

Tualatin Planning Commission

MINUTES OF June 18, 2025 (UNOFFICIAL)

TPC MEMBERS PRESENT:

Janelle Thompson, Vice Chair
Allan Parachini, Commissioner
Randall Hledik, Commissioner
Ursula Kuhn, Commissioner
William Beers, Chair

TPC MEMBERS ABSENT:

Zach Wimer, Commissioner
Brittany Valli, Commissioner

STAFF PRESENT:

Steve Koper, Asst. Community Development Director
Erin, Engman, Senior Planner
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. Two commissioners were absent.

REVIEW OF MINUTES

The Commissioners moved to review the minutes for the next meeting.

ACTION

1. **The Tualatin Planning Commission is being asked to provide a recommendation to the City Council on adoption of the 2045 Transportation System Plan (TSP) and corresponding amendments relevant to Comprehensive Plan policies and Development Code regulations (Plan Text and Plan Map Amendments PTA25-0001/PMA 25-0001).**

Erin Engman, Senior Planner, presented an overview of the Transportation System Plan (TSP). She explained a Transportation System Plan brings together community members, City staff, and the City Council to establish a shared understanding of how the transportation system operates today, identify needed improvements, and creates a vision for enhancing community mobility. It also provides a realistic understanding of what projects can be implemented and funded over the next twenty years.

Ms. Engman highlighted the City's public engagement efforts, including key in-person events such as Viva Tualatin, National Night Out, and the Pumpkin Regatta, as well as the promotion of an online survey. She explained that the City developed a set of goals, supported by policies and guided by City Council direction.

These goals are designed to support the community's land use vision and enhance the overall quality of life. She also shared that the top priorities were identified by both the Community

Advisory Committee and the City Council, noting that these goals are intended to guide policy development and investment decisions as part of the legislative process.

Ms. Engman shared the supporting amendments, which included extensive updates to Chapters 74 and 75, which serve as the public facility and transportation chapters of the Tualatin Development Code. She discussed the public comments the City received. She explained comments received requested the removal of the planned traffic signal at Tualatin Road and 115th Avenue, the consideration of reclassifying Leveton Drive as a collector, and the designation of Tualatin Road as an arterial. She also noted other concerns, such as increased cut-through traffic in surrounding neighborhoods, increased traffic near Hazelbrook Middle School, and potential pollution from vehicle emissions.

Ms. Engman informed the Planning Commission that they were being asked to forward a recommendation of approval to the City Council for PTA25-0001 and PMA25-0001.

Chair Beers asked for a brief background on the intersection at 115th Avenue. Steve Koper, Assistant Community Development Director, responded that the intersection currently operates at a Level of Service D, with the southbound leg expected to reach Level of Service E in the future. He stated that a traffic signal is necessary to support both vehicle traffic and pedestrian crossings.

Commissioner Hledik asked for clarification on how traffic signals are placed and funded. Mr. Koper explained that there is potential litigation involved and that traffic modeling is used. He noted that the Transportation System Plan (TSP) includes funding provisions through the Tualatin Development Code (TDC).

Commissioner Hledik also inquired whether the electric micro-mobility element of the Climate Action Plan referred to electric bikes and scooters. Mr. Koper confirmed that it did.

Commissioner Hledik requested clarification on the proposed terminology changes. Ms. Engman explained that the updates reflect new language in the Tualatin Development Code to align with the proposed Tualatin Transportation Plan.

Commissioner Hledik asked whether masonry walls would no longer be required along certain streets due to the new street classifications. Ms. Engman and Mr. Koper confirmed that the requirements for masonry walls remain except along expressways.

Commissioner Hledik asked for clarification on Metro's classification. Mr. Koper explained that Metro has its own transportation functional plan and funding sources.

Commissioner Hledik then asked how the consultant narrowed down the Advisory Committee's top ten projects and how they plan to fund them. Mr. Koper responded that the top ten projects serve more as a framework for prioritization. He explained that, if and when funding aligns, projects within this framework would be pursued.

Chair Beers opened the floor to the public.

Brett Hamilton, the River Park CIO representative, gave a brief presentation outlining what community members in his area believe would best serve their neighborhood.

Louis Chancey, a representative from the Fox Run HOA board, expressed her concerns about not being notified. She highlighted the dangers of traffic accidents occurring near children playing outside and near the memory care unit.

Chris Hein shared his observations about the traffic signal lights being installed.

Paul Bardos suggested that signage be installed to direct semi-trucks toward Tualatin-Sherwood Road instead of using 115th Avenue.

Ezekiel Anatol shared concerns about increased traffic caused by construction and expressed doubt that the situation will improve.

Martha Bailey shared her thoughts on the roundabout and agreed with Brett Hamilton that a better traffic solution would be to eliminate the entrance on Tualatin Road.

Commissioner Kuhn commented that keeping all options on the table seems reasonable, given funding limitations and the importance of including traffic considerations in the planning process.

Commissioner Parachini asked if there's a way to ensure the community is more involved. Mr. Koper spoke about City events held to gather feedback.

Louis Chancey spoke about the value of community participation and emphasized the importance of leveraging local skills and resources through collaborative brainstorming. She noted that the community is thoughtful and capable, and that meaningful change should come from within.

Mr. Koper stated that, before any decision is made regarding the traffic signal, there will be thorough public outreach and a comprehensive traffic study, in response to strong community interest.

Chair Beers spoke with the Commissioners and asked for their thoughts on how to incorporate River Park's community concerns into the recommendation.

Commissioner Kuhn shared that they have created a memo in the past and suggested they could possibly add a separate recommendation.

Vice Chair Thompson expressed support for the idea of including a separate recommendation to ensure the Planning Commission has it on record. She mentioned she's hesitant to rule out a signal due to potential traffic failure.

Chair Beers asked when the next City Council meeting would be held to present the recommendations.

Commissioner Parachini made a MOTION to add a recommendation in consideration of concerns from the Riverpark CIO regarding traffic issues of the intersection of 115th and Tualatin roads. The Planning Commission recommends involvement of the surrounding neighborhood in future proceedings regarding any improvements contemplated affecting this intersection. Commissioner Khun SECONDED. The Commissioners unanimously voted to add this recommendation. (5-0).

Chair Beers made a MOTION to approve PTA25-0001 and PMA25-0001 as presented by City staff and SECONDED by Commissioner Kuhn. The Commissioners unanimously voted to add this recommendation. (5-0).

COMMUNICATION FROM STAFF

Mr. Koper shared The Commission is scheduled two upcoming meetings: July 16 to consider a conditional use permit for an above- ground water storage reservoir and August 20 to review LAM Industrial Master Plan, which will now use only existing access points on Leveton Drive.

ADJOURNMENT

Commissioner Hledik made a MOTION to adjourn. The motion was SECONDED by Commissioner Parachini. The Commissioners voted unanimously to ADJOURN the meeting at 8:15 p.m. (5-0).