



TUALATIN CITY COUNCIL MEETING

Monday, January 26, 2026

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

*Mayor Frank Bubenik
Council President Valerie Pratt
Councilor Maria Reyes Councilor Bridget Brooks
Councilor Christen Sacco Councilor Cyndy Hillier
Councilor Octavio Gonzalez*

To the extent possible, the public is encouraged to watch the meeting live on local cable channel 28, or on the City's website.

For those wishing to provide comment during the meeting, there is one opportunity on the agenda: Public Comment. Written statements may be sent in advance of the meeting to Deputy City Recorder Nicole Morris up until 4:30 pm on Monday, January 26. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so: either by speaking in person or entering the meeting using the zoom link and writing your name in chat. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 861 2129 3664

Password: 18880

Link: <https://us02web.zoom.us/j/86121293664?pwd=SS9XZUZyT3FnMk5rbDVKN2pWbnZ6UT09>

Work Session

- 1. 5:30 p.m. (45 min) – *Clear and Objective Code Project Update.*** Staff will provide an update on the project to amend the Tualatin Development Code for compliance with Oregon Revised Statutes (ORS 197A.400, Clear and Objective Housing Standards), one of a series of state laws intended to address barriers to housing in Oregon.
- 2. 6:15 p.m. (45 min) – *Council Meeting Agenda Review, Communications & Roundtable.*** Council will review the agenda for the January 26 City Council meeting, hear a report from the City Manager, and brief the Council on issues of mutual interest.

7:00 P.M. CITY COUNCIL MEETING

Call to Order

Pledge of Allegiance

Announcements

1. Proclamation- Black History Month

Public Comment

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Consent Agenda

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda.

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of January 12, 2026

Special Reports

1. Outside Agency Grant Awardee- Tualatin Valley Pride
2. Republic Services 2024 Annual Report

Council Communications

Adjournment

Meeting materials, including agendas, packets, public hearing and public comment guidelines, and Mayor and Councilor bios are available at www.tualatinoregon.gov/citycouncil.

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In compliance with the Americans with Disabilities Act, this meeting location is accessible to persons with disabilities. To request accommodations, please contact the City Manager's Office at 503.691.3011 36 hours in advance of the meeting.



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Aquilla Hurd-Ravich, Community Development Director
Teresa Montalvo, Planning Manager
Madeleine Nelson, Associate Planner

DATE: January 26, 2026

SUBJECT:

Presentation to provide an update on the project to amend the Tualatin Development Code (TDC) for compliance with Oregon Revised Statutes (ORS 197A.400, Clear and Objective Housing Standards), one of a series of state laws intended to address barriers to housing in Oregon.

RECOMMENDATION:

No action is required by the City Council at this stage. Staff recommend that the City Council review the presentation and provide direction on the policy questions identified.

EXECUTIVE SUMMARY:

The purpose of this project is to audit the TDC for compliance with Oregon Revised Statutes (ORS) 197A.400 and to prepare a package of code amendments to address identified issues. The amendments will result in a hearings ready development code that meets state requirements for clear and objective standards for housing. ORS 197A.400 requires local governments to regulate housing using clear and objective standards, conditions, and procedures to ensure that discretionary or subjective criteria is not used to deny housing projects.

A draft TDC code audit has been completed and is available for review. The audit identifies code provisions that do not meet clear and objective requirements and highlights key policy discussion items for consideration by the Planning Commission and City Council. These include the City's use of a two-track system of clear and objective and discretionary review criteria for certain residential applications, standards for multifamily housing, and the treatment of multifamily and retirement housing in residential zones where discretionary approval is currently required. The draft audit includes detailed findings by code section and preliminary concepts for potential solutions, which will inform the development of code amendments.

The Planning Commission and City Council will have additional opportunities to provide input following review of the draft audit and during preparation of the proposed code amendments. Staff anticipates returning in June with draft code language for review and feedback.

OUTCOMES OF DECISION:

The state rulemaking provides requirements for clear and objective standards for housing. This project will assist in ensuring the Tualatin Development Code is compliant with state law.

ALTERNATIVES TO RECOMMENDATION:

The state rulemaking is mandatory for metropolitan areas in Oregon.

FINANCIAL IMPLICATIONS:

The City was awarded direct assistance for this work by DLCD under an Intergovernmental Agreement authorized by DLCD IGA #23152. No direct financial expenditures will be incurred.

ATTACHMENTS:

- A. Presentation
- B. Draft Code Audit



Clear & Objective Code Update

January 26, 2026 – City Council Work Session



Agenda

- Project purpose & background
- Project Timeline
- Overview of code audit and recommendations
- Policy direction, discussion & questions
- Planning Commission Update



Project Purpose

Audit and Update Tualatin Development Code (TDC) to create an adoptable code that meets Oregon Revised Statutes (ORS) 197A.400 / SB 1564

Funded by State Planning Grant through Oregon Dept. of Land Conservation and Development (DLCD)



ORS 197A.400

- ORS 197A.400 mandates that local governments regulate housing development using clear and objective standards, conditions, and procedures.
- The statute is intended to reduce discretionary barriers, uncertainty, delay, and costs that discourage housing development.
- Clear and objective standards are intended to:
 - Reduce barriers including delays, cost and appeals
 - Supporting housing needs
 - Improve accessibility/equity to development



Clear & Objective Standards



What makes a standard “clear and objective”?

- Use terms, definitions, and measurements that provide for **consistent interpretation** of the regulation.
- There is no need to use their discretion in interpreting the standard.

Optional Discretionary Review

- State law allows local governments to offer a discretionary review path that can be used by applicants as an **optional alternative approach** to the clear and objective standards.

Previous TDC updates

- Tualatin has previously updated the TDC to create clear and objective regulations for housing.
- Oregon case law has further clarified the statutory requirements and additional updates are needed.



Example



Discretionary Language

“A private main entry area must be provided as a private extension of each dwelling unit;”

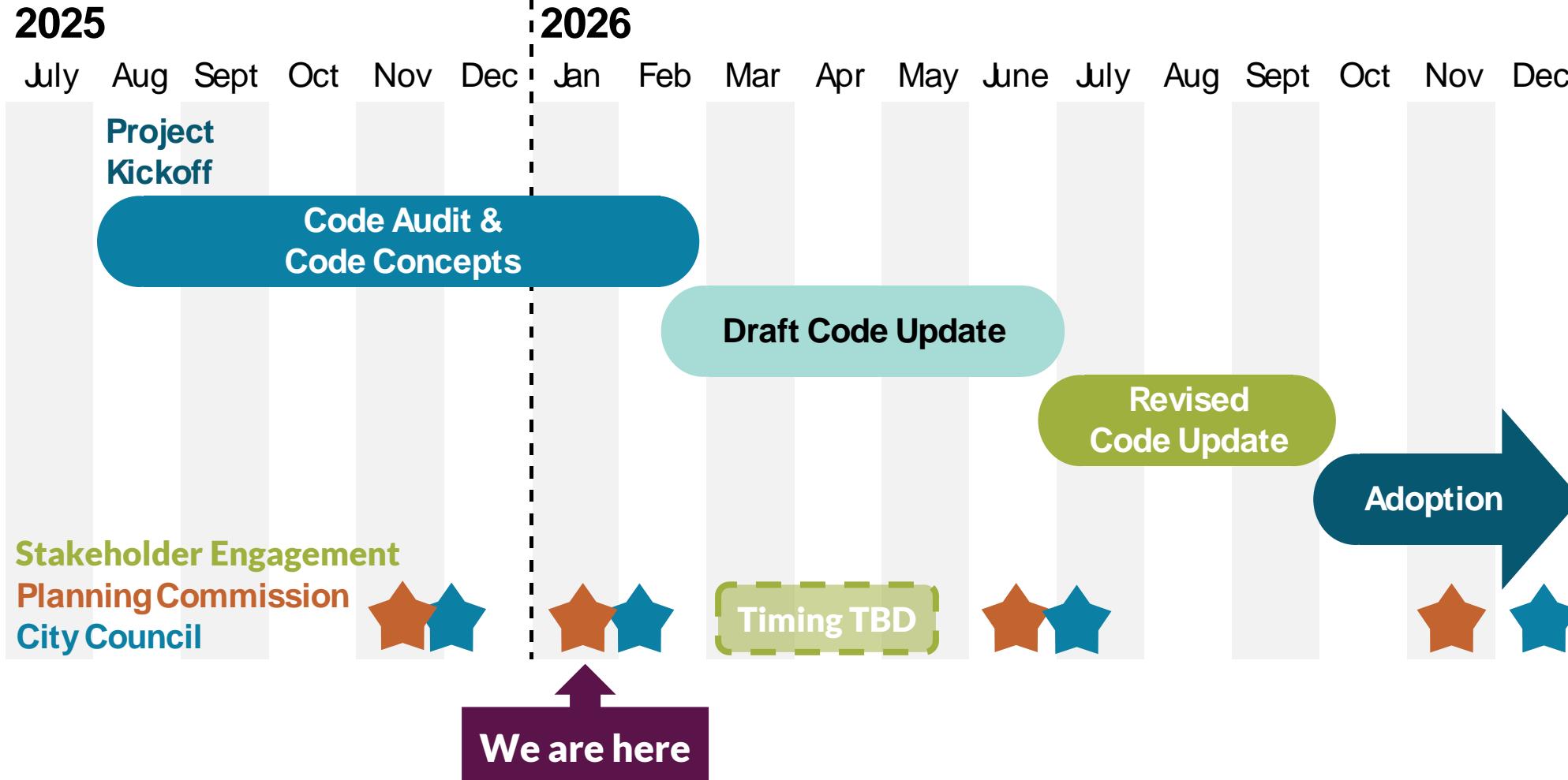
What makes a main entry area “private” or what a “private extension” looks like is subjective.

