

**CITY OF TIGARD, OREGON  
TIGARD CITY COUNCIL  
ORDINANCE NO. 24-**

AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (TITLE 18) AND THE ZONING MAP OF THE CITY OF TIGARD, FOR THE PURPOSE OF ADOPTING UPDATES RELATED TO THE TIGARD MADE AND WASHINGTON SQUARE REGIONAL CENTER PROJECTS (ZON2024-00002, DCA2024-00001).

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WHEREAS, the City has initiated an application to amend the text of the Community Development Code (Title 18) and the zoning map; and

WHEREAS, the City Council generally desires to improve the function, efficiency, and clarity of the Community Development Code; and

WHEREAS, the 2022 Economic Opportunities Analysis (EOA) demonstrated a significant employment land constraint, demand for higher density employment, and recommendation for more mixed-use activity; and

WHEREAS, the proposed code amendments address the findings of the EOA by preserving industrial land, building additional flexibility into code language, and encouraging more mixed-use activity citywide;

WHEREAS, the purpose of the amendments is to implement policy changes established through the Tigard MADE (Maintain, Advance, and Diversify Employment) and Washington Square Regional Center (WSRC) Update projects;

WHEREAS, the proposed amendments encourage job density and economic mobility, environmental sustainability and climate resilience, and connectivity and community citywide; and

WHEREAS, the proposed amendments encourage urban neighborhood development, establish transportation frameworks, and allow for a variety of housing types particularly in the WSRC plan district; and

WHEREAS, notice was provided to the Department of Land Conservation and Development and Metro at least 35 days prior to the first evidentiary public hearing; and

WHEREAS, notice to the public was provided in accordance with the Tigard Community Development Code; and

WHEREAS, the Tigard Planning Commission held a public hearing on March 18, 2024 and recommended by unanimous vote that Council approve the proposed amendments; and

WHEREAS, the Tigard City Council held a public hearing on April 23, 2024 to consider the proposed amendments; and

WHEREAS, the Tigard City Council has considered the recommendation of the Planning Commission; and

WHEREAS, the Tigard City Council has determined that the proposed amendments are consistent with the applicable review criteria as demonstrated in the City's findings.

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

SECTION 1: Tigard City Council adopts the findings contained in **“Exhibit A”** to this Ordinance. The findings and conclusions that are attached as Exhibit A are hereby adopted as the basis in support of this Ordinance.

SECTION 2: The Tigard Community Development Code (Title 18) is amended as shown in **“Exhibit B”**.

SECTION 3: The Tigard Zoning Map is amended as shown in **“Exhibit C”**.

SECTION 4: This ordinance shall be effective 30 days after its passage by the council, signature by the mayor, and posting by the city recorder

PASSED: By \_\_\_\_\_ vote of all council members present after being read by number and title only, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Carol A. Krager, City Recorder

APPROVED: By Tigard City Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Heidi Lueb, Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date