access from separate to common areas with elements, such as walls, fences or shrubs.~~

(b) ~~Except for townhouses, a separate outdoor area of not less than 48 square feet in the form of balconies, terraces, or loggias shall be provided for each unit located above the ground level, except that within the Central Design District such outdoor areas may be less than 48 square feet.~~

(2) ~~Entry Areas~~**Objectives.** *All multi-family projects, including townhouses, should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments, such as apartments. Buildings shall be designed, to the maximum extent practicable, to:*

(a) ~~Except as provided in TDC 73.130(2)(b), a private main entry area shall be provided in addition to required private outdoor areas and designed so that they are considered a private extension of each dwelling unit. Except for townhouses, each entrance area shall be a minimum of 24 square feet in area for each dwelling unit and may be combined to serve more than a single unit, subject to the following minimum area requirements:~~*Provide a composition of building elements which responds to function, land form, identity and image, accessibility, orientation and climatic factors.*

(i) ~~Two dwelling units for one-story buildings or two-story townhouses (48 square feet).~~

(ii) ~~Four dwelling units for two-story buildings (96 square feet).~~

(iii) ~~Six dwelling units for three-story buildings (144 square feet).~~

(iv) ~~Unlimited for four story and greater and for buildings with dwelling unit entries from interior corridors.~~

(b) ~~Within the Central Design District, a private main entry area need not meet the minimum square footage requirements in TDC 73.130(2)(a).~~*Enhance energy efficiency through the use of landscape and architectural elements, such as arcades, sunscreens, lattice, trellises, roof overhangs and window orientation.*

(c) ~~Entry areas shall be separated from on-site parking areas and public streets with landscaping, change of grade, low fences, walls or other means that enable the resident to supervise and control access and to retain privacy.~~*Create subclusters and stagger unit alignments.*

(d) *Utilize functional building elements such as carports and garages, balconies, entry areas and sun screens where possible to accomplish unit identity, pride of place and visual diversity.*

(e) *Give consideration to organization, design and placement of windows as viewed on each elevation. The system may be a variation on a theme or consistent symmetry and must operate in concert with the provision of adequate interior privacy, safety, daylight and ventilation.*

(f) *Select building materials which contribute to the project's identity, form and function, as well as to the existing site and surrounding natural landscape and development.*

(g) *Select colors in consideration of lighting conditions under which the structure is viewed, the ability of the material to absorb, reflect or transmit light, and the color's functional role (whether to blend into the environment, express a particular character, discriminate materials, define form and volume or simply as an identification feature such as with color coding).*

(h) *Minimize disruption of natural site features such as topography, trees and water features.*

(3) ~~Shared Outdoor Areas and Children's Play Areas~~

(a) ~~Except for townhouses, projects with 12 or more dwelling units shall provide year round shared outdoor areas for both active and passive recreation (gazebos and other covered~~

spaces are encouraged to satisfy part of this requirement) totaling not less than 450 square feet per dwelling unit. Except adult only projects, a minimum of 150 square feet of the 450 square feet shall be provided as a children's play area.

(b) The shared outdoor and children's play areas shall be located and designed in a manner which:

(i) Provides approximately the same accessibility to the maximum number of dwelling units possible;

(ii) Allows residents to watch over these areas from windows in at least two adjacent dwelling units. These windows must provide viewing from the kitchen, living room, dining room or other activity room (bedrooms or bath rooms are not included);

(iii) Provides a separation from all entryway and parking areas with a landscaped transition area measuring a minimum of 10 feet wide;

(iv) Controls access to shared outdoor areas from off site as well as from on-site parking and entrance areas with features such as fencing, walls and landscaping;

(v) Provides both sunny and shady spots; and

(vi) Provides a usable floor surface (material such as lawn, decks, wood chips, sand and hard surface materials qualify).

(c) These standards shall not apply to townhouses or within the Central Design District.

(4) Safety and Security.

(a) Except for townhouses, private outdoor areas shall be separated from shared outdoor areas and children's play areas with elements such as walls, buildings, landscaping, and changes in grade in a manner which enables residents to utilize these areas as an extension of their units.

(b) Windows shall be located to encourage watching over entry areas, shared outdoor areas, walkways and parking areas.

(c) An outdoor lighting system shall be provided which facilitates police observation and resident observation through strategic location, orientation and brightness without being obtrusive (i.e., shining into residential units).

(d) An identification system shall be established which clearly orients visitors and emergency services as to the location of residential units. Where possible, this system should be evident from the primary vehicle entryway.

(5) Service, Delivery and Screening

(a) Provisions for postal delivery shall be conveniently located and efficiently designed for residents and mail delivery personnel.

(b) Safe pedestrian access from unit entries to postal delivery areas, shared activity areas, and parking areas shall be provided. Elements such as, but not limited to, concrete paths, raised walkways through vehicular areas or bark chip trails will meet this requirement.

(c) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.

(6) Accessways

(a) Accessways shall be constructed, owned and maintained by the property owner.

(b) Accessways shall be provided between the development's walkway and bikeway circulation system and all of the following locations that apply:

(i) adjoining publicly owned land intended for public use, including schools, parks, or bikelanes. Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland;

~~(ii) adjoining arterial or collector streets upon which transit stops or bike lanes are provided or designated;~~

~~(iii) adjoining undeveloped residential or commercial property; and~~

~~(iv) adjoining developed sites where an accessway is planned or provided.~~

~~(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to a vacant parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's review and approval.~~

~~(d) Accessways for multi-family development shall:~~

~~(i) be a paved surface that is a minimum of 8 feet in width;~~

~~(ii) be constructed of Portland Cement Concrete;~~

~~(iii) not have fences or gates which prevent pedestrian and bike access at the entrance to or exit from any accessway; and~~

~~(iv) have curb ramps wherever the accessway crosses a curb.~~

~~(e) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.~~

~~(7) Walkways~~

~~(a) Except for townhouses, walkways for multi-family development shall be a minimum of 6 feet in width and paved with asphalt, concrete or a suitable all-weather surface material.~~

~~(b) Curb ramps shall be provided wherever a walkway crosses a curb.~~

~~(8) The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC Chapter 73, does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.~~

TDC 73.140 is amended to read as follows...

Section 73.140 Site Planning — Commercial, Industrial, Public and Semi-Public Structure Design - Standards - Multi-family Uses.

Purpose: The following standards are minimum requirements for multi-family and townhouse development.

The purpose of commercial, industrial, public and semi-public site planning design objectives is to implement the purposes and objectives of TDC 73.020(2) by focusing on the placement, design and relationship of proposed site elements such as buildings, vehicular parking and circulation areas, bikeways and bike parking, accessways, walkways, buffer areas and landscaping.

(1) Storage

(a) Except as provided in Subsection (1)(b), enclosed storage areas are required and shall be attached to the exterior of each dwelling unit to accommodate garden equipment, patio furniture, barbecues, bicycles, etc. Garages are not intended to satisfy storage requirements. Each storage area shall be a minimum of 6 feet in height and have a minimum floor area of:

- (i) 24 square feet for studio and one bedroom units;
- (ii) 36 square feet for two bedroom units; and
- (iii) 48 square feet for greater than two bedroom units.

(b) For townhouses and residential and mixed use residential developments in the Central Design District, some provision shall be made for outdoor storage adjacent to private outdoor areas. Such provisions shall be reviewed for adequacy through Architectural Review and shall be designed to accommodate barbecues or other small deck equipment.

(2) Carports and Garages

(a) If carports and garages are provided for multi-family development, except townhouses, the form, materials, color and construction shall be compatible with the complex they serve.

(b) At least one garage space shall be provided for townhouses.

TDC 73.150 is amended to read as follows...

