

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OREGON 97062-0369

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date 10-22-09  
Secretary: M. Smith



## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF MAY 26, 2009

**PRESENT:** Chairman Lou Ogden, Commissioners, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Kent Barker, Chief of Police; Dan Boss, Operations Director; Nancy McDonald, Human Resources Director; Eric Underwood, Development Coordinator; Carina Christensen, Assistant to the City Manager; Colin Cortes, Assistant Planner; Ginny Kirby, Recording Secretary

**ABSENT:** Chris Barhyte [\* denotes excused]

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

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

Councilor Truax called the meeting to order at 5:07 p.m. and moved to C. Presentations, Announcements, Special Reports, ahead of B. Consent Agenda.

Mayor Ogden arrived at 5:09 p.m.; Councilor Maddux arrived at 5:09 p.m.

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

#### **CURD Maximum Indebtedness**

Doug Rux, Community Development Director, gave Council a brief update. The list of potential projects needs to be closer to the \$50 million to \$75 million range (maximum indebtedness). Mr. Rux then went over the list of potential projects and possible dollar contributions from other sources (partnership opportunities), in addition to Tualatin. Approximately \$60 million could come from TDC and \$45 million from other sources.

Mr. Rux noted that the City had been broken into five quadrants, each containing several projects. Mr. Rux stated he needs to get direction from Council regarding the list of projects and what they want included in the next phase of the maximum indebtedness process.

Councilor Harris asked for some further detail regarding the I-5 pedestrian trail. Mr. Rux said that it would parallel I-5, south, and would include a boardwalk across Hedges Retail Center tying into Warm Springs. As proposed, it would cost approximately \$5 million. This trail is a "segment" in an overall greenway trail. Discussion continued regarding particulars of potential projects. Further discussion followed regarding the Tualatin Road extension (Alternate 7) vs. what is in the TSP. Mr. Rux explained that a 3-lane roadway has been in the TSP and that is what is being kept in. It is a local collector, not a large 5-lane regional collector as proposed in Alternate 7. Mayor Ogden reiterated that the Tualatin Road Extension has been in the TSP for years; if it were to be removed, the process to get it back in the TSP could be far more difficult.

The referendum process deadline will be May/June 2010, in less than a year from now Council will be making this decision. Staff will be working over this next year on the urban renewal process and the town center plan. June 1, 2009 is a "Kick-Off" Workshop for the town center. Ms. Lombos stated that Council does not have to approve the list tonight, however, the City needs to move forward on the financial analysis and give staff direction.

Ms. Lombos asked if Council had any other concerns regarding the list at this point. Councilor Harris suggested taking segments of #3 (pedestrian trails along Tualatin River) – complete on the south side of the river, do not build #10 (pedestrian bridge). Mr. Rux noted that the pieces connect and that the PacTrust area would be redeveloped. More discussion followed. Councilor Harris said he would look at alternatives to NOT build the pedestrian bridge, however DO add steps forward on land acquisition for a future city hall site. Mr. Rux explained that they looked at the possibility of, in the future, adding to the existing city hall building (expand into north parking lot area), then a parking garage could be built for employee parking. Discussion continued regarding possible funding options.

Ms. Lombos noted that there is a June 9 special work session scheduled regarding Alternative 7, etc. Possibly some "mini-meeting" could be scheduled with Mr. Rux in the meantime to discuss this more prior to June 9; then this will come back at the June 9 special meeting. After a brief discussion, Council was in favor of removing the pedestrian bridge project and adding in a city hall expansion project.

#### ***Urbanization Forum Resolution***

Doug Rux, Community Development Director. Mr. Rux gave a brief review. In 2008, Washington County, cities in the County, Metro and the largest service districts in the County conducted four forums to discuss future urbanization in the County. New lands that come into the Urban Growth Boundary (UGB) will be under the jurisdiction of the City. Metro would only add land that is adjacent to the City. Tualatin doesn't have the situation of areas that are in the UGB, but unincorporated; neither does Sherwood.

