

Tualatin Planning Commission

MINUTES OF July 16, 2025 (UNOFFICIAL)

TPC MEMBERS PRESENT:

Zach Wimer, Commissioner
Brittany Valli, Commissioner
Randall Hledik, Commissioner
Ursula Kuhn, Commissioner
William Beers, Chair

TPC MEMBERS ABSENT:

Janelle Thompson, Vice Chair
Allan Parachini, Commissioner

STAFF PRESENT:

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

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:30 p.m., and the roll call was taken. Two Commissioners were absent.

REVIEW OF MINUTES

Commissioner Hledik let the Commissioners know he suggested some edits. The Commissioners moved to review the minutes for the next meeting.

ACTION

- 1. Consideration of a Conditional Use Permit (CUP25-0001) to allow a new water storage reservoir and pump station on a 4.75-acre site in the Low Density Residential (RL) Planning District located at 22675 SW 108th Avenue (Tax Lot: 2S134AD05400).**

Commissioner Hledik declared that he was contacted about the application by a member of the public and that he shared the meeting invite link with them.

Madeleine Nelson, Associate Planner, presented an overview of the project. She provided background information about the proposal. She explained that AKS Engineering & Forestry, LLC, on behalf of the City of Tualatin is requesting approval of a Conditional Use Permit for a water system improvement project involving a new 2.5-million-gallon water reservoir in Tualatin and pump station in the Low Density Residential (RL) Planning District. The new reservoir would serve the Level B and C pressure zones to address system capacity deficiencies.

Ms. Nelson outlined the applicable criteria, highlighting the approval criteria in Tualatin Development Code 33.040. She explained the proposed development is timely considering the adequacy of transportation systems, noting a water reservoir would be needed in the next ten

years. Ms. Nelson went through the recommended conditions of approval including four conditions that would ensure the proposal meets the requirements of the Tualatin Development Code.

Ms. Nelson asked the Planning Commission to make a decision on proposed Conditional Use Permit for approval with recommended conditions, denial or to continue the hearing to a later date for further consideration. She went through policies and objectives of the Tualatin Comprehensive Plan (TCP) that are applicable to the proposed use, including Chapter 9 - Public Facilities and Services.

Sean Vermilya from AKS Engineering & Forestry, on behalf of the applicant, provided background on their project and presented an overview, including a site map, landscaping plans, and a rendering illustrating how the proposed water reservoir would be situated within the existing site.

Commissioner Hledik requested clarification on the three levels of water pressure. Taylor Spencer from Consor, on behalf of the applicant, explained that the proposed tank would serve homes located approximately 100 feet below its elevation, not the homes directly adjacent to it. The proposed tank would be situated in the B pressure zone, while the C zone is served by a pump.

Commissioner Hledik asked whether Ibach Park would see improvements in water pressure for fire protection. Ms. Spencer confirmed that the increased pressure would enhance the performance of hydrants, thereby improving fire response capabilities.

Commissioner Hledik asked if the aquifer is dependent on the rain for recharge. Ms. Spencer answered the city charges the aquifer by the addition of any excess water they purchase from the City of Portland.

Commissioner Hledik asked clarification on requirements of the Tualatin Development Code 33.040(5) if any natural resource would affect the water reservoir. Ms. Spencer answered no.

Commissioner Hledik asked if there would be provisions for the public to be able obtain water from the proposed reservoir in the event of a disaster. Ms. Spencer shared that it would be up to the City determine whether the proposed reservoir would be accessible and the water available to the public in the event of a disaster or emergency.

Commissioner Kuhn asked how long the water reservoir is expected to last. Ms. Spencer answered that it would be expected to last for a lifetime, with repairs, if necessary, after 50 years.

Commissioner Kuhn asked for clarification on environmental review of the proposed reservoir and the quality of its water. Abigayle McFetridge, Engineering Associate answered the City will be required to have environmental permits related to the project, then the City's Water

Division will be responsible for maintaining the quality of the drinking water. This would be in compliance with the State and any other relevant standards.

Chair Beers asked what the expected overall height of the water reservoir will be. Mr. Vermilya answered the overall height would be 72.5 ft.

Chair Beers opened the floor to public comments.

Erik Johannes asked what kind of vegetation and trees are proposed for the site. Mr. Vermilya answered that these requirements would be addressed during the Architectural Review.

Mr. Johannes asked if any changes to the piping need to be made for this revisor. Ms. Spencer answered no changes will be made to the existing piping.

Mr. Johannes asked if there is any flood danger. Ms. Spencer there is none the tank is designed to withstand any major flooding.

The Commission reviewed staff comments and clarified conditions related to the proposed project water reservoir and pump station.

Commissioner Valli made a MOTION to approve CUP25-0001 as presented by City staff and SECONDED by Commissioner Hledik. The Commissioners voted unanimously to APPROVE the proposal. (5-0).

COMMUNICATION FROM STAFF

Mr. Koper shared the link to the Downtown Revitalization project survey. He noted that the August 20th Planning Commission meeting will include consideration of the Lam Industrial Master Plan application. He also announced that Chair Beers and Commissioner Valli will not be renewing their terms on the Planning Commission and thanked them both for their service. Additionally, Mr. Koper shared that he will be leaving his position with the City to become the Community Development Director for the City of West Linn. The Commission discussed the need to elect a new chair, with Janelle Thompson, Vice Chair, identified the most senior member and a good candidate for Chair.

ADJOURNMENT

Commissioner Hledik made a MOTION to adjourn. The motion was SECONDED by Chair Beers. The Commissioners voted unanimously to ADJOURN the meeting at 7:14 p.m. (5-0).