Clear & Objective Language

For ground-floor dwelling units, a main entry area must be recessed at least 5 feet.

Specific, measurable, enforceable.

Project Tasks & Timeline



Clear & Objective Code Audit

- Code Audit identifies sections of the TDC where amendments are needed to create a clear and objective path for housing development.
- Also provides initial recommendations (“code concepts”) for addressing the identified issues.



Frequent Issues & Examples



Conditional Use Requirements

Conditional use approval is required for certain housing types (e.g., multi-family housing and retirement housing) in certain zoning districts.

- **Issue:** Conditional use review criteria are discretionary. If a housing type is allowed in a zone, it needs to have a C&O approval path.
- **Potential Solutions:**
 - Establish C&O standards for the housing type (could be allowed on a more limited basis)
 - Alternatively, could prohibit the housing type.

Frequent Issues & Examples



Architectural Review

Some development standards for housing (such as minimum setbacks for townhouses) are “determined through the Architectural Review process” rather than providing a numeric standard.

- **Issue:** This requires discretion on the part of City staff to determine the applicable setbacks.
- **Potential Solutions:**
 - Establish a stricter setback as the C&O standard (e.g., minimum 20 ft).
 - Allow deviation (smaller setback) through an optional discretionary review.

Frequent Issues & Examples



Discretionary or Undefined Language

Some building design standards use terms such as “decorative” or “architectural,” or are not well defined (e.g., requiring a “recessed entry”).

- **Issue:** “Decorative” is open to interpretation. Would an entry recessed by 2 inches meet the “recessed entry” standard?
- **Potential Solutions:**
 - Add a minimum dimension for a recessed entry.
 - Remove the words “decorative” and “architectural” or rephrase these items so it’s clearer how the standard is met.

Frequent Issues & Examples



Access Management Standards

Some of the access provisions allow discretion by the City Manager. For example: “the City Manager may restrict the existing driveways to right-in and right-out...”

- **Issue:** This creates uncertainty as to what type of access will be required. However, some access requirements are more applicable to commercial and industrial uses (e.g., joint access requirements for adjacent properties).
- **Potential Solutions:**
 - Exempt housing development from discretionary standards geared toward non-residential uses. Continue to allow discretion for non-residential.
 - Where standards are applicable to housing development, specify the exact conditions under which the access standard or restriction would be required. For the above example, restrict access to right-in and right-out when accessing an arterial street and not meeting driveway spacing standards.

Key Findings & Discussion Items

Two-Track System of Approval Criteria



For certain application types, the TDC includes a “two-track system” of parallel C&O and discretionary criteria:

- Architectural Review of single-family and middle housing types
- Partition and subdivision review

CURRENT RESIDENTIAL APPLICATION TYPES

	Application Type	C&O Track	Discretionary Track
Land Divisions	Partitions	36.115. Housing C&O Tentative Partition Plan Approval Criteria	36.110. Tentative Partition Plan Criteria
	Subdivisions	36.125. Housing C&O Tentative Subdivision Plan Approval Criteria	36.120. Tentative Subdivision Plan Criteria
Architectural Review	Single Family, Duplex, Triplex, Quadplex, and Townhouse	Standards in 73A.030-050	Guidelines in 73A.060
	Cottage Cluster	Standards in 73A.070	Guidelines in 73A.080
	Multi-Family	Standards in 73A.100 (mix of C&O and discretionary)	

Two-Track System of Approval Criteria



- A different approach could be considered that would streamline the options for applicants. City could offer a **single set of C&O criteria and standards** for each application type.
- To retain **flexibility**, there would need to be a **new option** to vary from the standards via discretionary review.
 - Some cities allow “Adjustments” or “Modifications” to standards through an administrative (Type II / staff-level) review.
 - When requesting an Adjustment (or similar) to a standard, applicants would need to demonstrate how their proposal equally or better meets the purpose of the standard.

Two-Track System of Approval Criteria



Policy Question 1: Should the TDC be revised from a “two-track system” for certain application types to a single set of development standards, with new options for flexibility?



Pros: Avoids an “all or nothing” approach. Allows applicants to limit the amount of uncertainty in their application. They could rely on the C&O standards for most provisions, and limit uncertainty to just those areas where flexibility is desired.



Cons: City would need to create a new procedure type (Adjustment or Modification), approval criteria, and new purpose statements to implement this approach. May not be feasible within the scope of this project.

Two-Track System of Approval Criteria



Policy Question 2: If retaining the two-track approach, should a new two-track system of standards and guidelines be crafted for *multi-family housing*?

- Unlike single-family and middle housing, multi-family housing only has one set of design standards (TDC 73A.100). Many of the standards are C&O, but some are unclear or discretionary.
- Project team either needs to ensure all standards are C&O or establish parallel tracks of C&O standards and discretionary guidelines.
- Without the option of an Adjustment or Modification, discretionary guidelines would enable a more flexible pathway for multi-family housing where desired by applicants.

Multi-Family and Retirement Housing in Residential Zones

- In the Low Density Residential (RL) zone, Multi-Family Structures require Conditional Use approval.
- Retirement Housing Facilities in several of the residential zones also require Conditional Use.
(Retirement housing facilities are effectively age-restricted multi-family housing, and exclude assisted living and similar “congregate care” facilities.)
- Conditional Use criteria are discretionary. This cannot be the only approval path for these housing types.

Policy Question 3: Should the TDC be revised to allow certain multi-family and retirement housing developments *by right* or should they be *prohibited* in lower-density residential zones?



Multi-Family and Retirement Housing in Residential Zones

OPTION A: Allow *smaller-scale or lower-intensity* forms of multi-family and retirement housing by right in lower-density residential zones, and require conditional use approval for larger or higher-intensity developments.

OPTION A1: Allow by right if it remains at a *moderate density* that is equivalent to densities in other zones. For example, mirror the RML zone – allow multi-family housing up to 10 units per acre, and retirement housing up to 15 units per acre. Higher densities could be allowed via conditional use approval.

OPTION A2: Allow by right up to a certain size or number of units (e.g., 20 total units on a site). Allow larger developments via conditional use approval.

OPTION A3: Use a combination of options A1 and A2 by applying **both** a density limit and a size limit to housing that is allowed by right.

Multi-Family and Retirement Housing in Residential Zones

OPTION B: Prohibit multi-family housing in the RL zone. Since middle housing is permitted in this zone, the City may decide not to allow this additional housing type.

Planning Commission Update



- Staff presented the Clear & Objective Code Audit and related policy questions to the Planning Commission on January 21, 2026.
- The Planning Commission provided feedback that staff will summarize.

Conclusion

Any other questions or discussion?

Next Steps

- Draft code amendments
- City Council work session to review draft
- Revised code amendments





CITY *of*
TUALATIN

TO: Tualatin Code Update Project Management Team
FROM: Keegan Gulick, Kate Rogers, and Jon Pheanis, MIG
RE: **Revised Code Audit Summary (Task 2.4)**
 Clear and Objective Code Update Project
DATE: December 17, 2025

