

Tualatin Planning Commission

MINUTES OF May 21, 2025 (UNOFFICIAL)**TPC MEMBERS PRESENT:**

Janelle Thompson, Vice Chair
Allan Parachini, Commissioner
Randall Hledik, Commissioner
Brittany Valli, Commissioner

TPC MEMBERS ABSENT:

Ursula Kuhn, Commissioner
Zach Wimer, Commissioner
William Beers, Chair

STAFF PRESENT:

Steve Koper, Asst. Community Development Director
Sidaro Sin, Urban Ren. and Economic Dev. Manager
Aquilla Hurd-Ravich, Community Dev. Director
Lindsey Hagerman, Office Coordinator

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:30 p.m., and roll call was taken. Three commissioners were absent.

REVIEW OF MINUTES

The Commissioners unanimously voted to APPROVE the April 21, 2025 minutes (4-0).

COMMUNICATION FROM CITY STAFF**1. Downtown Revitalization**

Sidaro Sin, Urban Renewal and Economic Development Manager, introduced himself and presented his plan on downtown revitalization. He highlighted the adopted the Core Opportunity and Reinvestment Area Plan (CORA) Plan Vision, which aims to strengthen the social, cultural, and economic vitality of central Tualatin. He spoke about the need for improvements to enhance the downtown's visual appeal to create a cohesive downtown identity.

Mr. Sin discussed the timeline, project goals, and importance of engaging the community in developing a strong identity. He provide information about Community Advisory Committee which is composed of representatives from the following groups: City Council, Aging Task Force, Parks Advisory Committee, Arts Advisory Board, Youth Member, Inclusion Diversity Equity, Community Involvement Organization, Chamber, Property/Business Owner, and Commercial/Housing/Development. He also shared that an internal technical advisory committee of City staff will play a guiding role in this project.

Steve Koper, Assistant Community Development Director, asked Mr. Sin how the Planning Commissioners can get involved in the visioning process. Mr. Sin answered that there are many ways to participate, including outreach events, community sessions, and more opportunities to come throughout the process.

Mr. Hledik asked how many people represent the development community. Mr. Sin responded that the sole representative is from Community Partners for Affordable Housing (CPAH).

Mr. Sin discussed the Downtown Revitalization process, highlighting the role of code amendments as a key component. He explained the importance of balancing the code update process to ensure that existing investments are protected. He also spoke about Michele Reeves, a consultant from Civilis, who will be working on phase one of the project—bringing together urban design and community input to develop a community identity.

Additionally, he shared the City plans on partnering with the University of Oregon with their Sustainable City Year Program with the Architecture/ Landscape Architecture Design Studios. He emphasized the importance of implementation strategies, particularly focusing on how to attract developer and investor interest and create new opportunities with the Core Plan Projects. He spoke about phase three in Tualatin Development Code design amendments and timing with projects.

Vice Chair Thompson shared her interest in having more boat access along with her excitement about the changes.

Commissioner Parachini asked about the project's efforts to reach a more diverse group of renters and teenagers. Mr. Sin responded by noting that they have plans to expand their focus group and increase involvement with local high school youth after the first Community Advisory Committee (CAC) meeting. He also mentioned upcoming events at which project staff would have a presence such as VIVA Tualatin and the Concert Series. He emphasized the importance of building an ongoing relationship with the community—not just gathering feedback, but actively reaching out and engaging with residents.

Vice Chair Thompson commended the Parks Team for their excellent work on various projects, emphasizing the value of their input and discussing ways to continue enhancing collaboration moving forward.

Commissioner Hledik asked if the City has anything planned to proactively address future development-related needs, such as utilities and stormwater. Mr. Sin answered that it will be part of the design process.

Commissioner Hledik asked if there are any existing floodplain issues in the development of downtown. Mr. Sin answered yes, this is one of the things we will be taking a look at and how it can be addressed and be creative in the design process.

Commissioner Hledik asked whether mixed-use developments are generally profitable. Sin responded that they are financially beneficial and make practical sense. He added that securing financing for hospitality components is typically more challenging, however, mixed-use projects overall are more favorable.

Commissioner Hledik asked about parking issues and with there being no requirements. Mr. Sin answered there's a reality that when developing there needs to be parking spaces available. Commissioner Hledik expressed that he believes downtown Tualatin needs a blend of daytime and nighttime activities to attract more visitors. Mr. Sin agreed, highlighting a new farmers' market project at the historic Grange. He emphasized that the design of the downtown area plays a key role in creating a memorable experience, forming part of the broader vision to make it a destination where lasting memories are made.

Commissioner Hledik voiced support for having more activities on the Lake of Commons.

Commissioner Valli asked about funding in general for this project and if the funding included the University of Oregon's participation in the project. Mr. Sin explained the University has matching funds, a one-to-one ratio which would give more funds overall for the project.

Commissioner Valli asked whether redevelopment would involve demolishing all existing structures or preserving some of what currently exists. Mr. Sin responded that a successful approach requires a balance of both old and new elements. He noted that the value of the property and its improvements, as well as the mindset of property owners, play a role in the process. He added that the City's role is to create the right conditions for redevelopment, even during uncertain times.

Vice Chair Thompson asked whether the Planning Commissioners would receive updates on the revitalization project. Mr. Koper, responded that Mr. Sin would be invited to provide updates at appropriate points in the process.

COMMUNICATION FROM STAFF

Mr. Koper introduced Aquilla Hurd-Ravich, the City's new Community Development Director.

FUTURE ACTION ITEMS

Mr. Koper spoke about upcoming meetings which will include Industrial Master Plan application made by Lam and a water reservoir project proposed by the City.

ADJOURNMENT

Commissioner Hledik made a MOTION to adjourn. The motion was SECONDED by Vice Chair Thompson. The Commissioners voted unanimously to ADJOURN the meeting at 7:30 p.m. (4-0).