

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OR 97062-7092

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date 3-22-10  
Recording Sec: MSM



## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF MARCH 8, 2010

**PRESENT:** Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator, Mike McKillip, City Engineer; Brenda Braden, City Attorney; Kent Barker, Police Chief; Dan Boss, Operations Director; Maureen Smith, Recording Secretary

**ABSENT:** None.

**A. CALL TO ORDER**

Chairman Ogden called the Development Commission Work Session to order at 6:48 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS – N/A**

**C. CITIZEN COMMENTS – N/A**

**D. CONSENT AGENDA**

No changes to the Consent Agenda were made.

**E-F. PUBLIC HEARINGS – N/A**

**G. GENERAL BUSINESS – N/A**

**H. ITEMS REMOVED FROM CONSENT AGENDA – N/A**

**I. COMMUNICATIONS FROM COMMISSIONERS**

*None.*

**J. EXECUTIVE SESSION**

*None.*

**K. ADJOURNMENT**

The work session adjourned at 6:48 p.m.

Sherilyn Lombos, Administrator

Recording Secretary / Maureen Smith

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## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF MARCH 8, 2010

**PRESENT:** Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Doug Rux, Community Development Director; Brenda Braden, City Attorney; Maureen Smith, Recording Secretary

**ABSENT:** None.

***[Unless otherwise noted MOTION CARRIED indicates all in favor.]***

### **A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 12:04 a.m.

### **B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

*None.*

### **C. CITIZEN COMMENTS**

*None.*

### **D. CONSENT AGENDA**

MOTION by Commissioner Harris, SECONDED by Commissioner Barhyte to adopt the Consent Agenda as read:

1. Approval of the Minutes of the Work Session and Meeting of February 22, 2010
2. Change Order No. 7 to the Contract Documents for Construction of the SW Herman Road Project

**MOTION CARRIED.**

### **E-F. PUBLIC HEARINGS**

1. Public Hearing to Consider a Resolution Supporting an Ordinance Approving a Substantial Amendment to the Urban Renewal Plan for the Tualatin Central Urban Renewal Project, Increasing the Maximum Indebtedness and Adding Projects to Address Blight; and Amending TDC 30.010 and TDC Map 9-3 (PTA-09-10)

Mayor Ogden opened the hearing.

Community Development Director Rux presented the staff report and entered the entire staff report into the record. Mr. Rux said this is a request to extend the Central Urban Renewal District (CURD). The Development Commission has been discussing this proposal as far back as October 2007. There has been sixteen work sessions, many discussions held with the Urban Renewal Advisory Committee (URAC) and the Planning Advisory Committee (TPAC), all prior to public outreach and open house comment periods. Mr. Rux said 75% agreement is needed by the overlapping taxing districts.

Chairman Ogden said the hearing would be run as a legislative hearing and asked for comments to be kept to three minutes if possible.

*Stephen Titus, 10170 SW Sedlak Court, Tualatin, OR*, commented that the district was put in place in 1975 and he was curious as to why the Commission wants to continue it. Mr. Titus read from documents he had and said it appears that it is a deal the Commission is trying to push through. Mr. Titus also mentioned the recent Tigard-Tualatin School District Board meeting on this issue, and board member Barry Albertson dissenting vote, and quoted a definition of "blight", which he does not believe occurs in the central district.

*Ed Bartlett, 10200 SW Anderson Court, Tualatin, OR*, resident for 16 years, said he can't ignore the consideration of the placement of a bridge over the Tualatin River.

*Kathy Newcomb, 17515 SW Cheyenne Way, Tualatin, OR*, said she wants to shift gears away from extending the urban renewal district for \$120 million of which so many aspects are not in the public interest, and asked that a new urban renewal district be started. She has also been talking to the State Assistant Superintendent for Education about the negative impact of urban renewal on the schools fund. Ms. Newcomb asked for the hearing to be held open for seven days.

Ms. Newcomb also asked the Commission mitigate the loss of funds to the fire district. She asked that the bridge be removed from the plan and that she would like to get the bridge out of the Metro plan. She hopes the Commission has a good plan in mind and to decide against the amendment, and also wanted to thank the Commission for taking the bridge out of the project..

*Cathy Holland, 10740 SW Lucas Drive, Tualatin, OR*, said she has lived in Tualatin for 20 years and applauds the suggestion that the bridge over the park be removed, but she said in order to relieve some anxieties, it needs to make sure it is not in the design concept at any time. She encouraged the Commission to "think outside the box" and requested the Commission take the step to remove the bridge from the project list and to not include in any possible solution.

*Linda Moholt, 19181 SW 55<sup>th</sup> Court, Tualatin, OR*, has lived in Tualatin over 20 years, and is in favor of urban renewal. She noted that Tualatin has the second lowest tax base in Washington County and does not really have a "downtown" core. She also spoke at TTSD Board meeting on how the Commons has created a hub, and Tualatin is looking to enhance the core area and have an opportunity by extending the district is a tremendous opportunity for this community.

*Bob Durgan, 6712 N. Cutter Circle, Vancouver, WA*, developer, said he has been around for a number of years, and commented if the Commission decide to move forward with renewing the district he may have to appeal. Mr. Durgan distributed a packet of information to the Commission. He noted he has represented the Zidell family over the years and been involved in many projects. He said he was disappointed he was not invited to the many meetings that have been held. He noted taxes they have to pay with the shopping center and other related taxes, and businesses pay more than just what the tax base is in Tualatin. A lot of money is being spent on plans and pictures and he doesn't see a lot of synergism on this. He doesn't believe there is reality based number behind the project.

