



**OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION
APRIL 11, 2011**

Present: Mayor Lou Ogden, Council President Chris Barhyte, Councilor Monique Beikman, Councilor Joelle Davis, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Ed Truax (arrived at 5:33 p.m.)

Staff Present: City Manager Sherilyn Lombos, City Attorney Brenda Braden, City Engineer Mike McKillip, Police Chief Kent Barker, Operations Director Dan Boss, Community Services Director Paul Hennon, Finance Director Don Hudson, Planning Manager Aquilla Hurd-Ravich, Development Manager Eric Underwood, Community Development Director Alice Rouyer, Management Intern Ben Bryant, Assistant to the City Manager Sara Singer, Executive Assistant Maureen Smith

1. CALL TO ORDER

Mayor Ogden called the Work Session to order at 5:11 p.m.

2. COMMUNITY ENGAGEMENT DISCUSSION

Mayor Ogden opened the work session and noted the entire session will be a discussion on citizen involvement, and acknowledged the many hours of work that has been done by citizens on the community involvement effort. He noted there is a well thought out proposal and creation of a structure that worked well for the Citizen Involvement Organization (CIO) from their perspective. Mayor Ogden said the Council had not been actively involved in that creation, but at a June 2010 work session the Council had looked at the issue of beginning some type of process.

Mayor Ogden said Council needs to look at what the primary purposes are of citizen involvement, the goals and objectives of the entire Council with values and expectations, establish and agree on a purpose first, then function and form. Jeanne Lawson, JLA Public Involvement Inc., was present to facilitate the discussion, noting JLA is already part of the City's update to the Transportation System Plan (TSP) public involvement process.

Ms. Lawson proceeded with an exercise, having each councilor jot on note paper their values/expectations for citizens involvement - what do they want citizen involvement to look like in the community. Ms. Lawson commented that after speaking with councilors and the Citizen Involvement Organization (CIO) ad hoc committee members, there

appears to be a common goal among everyone. Ms. Lawson added Tualatin has a huge volunteer base, which indicates the level of commitment from the community.

Each councilor explained their statements, which were subsequently arranged in order of similarity. Various themes emerged from each councilor's statements - effective communication, effective feedback, accessibility, fiscally responsible, process integrity, and capacity building. A breakdown of each theme was reviewed by each councilor and their value statements.

Discussion followed and it was mentioned the importance of having a process in place that would be well known by everyone in the community, whether they would use it or not. Ms. Lawson continued by noting the challenge is to take everyone's thoughts and form some policy statements, and there is clearly a commonality of values/expectations among councilors. Discussion continued.

Ms. Lawson noted she was asking Council not to "evaluate" the proposal from the ad hoc committee, but what other information does Council need in order to assess it. Council continued discussion and arrived at several questions that need to be answered:

- Level needed of city support
- How would the CIO program support timely communication-pertinent/relevant information
- How does the structure support providing clear, simple accessibility to city government for citizens
- How do you start-up the CIOs
- What if only a few start up
- Can there be flexibility in the bylaws
- What are the reasons for the structure
- What was the range of discussion - opposing/supporting views
- What is the distinction/overlap between CICC and Tualatin Tomorrow
- Are the central committee and subcommittee structures required - how do they work
- Can it grow - can the program be phased
- What is the expected nature of level of influence of any CIO recommendations

Ms. Lawson asked and all Council decided to continue meeting as a group. The next steps would be how do the policy statements match with what the citizens arrived at, and to set up a group discussion with the Council and the ad hoc committee members. Ad hoc committee member Jan Giunta commented that she wanted to make sure Council comes to the discussion with "fact-based" information and not just opinions. Ms. Lawson explained the thought is to have the ad hoc committee come to the table on how the information in the proposal was arrived at. Council President Barhyte commented he brings issues from a City Council perspective that is more than just based on facts.

The discussion concluded.

3. ADJOURNMENT

The work session adjourned at 7:00 p.m.

