

CIO Land Use Meeting

January 15, 2025 | 5pm-6pm | Tualatin City Services (10699 SW Herman Rd)

Attendees

RIVERPARK

Janine Wilson, *President*
Chris Tunstall, *Vice-President*
Rocky Bixby, *Land Use Officer*
Cynthia Martinez, *Treasurer*
Kate Pinamonti, *Secretary*

EAST

Doug Ulmer, *President*
Jackie Woods, *Vice-President*
Keenan Woods, *Land Use Officer*
Dana Holland, *Treasurer*
Margarita Crowell, *Secretary*

MIDWEST

Tammy Palumbo, *President*
Ed Palumbo, *Vice-President*
Justin Lindley, *Land Use Officer*
Sharon Noell, *Treasurer*
Danny Snyder, *At-Large*

MARTINAZZI WOODS

Sallie Olson, *President*
Ann Buenzli, *Vice-President*
Jamison Shields, *Land Use Officer*
Kimberly Poole, *Treasurer*
Claudia Sterling, *Secretary*

IBACH

Patricia Parsons, *President*
Aaron Bohn, *Vice-President*
Ed Casey, *Land Use Officer*
Dennis Clinefelter, *Treasurer*
Victoria Fiske, *Secretary*

BYROM

Tim Neary, *President*
Julie Heironimus, *Vice-President*
Danny O'Neal, *Land Use Officer*
Marissa Katz, *Treasurer*
Mary Lyn Westenhaver, *At-Large*

COMMERCIAL

Cathy Holland, *President*
Scott Miller, *Vice-President & Land Use Officer*
Kent Drangsholt, *Secretary*
Robert Kellogg, *General*
Sonya Nyberg Rygh, *General*
Chris Tunstall, *General (duplicate)*

OTHER

Megan George, *Tualatin Deputy City Manager*
Steve Koper, *Assistant Community Development Director*

Meeting Notes

1. Introductions

Deputy City Manager Megan George called the meeting to order and asked attendees to introduce themselves.

2. Current and Pending Applications

Assistant Community Development Director Steve Koper introduced himself and indicated that one application had been approved since the last meeting on September 18, 2024.

- **Marvelous Motors** was approved to build a 1,050 square foot building for vehicle service and repair.

In addition, there are five pending applications currently.

- **Lam Research** is looking to expand their campus to include a new office building, central utility building, lab building, and expanded bulk gas yard.
- **Cipole Road Commercial** is looking to add a new building on their existing site.
- **Premier Industrial Lot 9** is looking to construct two new industrial shell buildings.
- **Fox Towing** is looking to add a vehicle storage lot.
- **Essex General Construction** is looking to allow a contractor's office, with onsite storage of equipment and materials in the Light Manufacturing zone.

Steve continued and shared that Lam Research's application was deemed complete on December 16, 2024, and that public notices were mailed on the same day. Hearings are scheduled with the Planning Commission on March 19, 2025, and the Architectural Review Board on April 2, 2025.

[Since the meeting, Lam Research has requested a delay in the hearing schedule. New hearing dates have not been set. Once the dates are set, new public notices will be sent.]

Steve indicated that he was aware that the Riverpark CIO's primary concern with Lam's application is the proposed entrance to Tualatin Road. He encouraged attendees to submit public comment and reminded everyone that comment can be received in writing ahead of either of the hearings, or verbally during the hearings.

The group discussed and asked how many new parking spaces would be added. Steve responded that he was not sure positively but estimated several hundred. The group also asked how many new employees would be employed at the campus. Steve responded that he was not sure positively but estimated several hundred. There was discussion of the access to Tualatin Road and possible transportation improvements, including a traffic signal at 115th. The group asked whether "neighborhood traffic only" signs could be added to discourage business traffic. Steve responded that signage may discourage some traffic, but that they were not enforceable.

Steve continued and shared that inquiries had been made about the 10150 SW Ibach Street property adjacent to Ibach Park. The property is 1.76 acres and is currently zoned low density residential (RL). Allowed uses include a residential subdivision with detached single-family homes or attached single-family homes. He reminded attendees that an applicant must hold a Neighborhood Developer Meeting before submitting an application. Ibach CIO President Patricia Parsons indicated that the property sold recently and she has been investigating. She expressed concern with a possible rodent issue at the property.

3. Recent Parking Legislation

Steve shared that in June 2024, the City Council adopted changes to the development code's parking requirements in response to state law. The changes removed minimum parking requirements, limited residential development with more than one unit to one parking space per unit, required electric vehicle conduit at new commercial/multi-family development, added parking maximums downtown and along frequent transit, and changed requirements for surface parking lots over half an acre.

There were questions about how these changes impact ADA parking spaces. Steve responded that our requirement is based on the total number of parking spaces, so there could be some impacts.

Someone asked what "frequent transit" refers to and Steve responded that he could not answer with certainty but believes it is a line that runs every thirty minutes.

4. Closing

Someone asked for an update on the property at 108th and Tualatin Road. Steve responded that he believed they were building a manufactured structure.

Someone asked how often the City annexed new areas. Steve responded that it does not happen very often and that in his tenure with the City, the City has only had voluntary annexations.

Someone asked whether there would be noise protection for houses near I-5 in the Autumn Sunrise development. Steve responded that noise barriers are built by the Oregon Department of Transportation and he does not know if they plan to erect any.

The group discussed noise from the gun range and commented that you can hear it in the Riverpark CIO. Patricia responded that she does not know the status of the pit construction, which was supposed to help.

Steve announced that the City was partnering with Welcome Home to host a conversation about increasing housing options on February 13, at 5pm at the Library.

[The event was postponed due to winter weather. A new date has not yet been identified.]

Attachments

Community Development Department Presentation