

Tualatin Planning Commission

MINUTES OF December 18, 2024 (UNOFFICIAL)**TPC MEMBERS PRESENT:**

William Beers, Chair
 Janelle Thompson, Vice Chair
 Brittany Valli, Commissioner
 Allan Parachini, Commissioner
 Randall Hledik, Commissioner
 Ursula Kuhn, Commissioner
 Zach Wimer, Commissioner

STAFF PRESENT:

Steve Koper, Asst. Community Development Director
 Lindsey Hagerman, Office Coordinator
 Madeleine Nelson, Assistant Planner

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:30 p.m., and roll call was taken. All the Commissioners were present. None were absent.

ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION

Chair Beers went through the hearing script. The Commissioners all stated they have shopped and have been to Cabela's/Bass Pro Shop.

COMMUNICATION FROM STAFF

- 1. Staff presented continuance consideration of a Sign Variance application (SVAR24-0001) for a sign package proposal located at the Cabela's/Bass Pro Shops retailer at 7555 SW Nyberg Street (Tax Lot: 2S124A003100).**

Madeleine Nelson, Assistant Planner, provided an update on the continued sign variance application. She reviewed the project, the site background, and details about the subject property.

Ms. Nelson highlighted key requirements from TDC 38.220 and discussed the variance requests, including the proposed reduction in square footage for the sign package proposal as compared to the one presented at the previous hearing. She also addressed the specifics of Sign 2, the Outdoor World Wall Cabinet, explaining its size, overall increase, and location.

She briefly covered the approval criteria related to hardships, outlining the factors that need to be considered. She asked The Planning Commission to make a decision on SVAR24-0001 for approval as proposed or with modifications, denial, or continuation of the hearing to a later date.

Commissioner Hledik asked for clarification on height requirements. Ms. Nelson answered the code allows if the permitted area square footage is half of the allowable area, the height requirement can be doubled.

Commissioner Parachini asked if there are any other sign variances in the shopping center. Ms. Nelson answered the previous Cabela's variance and LA Fitness.

Frank Moore, representing the applicant from Meyer Sign Co. of Oregon, Inc. spoke about their request and shared an image of the proposed signs. He explained the size of the proposed signs, dimensions and how they will look visually. He explained the square footage is under what was originally approved.

Commissioner Kuhn asked for clarification for the sign location on the building. Mr. Moore answered the proposed sign would be located on the timber frame on the front of the building façade.

Commissioner Parachini asked how important visibility is and if the store will be called Bass Pro Shop moving forward. Mr. Moore answered it is due to the aesthetic factor of the size of the building and all the Cabela's stores are changing to Bass Pro Shops.

Chair Beers opened the floor to The Commissioners for discussion.

Commissioner Kuhn inquired whether, if this variance is approved, any future signs falling under its scope would be permitted. Steve Koper, Assistant Community Development Director, answered yes, explaining that it would be binding unless a new sign variance application is submitted.

Commissioner Parachini spoke about the importance of this request to the applicant.

Commissioner Hledik shared that he agreed that there is a significant change but expressed concern on the proposed height.

Commissioner Valli shared that she wanted to thank the applicant team and show that the Planning Commission is supportive of businesses in Tualatin.

Commissioner Parachini made a MOTION to approve the request. This motion was seconded by Commissioner Kuhn. The Commissioners approved the motion. (6-1).

COMMUNICATION FROM CITY STAFF

Mr. Koper spoke about the potential of meetings in February and March.

ADJOURNMENT

Vice Chair Thompson made a MOTION to adjourn. Chair Beers seconded this motion. The Planning Commissioners unanimously voted to adjourn the meeting at 9:05 p.m. (7-0).