



# OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION FOR APRIL 25, 2011

**Present:** Mayor Lou Ogden, Councilor Monique Beikman, Councilor Joelle Davis, Councilor Wade Brooksby, Councilor Frank Bubenik, Councilor Ed Truax

**Absent:** Council President Chris Barhyte

**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, Community Development Director Alice Rouyer, Finance Director Don Hudson, Planning Manager Aquilla Hurd-Ravich, Senior Planner William Harper, Associate Planner Cindy Hahn, Assistant to the City Manager Sara Singer, Management Intern Ben Bryant, Executive Assistant Maureen Smith

## 1. CALL TO ORDER

The work session was called to order by Mayor Ogden at 5:02 p.m.

## 2. ITEMS FOR DISCUSSION

### A. Ice Age Tourism Plan

City Manager Sherilyn Lombos introduced Yvonne Addington, Larry McClure, and consultant Bill Baker, along with Community Services Director Paul Hennon. They were present to discuss the grant the Tualatin Historical Society received from the Washington County Visitors Association (WCVA) to prepare a basic Tourism Development Plan, to enable Tualatin to participate in the recently announced National Ice Age Trail, administered by the National Parks Service. Looking at possible roles the business community and City could undertake in support of this plan. It identifying opportunities for Tualatin to develop its heritage sites and specimen exhibits to inform visitors about the prehistoric bones and early settler relics found in Tualatin.

The plan was prepared by Bill Baker, world renowned on the subject of branding and marketing destinations for dozens of locations. Mr. Baker presented a Power Point overview of the plan, including maps of the identified Ice Age Trail, current Tualatin Ice Age Heritage resources, and recommendations that Tualatin could establish such as a discovery walk, etc. Mr. Baker said the Ice Age Floods Institute is a non-profit, volunteer-based agency committed to the recognition and presentation of the Ice Age Floods as significant part of the nation and world's natural heritage, and is taking the lead on this project. There are local chapters in each state and the Institute will link directly with the National Park Service. Mr. Baker concluded the PowerPoint with review of the actions currently underway and actions sought from the City.

Discussion followed and whether Tualatin could be recognized as an "ice age center" and how tourism would actually be attracted and generated. Recommended steps and the role of the City was discussed and Mr. Baker said the project has moved fast and a need for an organization of people to come together, and Ms. Addington added the Historical Society felt the plan needed to be brought to the City first.

It was asked and City Manager Lombos said the City clearly will have involvement and continue to work with the Historical Society and Chamber, etc.

### B. Tualatin Centennial Celebration

Management Intern Ben Bryant gave a presentation on the upcoming centennial of Tualatin's 1913 incorporation, to begin a discussion about if, how, and with what resources should the City engage the community to plan for this monumental milestone.

Discussion on what other cities have done for their centennial celebrations. It was mentioned what Tualatin is currently doing and could "rebrand" what is already being done. Community Services Director Paul Hennon said the Chamber will likely get involved somehow in the planning, but staff wanted to bring this before Council at this point to note that the centennial is around the corner.

It was acknowledged that the City should be the "lead" on the celebration, but noted budgetary constraints, and what could be done to achieve results. City Manager Lombos said staff can put together some type of "working group" and bring back ideas to Council, and more information in the near future.

#### **C. Highway 99W Land Use/High Capacity Transit Study Modifications**

City Engineer Mike McKillip and Associate Planner Cindy Hahn presented information on the Highway 99W Land Use/High Capacity Transit Study modifications.

Associate Planner Hahn explained in 2010 Tualatin received two Metro Construction Excise Tax (CET) grants. The first was to fund a review of land uses along 99W in Tualatin to better inform the regional discussion relating to High Capacity Transit (HCT) in the 99W Corridor. The second was to fund the exploration of creating an urban renewal district in the Southwest Concept Plan area to fund the construction of 124th and other infrastructure in this area. Maps were displayed showing all of Tualatin and a map outlining the 99W corridor itself. Another map was displayed indicating the expanded project scope of the area.