Section 73.150 Objectives Site Planning - Purpose and Objectives - Commercial, Industrial, Public and Semi-Public Uses.

All commercial, industrial, public and semi public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Site elements shall be placed and designed, to the maximum extent practicable, to:

(1) Provide convenient walkways and crosswalks which separate pedestrians from vehicles and link primary building entries to parking areas, other on-site buildings and the public right-of-way. **Purpose.** The purpose of commercial, industrial, public and semi-public site planning design objectives is to implement the purposes and objectives of TDC 73.020(2) by focusing on the placement, design and relationship of proposed site elements such as buildings, vehicular parking and circulation areas, bikeways and bike parking, accessways, walkways, buffer areas and landscaping.

(2) Avoid barriers to disabled individuals. **Objectives.** All commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Site elements shall be placed and designed, to the maximum extent practicable, to:

(a) Provide convenient walkways and crosswalks which separate pedestrians from vehicles and link primary building entries to parking areas, other on-site buildings and the public right-of-way.

(b) Avoid barriers to disabled individuals.

(c) Locate and design drive-through facilities in a manner which does not conflict with pedestrian routes or other vehicular circulation and minimizes adverse impacts on adjacent properties.

(d) Break up parking areas with landscaping (trees, shrubs and walkways) and buildings to lessen the overall impact of large paved areas.

(e) Utilize landscaping in parking areas to direct and control vehicular movement patterns, screen headlights from adjacent properties and streets, and lessen the visual dominance of pavement coverage.

(f) Provide vehicular connections to adjoining sites.

(g) Emphasize entry drives into commercial complexes and industrial park developments with special design features, such as landscaped medians, water features and sculptures.

(h) Locate, within parking lots, pedestrian amenities and/or landscaping in areas which are not used for vehicle maneuvering and parking.

(i) Encourage outdoor seating areas which provide shade during summer and sun during winter, trash receptacles and other features for pedestrian use. Plantings with a variety of textures and color are encouraged.

(j) Create opportunities for, or areas of, visual and aesthetic interest for occupants and visitors to the site.

(k) Provide, protect and/or maintain visual and physical corridors to adjacent wetlands, waterways, Natural Areas and Greenways.

(l) Provide safe pathways for pedestrians to move from parking areas to building entrances.

(m) Design the location of buildings and the orientation of building entrances for commercial, public and semi-public uses such as churches, schools and hospitals to provide adequate pedestrian circulation between buildings and to provide preferential access for pedestrians to existing or planned transit stops and transit stations.

(n) Provide accessways between commercial, public and semi-public development and publicly-owned land intended for general public use; arterial and collector streets where a transit stop and/or a bike lane is provided or designated; and abutting residential, commercial and semi-public property.

(o) Provide accessways between industrial development and abutting greenways where a bikeway or pedestrian path is provided or designated.

(p) Accessways should be designed and located in a manner which does not restrict or inhibit opportunities for developers of adjacent properties to connect with an accessway, and provide continuity from property to property for pedestrians and bicyclists to use the accessway.

(q) Provide preferential parking for carpool and vanpools to encourage employees to participate in carpools and vanpools.

(r) Screen elements such as mechanical and electrical equipment, above ground sewer or water pump stations, pressure reading stations and water reservoirs from view.

(s) Parking structure exteriors and underground parking should be designed to be harmonious with surrounding buildings and architecturally compatible with the treatment of buildings they serve.

~~(3) Locate and design drive-through facilities in a manner which does not conflict with pedestrian routes or other vehicular circulation and minimizes adverse impacts on adjacent properties.~~

~~(4) Break up parking areas with landscaping (trees, shrubs and walkways) and buildings to lessen the overall impact of large paved areas.~~

~~(5) Utilize landscaping in parking areas to direct and control vehicular movement patterns, screen headlights from adjacent properties and streets, and lessen the visual dominance of pavement coverage.~~

- ~~(6) Provide vehicular connections to adjoining sites.~~
- ~~(7) Emphasize entry drives into commercial complexes and industrial park developments with special design features, such as landscaped medians, water features and sculptures.~~
- ~~(8) Locate, within parking lots, pedestrian amenities and/or landscaping in areas which are not used for vehicle maneuvering and parking.~~
- ~~(9) Encourage outdoor seating areas which provide shade during summer and sun during winter, trash receptacles and other features for pedestrian use. Plantings with a variety of textures and color are encouraged.~~
- ~~(10) Create opportunities for, or areas of, visual and aesthetic interest for occupants and visitors to the site.~~
- ~~(11) Provide, protect and/or maintain visual and physical corridors to adjacent wetlands, waterways, Natural Areas and Greenways.~~
- ~~(12) Provide safe pathways for pedestrians to move from parking areas to building entrances.~~
- ~~(13) Design the location of buildings and the orientation of building entrances for commercial, public and semi-public uses such as churches, schools and hospitals to provide adequate pedestrian circulation between buildings and to provide preferential access for pedestrians to existing or planned transit stops and transit stations.~~
- ~~(14) Provide accessways between commercial, public and semi-public development and publicly owned land intended for general public use; arterial and collector streets where a transit stop and/or a bike lane is provided or designated; and abutting residential, commercial and semi-public property.~~
- ~~(15) Provide accessways between industrial development and abutting greenways where a bikeway or pedestrian path is provided or designated.~~
- ~~(16) Accessways should be designed and located in a manner which does not restrict or inhibit opportunities for developers of adjacent properties to connect with an accessway, and provide continuity from property to property for pedestrians and bicyclists to use the accessway.~~
- ~~(17) Provide preferential parking for carpool and vanpools to encourage employees to participate in carpools and vanpools.~~
- ~~(18) Screen elements such as mechanical and electrical equipment, above ground sewer or water pump stations, pressure loading stations and water reservoirs from view.~~
- ~~(19) Parking structure exteriors and underground parking should be designed to be harmonious with surrounding buildings and architecturally compatible with the treatment of buildings they serve.~~

TDC 73.160 is amended to read as follows...

Section 73.160 Standards Site Planning - Standards - Commercial, Industrial, Public and Semi-Public Uses.

The following standards are minimum requirements for commercial, industrial, public and semi-public development, and it is expected that development proposals shall meet or exceed these minimum requirements.

(1) Pedestrian and Bicycle Circulation:

- (a) For commercial, public and semi-public uses:
 - (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or

provided. The walkway shall be a minimum of 6 feet wide and shall be constructed to meet the requirements for sidewalks in the Public Works Construction Code;

(ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be paved with asphalt or concrete;

(iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;

(iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;

(v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.

(vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.

(vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

(b) For Industrial Uses:

(i) a concrete or asphalt paved pedestrian walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet in width.

(ii) walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.

(iii) accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;

(iv) accessways may be gated for security purposes;

(v) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

(d) Accessways shall be constructed of Portland Concrete Cement and be paved a minimum of 8 feet wide.

(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's review and approval.

(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.

(g) Accessways shall be constructed, owned and maintained by the property owner.

(2) Drive-up Uses

(a) Drive-up uses shall provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:

(i) Banks--each lane shall provide a minimum capacity for five automobiles.

(ii) Restaurants--each lane shall provide a minimum capacity for eight automobiles.

(iii) Other Drive-Up Uses--each lane shall provide a minimum capacity for two to eight automobiles, as determined through the architectural review process.

(iv) For purposes of this Section, an automobile shall be considered no less than twenty feet in length. The width and turning radius of drive-up aisles shall be approved through the architectural review process.

(b) Parking maneuvers shall not occur in the stacking area. The stacking area shall not interfere with safe and efficient access to other parking areas on the property.

(c) Locate drive-up aisles and windows a minimum of 50 feet from residential planning districts to avoid adverse impacts. A wall or other visual or acoustic may be required through the architectural review process.