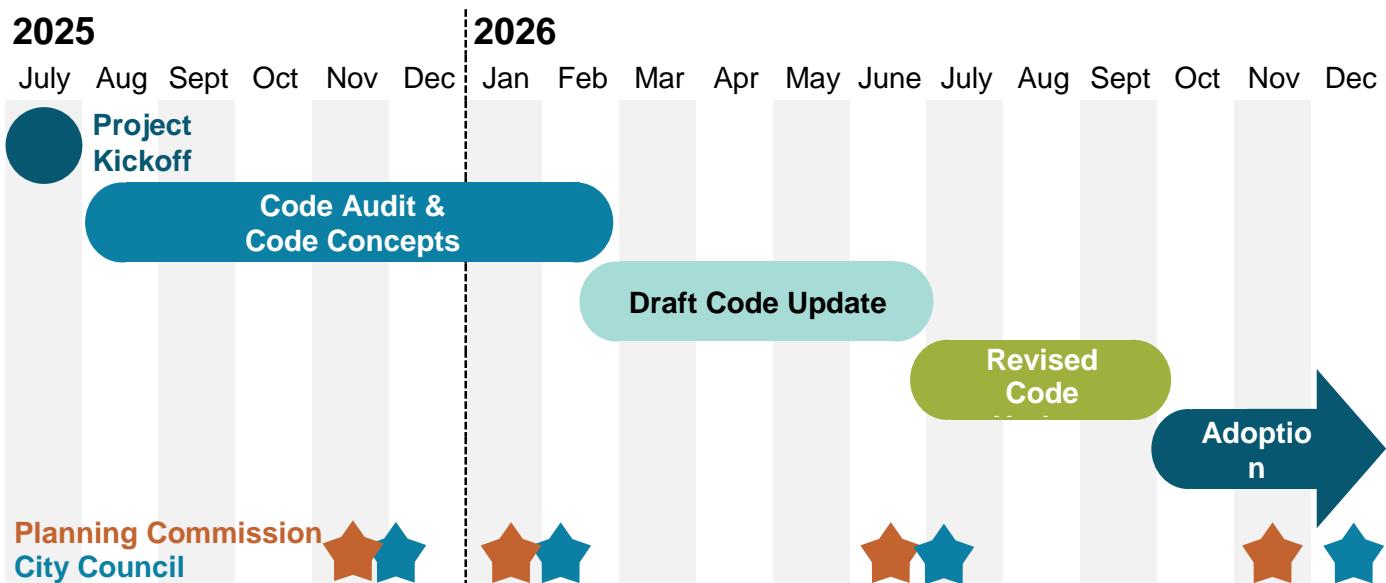
Introduction

The purpose of the City of Tualatin Clear & Objective Code Update is to amend the Tualatin Development Code (TDC) for clear and objective standards related to housing development, consistent with state statute (ORS 197A.400). The project will identify areas of the code that are not in compliance with this statute and draft a package of text amendments to address each issue.

The first step of the project is a code audit to identify areas of potential concern. This draft Code Audit Summary identifies sections of the TDC where amendments are needed to create a clear and objective path for housing development, and provides code concepts or initial recommendations for addressing the identified issues. This report also provides some background information about state requirements.

Project Overview and Schedule

The City of Tualatin received a technical assistance grant from the Oregon Department of Land Conservation and Development (DLCD) to undertake this code update project, and is being assisted by consultant firm MIG. The project schedule, below, shows the major project tasks and anticipated timeline for each task. City staff and MIG will regularly meet with the Planning Commission and City Council to present draft materials and gather feedback.



Clear and Objective Requirements

This project responds to Oregon Revised Statutes (ORS) 197A.400, one of a series of recent state laws that address barriers to housing in Oregon. ORS 197A.400 requires that local governments adopt and apply only clear and objective standards, conditions, and procedures to the development of housing (with some exceptions for historic districts). In short, development standards may not discourage needed housing through unclarified or subjective language or by causing unreasonable costs or delay.

What makes a standard “clear and objective”?

Clear and objective standards use terms, definitions, and measurements that provide for consistent interpretation of the regulation. In other words, any two people applying the same standard to a development would get the same result. There is no need for the reviewer to use their discretion in interpreting the standard.

Optional discretionary review

It may not be practical to write clear and objective standards that can address all relevant circumstances or project goals in every development situation. State law allows local governments to offer a discretionary review path that can be used by applicants as an optional alternative approach to the clear and objective standards.

Previous TDC updates

The City of Tualatin has undertaken code amendments in the past to create clear and objective regulations for housing, including updates to residential design standards and land division standards. However, Oregon case law has provided additional clarification of the statutory requirements, and further code amendments are necessary to ensure full compliance with ORS 197A.400.

Code Audit Key Findings and Discussion Items

The project team conducted a detailed review of the TDC to identify conflicts with clear and objective requirements. Below is a summary of key discussion items and topics for which we are seeking policy direction from the Planning Commission and City Council. Following that is a more detailed summary of audit findings for each TDC section and initial suggestions for potential solutions.

197A.400

(1) Except as provided in subsection (3) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing, on land within an urban growth boundary [...] The standards, conditions and procedures:

(a) May include, but are not limited to, one or more provisions regulating the density or height of a development.

(b) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay. [...]

(3) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (1) of this section, a local government may adopt and apply an alternative approval process for applications and permits for residential development based on approval criteria that are not clear and objective if [...]

Two-Track System of Approval Criteria

For certain application types, the TDC includes a “two-track system” of parallel clear and objective (abbreviated as “C&O”) and discretionary criteria. This is the case for Architectural Review of single-family and middle housing types (TDC 33.020, with associated standards in Chapter 73A), and for partition and subdivision review (Chapter 36). See summary table below.

As noted above, state statute allows the code to offer an optional, discretionary review path as an alternative to the C&O standards. Applicants seeking certainty of approval are more likely to choose the C&O standards, whereas applicants that seek additional flexibility and can accept some uncertainty may opt for the discretionary requirements.

CURRENT RESIDENTIAL APPLICATION TYPES

Application Type		C&O Track	Discretionary Track
Land Divisions	Partitions	36.115. Housing C&O Tentative Partition Plan Approval Criteria	36.110. Tentative Partition Plan Criteria
	Subdivisions	36.125. Housing C&O Tentative Subdivision Plan Approval Criteria	36.120. Tentative Subdivision Plan Criteria
Architectural Review	Single Family, Duplex, Triplex, Quadplex, and Townhouse	Standards in 73A.030-050	Guidelines in 73A.060
	Cottage Cluster	Standards in 73A.080	Guidelines in 73A.070
	Multi-Family	Standards in 73A.100 (mix of C&O and discretionary)	

However, City staff have expressed interest in considering a different approach that would streamline the options for applicants. Rather than maintaining parallel sets of criteria, the City could offer a single set of C&O criteria and standards for each application type.

In order to retain some flexibility for applicants, however, there would need to be a new option to vary from the C&O standards. Some cities allow “Adjustments” or “Modifications” to standards through an administrative (Type II / staff-level) review. When requesting an Adjustment (or similar) to a standard, applicants would need to demonstrate how their proposal equally or better meets the purpose of the standard. Tualatin’s existing Variance procedure in TDC 33.120 enables some flexibility to vary from standards; however, applicants need to demonstrate a hardship “created by exceptional or extraordinary conditions.” A Variance cannot be approved simply because an applicant wants flexibility to meet a standard in a different way.

Policy Question 1: Should the TDC be revised from a “two-track system” for certain application types to a single set of development standards, with new options for flexibility?

- **Pros:** The benefit of this approach is that it allows applicants to limit the amount of uncertainty in their application. Instead of having to choose between the C&O and

discretionary paths, applicants could rely on the C&O standards for most provisions, and limit uncertainty to just those areas where flexibility is desired.

- **Cons:** However, the challenge for the City is that it would need to create a new procedure type (Adjustments or Modifications) and approval criteria to implement this approach. Also, Adjustments/Modifications often rely on specific purpose statements for each standard, which do not currently exist for all TDC standards. Creating a new procedure and crafting new purpose statements may not be feasible within the scope of this project, but could be recommended as part of a future work plan.

Policy Question 2: If retaining the two-track approach, should a new two-track system of standards and guidelines be crafted for multi-family housing?

Unlike single-family and middle housing, multi-family housing only has one set of design standards in TDC 73A.100. While many of the standards are C&O, some are unclear or discretionary. The project team will either need to ensure the standards are C&O or establish separate tracks with a parallel set of C&O standards and discretionary guidelines, similar to other housing types. Without the option of an Adjustment or Modification to vary from the C&O standards, discretionary guidelines would enable a more flexible pathway for multi-family housing where desired by applicants.

Multi-Family and Retirement Housing in Residential Zones

In the Low Density Residential (RL) zone, Multi-Family Structures are allowed with conditional use approval. The same is also true for Retirement Housing Facilities in several of the residential zones. Conditional use is a discretionary review, not C&O. Under state statute, if a housing type is allowed in a zone, it must have a C&O review path.

Policy Question 3: Should the TDC be revised to allow certain multi-family and retirement housing developments by right or should they be prohibited in lower-density residential zones?

Option A: Allow smaller-scale or lower-intensity forms of multi-family and retirement housing by right in lower-density residential zones, and require conditional use approval for larger or higher-intensity developments.

For multi-family housing in the RL zone and retirement housing in lower-density zones:

Option A1: Allow this housing by right if it **remains at a moderate density** that is equivalent to densities in other zones. For example, the Medium Low Density Residential (RML) zone allows multi-family housing at a density of up to 10 units per acre, and retirement housing at up to 15 units per acre; those may be appropriate standards for the RL zone. Higher densities could be allowed via conditional use approval.

Option A2: Alternatively, allow this housing by right **up to a certain size or number of units** (e.g., 20 total units on a site). Allow larger developments via conditional use approval.

