

## Tualatin Planning Commission

### MINUTES OF February 18, 2026 (UNOFFICIAL)

---

**TPC MEMBERS PRESENT:**

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

**STAFF PRESENT:**

Teresa Montalvo, Planning Manager  
Erin Engman, Senior Planner  
Lindsey Hagerman, Office Coordinator

**TPC MEMBERS ABSENT:**

Allan Parachini, Commissioner

**CALL TO ORDER AND ROLL CALL**

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

**ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION**

None

**APPROVAL OF MINUTES**

The Commissioners unanimously voted to approve October 15, 2026 minutes (6-0).

**COMMUNICATION FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA**

None

**ACTION ITEM**

**1. The Planning Commission is asked to provide a recommendation to the City Council on city-initiated amendments to the Tualatin Municipal Code and Development Code known as Domestic Fowl Regulations under PTA 26-0001. These amendments will expand existing regulations that permit backyard chickens in the Low-Density Residential Zone (RL), to include ducks and other domestic fowl as a permitted use subject to licensing requirements.**

Erin Engman, Senior Planner presented an overview of the project, including the project background. She explained that City Council adopted Plan Text Amendment (PTA13-02) in 2013 to allow chicken keeping in the RL (Low-Density Residential) zone. Regulations were written specifically for chickens and did not include ducks or other domestic fowl at that time, likely because broader interest was not anticipated.

Under the proposed amendments, staff recommends defining “domestic fowl” to include chickens, ducks, pheasants, pigeons, quails, partridges, doves, and similar birds kept for personal use. This definition was developed after reviewing domestic fowl regulations from other jurisdictions in the region and identifying commonalities among permitted birds. These

birds generally provide sustainable egg production, offer natural pest control, require minimal space, and are well adapted to human environments and activity.

The proposal also identifies prohibited domestic fowl, including roosters, geese, guinea fowl, peacocks, and turkeys. She shared they found that these birds can present potential negative impacts to neighboring properties, as they may be loud, cause property damage, or exhibit aggressive behavior toward people and pets.

Ms. Engman presented the proposed amendments to the development code, detailing the applicable approval criteria. She further described the forthcoming steps, including noticing requirements, consideration of any community feedback, and a scheduled hearing for Ordinance consideration by City Council.

### **Public Comments**

Kevin Mulvaney shared that he is the homeowner of the strange animals in the backyard complaint that sparked the project and thanked the Commissioners.

### **Questions to Staff**

Commissioner Hledik asked how many complaints the city has received about chickens and rats. Ms. Engman shared code enforcement has received 8 complaints in total since 2019, with 3 referencing rat issues. She shared the compliance officer did not find significant evidence pointing to rats on site.

Commissioner Hledik asked how noise complaints are handled. Ms. Engman explained that a code enforcement officer responds to the complaint and remains on site to observe whether the disturbance persists for at least 15 minutes, in accordance with the noise threshold established by the Municipal Code.

Commissioner Hledik shared his concerns about rat infestations in Eugene following established urban farming standards. He then noted that while the City Council requested a streamlined project that would replace "chicken" with "domestic fowl," it might be beneficial to review and potentially strengthen regulations based on experiences from other jurisdictions like Salem and Eugene.

Commissioner Hledik added his thoughts that code could be clarified by adding "combined" to specify the maximum number of domestic fowl allowed and that we could be considering adding that emus and ostriches are to be prohibited.

Commissioner Hledik noted that the current wording that prohibits "harvesting or butchering" could unintentionally restrict egg collection. Since "harvesting" is commonly used in the context of hunting, the group suggested removing or remaining silent on the term "harvesting" to avoid confusion. Commissioners agreed that adding "slaughtering and butchering" while removing "harvesting" would provide clearer language.

Commissioner Hledik addressed that setback requirements to all residences may have been intended to apply only to "abutting" residences. Commissioners agreed that clarifying language around setbacks would be beneficial.

Commissioner Hledik brought up his concern with domestic fowl being treated humanely and size of their coop. Commissioners directed staff to research best practices and guidelines from an accredited source to inform future licensees.

Commissioner Hledik focused on concerns regarding rat infestations and existing regulations, particularly those governing the storage of animal feed and waste. While feed is required to be stored in a covered metal container to prevent access by rodents, it was noted that improperly managed manure and bedding from coops can attract vermin. Reference was made to Eugene's requirement that compost piles containing manure and bedding to be placed at least five feet from property lines and enclosed on all sides with a covered container or bin to deter vermin.

Staff clarified that the Municode includes standards for debris that may affect public health, including manure and asked if the Commissioners would like to see something more robust.

Commissioners expressed that requiring enclosed and covered containers—such as trash cans—could serve as a reasonable preventative measure. The group ultimately agreed to leave the provision as written. The Commissioners also directed staff to consult with the code enforcement office to determine if additional enforcement tools or training may be needed to address vermin complaints related to domestic fowl so that we have effective means to address such complaints.

Commissioner Hledik brought up whether the ordinance should distinguish between chicks and adult birds. Staff clarified that the city does not employ animal specialists so it may be difficult to ascertain a fowl's age to enforce the provision. Commissioners agreed to leave the provision as written.

The group also considered fencing requirements, noting that some jurisdictions require fencing specifically designed and constructed to confine animals on site. Questions were raised about how such standards would apply to various property types, including townhome lots. However, it was observed that the existing code requires animals to be confined at all times within an approved enclosure or under direct supervision, which was deemed sufficient.

The discussion then addressed animal welfare, including prohibitions against cruelty and neglect. Staff clarified that the state includes regulatory standards, which are enforced by county authorities of the police department. The members expressed satisfaction that these matters were adequately addressed.

Chair Thompson recommended that the City Council adopt PTA 26-0001 to amend the Municipal Code and the Development Code to expand backyard chicken regulations to include domestic fowl with the following modifications:

- a “combined” total limited of four domestic fowl of any type; explicit prohibition of emus and ostriches; clarify the 25-foot setback from “abutting” residences; and replace “harvesting” with “on-site butchering and slaughtering”

Commissioner Hledik SECONDED the motion. It was unanimously voted for approval (6-0).

## **ADJOURNMENT**

Chair Thompson made a MOTION to adjourn. The motion was SECONDED by Vice Chair Wimmer. The Commissioners voted unanimously to ADJOURN the meeting at 7:45 p.m. (6-0).

