

Tualatin Planning Commission

MINUTES OF April 16, 2025 (UNOFFICIAL)**TPC MEMBERS PRESENT:**

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

TPC MEMBERS ABSENT: None

STAFF PRESENT:

Steve Koper, Asst. Community Development Director

CALL TO ORDER AND ROLL CALL

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

COMMUNICATION FROM CITY STAFF**1. Presentation of the 2024 Tualatin Planning Commission Annual Report.**

Steve Koper, Interim Community Development Director, presented the 2024 annual report, which included an overview of the current Planning Commissioners and their roles. He spoke about their main purpose: to fulfill statewide planning goals with a focus on public involvement.

Mr. Koper discussed the Planning Commission's core responsibilities, which include serving as an advisory body to the City Council on land use matters and acting as the approval authority on land use decisions. The City reviewed several key recommendations made by the Commission, such as code amendments to support local businesses, the elimination of minimum parking requirements, and the approval of various land use projects.

Mr. Koper spoke about the recommendation of the Storm Water Master Plan along with a zone change involving the QPO property and the Willow Glen Mobile Home Park. He also addressed quasi-judicial action items reviewed by the Commission, which included a sign variance for Cabela's/Bass Pro Shops and a conditional use permit for AAA Member Services.

Mr. Koper briefly outlined the City's plan to update the Urban Renewal and Development Code for the downtown area. He noted that Sid Sin, Urban Renewal and Economic

Development Manager, would lead the project and presented Mr. Sin's three-phase strategy to be implemented over the next two years. The strategy includes engaging community stakeholders, collaborating with university students on design work, and adopting updated development codes. The plan builds on opportunities identified in the 2021 Core Area Plan and seeks to establish development standards that support the revitalization of downtown Tualatin. Mr. Koper also noted that the City has acquired property in the area, and is interested in focusing on improving connectivity to nearby businesses.

Mr. Koper provided an overview of upcoming and potential action items that the Planning Commissioners would be reviewing in future meetings. He highlighted a City Council work session held on March 28, where they heard a presentation on food cart regulations. He also noted potential amendments to land use regulations due to the State's Climate Friendly and Equitable Communities (CFEC) initiative, as well as the upcoming Transportation System Plan meeting scheduled for June.

Additionally, Mr. Koper informed the Commissioners that he would be meeting with CIO members next week to discuss a potential development near Ibach Park. He also noted that he would provide updates if there were any changes to the planned meeting regarding the Lam project.

ADJOURNMENT

Chair Beers made a MOTION to adjourn. Vice Chair Thompson seconded this motion. The Planning Commissioners voted unanimously to adjourn the meeting at 8:05 p.m. (7-0).