Option A3: Use a combination of options A1 and A2 by applying both a density limit and a size limit to housing that is allowed by right.

For retirement housing in moderate- or higher-density zones, the project team recommends treating them the same as multi-family housing.

(Note, retirement housing facilities are effectively age-restricted multi-family housing, and exclude assisted living and similar “congregate care” facilities. See the findings under TDC 34.400 in the Detailed Audit Findings below for discussion of congregate care. While the

impacts of retirement housing facilities and multi-family housing are likely similar, retirement housing may have more needs for emergency vehicle access, which should be a consideration.)

Option B: Prohibit multi-family housing in the RL zone. Since middle housing is permitted in this zone, the City may decide not to allow this additional housing type. (Note, this change may necessitate sending Measure 56 notice to property owners, which should be a consideration.)

Detailed Audit Findings

Following is a more detailed summary of the audit findings for each TDC section and initial recommendations for potential solutions (code concepts). Note, in some sections there may be other standards that will also need revisions to be C&O); this summary focuses on the more significant issues. Code sections for which no significant issues were identified are excluded.

TDC Section	Key Issues	Potential Solutions
Chapter 33 – Applications and Approval Criteria		
TDC 33.020. Architectural Review.	<p>Architectural Review applies to any new residential development. For some housing types (single family dwellings and middle housing), there are parallel sets of C&O and discretionary approval criteria. While this is allowed under ORS 197A.400, City staff have discussed the potential for consolidating criteria into a single review path for each housing type.</p> <p>While the criteria noted as “Clear and Objective” in subsection (5) do not have any C&O conflicts themselves, some of the standards in Chapter 73A Site Design Standards are not fully C&O. Refer to the findings for that chapter below.</p> <p>Subsection (6), Conditions of Approval: This section contains discretionary provisions related to public facilities and access management. The statute requires that cities “adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing.”</p>	<p><u>Approval Criteria:</u> If there is interest in simplifying the options for Architectural Review for single family and middle housing, the City could consider removing the discretionary standards in TDC 73A.060 and 73A.080 and requiring all developments to follow the C&O standards. See the “Key Findings” section above for further discussion.</p> <p><u>Conditions of Approval:</u> The discretionary provisions could be revised by cross-referencing C&O standards for public facilities and access management in other sections of the code. See related findings under Chapter 74 Public and Private Transportation Facilities and Utilities and Chapter 75 Access Management.</p>
Chapter 34 – Special Regulations		
TDC 34.400. Congregate Care and Retirement Housing Facility Standards.	<p>Congregate care and retirement housing facilities require conditional use approval in residential districts. Conditional use is a discretionary review process. Under the C&O statute, if a housing type is allowed in a zone, it needs to have a C&O approval path.</p> <p>Some cities have interpreted congregate care (e.g., assisted living and other facilities with meal services and additional support) as not being subject to the C&O requirements for housing. However, retirement housing facilities are essentially multi-family housing that is age-restricted; operationally, is not really different from</p>	<p>Consider the following solution: Separate congregate care from retirement housing and regulate them differently. Retain the conditional use requirement for congregate care, but establish C&O approval criteria for retirement housing. New definitions for “Congregate Care Facility” and “Retirement Housing” will need to be added.</p> <p>The City should consider whether to allow retirement housing facilities by right in lower-density residential zones. A potential approach could be to allow smaller-scale or lower-intensity forms of retirement</p>

TDC Section	Key Issues	Potential Solutions
	standard apartments. In fact, it may have fewer impacts to neighbors because fewer residents may own vehicles.	housing by right, and to require conditional use approval for higher-intensity developments. See the “Key Findings” section above for example approaches.
Chapter 36 – Applications and Approval Criteria		
TDC 36.115 Housing Clear and Objective Tentative Partition Plan Approval Criteria.	This section is intended to provide C&O approval criteria for partitions (as opposed to the parallel discretionary criteria in TDC 36.110). However, subsection (4) requires that a partition provide for “pedestrian, bicycle, and transit circulation” among buildings and to adjacent uses. The criterion includes language such as “reasonably be expected” which is subjective, and in general the requirements are too broad and open to interpretation to be C&O.	This section could be updated with C&O criteria that specify exactly when and where transportation connections are required. Alternatively, the standards could be captured in the Residential Design Standards in TDC 73A.100 through 73A.130 or other sections. Note, these requirements are tied to Transportation Planning Rule requirements in OAR 660-012, so any updated language will need to remain consistent with those rules.
TDC 36.125. Housing Clear and Objective Tentative Subdivision Plan Approval Criteria.	Same issue as TDC 36.115.	Same solution as TDC 36.115. Similar to Architectural Review, if there is interest in simplifying the options for land division approval for housing applications, the City could consider removing the discretionary standards in TDC 36.110 and 36.120 and requiring all developments to follow the C&O criteria. See the “Key Findings” section above for further discussion.
TDC 36.400 Lot Dimensions	This section contains several standards that are not C&O. Examples include the following: (1)(a) Double frontage and reversed frontage lots “must be avoided except where essential...” This language is discretionary. (2) When “Large Lots” are created during a land division or property line adjustment which could be	(1)(a) Consider only allowing double frontage or reverse frontage lots through a discretionary approval pathway. (2) Consider a more specific means of determining whether a lot could be considered a “Large Lot.” For example, when a lot is created that is more than two times or [XX]% larger than the minimum lot size for a zone.

TDC Section	Key Issues	Potential Solutions
	<p>subdivided at a future time, the applicant is required to submit a future streets plan.</p> <p>(5)(c) allows exceptions to residential lots abutting a public street where frontage is “impractical due to physical restraints” and there are “no adverse impacts.”</p>	<p>(5)(c) Consider only allowing this through a discretionary approval path.</p>
Chapter 39 – Use Categories		
TDC 39.220. Group Living.	<p>This section describes the “group living” use category, which unlike “household living” is not characterized by self-contained dwelling units.</p> <p>The description includes the following subjective language: “the size of the group may be larger than the average size of a household.” If this description is used to differentiate a group living use, and to determine what standards apply, it needs to be C&O.</p> <p>In addition, the size of the “group” cannot be used to determine the use category, given House Bill 2583 (2021), encoded as ORS 90.112:</p> <p><i>A maximum occupancy limit may not be established or enforced by any local government, as defined in ORS 197.015, for any residential dwelling unit, as defined in ORS 90.100, if the restriction is based on the familial or nonfamilial relationships among any occupants.</i></p>	<p>This section could be updated to remove the subjective language, and to instead reference a structure that does not provide self-contained dwelling units or that has communal facilities, such as dining.</p>
Chapters 40 – 44 – Residential Zoning Districts		
TDC Chapters 40 – 44 – Housing Types	<p>In the RL zone, Multi-Family Structures are listed as a conditional use. Also, Retirement Housing is listed as a conditional use in the RL, RML, RMH, RH, and RH-HR zones. The approval criteria for conditional uses (TDC 33.040) are discretionary. As noted, housing must have a C&O review path if it is allowed in a zone.</p>	<p>As described above for Section 34.400, the City should consider allowing smaller-scale or lower-intensity multi-family housing and retirement housing facilities by right in lower-density residential zones. Larger or more intensive developments could still require conditional use approval or be prohibited</p>

TDC Section	Key Issues	Potential Solutions
TDC Chapters 40 – 44 – Development Standards	Some development standards for townhouses in these zones (such as minimum setbacks for buildings and for parking and vehicle circulation areas) are “determined through the Architectural Review process.” In the RH-HR zone, setbacks for structures above a certain height are also determined through Architectural Review. This requires discretion on the part of city staff to determine the applicable setbacks.	entirely. See the “Key Findings” section above for example approaches.
Chapters 50 – 57 – Commercial Zoning Districts		
Office Commercial (CO) and Central Commercial (CC) Zones – TDC 50.300 and 53.300 Development Standards	While residential uses are not typically allowed in the CO or CC zones, some housing types are permitted in these zones within the Central Tualatin Overlay Zone (Chapter 58). As such, development standards in Chapters 50 and 53 must be C&O as applied to housing. Some of the setbacks in these zones are determined through the Architectural Review Process, which introduces discretion into the review of housing.	For housing allowed in CO or CC within the Central Tualatin Overlay, the TDC could point to the C&O standards in another residential zone – such as the High Density Residential (RH) zone. That would be consistent with the current approach to minimum lot size standards for townhouses in Table 58-7 for the Central Tualatin Overlay (which references the RH lot size standard).
TDC 51.200 Use Categories (Neighborhood Commercial (NC) Zone)	Permitted residential uses are limited to one dwelling unit for each business on a lot. Side and rear setbacks and corner lot setbacks in Table 51-2 are determined through the Architectural Review process.	The development standards for residential accessory uses could be the same as in other residential zones (see previous row).
TDC 52.200 Use Categories (Recreational Commercial (CR) Zone)	<p>The CR zone allows Multi-Family Structures and Manufactured Dwelling Parks as conditional uses, so a C&O path needs to be established.</p> <p>Additionally, the setbacks in Table 52-2 (Development Standards) have the same issue as noted above regarding Architectural Review. Access management is also determined by the City Manager, which is discretionary.</p>	<p>The CR zone is applied to the Roamer’s Rest area between the Tualatin River and Highway 99-W. The purpose of the zone (per TDC 52.100) is to support commercial and related uses. Approval of multi-family housing and manufactured dwelling parks will require a C&O approval path.</p> <p>Given the purpose of the zone, the City should consider whether to establish C&O standards for</p>