(3) Safety and Security

(a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.

(b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.

(d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.

(e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

(f) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.

(4) Service, Delivery and Screening

(a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.

(b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227200, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.

(c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.

~~(5) The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC Transit Connectivity.~~

~~(a) All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-6) shall provide either a transit stop pad on-site, or~~

an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.

(b) In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-6) shall:

(i) locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;

(ii) provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;

(iii) provide a transit passenger landing pad accessible to disabled persons;

(iv) provide an easement or dedication for a passenger shelter as determined by the City; and

(v) provide lighting at the major transit stop.

~~(6) (a) All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-6) shall provide either a transit stop pad on site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.~~
Mixed Solid Waste and Source Separated, Recyclables Storage Areas

All new or expanded commercial, industrial, public and semi-public development shall meet the standards set forth in TDC 73.200.

~~(b) In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-6) shall:~~

~~(i) locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;~~

~~(ii) provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;~~

~~(iii) provide a transit passenger landing pad accessible to disabled persons;~~

~~(iv) provide an easement or dedication for a passenger shelter as determined by the City; and~~

~~(v) provide lighting at the major transit stop.~~

(7) The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.

TDC 73.170 is amended to read as follows...

Section 73.170 Structure Design - Multi-family Uses Purpose and Objectives - Commercial, Industrial, Public and Semi-Public Uses.

Purpose.

~~The purpose of multi-family, including town-house, building design objectives and standards is to implement the purposes and objectives of TDC 73.020(2). The objectives and standards are intended to promote functional, safe, innovative and attractive buildings which are compatible with the surrounding environment. This concerns the building form including the articulation of walls, roof design, materials, colors, placement of elements such as windows, doors, mechanical equipment and identification features.~~

(1) **Purpose.** *The purpose of commercial, industrial, public and semi-public building design objectives and standards is to implement the purpose and objectives of TDC 73.020(2) and are intended to promote functional, safe, innovative and attractive buildings which are compatible with the surrounding environment. This concerns the building form including the articulation of walls and roof design, materials, colors, placement of elements such as windows, doors, mechanical equipment and identification features.*

(2) **Objectives.** *All commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Buildings shall be designed, to the maximum extent practicable, to:*

(a) *Minimize disruption of natural site features such as topography, trees and water features.*

(b) *Provide a composition of building elements which is cohesive and responds to use needs, site context, land form, a sense of place and identity, safety, accessibility and climatic factors. Utilize functional building elements such as arcades, awnings, entries, windows, doors, lighting, reveals, accent features and roof forms, whenever possible, to accomplish these objectives.*

(c) *Where possible, locate loading and service areas so that impacts upon surrounding areas are minimized. In industrial development loading docks should be oriented inward to face other buildings or other loading docks. In commercial areas loading docks should face outward towards the public right-of-way or perimeter of the site or both.*

(d) *Enhance energy efficiency in commercial and industrial development through the use of landscape and architectural elements such as arcades, sunscreens, lattice, trellises, roof overhangs and window orientation.*

(e) *Locate and design entries and loading/service areas in consideration of climatic conditions such as prevailing winds, sun and driving rains.*

(f) *Give consideration to organization, design and placement of windows as viewed on each elevation having windows. Surveillance over parking areas from the inside, as well as visual surveillance from the outside in, should be considered in window placement.*

(g) *Select building materials which contribute to the project's identity, form and function, as well as to the surrounding environment.*

(h) *Select colors in consideration of lighting conditions and the context under which the structure is viewed, the ability of the material to absorb, reflect or transmit light and the color's functional role (e.g., to identify and attract business, aesthetic reasons, image-building).*

(i) *Where possible, locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.*

(j) *Where practicable locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way or other public areas.*

TDC 73.180 is amended to read as follows...

Section 73.180 Objectives Structure Design - Standards - Commercial, Industrial, Public and Semi-Public Uses.

All multi-family projects, including townhouses, should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments, such as apartments. Buildings shall be designed, to the maximum extent practicable, to: *The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.*

(1) Provide a composition of building elements which responds to function, land form, identity and image, accessibility, orientation and climatic factors. *Safety and Security*

(a) *Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.*

(b) *Provide an identification system which clearly identifies and locates buildings and their entries.*

(c) *Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.*

(2) Enhance energy efficiency through the use of landscape and architectural elements, such as arcades, sunscreens, lattice, trellises, roof overhangs and window orientation.

(3) Create subclusters and stagger unit alignments.

(4) Utilize functional building elements such as carports and garages, balconies, entry areas and sun screens where possible to accomplish unit identity, pride of place and visual diversity.

(5) Give consideration to organization, design and placement of windows as viewed on each elevation. The system may be a variation on a theme or consistent symmetry and must operate in concert with the provision of adequate interior privacy, safety, daylight and ventilation.

(6) Select building materials which contribute to the project's identity, form and function, as well as to the existing site and surrounding natural landscape and development.

(7) Select colors in consideration of lighting conditions under which the structure is viewed, the ability of the material to absorb, reflect or transmit light, and the color's functional role (whether to blend into the environment, express a particular character, discriminate materials, define form and volume or simply as an identification feature such as with color coding).

(8) Minimize disruption of natural site features such as topography, trees and water features.

TDC 73.190 is amended to read as follows...

Section 73.190 Standards Purpose and Objectives.

The following standards are minimum requirements for multi-family and townhouse development.

(1) **Storage Purpose.** *The purpose of mixed solid waste and source separated recyclables storage areas objectives and standards is to implement the purposes and objectives of TDC*

73.020(2). The objectives and standards are intended to be flexible, easy and efficient to administer, and allow creativity.

~~(a) Except as provided in Subsection (1)(b), enclosed storage areas are required and shall be attached to the exterior of each dwelling unit to accommodate garden equipment, patio furniture, barbecues, bicycles, etc. Garages are not intended to satisfy storage requirements. Each storage area shall be a minimum of 6 feet in height and have a minimum floor area of:~~

- ~~(i) 24 square feet for studio and one bedroom units;~~
- ~~(ii) 36 square feet for two bedroom units; and~~
- ~~(iii) 48 square feet for greater than two bedroom units.~~

~~(b) For townhouses and residential and mixed use residential developments in the Central Design District, some provision shall be made for outdoor storage adjacent to private outdoor areas. Such provisions shall be reviewed for adequacy through Architectural Review and shall be designed to accommodate barbecues or other small deck equipment.~~

~~(2) Carports and Garages Objectives. All new or expanded multi-family, including townhouses, commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments such as apartments. Mixed solid waste and source separated recyclable storage areas shall be designed to the maximum extent practicable, to:~~

~~(a) If carports and garages are provided for multi-family development, except townhouses, the form, materials, color and construction shall be compatible with the complex they serve. Screen elements such as garbage and recycling containers from view.~~

~~(b) At least one garage space shall be provided for townhouses. Ensure storage areas are centrally located and easy to use.~~

~~(c) Meet dimensional and access requirements for haulers.~~

~~(d) Designed to mitigate the visual impacts of storage areas.~~

~~(e) Provide adequate storage for mixed solid waste and source separated recyclables.~~

~~(f) Improve the efficiency of collection of mixed solid waste and source separated recyclables.~~

TDC 73.200 is amended to read as follows...

~~Section 73.200 Structure Design — Commercial, Industrial, Public and Semi-Public Standards.~~

~~Purpose. The purpose of commercial, industrial, public and semi-public building design objectives and standards is to implement the purpose and objectives of TDC 73.020(2) and are intended to promote functional, safe, innovative and attractive buildings which are compatible with the surrounding environment. This concerns the building form including the articulation of walls and roof design, materials, colors, placement of elements such as windows, doors, mechanical equipment and identification features. The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. These standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public~~

development. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (1), (2), (3) and (4) of this section.

