



**OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR
DECEMBER 10, 2012**

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

Absent: Councilor Nancy Grimes

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Community Development Director Alice Rouyer; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Engineering Manager Kaaren Hofmann; Maintenance Services Division Manager Clayton Reynolds; Management Analyst Ben Bryant

1. Chickens in Residential Areas

At the November 13th City Council meeting, a request was made during the public comment period for the Council to reconsider the issue of allowing the keeping of chickens in residential areas. Council directed the item to be placed on tonight's agenda. The staff report includes information from 2010 when this issue was last discussed.

Community Development Direction Rouyer presented the issue for discussion and asked the Council if they had questions of staff. Councilor Truax said that the lots are approximately 5,000 to 7,000 square feet in Tualatin and this is a small space for chickens to be kept without having an impact on neighbors. He said he is not interested in having backyard chickens.

Mayor Ogden asked what the process should be for evaluating the concerns surrounding chickens in residential areas. Councilor Bubenik said he has received neighbor correspondence from residents with opinions on both sides of the issue. He suggested vetting the issue through the CIOs. Council President Beikman agreed with Councilor Bubenik on asking the CIOs for input.

Councilor Davis said she is also interested in having this issue vetted through the CIOs because she believes there may be areas in town where keeping chickens is appropriate and other areas where it may not be appropriate. She also stated she is interested in seeing how other communities have managed this issue as well as handling complaints regarding backyard chickens.

Mayor Ogden asked staff if the research includes information regarding the regulations for lot size for jurisdictions which allow chickens. City Manager Lombos said the staff report from 2010 shows a comparison of other cities' regulations. Community Development Director Rouyer said staff can do further research on the issue of lot size in preparation for the next discussion on this topic.

Councilor Brooksby said he is also interested in hearing from the City's CIOs, and he would like to understand their positions as well as the volume of participation at the various CIO meetings. Council President Beikman agreed. Councilor Bubenik added that it is important to understand the arguments from the majority and minority in the CIOs.

Mayor Ogden said staff should contact the CIO presidents to determine the timeline for their input on this issue. This item will be placed on a future City Council Work Session for further review.

2. An Update on Proposed Framework Planning in the Stafford Area

Planning Manager Hurd-Ravich provided the Council with an update on Stafford Area Framework Planning. She said Clackamas County and the City of Lake Oswego agreed to participate in framework planning of the Stafford area as a condition of approval in order for Lake Oswego to add land to the Urban Growth Boundary. Mayors and staff from the Cities of Lake Oswego, Tualatin and West Linn met in September to discuss this idea. Planning Manager Hurd-Ravich explained that this is an update for the City Council about this discussion and recent activity. She said the Cities of Lake Oswego, West Linn and Tualatin sent a letter to Clackamas County stating that the framework planning process should not begin until the Urban Reserves appeal is completely resolved and not before January 2013. She said the oral arguments for the appeal have been scheduled for January 6, 2013. The outcome of the appeal will determine when the work on the framework planning will begin.

Councilor Bubenik asked about possible changes in direction with the newly elected members of the Clackamas County Commission. Planning Manager Hurd-Ravich said changes in direction could occur when the new members take their seats in January, but nothing has been determined.

Mayor Ogden asked about the timeline for grant applications, and said he would prefer to use Construction Excise Tax (CET) funding. He stated staff should be aware of the timing so funding opportunities are not missed.

Councilor Truax said we should be coordinating with the other jurisdictions who have an interest in this planning effort.

3. Basalt Creek Transportation Refinement Plan

At the November 26th Council meeting, the City Council discussed this issue and requested that additional information be brought back to work session to address the issues raised by Citizen Involvement Organization Six, as well as some other concerns raised by Council. Management Analyst Ben Bryant introduced Andy Catugno from Metro and Russ Knoebel from Washington County.

Management Analyst Bryant showed the various alignments being discussed as part of the Basalt Creek Transportation Refinement Plan and explained the issues which were raised at the last meeting including traffic in neighborhoods, livability, safety and bridge grade and environmental concerns.