TDC Section	Key Issues	Potential Solutions
Chapter 58 – Central Tualatin Overlay Zone		
TDC 58.800 Central Tualatin Overlay Development Standards	In Table 58-7, minimum lot sizes and dimensions for mixed use and multi-family developments are determined through the Architectural Review process.	these housing types or whether they should simply be prohibited. Similar to multi-family and retirement housing in the low-density zones, the City could establish restrictions that limit the scale or intensity of developments that are allowed by right.
		Another option would be to allow these uses by right and apply the C&O development standards of another residential zone – such as the RH or RMH zone.
Chapter 73A – Site Design Standards		
TDC 73A.050. Type I Residential Wall Elements	TDC 73A.030-.050 is intended to provide C&O design standards for single-family, duplex, triplex, quadplex, and townhouse development. Most of the “wall element” menu options are C&O, but a few may need some revisions. One type of wall design element is a “recessed entry,” but this standard does not specify a minimum depth for how recessed the entry should be. For other menu items, the use of the words “decorative” and “architectural” are also discretionary.	Similar to the suggested approach for the CO and CC zones, above, consider referencing the development standards in the RH zone for housing standards in the Central Tualatin Overlay.
TDC 73A.100. Multi-Family Design Standards	Multi-Family design standards do not currently have a “2-track system” of parallel C&O and discretionary standards. The standards in TDC 73A.100 are mostly C&O, but standards related to entry areas, shared outdoor areas, and storage areas are discretionary.	Add a minimum dimension for a recessed entry. Remove the words “decorative” and “architectural” or rephrase these items so it’s clearer how the standard is met.
		As noted in the “Key Findings” section, the City could create a two-track approval pathway for multi-family design requirements similar to the design standards for other housing types. The current standards could be revised to be C&O where needed, and a new set of parallel discretionary guidelines could be established.

TDC Section	Key Issues	Potential Solutions
TDC 73A.130 Mixed Use Commercial Design Standards	The residential design standards contain standards that are not C&O. Examples include requiring front facades to "create visual interest" and features to "emphasize" dwelling units.	Update the design standards to provide specific dimensions for design requirements and remove discretionary language.
Chapter 73C – Parking Standards		
TDC 73C.030. Parking Lot Design Requirements.	Requirements for parking lot design contain standards that are discretionary and would be difficult for the City to enforce. The standards include surface material, circulation, and screening.	Update the design requirements to and add more specific C&O design standards and potentially exempt residential uses from the more discretionary standards that are more applicable to non-residential uses.
TDC 73C.050. Bicycle Parking Requirements	Bicycle parking standards require that bike parking must be located in "convenient, secure, and well-lighted" locations as approved by the Architectural Review Process.	Bicycle parking standards for housing should be updated to provide more specific design and location requirements.
Chapter 74 – Public Improvement Requirements		
TDC 74.040. Exceptions	This section allows the City Manager to provide exceptions to certain improvements if they would create a hazard, be impractical, or be "detrimental to the City." It is the project team's understanding that it is acceptable to allow standards to be waived or modified, as long as the changes constitute a reduction in scope, not an increase in scope. However, the wording in this section could be revised make it less based on the "opinion" of the City Manager.	Consider rephrasing the first sentence as follows: "The City Manager may waive or defer the construction of improvement required by TDC 74 if the City finds that the improvements would result in the creation of a hazard, or would be impractical, or would be detrimental to the City."

TDC Section	Key Issues	Potential Solutions
TDC 74.100 Mid-Block Accessways.	Subsection (3) applies to residential subdivisions and partitions and allows flexibility in the location of accessways. However, a few of the standards for design are discretionary and are open to interpretation.	Update this section to provide C&O requirements for the design of mid-block accessways in residential subdivisions.
Chapter 75 – Access Management		
TDC 75.020 Driveway Approach Requirements	Some of the access provisions are discretionary but may be more applicable to commercial or other non-residential developments (such as joint access requirements for adjacent properties).	The discretionary provisions that are less applicable to residential development could be limited to non-residential uses only. That way, the discretionary provisions could remain.



Proclamation

WHEREAS, Black History Month serves as both a celebration and a powerful reminder that Black history is American history, Black culture is American culture, and Black stories are interwoven into the fabric of the nation through shared struggles, progress, and aspirations; and

WHEREAS, historian Carter G. Woodson established Black History Week in 1926 to recognize the significant contributions of African Americans, selecting the second week of February to coincide with the birthdays of Abraham Lincoln and Frederick Douglass, and in 1976 the observance was formally expanded by Congress to National Black History Month; and

WHEREAS, the theme for Black History Month 2026, "A Century of Black History Commemorations," marks the 100th anniversary of the first national observance of Black History Week and honors a century of organized efforts to study, preserve, and elevate African American history, culture, and achievements; and

WHEREAS, the 2026 theme encourages reflection on the evolution of Black history commemorations and their enduring role in shaping public understanding of African American contributions across generations, institutions, and communities; and

WHEREAS, during Black History Month, all are encouraged to reflect on the rich history, enduring lessons, and significant contributions of African Americans, and to recognize the progress, resilience, creativity, and achievements that continue to strengthen society as a whole.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that Tualatin recognizes February 1 through February 28, 2026 as Black History Month and calls upon the people of Tualatin to observe this month with appropriate programs, activities, and reflections and to continue our efforts to create a world that is more just, equitable, and prosperous for all.

INTRODUCED AND ADOPTED this 26th day of January, 2026.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder





CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: January 26, 2026

SUBJECT:

Consideration of Approval of the Work Session and Regular Meeting Minutes of January 12, 2026

RECOMMENDATION:

Staff respectfully recommends the Council adopt the attached minutes.

ATTACHMENTS:

-City Council Work Session Meeting Minutes of January 12, 2026

-City Council Regular Meeting Minutes of January 12, 2026



Tualatin Valley Pride

**Tualatin City Council
January 2026**

Who We Are



Kit Lorelied
President



Andy Dettinger
Treasurer



Rachel Greim
Secretary

Mission

The mission of Tualatin Valley Pride is to foster a sense of safety and connectedness for the Tualatin area queer community by providing services, education, advocacy, and resources.



Annual Pride Event

Annual Pride events have taken place in Tualatin every year beginning in 2023.

To support the sustainability and growth of the annual event, Tualatin Valley Pride was formed as a nonprofit.

Tualatin Valley Pride's main goal is to continue celebrating the Tualatin area queer community each year.



Grant Funds

Tualatin Valley Pride will use the \$400 received from the Outside Agency Grant Award to support outreach and marketing for the 2026 Pride Event.

- The funds will go toward a banner that will be displayed prominently on Martinazzi & Tualatin Sherwood Rd.
- In 2025, a banner cost \$422.61. In 2026, we plan to develop a more generic banner that can be used for many years to come.





CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Lindsay Marshall, Management Analyst II, Public Works

DATE: November 24, 2025

SUBJECT:
Republic Services 2024 Annual Report

EXECUTIVE SUMMARY:

Republic Services, the City's solid waste and recycling provider, will present their annual report. The report covers business and activities during the 2024 calendar year. Highlights include both residential and commercial service information, financial information, and upcoming opportunities.

At this time, Republic Services will not be requesting a rate adjustment for the 2026 calendar year.