(1) Minimum Standards Method. This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

(a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.

(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.

(ii) Storage areas for multiple uses on a single site may be combined and shared.

(iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.

(iv) Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.

(v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: Office - 4 square feet/1000 square feet gross leasable area (GLA); Retail - 10 square feet/1000 square feet GLA; Wholesale/ Warehouse/ Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and other - 4 square feet/1000 square feet GLA.

(2) Waste Assessment Method. This method tailors the storage area size to a waste assessment and management program for the specific user of a new or expanded building. It is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated. A pre-application conference is required if the waste assessment method is proposed. The applicant shall obtain a waste assessment form from the Planning Department. The form shall be used to estimate the volumes of both mixed solid waste and source separated recyclables generated. From this information, the applicant can design a specific management, storage and collection system. Techniques such as a

compactor or cardboard baler may be implemented to minimize the square footage of the storage area. If this method of compliance is selected the waste assessment form shall be completed and submitted as part of the Architectural Review application. The plans must identify the size and location of interior, or exterior storage area(s) or both, specialized equipment to be used, and collection schedule required to accommodate the volumes of waste projected in the waste assessment. The application shall demonstrate that the mixed solid waste and source separated recyclable volumes expected to be generated can be stored in less space than required by the Minimum Standards Method. If the application does not demonstrate that the waste assessment method requires less space, through the Architectural Review process the minimum standards method may be required. The waste assessment method shall be reviewed and approved as part of the Architectural Review process.

(3) **Comprehensive Recycling Plan Method.** The comprehensive recycling plan method is most appropriate when an applicant has independently developed a comprehensive recycling plan which addresses mixed solid waste and source separated recyclable collection and storage for the proposed use. This method can be used when a comprehensive recycling plan has been developed for a specific development. It is most suited to uses such as hospitals, schools and industrial developments. The comprehensive recycling plan shall be submitted at the time plans are submitted for Architectural Review. The applicant shall submit plans and text that show how mixed solid waste and source separated recyclables generated by the proposed development will be served under a comprehensive recycling plan. The application shall also demonstrate that the mixed solid waste and source separated recyclables volumes expected to be generated can be stored in less space than is required by the Minimum Standards Method. If the application does not demonstrate that the comprehensive recycling plan method requires less space, through the Architectural Review process the minimum standards method may be required. The comprehensive recycling plan method shall be reviewed and approved as part of the Architectural Review process.

(4) **Franchised Hauler Review Method.** The franchised hauler review method provides for a coordinated review of the proposed site plan by the franchised hauler serving the subject property. This method can be used when there are unique conditions associated with the site, use, or waste stream that make compliance with any of the three other methods impracticable. The objective of this method is to match a specific hauler program (types of equipment, frequency of collection, etc.) to the unique characteristic(s) of the site or development. The applicant shall coordinate with the franchised hauler to develop a plan for storage and collection of mixed solid waste and source separated recyclables to be generated. A narrative describing how the proposed site meets one or more unique conditions, plus site plan and architectural drawings showing the size and location of storage area(s) required to accommodate anticipated volumes shall be submitted for Architectural Review. Additionally, a letter from the franchised hauler shall be submitted with the application that describes the level of service to be provided by the hauler, including any special equipment and collection frequency, which will keep the storage area from exceeding its capacity. For purposes of this subsection the following constitute unique conditions:

(a) Use of either of the three other methods of compliance would interfere with the use of the proposed development by reducing the productive space of the proposed development, or make it impossible to comply with the minimum off-street parking requirements of the underlying planning district, or

(b) *The site is of an irregular shape or possesses steep slopes that do not allow for access by collection vehicles typically used by the franchised hauler to serve uses similar in size and scope to the proposed use, or*

(c) *The proposed use will generate unique wastes that can be stacked, folded, or easily consolidated without the need for specialized equipment, such as a compactor, and can therefore be stored in less space than is required by the Minimum Standards Method. If the application does not demonstrate that the franchised hauler method requires less space, through the Architectural Review process the minimum standards method may be required. The franchised hauler method shall be reviewed and approved as part of the Architectural Review process.*

(5) *Location, Design and Access Standards for Storage Areas. The following location, design and access standards are applicable for storage areas:*

(a) *Location Standards*

(i) *To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.*

(ii) *Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.*

(iii) *Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.*

(iv) *Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.*

(v) *Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.*

(vi) *Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to 73.227(6)(b)(iii).*

(vii) *Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.*

(b) *Design Standards*

(i) *The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.*

(ii) *Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.*

(iii) *Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.*

(iv) *Exterior storage areas shall have either a concrete or asphalt floor surface.*

(v) *Storage areas and containers shall be clearly labeled to indicate the type of material accepted.*

(c) *Access Standards*

(i) *Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.*

(ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.

(iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.

TDC 73.210 is amended to read as follows...

Section 73.210 Purpose and Objectives.

All commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Buildings shall be designed, to the maximum extent practicable, to:

(1) Minimize disruption of natural site features such as topography, trees and water features. **Purpose.** The purpose of fence design standards in the RL and RML Planning Districts for access-restricted lot lines and property lines abutting major and minor collector and arterial and expressway streets is to implement the community design objectives of TDC 10.020.

(2) Provide a composition of building elements which is cohesive and responds to use needs, site context, land form, a sense of place and identity, safety, accessibility and climatic factors. Utilize functional building elements such as arcades, awnings, entries, windows, doors, lighting, reveals, accent features and roof forms, whenever possible, to accomplish these objectives. **Objectives.** Fences shall be designed to the maximum extent practicable, to achieve the following:

(a) Rear yards and side yards adjacent collector, arterial and expressway streets shall be screened from public view.

(b) Fences shall be constructed of highly durable materials that are low-maintenance and weather-resistant.

(c) Fence materials and design shall be compatible and harmonious with the required fence design type detailed in TDC 34.330 and 34.340. The design shall incorporate stone-look or brick-look elements. Colors shall be subdued and natural earth-tones, brown-tones, or grey-tones.

(3) Where possible, locate loading and service areas so that impacts upon surrounding areas are minimized. In industrial development loading docks should be oriented inward to face other buildings or other loading docks. In commercial areas loading docks should face outward towards the public right of way or perimeter of the site or both.

(4) Enhance energy efficiency in commercial and industrial development through the use of landscape and architectural elements such as arcades, sunscreens, lattice, trellises, roof overhangs and window orientation.

(5) Locate and design entries and loading/service areas in consideration of climatic conditions such as prevailing winds, sun and driving rains.

~~(6) Give consideration to organization, design and placement of windows as viewed on each elevation having windows. Surveillance over parking areas from the inside, as well as visual surveillance from the outside in, should be considered in window placement.~~

~~(7) Select building materials which contribute to the project's identity, form and function, as well as to the surrounding environment.~~

~~(8) Select colors in consideration of lighting conditions and the context under which the structure is viewed, the ability of the material to absorb, reflect or transmit light and the color's functional role (e.g., to identify and attract business, aesthetic reasons, image building).~~

~~(9) Where possible, locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.~~

~~(10) Where practicable locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right of way or other public areas.~~

TDC 73.220 is amended to read as follows...

Section 73.220 Fence Standards.

~~The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements. *Minimum requirements for construction of fences in a RL or a RML Planning district, where an access-restricted lot line or property line abuts a public street right-of-way classified as a major or minor collector or arterial or expressway street, are set forth in TDC 34.330 and 34.340.*~~

~~(1) Safety and Security.~~

~~(a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right of way or other public areas.~~

~~(b) Provide an identification system which clearly identifies and locates buildings and their entries.~~

~~(c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.~~

TDC 73.225 is deleted as follows...