Mr. Knoebel stated this planning effort is a refinement plan for the alignment of the arterial that will serve the Basalt Creek area, but the construction of this road will not take place until a significant amount of design work and engineering is completed. Mr. Catugno from Metro stated that they are in a planning stage, and the basic infrastructure system needs to be determined in order to continue the planning process. The comprehensive planning phase will follow once the alignment of the infrastructure has been decided.

Management Analyst Bryant explained that following the recommendation from the Basalt Creek Policy Advisory Group the cities will develop an intergovernmental agreement to begin working on the land use issues in this area.

Mr. Catugno explained in regards to the environmental concerns that were raised at the last meeting, the bridge would be far above the wetland and cross through the narrowest section, which would provide minimal impact to the wetland. However, he said this discussion will be had in more detail during the design process.

Mayor Ogden asked if it could be assumed when evaluating these options, that traffic would flow freely down to I-5 without backing up into the neighborhoods. Mr. Knoebel responded there will be engineering options which will be examined in the future to address these types of issues. Mayor Ogden asked about the grade of the proposed alignment in relation to the grade on I-5 Southbound. Mr. Knoebel said that it is similar.

Councilor Brooksby asked if the types of buildings have been projected for this area. He expressed that many new buildings that have been built accommodate freight traffic, and he is interested in knowing if the truck traffic will increase with potential development in this area. Chris Maciejewski from DKS & Associates responded to this question regarding the volume of trucks. He explained that it would carry approximately 50 percent more truck traffic going through this area. He said the traffic volumes in the peak hours would be similar to what is currently seen on Tualatin Sherwood Road.

Councilor Davis asked who designates the area to be a wetland conservation area. Mr. Catugno responded that the process starts with Metro, and it would become the responsibility of whoever would annex the land or Washington County. Councilor Davis asked if there was an intention to have on/off access on Graham's Ferry. Mr. Knoebel responded yes. Councilor Davis asked what the maximum grade would be for the project. Mr. Knoebel responded that six percent would likely be the maximum grade. Councilor Davis asked if there was any way to move the alignment further south to mitigate impacts to the wetlands and be farther away from the neighbors. Mr. Knoebel explained that the current proposed alignment is actually the most narrow spot across the wetlands. Mr. Knoebel said that the farthest southern alignment would be Day Street which was an option that was evaluated earlier in the process. He said the diagonal alignment would require blasting into the hillside which from an engineering perspective and based on cost estimates would not be a very feasible option.

Councilor Davis asked what the vote from the Basalt Creek Policy Advisory Group tomorrow will determine. Mr. Knoebel responded that this vote will provide direction on the road alignment which is a critical step in order for the concept planning to continue.

Mayor Ogden asked if there was general agreement amongst the Council on the alignment of the road. Council President Beikman said she is in favor of the east-west alignment and she believes we would should include language in the Intergovernmental Agreement to provide buffers to the neighborhoods to preserve livability. Councilor Truax agreed with Council President Beikman.

Councilor Davis said she prefers the diagonal-hybrid alignment. Councilor Brooksby agreed with Councilor Davis. Councilor Brooksby explained that he does not believe the east-west alignment alterative is a logical solution. Councilor Davis explained that her preference is based on different reasons to design the road to be further away from the neighborhoods and the wetlands.

Councilor Bubenik said he was torn between the two options of the east-west alignment and the diagonal-hybrid alignment. He said the diagonal hybrid improves livability, but the east-west alignment makes sense from an engineering perspective. Councilor Beikman said the east-west alignment will take traffic off of Tualatin's roads and that improves livability from her perspective. Mr. Maciejewski from DKS & Associates said the east-west alignment will help improve traffic the most because of the potential two connections.

Mayor Ogden said this item will be added to Council agenda so a formal vote can be taken.

4. Council Meeting Agenda Review, Communications & Roundtable: This is the opportunity for the Council to review the agenda for the December 10th City Council meeting and take the opportunity to brief the rest of the Council on any issues of mutual interest.

Council Work Session adjourned at 6:52 p.m.

Sherilyn Lombos, City Manager



/ Sara Singer, Recording Secretary