



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Nicole Morris, Deputy City Recorder

DATE: 04/14/2014

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of March 24, 2014

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of March 24, 2014.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of March 24, 2014
City Council Meeting Minutes of March 24, 2014



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR MARCH 24, 2014

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor (via phone) Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Assistant City Manager Alice Cannon; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Management Analyst Ben Bryant

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:05 p.m.

1. *Economic Development Action Plan Update.*

Management Analyst Ben Bryant presented an update on the Economic Development Action Plan. Staff has been working with Janet Young of Johnson Economics, to gather data for update of the Economic Development Action Plan. Ms. Young presented an Industry Cluster Analysis showing the main industries in Tualatin which include: Advanced Manufacturing, Wood, Paper and Printing, Health Care and Medical Related, Food Processing and Distribution and Corporate and Professional Services. These industries make up 58% of Tualatin's workforce and the average wages are \$85,000 per year, compared to the \$50,000 per year overall average wage for Tualatin.

A Strategy Committee of local business representatives was assembled to gather feedback on the plan. Local businesses would like to see: an updated development code, partnership with our surrounding cities, expand workforce development opportunities, ensure quality of life, business retention and expansion, recruit new businesses to Tualatin, assist with making sites development ready and encourage local entrepreneurship. The Strategy Committee is currently working on developing actions and strategies. They have one more meeting in April and will return to the City Council in May with a proposed action plan.

Councilor Davis noted the analysis focuses on what Tualatin currently has, but she would like to know what can be brought into the city that is new. Ms. Young explained that it is important for the City to be flexible to include new industries. Generally, business growth has a relationship to the current industries in the area. They become a support system for each other and that is why certain industries grow in a region and they stay in that region.

Councilor Truax does not want to recruit a business successfully, and then require a land use change that is later rejected by the community. This is an issue that needs to be addressed. Mayor Ogden added that the community needs to embrace change in order to keep our city going.

Councilor Bubenik questioned Ms. Young about the 42 percent of industries that are not accounted for in her analysis report. Ms. Young explained they are lower wage jobs with fewer opportunities for creating more jobs, such as Retail and Food Service.

2. *Southwest Corridor Potential Alignments.*

Management Analyst Ben Bryant discussed the progress of the Southwest Corridor Steering Committee. The committee will be meeting in April to eliminate potential alignments that are not viable for further study. The process of elimination will happen in two phases. The first phase will be the elimination of qualitative factors as community impacts and design challenges. The second phase will be the elimination of quantitative data such as potential ridership, costs and property impacts.

Mayor Ogden does not believe there would be a lot of shared use with WES and the Southwest Corridor. The travel destinations would not correlate. Councilor Davis shared her concerns about parking in the downtown area. A station at Bridgeport Village where there is an existing park and ride space is a good potential option.

The next Steering Committee meeting is scheduled for April 7, 2014. They will make decisions on early removal of the alignment options. In late April or May, the committee will return to Council to review the quantitative data and public feedback.

3. *Regulation of Marijuana Dispensaries.*

Deputy City Manager Sara Singer presented information to the Council regarding Marijuana Dispensaries in Tualatin. Medical dispensaries and recreational dispensaries were discussed. On March 5, 2014, Senate Bill (SB) 1531 went into effect. This bill gives cities the ability to extend the ban on medical marijuana dispensaries until May 1, 2015. The City Council adopted Ordinance No. 1368-14, as temporary measure to prohibit medical marijuana facilities licensed by the State of Oregon with a sunset clause of December 31, 2014.

Council President Monique Beikman said she is against marijuana dispensaries in all capacities and will continue to be against them. She would like to extend the current ban until May 1, 2015.

Mayor Ogden questioned what type of information/feedback we are looking for from the public. Councilor Brooksby would like to frame the questions in a survey to the public. Councilor Truax said we should included statistically valid polling with professional questions to help organize the feedback. Councilor Davis likes the idea of statistically valid polling. Councilor Bubenik agreed with Councilor Truax.

Mayor Ogden would like to have more time to get public involvement and find out what the city envisions for us in regards to the marijuana dispensaries. Mayor Ogden would like to extend the current ban until May 1, 2015 to be able to observe other cities across the state, so we can make a better decision for Tualatin. Mayor Ogden, Councilor Brooksby, Council President Beikman and Councilor Grimes are in favor of extending the ban to May 1, 2015. Staff will bring back an amended

ordinance at the next Council meeting.

Deputy City Manager Singer asked if the Council had thoughts about recreational marijuana dispensaries. The Council did not give direction to take any action regarding recreational marijuana dispensaries. Staff said they will continue to monitor legislation. Deputy City Manager Singer said a draft public outreach plan will be prepared based on Council's direction and will be presented at a future Council work session.

4. Mohave Court Zoning Discussion.

Mohave Court is located behind Applebee's; south of Tualatin Sherwood Rd and west of Boones Ferry Rd. It is also known as the Oak Tree Business Park. This zone acts and looks like commercial, but has restrictions in place that do not allow certain types of businesses. There is opportunity for development in this zone, but the potential businesses are not allowed due to the zoning restrictions. This area is in transition and future redevelopment is inevitable. There are many different options for changing the zoning restrictions.

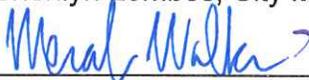
Council ran out of time for the discussion. The discussion will continue at the next work session.

5. Council Meeting Agenda Review, Communications & Roundtable.

ADJOURNMENT

The work session adjourned at 7:04 p.m.

Sherilyn Lombos, City Manager



/ Merab Walker, Recording Secretary



/ Lou Ogden, Mayor