~~**Section 73.225 Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Including Townhouses, Commercial, Industrial, Public and Semi-Public Development.**~~

~~Purpose. The purpose of mixed solid waste and source separated recyclables storage areas objectives and standards is to implement the purposes and objectives of TDC 73.020(2). The objectives and standards are intended to be flexible, easy and efficient to administer, and allow creativity.~~

■ TDC 73.226 is deleted as follows...

~~**Section 73.226 Objectives.**~~

All new or expanded multi-family, including townhouses, commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments such as apartments. Mixed solid waste and source separated recyclable storage areas shall be designed to the maximum extent practicable, to:

- (1) Screen elements such as garbage and recycling containers from view.
- (2) Ensure storage areas are centrally located and easy to use.
- (3) Meet dimensional and access requirements for haulers.
- (4) Designed to mitigate the visual impacts of storage areas.
- (5) Provide adequate storage for mixed solid waste and source separated recyclables.
- (6) Improve the efficiency of collection of mixed solid waste and source separated recyclables.

TDC 73.227 is deleted as follows...

Section 73.227 Standards.

The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (2), (3), (4) and (5) of this section.

(1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public development.

(2) Minimum Standards Method. This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

(a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.

(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.

(ii) Storage areas for multiple uses on a single site may be combined and shared.

~~(iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.~~

~~(iv) Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.~~

~~(v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: Office—4 square feet/1000 square feet gross leasable area (GLA); Retail—10 square feet/1000 square feet GLA; Wholesale/Warehouse/Manufacturing—6 square feet/1000 square feet GLA; Educational and institutional—4 square feet/1000 square feet GLA; and other—4 square feet/1000 square feet GLA.~~

~~(3) Waste Assessment Method. This method tailors the storage area size to a waste assessment and management program for the specific user of a new or expanded building. It is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated. A pre-application conference is required if the waste assessment method is proposed. The applicant shall obtain a waste assessment form from the Planning Department. The form shall be used to estimate the volumes of both mixed solid waste and source separated recyclables generated. From this information, the applicant can design a specific management, storage and collection system. Techniques such as a compactor or cardboard baler may be implemented to minimize the square footage of the storage area. If this method of compliance is selected the waste assessment form shall be completed and submitted as part of the Architectural Review application. The plans must identify the size and location of interior, or exterior storage area(s) or both, specialized equipment to be used, and collection schedule required to accommodate the volumes of waste projected in the waste assessment. The application shall demonstrate that the mixed solid waste and source separated recyclable volumes expected to be generated can be stored in less space than required by the Minimum Standards Method. If the application does not demonstrate that the waste assessment method requires less space, through the Architectural Review process the minimum standards method may be required. The waste assessment method shall be reviewed and approved as part of the Architectural Review process.~~

~~(4) Comprehensive Recycling Plan Method. The comprehensive recycling plan method is most appropriate when an applicant has independently developed a comprehensive recycling plan which addresses mixed solid waste and source separated recyclable collection and storage for the proposed use. This method can be used when a comprehensive recycling plan has been developed for a specific development. It is most suited to uses such as hospitals, schools and industrial developments. The comprehensive recycling plan shall be submitted at the time plans are submitted for Architectural Review. The applicant shall submit plans and text that show how mixed solid waste and source separated recyclables generated by the proposed development will be served under a comprehensive recycling plan. The application shall also demonstrate that the mixed solid waste and source separated recyclables volumes expected to be generated can be stored in less space than is required by the Minimum Standards Method. If the application does not demonstrate that the comprehensive recycling plan method requires less space, through the Architectural Review process the minimum standards method may be required. The~~

~~comprehensive recycling plan method shall be reviewed and approved as part of the Architectural Review process.~~

~~(5) Franchised Hauler Review Method. The franchised hauler review method provides for a coordinated review of the proposed site plan by the franchised hauler serving the subject property. This method can be used when there are unique conditions associated with the site, use, or waste stream that make compliance with any of the three other methods impracticable. The objective of this method is to match a specific hauler program (types of equipment, frequency of collection, etc.) to the unique characteristic(s) of the site or development. The applicant shall coordinate with the franchised hauler to develop a plan for storage and collection of mixed solid waste and source-separated recyclables to be generated. A narrative describing how the proposed site meets one or more unique conditions, plus site plan and architectural drawings showing the size and location of storage area(s) required to accommodate anticipated volumes shall be submitted for Architectural Review. Additionally, a letter from the franchised hauler shall be submitted with the application that describes the level of service to be provided by the hauler, including any special equipment and collection frequency, which will keep the storage area from exceeding its capacity. For purposes of this subsection the following constitute unique conditions:~~

~~(a) Use of either of the three other methods of compliance would interfere with the use of the proposed development by reducing the productive space of the proposed development, or make it impossible to comply with the minimum off-street parking requirements of the underlying planning district, or~~

~~(b) The site is of an irregular shape or possesses steep slopes that do not allow for access by collection vehicles typically used by the franchised hauler to serve uses similar in size and scope to the proposed use, or~~

~~(c) The proposed use will generate unique wastes that can be stacked, folded, or easily consolidated without the need for specialized equipment, such as a compactor, and can therefore be stored in less space than is required by the Minimum Standards Method. If the application does not demonstrate that the franchised hauler method requires less space, through the Architectural Review process the minimum standards method may be required. The franchised hauler method shall be reviewed and approved as part of the Architectural Review process.~~

~~(6) Location, Design and Access Standards for Storage Areas. The following location, design and access standards are applicable for storage areas:~~

~~(a) Location Standards~~

~~(i) To encourage its use, the storage area for source-separated recyclables may be co-located with the storage area for mixed solid waste.~~

~~(ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.~~

~~(iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.~~

~~(iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.~~

~~(v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.~~

~~(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to 73.227(6)(b)(iii).~~

~~(vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.~~

~~(b) Design Standards~~

~~(i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.~~

~~(ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.~~

~~(iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.~~

~~(iv) Exterior storage areas shall have either a concrete or asphalt floor surface.~~

~~(v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.~~

~~(c) Access Standards~~

~~(i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.~~

~~(ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.~~

~~(iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.~~

ANALYSIS AND FINDINGS

The approval criteria set forth in Tualatin Development Code (TDC) 1.032 must be met if the proposed Plan Text Amendment is to be granted.

A. Granting the amendment is in the public interest.

The public interest is best protected by granting the proposed amendment, because the amendment serves to promote and protect the general welfare of the City by ensuring that fences located at access-restricted lot lines and property lines abutting major and minor collector and arterial streets and expressway streets, on properties located in the RL and RML planning districts, are aesthetically pleasing and durable. The proposed amendment recognizes that the residents, property owners, and business owners in Tualatin have a vested interest in the appearance of their community, and the proposed fence standards support and protect the public's interests in maintaining safe, healthful, attractive, and well-maintained collector/arterial/expressway street frontages.

Granting the amendment is in the public interest. Criteria "A" is met.

B. The public interest is best protected by granting the amendment at this time.

The public interest is best protected by granting the proposed amendment, because the amendment serves to promote and protect the general welfare of the City by ensuring that fences located at access-restricted lot lines and property lines abutting major and minor collector and arterial streets and expressway streets, on properties located in the RL and RML planning districts, are aesthetically pleasing and durable. The proposed amendment recognizes that the residents, property owners, and business owners in Tualatin have a vested interest in the appearance of their community, and the proposed fence standards support and protect the public's interests in maintaining safe, healthful, attractive, and well-maintained collector/arterial/expressway street frontages.

The public interest is best protected by granting the amendment at this time. Criteria "B" is met.