Staff said it is an opportunity for Council to determine what they want to have planned where, and whether Council wants to keep the scope of the grant to just the 99W corridor or if it could be expanded to look at a larger area for high capacity transit. And whether Council would want to reallocate the funds awarded from both CET grants. It was asked and explained what type of high capacity transit could end up in a particular area based on demographics. It was asked and answered that Sherwood is keeping apprised of the issues but has not taken on the efforts that Tualatin has. Discussion followed about what is being done by other cities.

The alignment and other possible alignments were discussed and what could end up being part of the study. It was explained how the one grant was specifically to look at the feasibility of an urban renewal district, which is not happening now. Density was also discussed and how it would work in an industrial zone in relation to high capacity transit. Some concern was expressed about taking funds away from the Southwest Concept Plan, Staff said ultimately it is a policy decision but transit capacity may be closer than the Southwest Concept Plan, which is a buildout of 20-50 years.

Discussion followed and Council asked if the scope could be narrowed of the proposed area and staff replied they haven't narrowed the scope as yet, but will bring it back to Council when it is done. Consensus of all Council present was to reallocating all the grant funds to what is proposed by staff.

#### **D. Basalt Creek / West Railroad Planning Update**

Management Intern Ben Bryant presented an update on the Basalt Creek/West Railroad Planning area. A joint meeting of Tualatin and Wilsonville City Councils was held recently and it became clear there were mutual interests of both cities. An agreement is proposed to plan the area, and an analysis scope of 124th Avenue, etc. Mr. Bryant explained the agreement with Washington County is not ready as yet, and explained the purpose of the agreement, which is now an Intergovernmental Agreement (IGA), instead of a Memorandum of Understanding (MOU). The IGA works better for all agencies concerned. The transportation study is beginning, concluding in six

months. The next steps will focus on staff efforts in participating in that study and also doing public outreach.

**3. COMMUNICATIONS FROM COUNCILORS**

Council briefly discussed the process of the vacancy that will be created due to Council President Barhyte's resignation as he is moving out of the city limits.

**4. REVIEW OF MEETING AGENDA**

**H. GENERAL BUSINESS**

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)

MOTION by Councilor Davis, SECONDED by Councilor Beikman for a first reading by title only. MOTION by Councilor Davis, SECONDED by Councilor Beikman for a second reading by title only. MOTION CARRIED . The poll was unanimous. *[Barhyte absent.]* MOTION by Councilor Beikman, SECONDED by Councilor Davis to place adoption of the ordinance on the Consent Agenda. MOTION CARRIED .

**5. EXECUTIVE SESSION**

*None.*

**6. ADJOURNMENT**

The Work Session adjourned at 6:56 p.m.

Sherilyn Lombos, City Manager



Maureen Smith / Recording Secretary



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR APRIL 25, 2011

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

Absent: Council President Chris Barhyte

Staff Present: City Manager Sherilyn Lombos, City Attorney Brenda Braden, City Engineer Mike McKillip, Community Services Director Paul Hennon, Community Development Director Alice Rouyer, Finance Director Don Hudson, Planning Manager Aquilla Hurd-Ravich, Senior Planner William Harper, Assistant Planner Colin Cortes, Maintenance Services Division Manager Clayton Reynolds, Police Captain Larry Braaksma, Assistant to the City Manager Sara Singer, Management Intern Ben Bryant, Executive Assistant Maureen Smith

### A. CALL TO ORDER

Mayor Ogden called the meeting to order at 7:01 p.m.

Pledge of Allegiance was led by Councilor Bubenik.

### B. ANNOUNCEMENTS

1. *Proclamation Declaring May 1-7, 2011 as Public Service Recognition Week in the City of Tualatin*

Councilor Truax read the proclamation proclaiming the week of May 1 - 7, 2011 as Public Service Recognition Week in the City of Tualatin.

