



CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Bill Beers, Tualatin Planning Commission Chair
Steve Koper, Assistant Community Development Director

DATE: April 28, 2025

SUBJECT:

Presentation of the 2024 Tualatin Planning Commission Annual Report

EXECUTIVE SUMMARY:

The Tualatin Planning Commission met 8 times in 2024.

- The Tualatin Planning Commission recommended:
 - The “Short-Term Code Bundle” a package of development code amendments designed to support new and innovative small businesses in Tualatin (PTA24-0001).
 - A city-initiated amendment proposal to comply with state-mandated rulemaking known as Climate Friendly and Equitable Communities (CFEC) Parking reform mandates (PTA 24-0002).
 - An applicant-initiated zoning map adjustment from Light Manufacturing (ML) to Medium-Low Density Residential (RML) for approximately a 3,681 square-foot portion of land that has been historically occupied by the Willow Glen Mobile Home Park (PMA24-0001).
 - A city-initiated proposal to adopt an updated Stormwater Master Plan, the Basalt Creek Parks and Recreation Plan, and corresponding amendments to relevant Comprehensive Plan policies and Development Code references (Plan Text and Plan Map Amendments PTA/PMA24-0003).
 - An applicant-initiated zoning map amendment from Institutional (IN) to Medium Low Density Residential (RML) for an 8.3-acre site located at 23370 SW Boones Ferry Road (PMA24-0004).
- The Tualatin Planning Commission reviewed the following quasi-judicial applications in 2024.
 - A Sign Variance for Cabela’s retail outlet (SVAR24-0001).
 - A Conditional Use Permit for AAA Member Services to provide automotive battery services (CUP24-0001).
- The Tualatin Planning Commission worked with staff on the following topics:
 - Two separate updates on progress of the Tualatin Transportation System Plan update
 - An informational presentation from TriMet on its Forward Together update
 - An information presentation from Ride Connection about its service options
 - Legal Training

ATTACHMENTS:

- Presentation
- Tualatin Planning Commission Annual Report (2024)