C. The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.

TDC 2.020 - General Purpose: *"The general purpose of this Plan is to guide the physical development of the City so as to preserve the natural beauty of the area while accommodating economic growth"* - The proposed amendment serves to guide the physical development of fencing at access-restricted lot lines and property lines abutting major and minor collector/arterial/expressway streets, on properties located in the RL and RML planning districts, in a manner that adequately accommodates natural resource and open space areas. The amendment accomplishes this by giving the City Engineer authority to determine exceptions or alternative fence alignments in order to accommodate "stormwater facilities, easements, or other

requirements", which may include preservation of natural resource or open space areas. The proposed amendment conforms with this Tualatin Community Plan objective.

TDC 4.050(10) - General Growth: "*Encourage the highest quality physical design for future development*" - The proposed amendment establishes fence installation requirements at access-restricted lot lines and property lines abutting major and minor collector/arterial/expressway streets, on properties located in the RL and RML planning districts, coupled with minimum standards for fence materials and fence design styles, in order that the required fences be aesthetically pleasing and well maintained in appearance. The proposed amendment conforms with this Tualatin Community Plan objective by encouraging high quality physical design.

TDC 10.020(2) - Design: "*Discourage monotonous, drab, unsightly, dreary and inharmonious development*" - The proposed amendment ensures that fences at access-restricted lot lines and property lines abutting the community's major/minor collector and arterial streets and expressway streets, on properties located in the RL and RML planning districts, are aesthetically pleasing and durable. The proposed amendment includes minimum standards for fencing material and design requirements for the finished face of the fence visible from the public vantage point. The proposed amendment conforms with this Tualatin Community Plan objective by discouraging unsightly and inharmonious fences in affected locations.

TDC 10.020(3) - Design: "*Promote the City's natural beauty and visual character and charm by insuring that structures and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures and other improvements*" - The proposed amendment ensures that proper attention is given to exterior appearances of improvements (fences) at access-restricted lot lines and property lines abutting the community's major/minor collector and arterial streets and expressway streets, on properties located in the RL and RML planning districts. Furthermore, the proposed amendment includes language concerning fence location that gives the City Engineer authority to determine exceptions or alternative fence alignments in order to accommodate "stormwater facilities, easements, or other requirements", which may include preservation of natural resource or open space areas, thereby ensuring due regard to the aesthetic qualities of important natural terrain. The proposed amendment conforms with this Tualatin Community Plan objective.

TDC 10.020(5) - Design: "*Stabilize and improve property values and prevent blighted areas and thus increase tax revenues*" - The proposed amendment is consistent with this Tualatin Community Plan objective and prevents blight by requiring that fences at access-restricted lot lines and property lines abutting major/minor collector and arterial streets and expressway streets, on properties located in the RL and RML planning districts, are aesthetically pleasing and durable, including minimum standards for fencing material and design requirements for the finished face of the fence visible from the public vantage point.

TDC 10.020(6) - Design: "*Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and thus decrease the cost of governmental services*" - The proposed amendment establishes requirements for fences at access-restricted lot lines and property lines abutting the community's major/minor collector and arterial streets and expressway streets, on properties located in the RL and RML planning districts, including minimum standards for fencing material and design. The proposed amendment conforms with this Tualatin Community Plan objective by requiring pleasant-looking fences along arterials, collectors and expressways in the RL and RML neighborhoods.

TDC 10.020(8) - Design: "*Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment; and thus promote and protect the peace, health and welfare of the City*" - The proposed amendment promotes and protects the general welfare of the City by ensuring that fences at access-restricted lot lines and property lines abutting the community's major/minor collector and arterial streets and expressway streets appear aesthetically pleasing and well maintained. The proposed amendment conforms with this Tualatin Community Plan objective.

The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan. Criteria "C" is met.

D. The factors listed in Section 1.032(4) were consciously considered.

The various characteristics of the areas in the City:

RL and RML planning districts are primarily characterized by low-density, detached, single-family dwelling development. Rear yards and side yards of properties located in a RL or RML planning district, abutting a minor or major collector/arterial/expressway right-of-way, where no vehicular access is permitted from the collector/arterial/expressway right-of-way to the property, are particularly suitable for fence design requirements because the proposed fencing standards act to protect children and animals from entering into a collector, arterial or expressway from an adjacent rear or side yard, visually screen private rear and side yards from public view, and require that fencing visible to the public meet a minimum level of visual design appeal and durability.

The suitability of the areas for particular land uses and improvements in the areas:

Rear yards and side yards of properties located in a RL or RML planning district, abutting a minor or major collector/arterial/expressway right-of-way, where no vehicular access is permitted from the collector/arterial/expressway right-of-way to the property, are particularly suitable for fence design requirements because the proposed fencing standards act to protect children and animals from entering into a collector or arterial street from an adjacent rear or side yard, visually screen private rear and side yards from public view, and require that fencing visible to the public meet a minimum level of visual design appeal and durability. The proposed

amendment thereby promotes and protects the general welfare of the City, and particularly the affected property owners in the RL or RML planning districts.

Trends in land improvement and development:

There currently exists approximately 15 miles of major and minor collector and arterial and expressway street right-of-way located in a RL or RML planning district. The predominant development currently located along these stretches of public street is detached single-family dwellings, with additional development composed of multi-family development and other permitted and conditional uses allowed in those planning districts. Frontage patterns and existing access conditions are somewhat mixed. Many properties have a front yard lot line abutting, and/or take vehicular access from, the adjacent major or minor collector, arterial or expressway street; while other properties have no vehicular access onto, and/or have a side yard or rear yard lot line abutting, the collector/arterial/expressway. These existing variables and conditions in land improvement and development have been adequately taken into consideration in crafting the proposed implementing regulations, in order that the regulations specifically address fencing along property lines and lot lines where no vehicular access is permitted from the collector, arterial or expressway.

Property values:

The purpose of the proposed amendment is to promote and protect the general welfare of the City by ensuring that fences at access-restricted lot lines and property lines abutting the community's major/minor collector and arterial streets and expressway streets are aesthetically pleasing and durable. There is no evidence that attractive and well maintained fencing adjacent to collector, arterial and expressway streets will lower property values. By contributing to an overall sense of visual tidiness in the community, the proposed amendment may even contribute to increased property values.

The needs of economic enterprises and the future development of the area:

There is no evidence that the proposed amendment hinders any property owners' ability to conduct an economic enterprise, nor is there any evidence that the proposed amendment hinders future development of any areas.

Needed right-of-way and access for and to particular sites in the area:

The proposed amendment includes language that requires fencing to be located next to either the property line abutting a collector/arterial/expressway right-of-way, or the ultimate right-of-way line, whichever is located furthest from the centerline of the street right-of-way. The proposed amendment therefore includes provisions to ensure that required fences will not interfere with future improvements to bring transportation facilities up to required standards. Additionally, language is included that gives the City Engineer authority to determine exceptions or alternative fence alignments in order to accommodate "stormwater facilities, easements, or other

requirements.” This language ensures that fence installation does not interfere with access for and to particular sites in the area of the required fencing.

Natural resources of the City and the protection and conservation of said resources:

The proposed amendment includes language concerning fence location that gives the City Engineer authority to determine exceptions or alternative fence alignments in order to accommodate “stormwater facilities, easements, or other requirements”, which may include preservation of natural resource or open space areas. Therefore the proposed amendment includes provisions to ensure protection and conservation of natural resources.

Prospective requirements for the development of natural resources in the City:

There is no evidence that the proposed amendment hinders any property owners’ ability to develop natural resources on their property.