ATTACHMENTS:

- Presentation – Republic Services 2024 Annual Report
- Republic Services Tualatin 2024 Annual Report



City of Tualatin

2024 Annual Report

Presented by

Cindy Rogers
Municipal Relationship Manager

Travis Comfort
Municipal Contract Administrator



Sustainability in Action

Nov. 24th, 2025. S1

Residential Garbage Service

Weekly Trash Service includes:

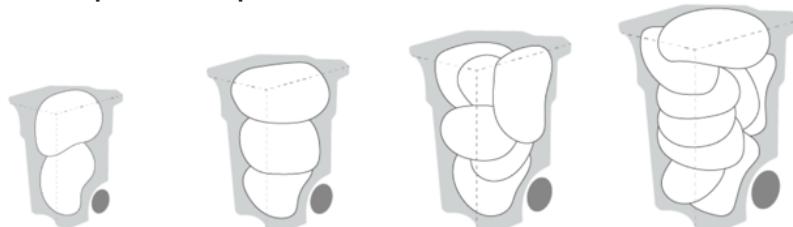
- 65/95-gallon Recycling cart
- 65-gallon Yard Debris with Food Waste cart
- 18-gallon Glass Recycling bin
 - Motor Oil and Batteries

Additional Services Available:

Curbside Bulky Waste Collection Available on Wednesdays

Recycle+ is Collected Twice per Month

Drop-boxes Available Upon Request



Size	20 gal.	35 gal.	65 gal.	90 gal.
Weight Limit	60 lbs.	85 lbs.	135 lbs.	175 lbs.
# of Tall Kitchen Bags	2 bags	3 bags	6 bags	9 bags
Customer Counts	511	3,089	2,450	1



Material Hauled	2024 Tons
Comingle Recycling	1,020
Garbage	4,675
Glass	170
Yard Debris with Food Waste	3,119
2024 Total:	8,984

Commercial Service

Standard Services Available:

- 1 to 6 Day(s) a Week Garbage
- 1 to 5 Day(s) a Week Recycling
- 1 to 4 Day(s) a Week Food Waste
- Weekly Glass Collection



Multifamily	Container Size	Customers
	35G Cart	15
	65G Cart	5
	95G Cart	3
	Front Load (all sizes)	43

Commercial	Container Size	Customers
	35G Cart	12
	65G Cart	27
	95G Cart	90
	Front Load (all sizes)	557

Material Hauled	2024 Tons
Cardboard	2,891
Commingle Recycling	209
Garbage	9,300
Glass	115
Food Waste	207
2024 Total:	12,722

Drop-box and Compactor Service

Industrial	Drop Box Sizes	Hauls
	10 Yard	188
	20 Yard	2,733
	30 Yard	3,574
	40 Yard and Larger	2,078



Material Hauled	2024 Tons
Cardboard	700
Commingled Recycling	54
Concrete	595
Dirt and Stone	32
Dry Waste	13,114
Food Waste/ Organics	144
Garbage	4,906
Glass	1,056
Metal	30
Plastics	545
Sod	6
Special Waste	964
Wood	192
Yard Debris	75
2024 Total:	22,413

Recycling Depot

Tualatin Residents and Businesses can drop-off the following materials, without charge, at our Ridder Road Recycling Depot.

★ Cardboard

★ Electronic Waste (e-Waste)

★ Glass Bottles

★ Metal

★ Metal Cans

★ Paper

★ Plastic Jugs

★ Plastic Tubs



Location:

10295 SW Ridder Road,
Tualatin, Oregon 97070.

Hours of Operation:

Monday – Friday, from 8:00AM to 5:00PM

Financial Tables

Statement of Income		2024
Revenue		\$ 13,472,292
Franchise Fees		\$ 275,523
Cost of Operations		\$ 9,507,306
Gross Profit		\$ 3,689,462
 Sales, General and Administrative		 \$ 813,665
Operating Income		\$ 2,875,797
 Income Taxes		 \$ 793,720
Net Income		\$ 2,082,077

Schedule of Expenses	2024
----------------------	------

Pass Through Expenses

Franchise Fees	\$ 275,523
Franchise Fees	\$ 275,523

Cost of Operations

Disposal & Recycle	\$ 5,441,038
Labor	\$ 2,472,903
Truck & Equipment Expense	\$ 1,428,997
Other Direct Expense	\$ 164,369
Cost of Operations	\$ 9,507,306

Sales, General and Administrative

Management & Administrative Expense	\$ 667,892
Other Overhead Expenses	\$ 145,773
Sales, General, and Administrative	\$ 813,665

Customer Feedback: 2024 Tualatin Compliments

"Wanted to call and say thank you for our driver's assistance! When my wife fell on December 6th, her leg was broken; your driver saw and got out to help me carry her to the car." -Rod

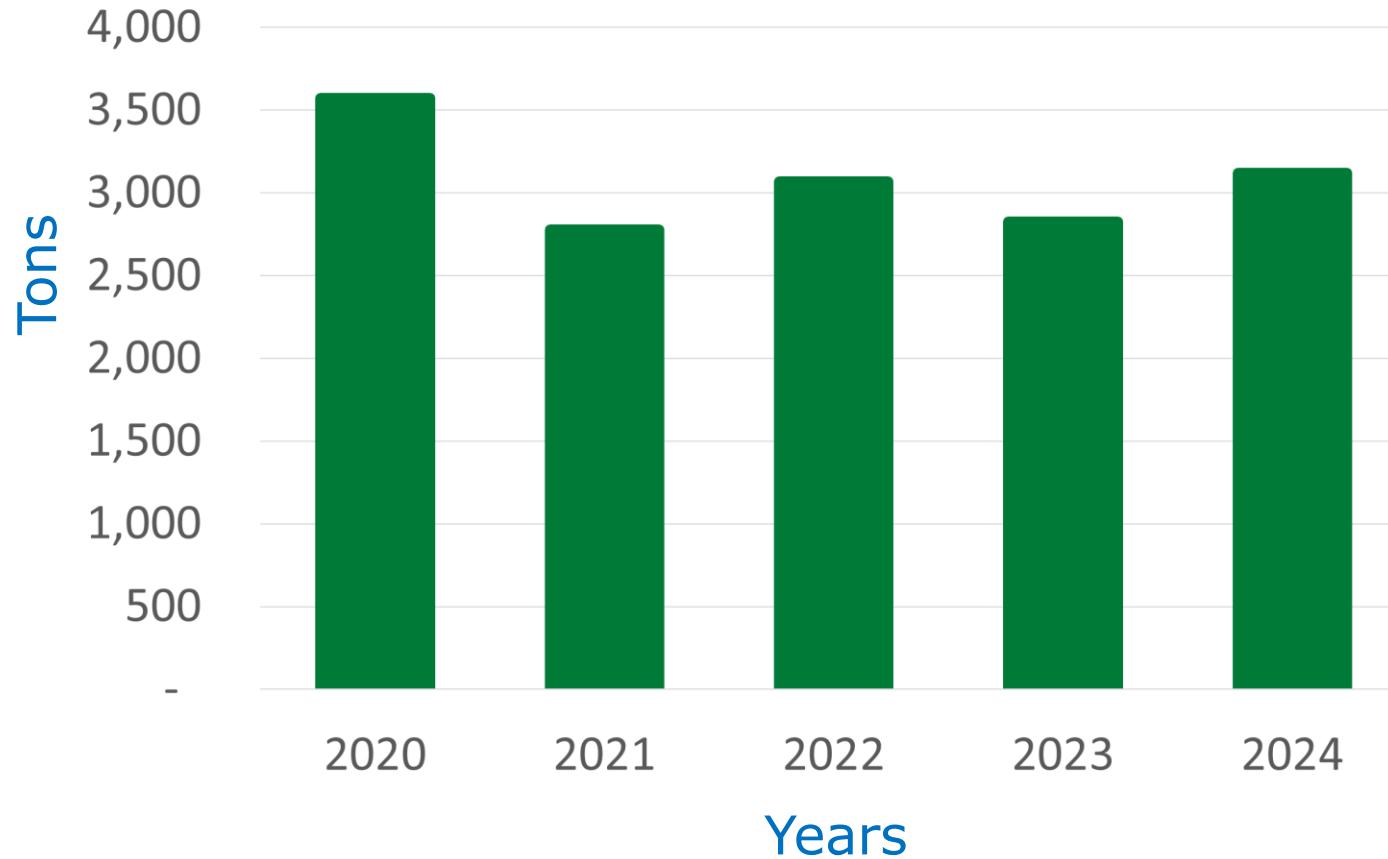
"I am impressed and never disappointed for a pickup!" -Sharon

"The driver got out of his truck and gave my grandson a coloring book. Wanted to call and say thank you for the smile he brought to my grandson!" -Genesis

"Recycling driver got out to pick up paper the wind had blown around! Very pleased with the work ethic" -Diane

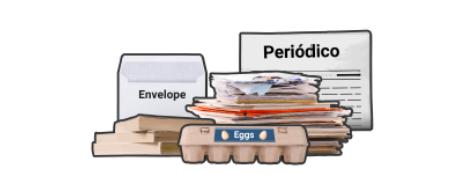
"Driver was perfect and friendly! He was the nicest person I have delt with in a long time" -Tom

Residential Yard Debris with Food Waste



Opportunity to Recycle

State Statute requires cities over 4,000 in population to offer their residents the opportunity to recycle. This mandate includes annual and new customer education and outreach activities. Republic Services works with Washington County and DEQ staff to make sure that the City of Tualatin stays in compliance and meets its requirements on time.

