



# PLANNING COMMISSION ANNUAL REPORT

**April 15, 2026 – Planning Commission**

# Members



The Planning Commission consists of seven members, typically serving a three-year term with option for reappointment by Council.



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



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# Role of the Planning Commission

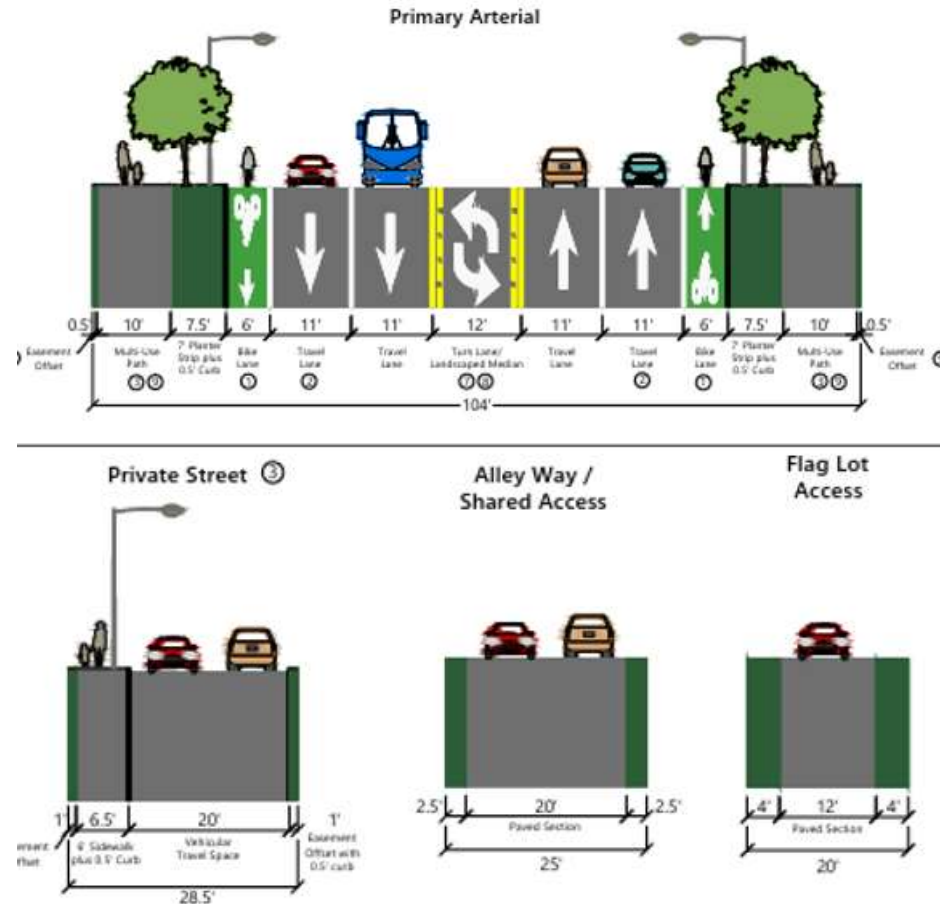
- Tualatin's official Committee to fulfill Goal 1: Citizen Involvement of Oregon's statewide land use planning program.
- **Advisory** - Serves as an Advisory Committee to the City Council by reviewing and making recommendations on legislative matters such as Plan Map and Plan Text Amendments.
- **Advisory** – Provides recommendations to Council on various long range planning topics such as housing and economic development.
- **Decision Maker** - Serves as Hearing Body to approve or deny certain quasi-judicial land use decisions such as Conditional Use Permits, Variances, Industrial Master Plans.
- Meetings are held monthly depending upon agenda items and the Planning Commission met 7 times in 2025.



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# Recommendations – 2025

- 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.



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# Recommendations - 2025



- 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.

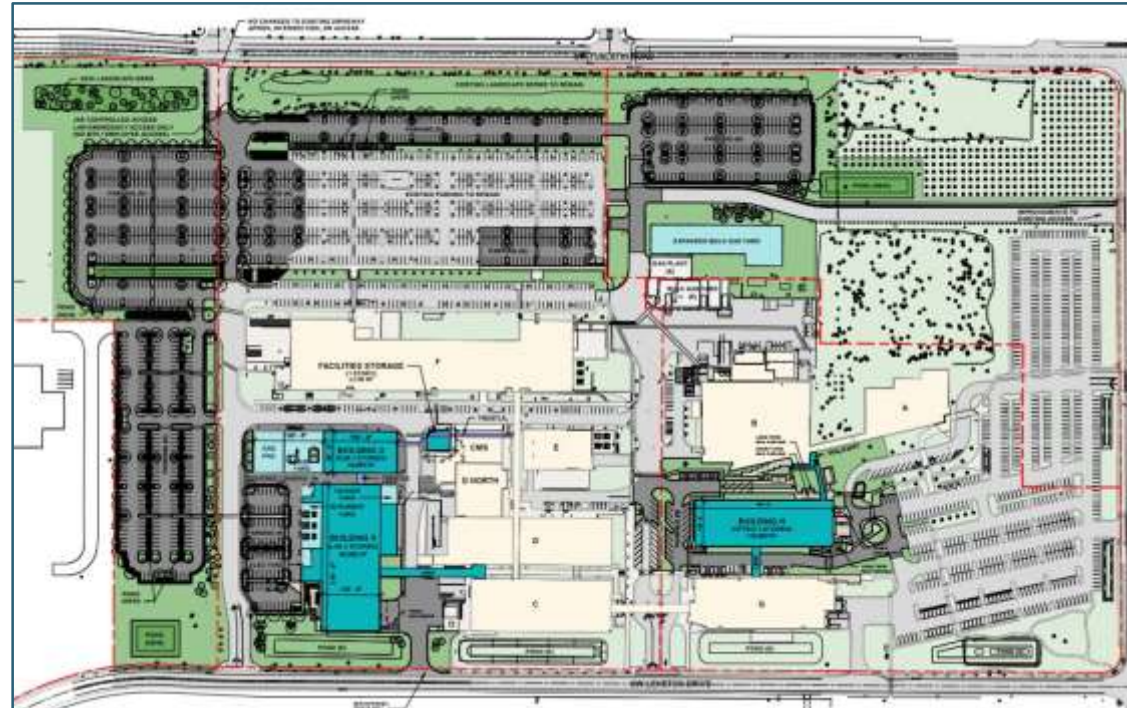


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# Decisions - 2025



- **IMP 24-0001** - Industrial Master Plan review 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).



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# Decisions - 2025

- **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 108<sup>th</sup> Avenue. The Planning Commission votes 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 108<sup>th</sup> Avenue. The Planning Commission voted unanimously (7-0) to approve the Conditional Use Permit.



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# *Board & 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

## *Staff Updates to Planning Commission*

- 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



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# Look Ahead to 2026



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



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# Questions?



Photo  
Pending



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