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

Captain Braaksma noted the upcoming National Prescription Drug Take-Back day is on April 30, 2011 from 10:00 a.m. to 2:00 p.m. at the Tualatin Police parking lot.

3. *Walk + Bike to School Day Announcement*

Councilor Beikman noted that May is "Walk + Bike to School" month and gave a brief explanation of the program. There is a "Walk + Bike to School" event scheduled in May with the schools in Tualatin.

4. *124th Avenue Project Update*

City Engineer Mike McKillip gave an update on the status of 124th Avenue project. Washington County is working toward design work and have been contacting citizens for an "interested parties" group. The work is going to

occur in the next year, and City Engineer McKillip recapped where the project will start on 124th Avenue and where it will eventually extend to. Staff will be back before Council as the project progresses and when public meetings are held to keep everyone informed.

**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.*

*Robert Knight, Tualatin Chamber President, and Paul Sivley were present and distributed a letter for the record on the Chamber's views on the importance of citizen involvement, and the hope that the City Council will involve the Chamber as Council works through the process of enhancing citizen involvement.*

*Scott Campbell, 10925 SW Byrom Terrace, and Jennifer Pitt, 10915 SW Byrom Terrace representing the Blake Street neighbors, were present to ask that Council to forward to the Tualatin Parks Advisory Committee (TPARK) for consideration, their request to begin a greenway of the Blake Street area. Ms. Pitt thanked Council and staff for the work that has been done with the Blake Street neighborhood over the past months. It was asked and answered, that although the area is right-of-way (ROW), there is nothing procedurally that would preclude a greenway from being done as it relates to public uses, etc. City Manager Lombos said staff will take the proposal to TPARK for consideration and review of the area for options, etc.*

*Linda Moholt, Tualatin Chamber of Commerce CEO, was pleased to note the Tualatin Chamber of Commerce is 30 years old this month, and the "Celebrate Tualatin" event is Thursday, which recognizes excellence in business and volunteerism throughout the Chamber and community.*

*Ginger Moshofsky, 9310 SW Skokomish Lane, Tualatin, OR was present to introduce to a new community theater, Mask & Mirror, to bring to Tualatin. It will be a non-profit and all volunteer and Ms. Moshofsky noted what they hope to provide and who they will be partnering with. Their goal of having community theaters has been achieved already in other cities that provide live, family theater entertainment.*

**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 H-1 had first and second readings and added to the Consent Agenda at Work Session.

MOTION by Councilor Monique Beikman, SECONDED by Councilor Joelle Davis to adopt the Consent Agenda as read and amended.

**Vote: 6 - 0 CARRIED**

1. Approval of the Minutes for the Work Session and Meeting of April 11, 2011 and the Special Work Session on April 12, 2011
2. Approval of a New Liquor License Application for Dickie Jo's Burgers
3. Approval of a Change of Ownership Liquor License Application for E.B. Smokey's
4. H-1. Ordinance No. 1320-11 and Ordinance No. 1321-11 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)

**E. SPECIAL REPORTS**

*None.*

**F. PUBLIC HEARINGS – Legislative or Other**

1. Amend the Sign Regulations to Allow an Electronic Message Display for a High School Campus in the RL Planning District; Amending TDC 31.060, 38.100 & 38.130-140 (PTA-11-02)

Mayor Ogden opened the public hearing and noted the hearing is "legislative" but will follow the "quasi-judicial" process. Noted the amount of people in the audience and laid out moving through the process of testimony.

Senior Planner Will Harper presented the staff report and entered the entire staff report and additional materials, including additional comments received for the record. The applicant is Kathy Stallkamp, representing the Tualatin High Timberwolf Support Organization (THTSO), a Tualatin High School school activity support group. The Tigard-Tualatin School District has authorized the application and the Facilities Manager and the Tualatin High School Principal are supporting the application by the THTSO group. Senior Planner Harper noted that currently electronic readerboards are only allowed in the Institutional (IN) Planning District, and reviewed the criteria for plan text amendments as it relates to electronic readerboards. The purpose of the proposed amendment is to change the standards for signs in the RL Planning District in order to allow an electronic message display on a freestanding monument sign at the Tualatin High School.