The public need for healthful, safe, aesthetic surroundings and conditions:

The purpose of the proposed amendment is to promote and protect the general welfare of the City by ensuring that fences at access-restricted lot lines and property lines abutting the community’s major/minor collector and arterial streets and expressway streets are aesthetically pleasing and well maintained, thereby fostering a more healthful community for residents.

Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider:

This factor is not relevant to consideration of the proposed amendment.

The factors listed in Section 1.032(4) were consciously considered. Criteria “D” is met.

E. The criteria in the Tigard-Tualatin School District Facility Plan for school facility capacity have been considered.

School facility capacity is impacted when additional students are added to the Tigard-Tualatin School District. The proposed amendment has no impact on student population nor on school facility capacity.

The criteria in the Tigard-Tualatin School District Facility Plan for school facility capacity have been considered. Criteria “E” is met.

F. Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules.

The Oregon Land Conservation and Development Commission acknowledged the Tualatin Community Plan in 1981, and through post-acknowledgement amendments, as complying with all the applicable Statewide Planning Goals. The proposed PTA is consistent with the State of Oregon Planning Goals and applicable Oregon Administrative Rules as follows:

Goal 1 – Citizen Involvement – The general public, through Tualatin’s local program of citizen involvement, including public TPAC committee meetings, has the opportunity to participate in the development and adoption of legislation needed to carry out the Tualatin Community Plan objectives. The proposed amendment includes two complimentary sets of code standards: a property owner who’s fence proposal meets the clear and objective ministerial standards need not apply for a land use permit in order to install fencing; and a property owner who wishes to install a fence that does not meet the clear and objective standards may choose instead to apply for discretionary approval in conformance with the discretionary set of approval criteria. The proposed amendment provides that discretionary review be carried out as a limited land use review process that includes citizen involvement.

The proposed amendment is consistent with Statewide Planning Goal 1.

Goal 2 – Land Use Planning – The proposed amendments to the TDC are found to be internally consistent with the remainder of the elements of the TDC, with the METRO Urban Growth Management Functional Plan, and without exception to the Oregon Statewide Planning Goals. The proposed amendments are consistent with Statewide Planning Goal 2.

Goal 3 – Agricultural Lands – Not applicable.

Goal 4 – Forest Lands – Not applicable.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces – The proposed amendment includes language concerning fence location that gives the City Engineer authority to determine exceptions or alternative fence alignments in order to accommodate “stormwater facilities, easements, or other requirements”, which may include preservation of natural resource, scenic, historic, or open space areas. The proposed amendment is therefore consistent with Statewide Planning Goal 5.

Goal 6 – Air, Water and Land Resource Quality – Not applicable.

Goal 7 – Areas Subject to Natural Disasters and Hazards – Not applicable.

Goal 8 – Recreational Needs – Not applicable.

Goal 9 – Economic Development – Not applicable.

Goal 10 – Housing – The purpose of the proposed amendment is to promote and protect the general welfare of the City by ensuring that fences at access-restricted lot lines and property lines abutting major/minor collector and arterial streets and expressway streets are aesthetically pleasing and well maintained, thereby fostering a more healthful community for residents. The proposed amendment does require, at the time a low-density or medium-low-density residential property is divided, that required fences be installed prior to issuance of any building permit on any parcel/lot that is created. This ensures that required fencing will be installed. There is no evidence, however, that the proposed amendment will create an undue barrier to development of new housing in the affected residential districts. The proposed amendment is therefore in conformance with the intent of Goal 10, which is to provide for the housing needs of citizens of the state.

Goal 11 – Public Facilities and Services – The proposed amendment includes language concerning fence location that gives the City Engineer authority to determine exceptions or alternative fence alignments in order to accommodate “stormwater facilities, easements, or other requirements.” This language ensures that fence installation does not interfere with provision of adequate public facilities and services to properties affected by the regulations or neighboring properties. The proposed amendment is therefore consistent with Statewide Planning Goal 11.

Goal 12 – Transportation – The proposed amendment includes language that requires fencing to be located next to either the property line abutting a collector/arterial/expressway right-of-way, or the ultimate right-of-way line, whichever is located furthest from the centerline of the street right-of-way. The proposed amendment therefore includes provisions to ensure that required fences will not interfere with future improvements to bring transportation facilities up to required standards. The proposed amendment is therefore consistent with Statewide Planning Goal 12.

Goals 13 through 19 – Statewide Planning Goals 13 through 19 were considered and found not applicable to the proposed amendments.

Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules. Criteria “F” is met.

G. Granting the amendment is consistent with the Metropolitan Service District’s Urban Growth Management Functional Plan.

The proposed PTA is consistent with the Metropolitan Service District’s (METRO) Urban Growth Management Functional Plan as follows:

Title 1 – Housing and Employment Accommodation – Not applicable.

Title 2 – Regional Parking Policy – Not applicable.

Title 3 – Water Quality, Flood Management and Fish and Wildlife Conservation – The proposed amendment includes language concerning fence location that gives

the City Engineer authority to determine exceptions or alternative fence alignments in order to accommodate "stormwater facilities, easements, or other requirements." This language ensures that fence installation does not interfere with provision of adequate public facilities, or with water quality, flood management, or fish & wildlife conservation areas. The proposed amendment is consistent with Title 3.

Title 4 – Industrial and Other Employment Areas – Not applicable.

Title 5 – Neighbor Cities and Rural Reserves – Not applicable.

Title 6 – Central City, Regional Centers, Town Centers and Station Communities – Not applicable.

Title 7 – Affordable Housing – The purpose of the proposed amendment is to promote and protect the general welfare of the City by ensuring that fences at access-restricted lot lines and property lines abutting the community's major/minor collector and arterial streets and expressway streets are aesthetically pleasing and well maintained, thereby fostering a more healthful community for residents. The proposed amendment does require, at the time a low-density or medium-low-density residential property is divided, that required fences be installed prior to issuance of any building permit on any parcel/lot that is created. This ensures that required fencing will be installed. There is no evidence, however, that the proposed amendment will create an undue barrier to development of affordable housing in the affected residential districts. The proposed amendment is consistent with Title 7.

Title 8 – Compliance Procedures – Notice of the proposed amendment was mailed to the METRO Chief Operating Officer on March 30, 2007. The proposed amendment is consistent with Title 8.

Title 9 – Performance Measures – Not applicable.

Title 10 – Functional Plan Definitions – Not applicable.

Title 11 – Planning for New Urban Areas – Not applicable.

Title 12 – Protection of Residential Neighborhoods – Not applicable.

Title 13 – Nature in Neighborhoods – The amendment is not intended to amend any existing Tualatin ordinances pertaining to mapping of riparian habitat or upland wildlife habitat, nor to amend any existing programs associated therewith. The proposed amendment is consistent with Title 13.

Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan. Criteria "G" is met.

H. Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's planning area.

The proposed amendment does not result in any development, does not change any land use designations, and does not alter the carrying capacity nor number of vehicle trips for transportation facilities. Therefore, the proposed amendment has no impact on transportation facility capacity.

Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's planning area. Criteria "H" is met.

SUMMARY OF OPEN HOUSE COMMENTS

Six people attended the November 2006 Open House. Five people stayed for the discussion and powerpoint presentation. Attendees were asked to complete an opinion survey concerning various issues surrounding development of fence standards and single-family dwelling standards. Opinions voiced by the attendees during the open house discussion were mixed with regard to regulation of fence construction. Five surveys were returned to staff following the open house, with the following results:

Q. Rank the following types of fencing materials in numerical order in terms of what you personally find to be most attractive to least attractive.