*Delores Hurtado, 8685 SW Chinook Street, Tualatin, OR*, relayed some phone calls she's received, of which one was from a parent of a student that did a project about the possibility of a bridge being placed across Community Park, and she has also received a lot of mail on Metro's plan. She said the Commission should consider taking the bridge out of the proposal. Ms. Hurtado said she was also impressed by Mr. Durgan's comments, and said Tualatin does need to be cautious of what is being planned.

*Lauren Hanson, 18865 SW Tualatin Road, Tualatin, OR*, parent of the student that did a report as mentioned by Ms. Hurtado. Ms. Hanson said all the students love Community Park. Everything is available in that park and it is important that the Commission reconsider the bridge.

*Victoria Bartscherer, 18865 SW Tualatin Road, Tualatin, OR*, student, said Community Park is near and dear to her heart and she did a short documentary of this for a class project. She interviewed other students that want the park to remain the same.

*Dennis Wells, 10250 SW Ladd Court*, agrees that the bridge should be removed from the plan and asked that the Commission form a Transportation Advisory Committee so citizens can give input on what continues to be an ongoing issue. Should take advantage of this issue and use as a springboard to energize the people of Tualatin.

*Margo Traines, 17645 SW 106<sup>th</sup> Avenue, Tualatin*, has lived in the Northwest a long time, and also lived in Seattle during their growth times, which doesn't have near the problems as here. Ms. Traines said she spoke with staff that said growth is inevitable. She is bringing this up to address that the Commission take into consideration removing the bridge and shouldn't just have structures. Urban renewal means renewal of the body and spirit.

***A break was taken from 1:06 a.m. to 1:16 a.m.***

*George Vigileos, 18230 SW Shawnee Trail, Tualatin, OR*, said his focus has been on the Tualatin Road extension project and he has been mostly overwhelmed with the amount of information. He read from a prepared statement on his impressions, and also some exchanges he's had with a colleague regarding the Tualatin Road extension project and his concerns about the project.

*Marias Terasen 1750 SW 115<sup>th</sup> Avenue, Tualatin OR*, said the park is very well liked and asked that it not be destroyed with the addition of the bridge. Property values will go down, and spending money on this part of the plan is not a good idea.

*Reba Tobey, 17815 SW Cheyenne Way, Tualatin, OR*, agrees with everything everyone has said, and that she was outraged about the Tualatin Road extension and bridge plans, and hopes the Commission is listening. She said the citizens want to be taken seriously and pay their taxes, and that the needs of the citizens are taken into account as well

#### COMMISSION QUESTIONS

Commissioner Barhyte questioned Ms. Newcomb's remarks about closing the urban renewal district and turning the funds over to the fire district, and questioned whether that funding would come back to Tualatin, noting there is a local option levy in place and a permanent rate. Ms. Newcomb said she is referring to Clackamas County Fire District No1, that has been operating on an old tax base and is highly dependent on property taxes. They have been short of funds over the years and this proposal would not give them anything for another 25 years. Commissioner Barhyte said the question is whether that funding would come back to Tualatin. Ms. Newcomb said it is needed and believes fire jobs are more dangerous than police. Discussion followed.

Mr. Durgan spoke again and said the Commission should release the money and let the developers build. He said Washington doesn't have urban renewal districts, and cities don't need to subsidize projects, and need to get back into deferred maintenance, etc. Cities need to take their General Fund money back and use it for infrastructure which is most important for citizens.

Chairman Ogden had a dialogue with Mr. Durgan explaining tax increment financing. Commissioner Beikman suggested concluding the discussion and asked a process question. City Attorney Braden explained this is not a land use public hearing and the Commission does not have to leave the record open for seven days if choose not to.

Commissioner Harris asked what will happen if the economic downturn continues and Mr. Rux said with no development the revenue stream would remain relatively flat and what could happen is driven by private developers and differs from the information they've been hearing. Commissioner Harris asked about blight and Mr. Rux explained there are blight conditions that exist in the downtown.

**MOTION** by Chairman Ogden, **SECONDED** by Commissioner Barhyte to remove the "bridge" from the project list and reallocate the funds.

#### Discussion on Motion

Commissioner Harris asked and Chairman Ogden said the funds will be reallocated and it doesn't change the calculations, keep the maximum indebtedness, and also recognize the transportation problem that needs to be addressed. Commissioner Harris said perhaps some of that money would go to other projects within the district over the next 25 years.

**MOTION CARRIED.** [Vote: 6-0-1; Maddux absent]

Commissioner Barhyte asked whether the reallocated funds need to be specified and asked how the money was reallocated, and Mr. Rux said kept projects that they have been discussing, and there is still a roadway needed in the PacTrust redevelopment areas, which could put funds towards that and some other minor projects to arrive at the reallocated funds amount.

MOTION by Commissioner Beikman, SECONDED by Commissioner Harris to adopt the resolution, as amended, supporting an ordinance approving a substantial amendment to the Urban Renewal Plan for the Tualatin Central Urban Renewal Project, increasing the maximum indebtedness and adding projects to address blight; and amending TDC 30.010 and TDC Map 9-3 (PTA-09-10). MOTION CARRIED.  
[Vote: 6-0-1; Maddux absent]

**G. GENERAL BUSINESS**

*None.*

**H. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.*

**I. COMMUNICATIONS FROM COMMISSIONERS**

**J. EXECUTIVE SESSION**

*None.*

**K. ADJOURNMENT**

MOTION by Commissioner Harris, SECONDED by Commissioner Barhyte to adjourn the meeting at 2:15 a.m. MOTION CARRIED.

Sherilyn Lombos, Administrator

Recording Secretary / Maureen Smith

  
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