Cardboard and Cartons  Flattened cardboard, packaging boxes, and food and beverage cartons Pizza boxes must be empty with no food residue.	Paper  Newspaper, magazines, office paper, paper egg cartons, mail, paperback books, paper bags, and non-metallic gift wrap	
Plastic  Bottles, round containers, buckets, and rigid plant pots Caps OK if screwed on. All items must be 2 inches by 2 inches or larger.	Metal  Aluminum and steel cans, and scrap metal	Glass  Bottles and jars Remove caps and lids. Place in glass-only bin

Top Five Contaminants



No plastic bags or stretchy plastics (store or depot drop-off)



No bagged recyclables



No food or liquid (empty all containers)



No batteries



No hoses, cords, or wires



Recycling Modernization Act – Effective July 1st, 2025

Established Oregon's **Extended Producer Responsibility System (EPR)**

New Uniform Statewide Collection List for Commingled Recycling

Increased Community Outreach and Contamination Reduction Programming

More details to come in 2026



State
Regulator



**Circular
Action
Alliance®**

**Producer
Responsibility
Organization
(PRO)**



Regulator



Community



Service Provider

Community Outreach

These events give us and our customers an ideal opportunity for face-to-face interactions and provide them with information on changes in recycling, like the Recycling Modernization Act (RMA).



Annual Tualatin Events:

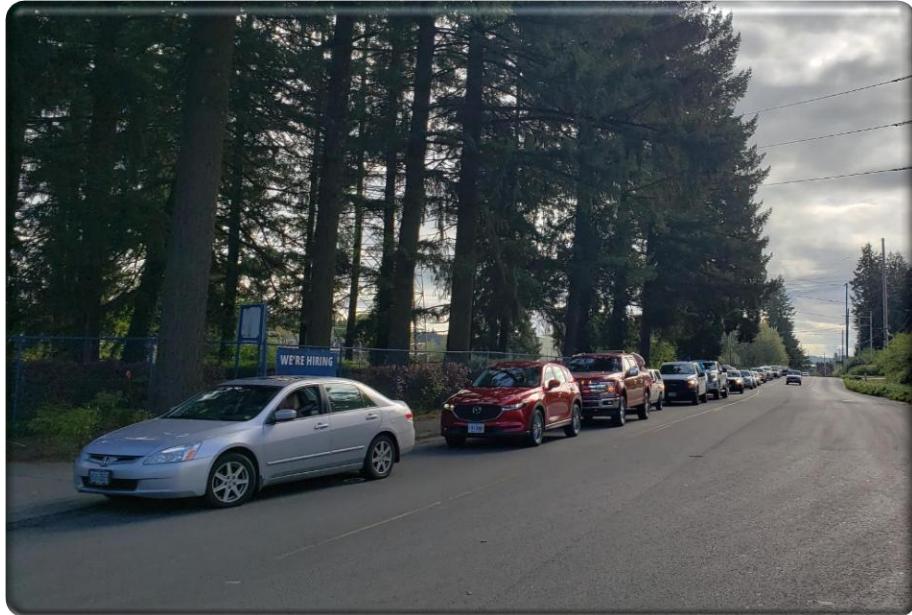
- ★ Tualatin High School Career Day
- ★ Safety Town
- ★ Birthday Parades
- ★ Touch-a-Truck Events
- ★ Toys for Tots – Christmas Toy Drive



2024 Bulky Waste Day

April 13th, 2024

240 Vehicle
28.96 Tons of Material



Las Casitas (Stoneridge) Bulky Waste Days

September 20th, 2025

2 40yard Drop-boxes

3.14 Tons of Material



Electric Trucks



Additional Safety Features

DRIVER MONITORING

Cameras analyze road conditions, driver safety and surrounding areas to keep everyone safer.

QUIET CAB

Reduced noise and vibration mean drivers are more engaged and aware of their surroundings.

BROADER VISIBILITY

Safety technology includes 360-degree cameras, forward and rear collision avoidance, lane-departure monitoring, blind-spot warning, cross-traffic alerts, advanced braking, electronic stability control (ESC), and park assist.

Thank You

Cindy Rogers – Municipal Relationship Manager

email: crogers2@publicservices.com

Travis Comfort – Municipal Contract Administrator

email: tcomfort@RepublicServices.com



City of Tualatin

2024 Annual Report



Republic Services of Clackamas and Washington Counties



Material Hauled	3
Material Destinations	6
Financials	7
Customer Counts	9
Customer Service Summary	10
Employee Training	11
Recycling Depot	12
Community Engagement	13
Recycling Simplified	15
Company Highlights	17

Residential Material Hauled

January through December 2024

Material	Destination	Q1	Q2	Q3	Q4	2024
Commingle Recycling	Willamette Resources Inc.	259.2	248.2	244.0	268.1	1,019.5
Glass	Willamette Resources Inc.	41.1	42.2	40.5	46.3	170.2
Garbage	Willamette Resources Inc.	1,103.2	1,184.7	1,170.2	1,216.8	4,674.9
Yard Debris, with Food Waste	Willamette Resources Inc.	480.4	977.9	637.8	1,023.2	3,119.3
	Totals:	1,883.9	2,453.0	2,092.5	2,554.4	8,983.8

Page Note: All material is reported out in tons.

Residential Container Placement Reminder



Proper placement improves operational efficiencies and decreases service hazards.



Printed on Recycled Paper

Commercial Material Hauled

January through December 2024

Material	Destination	Q1	Q2	Q3	Q4	2024
Cardboard	Willamette Resources Inc.	744.9	705.0	677.4	763.3	2,890.6
Commingle	Willamette Resources Inc.	46.9	55.2	55.9	50.7	208.7
Glass	Willamette Resources Inc.	27.9	28.8	29.6	28.9	115.2
Garbage	Pride Disposal	-	-	3.3	-	3.3
	Willamette Resources Inc.	2,318.9	2,308.4	2,301.9	2,367.6	9,296.8
Food Waste	Willamette Resources Inc.	54.0	49.0	47.2	57.0	207.3
Totals:		3,192.7	3,146.4	3,115.4	3,267.5	12,722.0

Page Note: All material is reported out in tons.



Printed on Recycled Paper

Drop Box & Compactor Material Hauled

January through December 2024

Material	Destination	Q1	Q2	Q3	Q4	2024
Cardboard	Willamette Resources Inc.	230.0	168.0	141.0	161.0	700.0
Commingle	Willamette Resources Inc.	12.0	16.0	11.0	15.0	54.0
Concrete	S&H Logging	69.0	178.0	161.0	148.0	556.0
	Brian Clopton	15.0	8.0	-	16.0	39.0
Dirt and Stone	S&H Logging	-	8.0	24.0	-	32.0
Dry Waste	Willamette Resources Inc.	3,222.0	3,312.0	3,324.0	3,256.0	13,114.0
Glass	Glass to Glass	40.0	37.0	30.0	23.0	130.0
	Potters Glass	98.0	131.0	118.0	81.0	428.0
	Willamette Resources Inc.	121.0	139.0	143.0	95.0	498.0
Metal	Willamette Resources Inc.	13.0	13.0	3.0	1.0	30.0
Garbage	Coffin Butte	74.0	74.0	106.0	104.0	358.0
	Hillsboro Rose City	8.0	-	4.0	-	12.0
	Marion County Burner	1.0	11.0	8.0	11.0	31.0
	Metro South	19.0	18.0	19.0	18.0	74.0
	Willamette Resources Inc.	1,156.00	1,105.00	1,073.00	1,097.00	4,431.00
Plastics	NW Polymers Plastic	118.0	143.0	142.0	142.0	545.0
Organics	Willamette Resources Inc.	14.0	37.0	45.0	48.0	144.0
Sod	S&H Logging	-	-	-	6.0	6.0
Special Waste	Hillsboro Rose City	11.0	490.0	369.0	94.0	964.0
Wood	S&H Logging	1.0	-	-	6.0	7.0
	Willamette Resources Inc.	81.0	51.0	23.0	30.0	185.0
Yard Debris	S&H Logging	18.0	23.0	23.0	11.0	75.0
Totals:		5,321.0	5,962.0	5,767.0	5,363.0	22,413.0

Page Note: All material is reported out in tons.



Material Destinations

Name	Location	Total Tons
Brian Clopton Excavating	Sherwood, OR 97140	39.0
Coffin Butte	Corvallis, Oregon 97330	358.0
Glass to Glass	Portland, OR 97217	130.0
Hillsboro (Rose City)	Hillsboro, OR 97123	976.0
Marion County Burner	Salem, Oregon 97305	31.0
Metro South	Oregon City, OR 97045	74.0
NW Polymer	Mollala, Oregon 97038	545.0
Potter's Industries	Canby, OR 97013	428.0
Pride Disposal	Sherwood, Oregon 97140	3.3
S&H Recycling	Tualatin, Oregon 97062	676.0
Willamette Resources Inc. (WRI)	Wilsonville, Oregon 97070	40,858.8
	Total:	44,119.2

Page Note: All material is reported out in tons.