(1=most attractive, 7=least attractive)

Stone or Stone-Look Masonry -	2
Brick or Brick-Look Masonry -	3
Natural (unpainted) Wood -	3
Painted Wood -	5
Wood-Look Vinyl -	5
Vinyl -	5
Metal -	5
Chainlink -	8

Q. I have the following opinions on residential fences next to collector and arterial streets. *(mark all that you agree with)*

4 Attractive fences next to collectors/arterials add to the attractiveness of Tualatin.

4 I have noticed existing unattractive fences next to collectors/arterials that detract from the appearance of our community.

0 I would prefer to see more uniformity in fencing materials used along collectors/arterials.

0 I would prefer to see more uniformity in fencing designs used along collectors/arterials.

0 I would prefer to see a greater mix of fencing materials and fencing designs used along collectors/arterials.

0 I do not think that the appearance of fences next to collectors/arterials is important or relevant to the attractiveness of Tualatin.

Q. Imagine that a new residential subdivision is being built down the street from you. What are your opinions concerning the type of fencing that the property owner is required to install next to a collector or arterial street? *(check one)*

3 The type of fence materials and the fence design used should be governed by City code in order to ensure the fence is attractive and uniform.

0 I have no concerns with whatever type of fence materials or fence design the subdivider installs next to a collector or arterial street.

Write-In Responses: "Should not be governed" and "Materials are not as relevant as maintenance"

- Q. Imagine that your neighbor's backyard fence is next to a collector or arterial street, and your neighbor needs to replace his/her old damaged fence with a new fence. What are your opinions concerning the type of fencing that your neighbor is required to install next to the collector or arterial street? *(check one)*

3 The type of fence materials and the fence design should be governed by City code in order to ensure the fence is attractive and uniform.

0 I have no concerns with whatever type of fence materials or fence design my neighbor installs next to a collector or arterial street.

Write-In Responses: "Define 'governed'" and "Arterial only"

- Q. I have the following opinion concerning construction cost increases which might be incurred by property owners if the City adopts design/construction standards for residential fences next to collectors and arterials. *(check one)*

2 I think the benefit gained by the community in having new design standards for fences next to collectors/arterials outweighs any potential cost increase incurred by property owners who would have to build the required style of fencing.

0 I think there should be no new design standards for fences and a property owner should be able to build whatever kind of fence they want next to collectors and arterials, regardless of whether it is attractive or not.

Write-In Responses: "How about other options" and "Arterials"

Additional Comments:

"The restrictions on design, etc should be primarily the responsibility of the CC&R's developed by the subdivider. The homebuyer can base his decision to purchase or not purchase based upon his review of the CC&R's. I am not a proponent of the UGB."

"Fire safety critical on arterial streets – cigarettes tossed from cars and sparks from vehicles cause many fires that will endanger homes not protected by stone or cement fences. Homes facing arterials will need noise mitigation both in building and in fencing."

"I feel that a 'good neighbor' fence (boards alternating on each side) is fine. It would not be necessary to paint or stain the fence."

ATTACHMENT D: PTA-06-09
July 09, 2007
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Maps of Designated Collector/Arterial/Expressway Streets











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-See Maps on Following 3 Pages-

Roadway Functional Class - Tualatin East

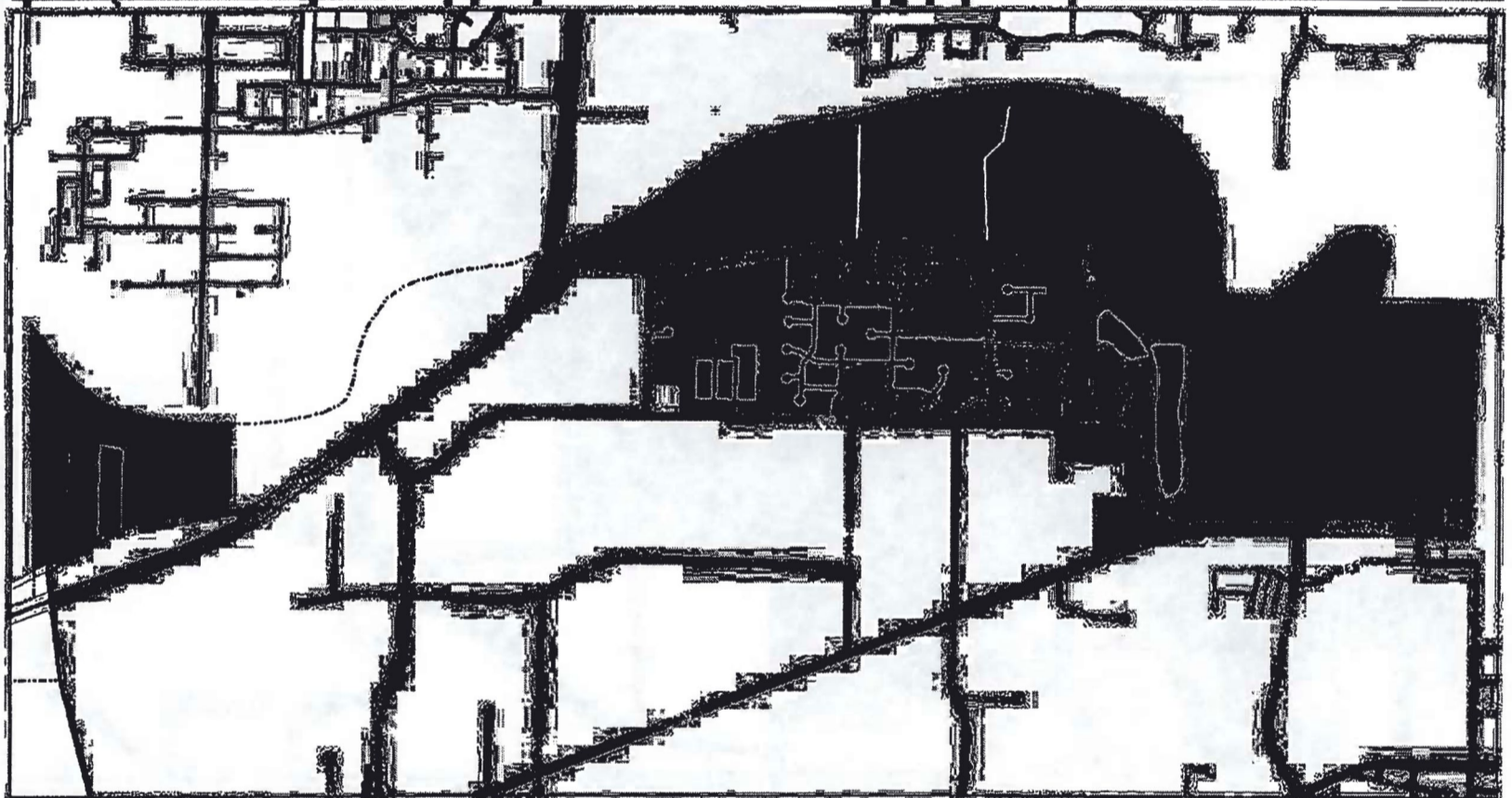
TUALGIS



Planning Districts		Functional Class Type								
	Residential Medium-Low Density		Major Arterial		Minor Arterial		Residential Collector		Urban Growth Boundary	
	Residential Low Density		Major Collector		Minor Collector		Local Commercial/Industrial			

Roadway Functional Class - Tualatin North

PRALINK
2002













Planning Districts		Functional Class Type						
	Residential Medium-Low Density		Major Arterial		Minor Arterial		Urban Growth Boundary	
	Residential Low Density		Major Collector		Minor Collector		Local Commercial/Industrial	

Roadway Function Class - Tualatin South

TCALGIS



Planning Districts		Functional Class Type								
	Residential Medium-Low Density		Major Arterial		Minor Arterial		Residential Collector		Urban Growth Boundary	
	Residential Low Density		Major Collector		Minor Collector		Local Commercial/Industrial			