



INDUSTRIAL MASTER PLAN

An Industrial Master Plan (IMP) is required any development in the Manufacturing Business Park (MBP) Zone that is located in a Regionally Significant Industrial Area (RSIA), as designated by Metro: <https://www.oregonmetro.gov/industrial-and-employment-land>

An Industrial Master Plan is optional for any development in the Manufacturing Park (MP) Zone or Manufacturing Business Park (MBP) Zone with additional requirements listed in TDC 33.050.

PROCEDURE

An Industrial Master Plan is a Type III land use procedure that requires a discretionary decision by the Tualatin Planning Commission. Type III decisions involve public notice and are decided at a public hearing, with an opportunity for appeal to the City Council.

PRIOR TO SUBMITTAL

- Attend a Pre-Application Meeting (TDC 32.110)
- Notice and host a Neighborhood/Developer Meeting (TDC 32.120)

Once the application is deemed complete, the applicant must post a sign on the subject property (TDC 32.150) to provide notice of the pending land use application. The applicant will be required to provide an affidavit of posting demonstrating the sign was posted prior to the date of the first evidentiary hearing (Type III).

SUBMITTAL REQUIREMENTS

Details regarding submittal requirements are listed in TDC 32.140 and 33.050(4). Please submit all materials electronically through the following link: <https://permits.ci.tualatin.or.us/eTrakit/>

GENERAL:

- Land Use Application Form
- Narrative addressing all approval criteria
- Title Report
- Clean Water Services (CWS) Service Provider Letter, obtained directly with CWS at <https://www.cleanwaterservices.org/documents-forms/pre-screen-form/>
- Fee

PLANS:

- Site Plan

PUBLIC NOTICE:

- Documentation of Neighborhood Developer Meeting, including notice and mailing list, affidavit of mailing notice, certification of sign posting, participant sign-in sheet and meeting notes

APPROVAL CRITERIA

The applicant's plans and narrative must work together to demonstrate that all applicable criteria are met.

Tualatin Development Code:

- Chapter 33.050 Industrial Master Plan
- Applicable sections of the Tualatin Zoning Code (Chapters 62-64)