Sherilyn Lombos, City Manager

Maureen Smith

Maureen Smith, Recording Secretary



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR
APRIL 11, 2011

Present: Mayor Lou Ogden, Council President Chris Barhyte, Councilor Monique Beikman, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Ed Truax, Councilor Joelle Davis

Staff Present: City Manager Sherilyn Lombos, City Attorney Brenda Braden, City Engineer Mike McKillip, Police Chief Kent Barker, Community Services Director Paul Hennon, Finance Director Don Hudson, Planning Manager Aquilla Hurd-Ravich, Development Manager Eric Underwood, Parks and Recreation Manager Carl Switzer, Library Manager Abigail Elder, Teen Program Specialist Julie Ludemann, Volunteer Services Coordinator Victoria Eggleston, Management Intern Ben Bryant, Executive Assistant Maureen Smith, Assistant to the City Manager Sara Singer, Community Development Director Alice Rouyer

A. CALL TO ORDER

Mayor Ogden called the meeting to order at 7:11 p.m.

Pledge of Allegiance was led by Council President Barhyte.

B. ANNOUNCEMENTS

1. *Proclamation Declaring the Month of April 2011 as National Earthquake Preparedness Month in the City of Tualatin*

Councilor Davis read the proclamation declaring National Earthquake Preparedness Month in the City of Tualatin.

2. *Proclamation Declaring April 10 - 16, 2011 as "National Library Week" in the City of Tualatin*

Councilor Bubenik read the proclamation declaring National Library Week in the City of Tualatin.

3. *Proclamation Declaring April 10-16, 2011 as "Volunteer Appreciation Week" in the City of Tualatin*

Councilor Brooksby read the proclamation declaring National Volunteer Appreciation Week in the City of Tualatin. Also noted was the recent Arbor

Day tree-planting event where many volunteers took part, and in addition to hundreds of volunteer hours donated by the citizens of Tualatin. On Thursday, April 14, 2011 an event is being held recognizing the City's volunteers.

4. *Proclamation Declaring April 25 - 30, 2011 as "National Community Development Week" in the City of Tualatin*

Councilor Beikman read the proclamation declaring National Community Development Week in the City of Tualatin.

5. *Tualatin Police "Tip-a-Cop" Fundraiser Event*

Police Chief Barker announced the Tip-A-Cop fundraiser event at Claim Jumper Restaurant for Oregon Special Olympics on Thursday, April 14, 2011.

6. *National Prescription Drug Take-Back Day Announcement*

Police Chief Barker also noted the Police Department in partnership with the Drug Enforcement Administration (DEA) is participating in the "National Prescription Drug Take-Back Day" event on April 30, 2011, 10:00 a.m. to 2:00 p.m. at the Police Department parking lot. This is an opportunity for citizens to bring in unwanted or expired prescription medications (liquid or solid) and over-the-counter medicines and dispose of them in a way that is safer for the environment and our community.

C. CITIZEN COMMENTS

This section of the agenda allows citizens to address the Council regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Brenda Bajdek-Slumski, 22883 SW Cowlitz Drive, Tualatin, OR , Tualatin Library Foundation Board President, spoke about the upcoming Vine2Wine wine tasting event the Foundation is hosting on April 23, 2011. Ms. Bajdek-Slumski noted the event sponsors and gave a brief history of the Library Foundation. Tickets are available at various locations that include West Coast Bank, Umpqua Bank, and the Chamber of Commerce. For more information about the event, visit their website at www.tualatinlibraryfoundation.org.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will first ask staff, the public and Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, H) Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

Item E-1 was placed on the Consent Agenda.

1. Approval of the Minutes for the Work Session and Meeting of March 28, 2011
2. Resolution Canvassing Results of the Special Election Held in the City of Tualatin, Washington and Clackamas Counties, Oregon on March 8, 2011
3. Resolution Denying the Request for a Sign Variance for Legacy Bridgeport Clinic in the General Commercial (CG) Planning District at 18010 SW McEwan Road (Tax Map 2S113DD, Tax Lot 1800) (SVAR-10-01)
4. Tualatin Library Advisory Committee Annual Report

E. SPECIAL REPORTS

1. Tualatin Youth Advisory Council Presentation
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Members of the Youth Advisory Council (YAC) presented a PowerPoint outlining upcoming activities this spring and summer.

