

**RECOMMENDATION AND FINDINGS  
OF THE PLANNING COMMISSION  
FOR THE CITY OF TIGARD, OREGON**



**SECTION I. APPLICATION SUMMARY**

**CASE NAME:** Washington Square 2040 Regional Center Boundary Change

**CASE NO.:** Comprehensive Plan Map Amendment

**CPA2024-00003**

**PROPOSAL:** The City of Tigard proposes legislative amendments to the Comprehensive Plan Map to change the Washington Square Regional Center 2040 Center boundary.

The proposed map amendments for the Planning Commission's review are included in **Attachment 1**, and summarized below in Section IV of this report:

**APPLICANT:** City of Tigard  
13125 SW Hall Blvd.  
Tigard, OR 97223

**ZONES:** Citywide

**LOCATION:** Citywide

**APPLICABLE  
REVIEW**

**CRITERIA:** Statewide Planning Goals 1 (Citizen Involvement), 2 (Land Use Planning); Oregon Administrative Rules 660-012; Comprehensive Plan Goals 1.1.2, 2.1.1, 2.1.2, 2.1.3; and Tigard Development Code Chapters 18.710 and 18.790.

**SECTION II. PLANNING COMMISSION RECOMMENDATION**

The Planning Commission recommends the City Council adopt the proposed amendments, with any alterations as determined appropriate through the public hearing process.

### **SECTION III. BACKGROUND INFORMATION AND PROJECT SUMMARY**

The Metro region’s long-range vision for growth management is built around the concept of a system of town and regional centers, main streets, and station communities, connected by transportation corridors. This vision was first introduced as part of the 2040 Growth Concept in 1995.

Subsequent to the adoption of this vision, Metro adopted the Urban Growth Management Functional Plan (UGMFP), which provides the regulations that implement the 2040 Growth Concept.

When it was originally adopted, the 2040 Growth Concept included several key areas of Tigard including the Washington Square Regional Center, the Downtown Tigard Town Center, Main Street, and corridors that include 99W, Hall Blvd., and Hunziker St.

Although Metro designated areas all around the region, there was never a requirement that local jurisdictions adopt these centers. Instead, Metro incentivized their adoption by making grant funds contingent on local adoption actions. The UGMFP does not currently include any criteria for the adoption or amendment of boundaries.

The Climate Friendly and Equitable Communities (CFEC) rules adopted in July of 2022 reformed the state’s Transportation Planning Rule (TPR), codified at OAR 660-012. During the process of rulemaking, the Department of Land Conservation and Development (DLCD) had identified the need for “Climate Friendly Areas”(CFAs) in cities across the state. Given that the goals for these areas were so similar to those in the 2040 Growth Concept, Metro successfully lobbied DLCD to not require CFAs in Metro cities. Instead, cities are required to formally adopt the 2040 center boundaries.

The City of Tigard has already adopted these boundaries, but in the course of the Washington Square Regional Center Update project, the project team became aware that the 2040 Center boundary does not match up with the plan district boundary. Under the old TPR, this would not have created an issue, however the CFEC rulemaking created an alternative method of transportation analysis inside adopted center boundaries.

If the plan district and town center boundaries are not aligned, this means the city must conduct two types of transportation analysis with any kind of zoning change that increases density. For this reason, and for general tidiness of the city’s regulatory maps, city staff are proposing to amend the town center boundary to largely match the plan district boundary.

### **SECTION IV. APPLICABLE CRITERIA, FINDINGS, AND CONCLUSIONS**

#### **STATEWIDE PLANNING GOALS AND GUIDELINES**

State planning regulations require cities to adopt and amend Comprehensive Plans and land use regulations in compliance with the state land use goals. For the proposed boundary amendment, only the relevant portions of the Statewide Planning Goals are addressed below.

#### **Statewide Planning Goal 1 – Citizen Involvement:**

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

**FINDING:** The notice requirements for the amendment process as set forth in Section 18.710.110 (Type IV Procedures) were met. A notice was posted at three public locations on February 27, 2024 and published in the Tigard Times newspaper on February 28, 2024. A minimum of two public hearings will be held (one before the

Planning Commission and the second before the City Council) at which an opportunity for public input is provided. This goal is satisfied.

**Statewide Planning Goal 2 – Land Use Planning:**  
**This goal outlines the land use planning process and policy framework.**

**FINDING:** The Department of Land Conservation and Development has acknowledged the City’s Comprehensive Plan as being consistent with the statewide planning goals. This map amendment will bring the 2040 Center boundary into the City’s Comprehensive Plan Map.

**CONCLUSION:** Based on the findings above and the related findings below, the Planning Commission finds the proposed 2040 Center boundary change is consistent with applicable Statewide Planning Goals.

**OREGON ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12**

The rules in OAR 660-012-0325 provide specific criteria for the adoption or amendment of a 2040 Center boundary.

(2) Cities and counties considering amendments to comprehensive plans or land use regulations to adopt or expand a climate-friendly area as provided in OAR 660-012-0310 through OAR 660-012-0320, or a Metro Region 2040 center, must make findings, including:

(b) A multimodal transportation gap summary as provided in section (4); and

(b) The multimodal transportation gap summary must include a highway impacts summary as provided in section (5) if the designated climate-friendly area as provided in OAR 660-012-0315 or Region 2040 center contains a ramp terminal intersection, state highway, interstate highway, or adopted ODOT Facility Plan.

**FINDING:** The city has prepared a multimodal gap summary and a highway impacts summary that support the proposed boundary change. These documents are provided in **Attachment 2**.