What came out of the forums was the draft resolution included in the work session packet. Mr. Rux said he had been asked to go through and look at what might be adjusted. He noted that the Mayor brought up the lands that were brought into the UGB in 2002 and 2004 – this does not address those. The SW Concept Plan addresses those; but what about Wilsonville and Sherwood. Subsection 2, pg 2 - all 2002 and 2004 UGB additions and all future additions – that goes back and captures those pieces. Further discussion followed.

The other components included here are the roadways. If some city did not want to have jurisdiction, this looks at ways the County could fund these services in the future. It talks about how the unincorporated areas which the County would have jurisdiction over would then come back to all cities for some funding to deal with the necessary facilities. After further Council questions and answers, Council directed staff to make one language change for subsection 2 regarding the 2002 and 2004 UGB addition and bring back to Council.

#### **B. CONSENT AGENDA**

The Consent Agenda was reviewed by the Commission.

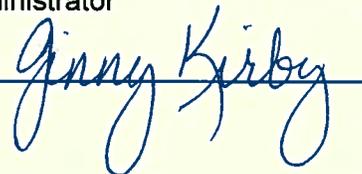
#### **D. CITIZEN COMMENTS**

None.

- E. **PUBLIC HEARINGS - *Legislative or Other***  
Not applicable.
  
- F. **PUBLIC HEARINGS - *Quasi-Judicial***  
Not applicable.
  
- G. **GENERAL BUSINESS**  
None.
  
- H. **ITEMS REMOVED FROM CONSENT AGENDA**  
None.
  
- I. **COMMUNICATIONS FROM COMMISSIONERS**  
None.
  
- J. **EXECUTIVE SESSION**  
None.
  
- K. **ADJOURNMENT**  
The meeting adjourned at 6:04 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

A handwritten signature in blue ink that reads "Ginny Kirby". The signature is written over a horizontal line.

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OREGON 97062-0369

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date: 6-22-09  
Recording Sec: USM



## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF MAY 26, 2009

**PRESENT:** Chairman Lou Ogden, Commissioners Monique Beikman, Joelle Davis; Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Kent Barker, Chief of Police; Dan Boss, Operations Director; Paul Hennon, Community Services Director; Carina Christensen, Assistant to the City Manager; Ginny Kirby, Recording Secretary

**ABSENT:** Chris Barhyte\* [\* denotes excused]

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

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

Chairman Ogden called the meeting to order at 8:53 p.m.

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

None.

### **C. CITIZEN COMMENTS**

Not applicable.

### **D. CONSENT AGENDA**

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

1. Approval of the Minutes for the Work Session and Meeting of May 11, 2009.
2. Resolution No. 573-09 Authorizing Commencement of Negotiations to Acquire Rights-of-Way, Easements, Tracts, and Directing the Commission's Attorneys to Acquire Certain Property by Condemnation for the SW Leveton Drive Extension – SW 130<sup>th</sup> Avenue and SW 128<sup>th</sup> Avenue Project
3. Change Order No. 2 to the Contract Documents for Construction of the SW Herman Road Project

**MOTION CARRIED.**

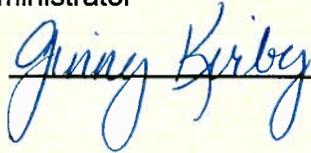
### **E. PUBLIC HEARINGS - Legislative or Other**

Not applicable.

- F. **PUBLIC HEARINGS - *Quasi-Judicial***  
Not applicable.
  
- G. **GENERAL BUSINESS**  
Not applicable.
  
- H. **ITEMS REMOVED FROM CONSENT AGENDA**  
Not applicable.
  
- I. **COMMUNICATIONS FROM COMMISSIONERS**  
None.
  
- J. **EXECUTIVE SESSION**  
None.
  
- K. **ADJOURNMENT**  
The meeting adjourned at 8:55 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

  
\_\_\_\_\_