F. PUBLIC HEARINGS – *Legislative or Other*

1. Ordinances Adopting a Comprehensive Plan Implementing the Southwest Tualatin Concept Plan; Amending TDC Chapters 1,2,4,7,9,11,12,13,14,37,73, and 75; Adding a New Chapter 64 Manufacturing Business Park (MBP) Planning District; and Amending the Community Plan Map 9-1 (PTA-10-04 and PMA-10-02)
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Mayor Ogden opened the *Legislative* public hearing and noted the hearing will follow the structure similar to quasi-judicial.

Community Development Director Alice Rouyer, Planning Manager Aquilla Hurd-Ravich, and Associate Planner Cindy Hahn were present and noted all materials presented are entered into the record. A PowerPoint was presented on the Southwest Concept Plan (SWCP).

The plan is for industrial development of 614 acres currently outside the city limits. The land was added to the Urban Growth Boundary (UGB) in 2002 and 2004. The SWCP identifies land uses, infrastructure needs, natural and cultural resources. The vision is for a mix of light industrial and high-tech on large lots in a corporate campus setting. A new Chapter 64 is proposed in the Tualatin Development Code (TDC), to include a new planning district - Manufacturing Business Park (MBP). Staff noted the feedback from Council at the last meeting regarding moving the "call centers" use to a "conditional use" permit process. The materials presented do not indicate the change, but will be included when the final ordinance comes back for adoption.

The proposed MBP Planning District is similar to the Leveton district of high-tech and campus-like environment. Uses proposed in Chapter 64 come from the industrial and light-industrial areas. Benefits of the plan were reviewed, such as anticipated jobs, and estimated annual property tax revenues, and income tax. The public outreach that's been done includes numerous open houses, and public surveys, and through the feedback and comments received, the "Blake Street" alignment was removed from the plan. Staff noted the Tonquin Industrial Group (TIG), which is made up of six businesses in the SWCP, has been involved with the process since 2002.

Various scenarios for Council consideration were reviewed. Scenario 1: remain unincorporated; Scenario 2: annex to the City as a non-conforming use; Scenario 3: annex to the City as a conforming use under an overlay district that allows uses similar to the City's Light Manufacturing (ML) Planning District.

Community Development Director Alice Rouyer said this is exciting work ahead for Tualatin and she is happy to answer questions Council may have.

PROPONENTS

Tim Ramis, 2 Centerpoint Drive, Lake Oswego, OR, attorney, present on behalf of members of the Tonquin Industrial Group, said the TIG is comprised of six businesses that occupy approximately 50 acres of land in the SWCP area. The property owners wanted to convey a few points to Council. Mr. Ramis said there are currently successful businesses in the area occupied by the TIG. The TIG is supportive of the proposed SWCP and have been working with the City since 2002. Mr. Ramis said they are requesting the hearing be continued in order to give property owners and staff adequate time to arrive at development code language to address the annexation issue of the businesses being non-conforming uses.

Henry Stuckey, 11670 SW Waldo Way, Tualatin, OR, is a business owner in the Tonquin Industrial Group and said he has worked with the City for many years, and was surprised to see the manufactured zoning in a position of being "non-conforming." He views the businesses being in "limbo" for the next 20 years if there would not be an overlay.

Craig Hopkins, 7430 SW Varns, Tigard, OR, representing Tualatin Valley Sportsmen Club, commonly known as Tri-County Gun Club, is a direct neighbor of the proposed plan. Mr. Hopkins wanted Council to know while considering the existing uses of the land, what's being proposed is reasonably compatible with TIG's activity. He said he is encouraged with the project and hope all can ultimately work together on this project.

OPPONENTS - None.