**CONCLUSION:** Based on the findings above and the related findings below, the Planning Commission finds the proposed 2040 Center boundary change is consistent with the applicable Oregon Administrative Rules.

**TIGARD COMPREHENSIVE PLAN**

State planning regulations require cities to adopt and amend comprehensive plans and land use regulations in compliance with the state land use goals and consistent with their own adopted comprehensive plan goals and policies. For the proposed 2040 Center boundary amendment,, only applicable comprehensive plan goals and associated policies are addressed below.

**Comprehensive Plan Goal 1: Citizen Involvement**

**Policy 1.1.2: The City shall define and publicize an appropriate role for citizens in each phase of the land use planning process.**

FINDING: The notice requirements for the amendment process as set forth in Section 18.710.110 (Type IV Procedures) were met. A notice was posted at three public locations on February 27, 2024 and published in the Tigard Times newspaper on February 28, 2024. A minimum of two public hearings will be held (one before the Planning Commission and the second before the City Council) at which an opportunity for public input is provided. This policy is satisfied.

### **Comprehensive Plan Goal 2: Land Use Planning**

**Policy 2.1.1: The City’s land use program shall establish a clear policy direction, comply with state and regional requirements, and serve its citizens’ own interests.**

FINDING: The proposed Comprehensive Plan Map Amendment complies with all state and regional requirements, as the previous findings indicate. The proposed map amendment also establishes the Comprehensive Plan Map as the appropriate location for the 2040 Center boundary. This policy is satisfied.

### **Comprehensive Plan Goal 2: Land Use Planning**

**Policy 2.1.2: The City’s land use regulations, related plans, and implementing actions shall be consistent with and implement its Comprehensive Plan.**

FINDING: As demonstrated in this report, the proposed amendments to the Comprehensive Plan Map are consistent with the Tigard Comprehensive Plan. This policy is satisfied.

**Policy 2.1.3: The City shall coordinate the adoption, amendment, and implementation of its land use program with other potentially affected jurisdictions and agencies.**

FINDING: Copies of the proposed map amendments were sent to affected agencies and each agency was invited to comment on the proposal, as required by Section 18.710.110 (Type IV Procedures) and discussed in Section V of this report. No comments were received. This policy is satisfied.

CONCLUSION: Based on the findings above, the Planning Commission concludes that the proposed 2040 Center boundary change is consistent with applicable provisions of the Tigard Comprehensive Plan.

## **APPLICABLE PROVISIONS OF THE TIGARD DEVELOPMENT CODE**

### **Section 18.790: Zoning Map and Text Amendments**

#### **18.790.020 Legislative Amendments**

**A. Approval process. A legislative amendment application is processed through a Legislative procedure, as provided in Section 18.710.110.**

FINDING: The proposed 2040 Center boundary change is legislative in nature. Therefore, the amendment will be reviewed under the Type IV legislative procedure as set forth in Section 18.710.110. This procedure requires public hearings by both the Planning Commission and City Council. Public hearings will be conducted March 18, 2024 and April 23, 2024. This criterion is met.

**B. A recommendation or a decision for a legislative amendment application may be based on consideration of the applicable legal requirements. They may, but do not necessarily include: Oregon Revised Statutes, Oregon Administrative Rules, one or more Statewide Planning Goals, Metro’s Urban Growth Management Functional Plan and any other regional plans.**

FINDING: Findings and conclusions are provided throughout Section IV above, for the applicable listed factors on which the recommendation by the Commission and the decision by the Council are based. This standard is satisfied.

CONCLUSION: Based on the findings above, the Planning Commission concludes that the proposed 2040 Center boundary change is consistent with applicable provisions of the Tigard Development Code.

## SUMMARY

CONCLUSION: As shown in the findings above, the Planning Commission concludes that the proposed 2040 Center boundary change is consistent with the applicable Statewide Planning Goals; applicable Oregon Administrative Rules; applicable Tigard Comprehensive Plan goals and policies, and the applicable provisions of the City's implementing ordinances.

## SECTION V. AGENCY COMMENTS

The following agencies, departments, and jurisdictions had an opportunity to review the proposed amendments:

- City of Tigard Public Works
- City of Beaverton
- City of Durham
- City of King City
- City of Lake Oswego
- City of Portland
- City of Tualatin
- Metro
- Oregon Department of Land Conservation and Development (DLCD)
- Oregon Department of Transportation (ODOT)
- Oregon Department of Energy
- Oregon Department of Aviation
- Oregon Department of Environmental Quality
- Oregon Department of Fish and Wildlife
- Oregon Department of Geology and Mineral Industries
- Washington County Department of Land Use and Transportation
- US Army Corps of Engineers
- Clean Water Services
- Beaverton School District #48
- Century Link
- Comcast
- NW Natural
- Oregon Health Authority
- Oregon Liquor Control Commission
- Portland General Electric
- Portland & Western Railroad
- Pride Disposal Company
- Tigard/Tualatin School District #23J
- Tigard Water District
- Tualatin Hills Parks and Recreation District

- Tualatin Valley Fire and Rescue
- Tualatin Valley Water District
- Tri-Met Transit Development
- Ziplly Fiber

**SECTION VI. PUBLIC COMMENTS**

No public comments on the boundary change have been received to date.



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PREPARED BY: Hope Pollard  
Associate Planner

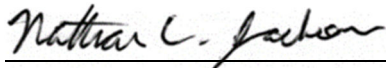
March 25, 2024



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APPROVED BY: Tom McGuire  
Assistant Community Development Director

March 25, 2024



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APPROVED BY: Nathan Jackson  
Planning Commission President

March 25, 2024