



2025 ANNUAL REPORT
TUALATIN PLANNING COMMISSION

May 11, 2026

Planning Commissioners:

Janelle Thompson, Chair
Zach Wimer, Vice Chair
Randall Hledik
Ursula Kuhn
Justin Lindley
Rae Nicnevin
Allan Parachini

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BACKGROUND

The Tualatin Planning Commission (TPC), formerly the Tualatin Planning Advisory Committee, was established on July 26, 1976 (Ord. 1339-12 and Ord. 342-76). The Planning Commission's membership, organization, and duties are prescribed in Tualatin Municipal Code Chapter 11-1. The Planning Commission is the official Committee for Citizen Involvement in accordance with Statewide Land Use Planning Goal 1, Citizen Involvement. This annual report covers activities conducted by the Planning Commission in 2025.

This report serves to satisfy Tualatin Municipal Code Chapter 11-1-080 which requires an annual report of the activities of the TPC to be filed with the City Council.



Current Tualatin Planning Commission Members (left to right) Ursula Kuhn, Zach Wimmer, Allan Parachini, Rae Nicnevin, Randall Hledik, Janelle Thompson, Justin Lindley

CITIZEN INVOLVEMENT AND INPUT

The Planning Commission is Tualatin's official committee to fulfill Goal 1: Citizen Involvement of Oregon's statewide land use planning program. The purpose of Goal 1 is to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the land use planning process. Goal 1 is specific to land use and involving citizens in land use decisions. The Planning Commission serves two functions in Tualatin's land use planning program. Their first and original function is to serve as an advisory committee to the City Council by reviewing and making recommendations on Plan Text and Plan Map Amendments (PTA and PMA). Plan amendments implement policy direction and are essentially legislative decisions. The second function of the Planning Commission is decision-making authority over a specified set of quasi-judicial land use decisions. In other words, the Planning Commission has the authority to approve or deny projects tied to specific properties.

At all Planning Commission meetings, community members are given the opportunity to make comments either in writing or verbally at the public meeting prior to the Planning Commission making a recommendation to the City Council. All Planning Commission meetings, regardless of the agenda items, are published on the City's website. Lastly, the Planning Commission provides space on each agenda for community members to comment on items not on the agenda that are within the Planning Commission's purview. Additionally, Community Development staff meet with the Citizen Involvement Organization Land Use Officers on a quarterly basis. The purpose of these meetings is to provide updates on land use items such as projects under construction, upcoming decisions and long-range planning. These meetings are held directly before the Planning Commission meetings, and they provide a forum for CIO officers to ask questions and get more information about community development processes.

PLANNING COMMISSION MEETINGS

In 2025, the Planning Commission met 7 times during the calendar year.

BOARD AND COMMITTEE SUMMIT

On December 10, 2025, Commission Members participated in the first Board and Committee Summit. The summit brought together the City's eight different boards and committees for the purpose of sharing perspectives on the community's strengths, challenges, and opportunities prior to heading into the new year.

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission's role as an Advisory Committee to City Council involves making recommendations to Council on legislative items such as Plan Map and Plan Text Changes (PTA/PMA). In 2025, the Planning Commission made a recommendation to the City Council on the following items:

- PTA25-0001/PMA 25-0001 - Adoption of the 2045 Transportation System Plan (TSP) and corresponding amendments relevant to Comprehensive Plan policies and Development Code regulations. The Planning Commission recommended (5-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan. City Council approved the amendments on 9/11/25.

- PTA 25-0002 - A city-initiated amendment to the Tualatin Development Code to comply with state-mandated rulemaking known as Climate Friendly and Equitable Communities (CFEC), Walkable Design Standards. The amendment included a variety of code amendments designed to improve neighborhood connectivity, site design standards for commercial and mixed-use developments, and design standards related to auto-oriented uses. The Planning Commission recommended (5-0) that Council adopt the proposed amendment necessary to comply with OAR 660-012-0330. City Council approved the amendment on 11/24/25.

PLANNING ACTION ITEMS

In 2025, the Planning Commission reviewed the following quasi-judicial land use applications:

- IMP 24-0001 - Industrial Master Plan Review for property located at 11155-11361 Leveton Drive to amend the setbacks, parking lot landscaping, and building height standards memorialized under IMP 22-0001. The Planning Commission voted unanimously to approve the IMP (6-0).
- CUP25-0001 – Conditional Use Permit to allow a new water storage reservoir and pump station on a 4.75-acre site in the Low Density Residential (RL) Planning District for property located at 22675 SW 108th Avenue. The Planning Commission voted unanimously (5-0) to approve the Conditional Use Permit.
- CUP24-0002 – Conditional Use Permit for a building, heating, and electrical contractor's office with on-site storage of equipment/materials on a 1.44-acre site in the Light-Manufacturing (ML) zone and specifically located at 18520 SW 108th Avenue. The Planning Commission voted unanimously (7-0) to approve the Conditional Use Permit.

STAFF UPDATES TO THE PLANNING COMMISSION

Staff brought several informational items to the Planning Commission in 2025 including:

- A presentation to introduce a project to update the Tualatin Development Code to comply with Oregon Revised Statutes (ORS) 197A.400 requirements related to clear and objective standards for housing.
- A presentation on the Downtown Revitalization project which included introducing project goals and information on the process and project timeline.
- A presentation of the 2024 Tualatin Planning Commission Annual Report

LOOK AHEAD TO 2026

- Development Code amendments to comply with state requirements related to clear and objective standards for housing.
- Code Clean-up – first in what will become an annual update of the TDC for minor, policy neutral, amendments.
- Food Cart Pods – design standards, use allowances.
- Contextualized Housing Need (CHN) Analysis and Housing Capacity Analysis (HCA) - a comprehensive approach to calculating housing supply and buildable land capacity to better understand housing inventory so that we can better plan to accommodate future housing needs for all residents.