COUNCIL DISCUSSION

Discussion on the potential of an overlay district, and whether it is a decision that has to be made now or can be done later. Planning Manager Hurd-Ravich explained the basic idea would be to provide two levels of zoning, the underlying would be MBP, and an overlay would be applied only to the 50 acres, with special provisions in Chapter 64 that would relate just to the overlay. Planning Manager Hurd-Ravich believes Council can adopt the ordinance now and direct staff to come back with an overlay. Staff would work with TIG and have public review before bringing back to Council for ordinance adoption.

Mr. Stuckey asked if it could be done sooner rather than later and explained he had the opportunity for a business to locate on his property and was not able to negotiate the deal in time, with having to deal with the current county land designation of FD-20, which applies to unincorporated urban lands.

It was asked and explained by staff that rail access was considered not appropriate for this area, mainly due to the close proximity to residential areas. If it is a desire by Council to see an "allowance" it could be addressed by staff somehow in the overlay. Mr. Ramis commented that from regulatory and a City standpoint, when it comes to rail, is that an issue want to have a hand in deciding with an overlay or an issue to leave with the County.

It was asked and answered that all 50 acres would need to be annexed, not just one piece of property. It was asked and explained by staff the variety of ways to pay for infrastructure such as System Development Charge (SDCs), Local Improvement Districts (LIDs), cost recovery districts, or combination of SDC reserves and developer investment.

Discussion followed. It was asked and explained by City Engineer McKillip the criteria for annexation and having adequate infrastructure and funding.

It was asked and explained about the FD-20 designation by Washington County was when the land came into the UGB. It was asked and Mr. Ramis explained that the FD-20 designation language wasn't fully known and the assumption of the proposed mix of light and industrial uses, led the property owners to believe they would be compatible with the SWCP. Possible uses for the area were discussed, and staff explained the impact that is created by the new development and the issues associated with infrastructure.

Councilor Truax commented that the SWCP will be a great addition, and potential build-out many years out, he struggles now with the idea of taking existing businesses and have them be "non-conforming uses." He wants to protect the businesses there now and give them an opportunity to grow, and he is in favor of continuing the hearing and have staff work with TIG to come up with some language to accommodate an overlay.

Mayor Ogden closed the oral testimony portion of the hearing.

COUNCIL DELIBERATION

Councilor Davis said she is in favor of allowing the continuance and to assure TIG businesses continue to be allowed to grow. Mayor Ogden commented that a concept plan was done based on a vision of expectation of that land. Discussion followed on realizing the impacts of changing how the vision was planned for originally. It was asked about the milestones to meet with the grant funds received for the concept planning, and staff explained the timelines that would be needed if the hearing continued, which would take from two to four months.

Discussion concluded and Council directed staff to begin the process of bringing back a plan text amendment for an overlay.

G. PUBLIC HEARINGS – Quasi-Judicial
None.

H. GENERAL BUSINESS
None.

I. ITEMS REMOVED FROM CONSENT AGENDA
Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

J. COMMUNICATIONS FROM COUNCILORS

Councilor Davis noted she participated in a recent meeting with representatives from the utilities, and parks protection group on coming together with ideas on addressing the

Council Beikman announced on Wednesday, May 4, 2011 is a "Walk + Bike to School Day " event, with students from Bridgeport and Byrom Elementary Schools participating, along with parents, teachers, and community leaders, and noted the Youth Advisory Council will also be participating in the event.

Council President Barhyte, chair of the Metropolitan Area Communications Commission (MACC), said it appears Frontier Communications is not providing cable service any longer, but will be providing Direct TV service. It was suggested to contact MACC if subscribers have any issues (phone number on the back of the bill). There is also the question if Frontier has a valid franchise agreement as they are to provide cable service.

Council President Barhyte announced he is resigning from the City Council as he is moving outside the city limits of Tualatin. He will stay on the Council until end of June or shortly thereafter.

K. EXECUTIVE SESSION
None.

L. ADJOURNMENT

MOTION by Councilor Ed Truax, SECONDED by Councilor Monique Beikman to adjourn the meeting at 9:08 p.m.

Vote: 7 - 0 CARRIED

Sherilyn Lombos, City Manager

Maureen Smith

Maureen Smith / Recording Secretary