Statement of Income

For Year Ending December 31, 2024

Line Items	2024
Revenue	\$ 13,472,292
Franchise Fees	\$ 275,523
Cost of Operations	\$ 9,507,306
Gross Profit	\$ 3,689,462
 Sales, General and Administrative	 \$ 813,665
Operating Income	\$ 2,875,797
<i>Op Income as a % of Revenue</i>	<i>21.3%</i>
 Income Taxes	 \$ 793,720
Net Income	\$ 2,082,077
<i>Net Income as a % of Revenue</i>	<i>15.5%</i>

Page note: 2024 financials are not final until Washington County completes their annual audit (*Direct Cost Report or DCR*). Financials will be updated during our next rate review.



Schedule of Expenses

For Year Ending December 31, 2024

Line items	2024
<i>Pass Through Expenses</i>	
Franchise Fees	\$ 275,523
Franchise Fees	\$ 275,523
<i>Cost of Operations</i>	
Disposal & Recycle	\$ 5,441,038
Labor	\$ 2,472,903
Truck & Equipment Expense	\$ 1,428,997
Other Direct Expense	\$ 164,369
Cost of Operations	\$ 9,507,306
<i>Sales, General and Administrative</i>	
Management & Administrative Expense	\$ 667,892
Other Overhead Expenses	\$ 145,773
Sales, General, and Administrative	\$ 813,665

Page note: 2024 financials are not final until Washington County completes their annual audit (*Direct Cost Report or DCR*). Financials will be updated during our next rate review.



Customer Counts

Residential

20-Gallon Can	511
35-Gallon Cart	3,089
65-Gallon Cart	2,450
95-Gallon Cart	1
On-Call	32



Multifamily

35-Gallon Cart	15
65-Gallon Cart	5
95-Gallon Cart	3
Front Load	43



Commercial

35-Gallon Cart	12
65-Gallon Cart	27
95-Gallon Cart	90
Front Load	557

Industrial Hauls

10-Yard Drop Boxes	188
20-Yard Drop Boxes	2,733
30-Yard Drop Boxes	3,574
40-Yard Drop Boxes	2,078



CHART NOTE: 95gallon Residential customers are 'grandfathered' in with there service level, but that service level is no longer offered in the City of Tualatin.



Tualatin Customer Service

"Wanted to call and say thank you for our driver's assistance! When my wife fell on December 6th, her leg was broken; your driver saw and got out to help me carry her to the car." -Rod

"I am impressed and never disappointed for a pickup!" -Sharon

"The driver got out of his truck and gave my grandson a coloring book. Wanted to call and say thank you for the smile he brought to my grandson!" -Genesis

"Recycling driver got out to pick up paper the wind had blown around! Very pleased with the work ethic" -Diane

"Driver was perfect and friendly! He was the nicest person I have delt with in a long time" -Tom

Customer Service Summary



26 customer complaints in 2024; all were resolved within 24hours



6 customer compliments (five listed above)



Employee Training Workshops

Advanced Safety and Driver Training



Recycling Depot

Tualatin Residents can drop-off the following materials, without charge, at our Ridder Road Recycling Depot.

-  Cardboard
-  Electronic Waste (e-Waste)
-  Glass Bottles
-  Metal
-  Metal Cans
-  Paper
-  Plastic Jugs
-  Plastic Tubs



REPUBLIC[®]
SERVICES

Sustainability in Action



Located just off Interstate 5 at 10295 SW Ridder Road, Wilsonville, Oregon.



Printed on Recycled Paper

Birthday Celebrations



Toys for Tots 2024

Local Toy Drive Partnership



Recycling Simplified

Republic Services collaborated with professional educators to develop a free Pre-K through High School academic resource for educators. This project turned into *Recycling Simplified* (<https://recyclingsimplified.com/for-educators>). Available resources include lesson prep for teachers, grade level presentations and lesson plans, children's stories, activity worksheets, student certificates, and take home materials for parents. Visual examples below and on pages 18-20. All of this is provided to all Tualatin Schools **free** of charge.

Accessible Value



Engaging activities for learning at home



Developed by teachers, vetted by parents



Empowers entire family to make a difference by recycling



Flexible and easy – complete any time, in any order



Easily access on any device



Printer optional





Carefully aligned to grade-level curriculum standards



Provided to you 100% free of charge



Written and vetted by real teachers



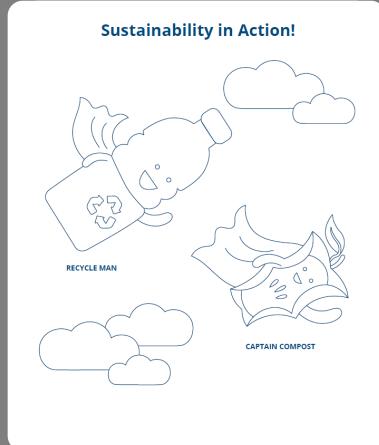
Lessons designed to fit within a typical class period



Lessons can be used individually or as a unit



Easy for teachers to implement, engaging for students



Recycling Simplified



Visit RepublicServices.com/EarthDay to learn more.



Printed on Recycled Paper

About Republic Services

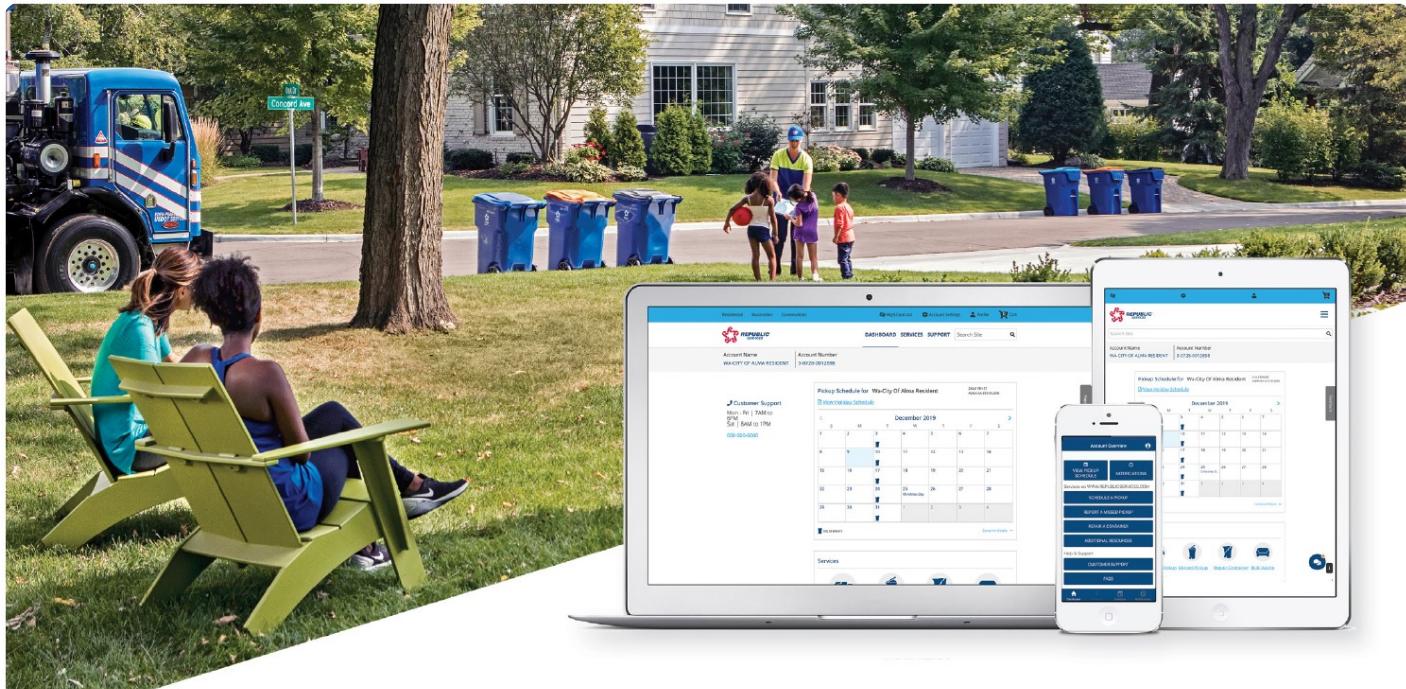
Republic Services, Inc. is a leader in environmental services. Our commitments to advance circularity and decarbonize operations are helping us deliver on our vision to partner with customers to create a more sustainable world.



Fiscal year 2023 data unless otherwise stated. | ¹As of Q2 2024 | ²than industry average over last 10 years based on OSHA recordable rates



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New! Manage your service from anywhere.

Now it's easier than ever to quickly request services and access resources you need in minutes.

The Republic Services® app is a convenient way to:

- Manage your personal info and communication preferences.
- Get exclusive access to LiveChat agents for questions and help.
- Set reminders to never forget trash day again.
- Gain access to resources including recycling tips.
- Get updates on holidays schedules, tree removal, etc.

Download the app or visit RepublicServices.com/Account to create your online account.



Sustainability in Action



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Travis Comfort, Municipal Contract Administrator

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