**APPLICANT**

*Kathy Stallkamp, 17635 SW 131st, Tigard, OR, 97224 , representing the Tualatin High Timberwolf Support Organization, and Darin Barnard, principal at Tualatin High School, and resident, were present, along with Tualatin High School junior Jessica Blank.*

Ms. Stallkamp reviewed the proposal for an electronic readerboard sign at Tualatin High School. A new electronic readerboard would provide advantages for everyone. Ms. Stallkamp said she started this process in January 2010 in one direction, and in January 2011 went the direction of proposing to change the Tualatin Development Code to allow electronic readerboards in residential. They have worked with a sign company and presented a rendering of what the proposed electronic readerboard sign would look like. Ms. Stallkamp continued with a PowerPoint reviewing each of the concerns of those neighbors opposed to the readerboard.

*Jessica Blank, junior, Tualatin High School* said she has spoken with other students at the school, etc. and said the big concern seems to be who decides what goes on the board and commented how it would benefit the activities and events that are part of the school and community, and it would also be able to provide events in Spanish.

### PROPONENTS

*Tualatin High School students* were present and spoke on their support and benefits for the students and school of the electronic readerboard sign.

*Karen M., 8070 SW Fairway, Wilsonville, OR* Tualatin High School staff, commented this has been a student effort to and has the support of students.

*Christene ?, 20600 SW 90th Avenue, Tualatin, OR* said she also works at the high school and commented about the importance of having the electronic readerboard.

*Marianne Germond, 17935 SW Shawnee Trail, Tualatin, OR* concurs with the comments made in support of the electronic readerboard.

*Jerilyn Lundskog, 9865 SW Iowa Drive, Tualatin, OR* said the electronic readerboard educates and informs, which is important and is efficient, cheaper, etc. Ms. Lundskog wanted to go on record that as a resident of a neighborhood close by the proposed sign, the consensus of the entire community is not against the electronic readerboard.

*Beverly Colisch, 8842 SW Stono Drive, Tualatin, OR* said she lives nearby and couldn't have said it better than the students about the benefits of having the electronic readerboard.

*Michael Schoonmaker, 22711 SW 105th Avenue, Tualatin, OR* said the proposed readerboard helps to convey information and the new sign will enhance the community.

### OPPONENTS

*Steve Pozo, 22875 SW Miami Drive, Tualatin, OR* said he has lived and worked in Tualatin for the past 14 years, and has also volunteered at the high school, and not everyone is in favor of the electronic readerboard. He noted the recent difficulty of his employer/business in attaining a monument sign. He is not in favor of allowing the readerboard sign.

*Lance Lewallen, 22820 SW Miami Drive, Tualatin, OR* , said his main issue

is there is a method in place and to change for one is not fair for the other businesses/schools, and questioned what would stop the city from allowing the same type of sign for the other schools. Mr. Lewallen said Council should look at this as an avenue to encourage the THTSO to proceed with the proper process of proceeding with a zone change.

*Jeff Pellatz, 11000 SW Byrom Terrace, Tualatin, Oregon* said he has lived in Tualatin 25 years or so, and is not in favor of the readerboard, but is in favor of changing the present sign. He does not believe the City of Tualatin should change for just one person as it sends a bad message. There are avenues for the THTSO to take other than the proposal presented.

*Judy Pozo, 22875 SW Miami Drive, Tualatin, OR* said she is in opposition to the readerboard sign. She has lived in Tualatin for 14 years and is proud of how city leaders have managed growth. Ms. Pozo presented a PowerPoint of reasons for not having an "electronic" readerboard, and a proposed compromise of a mechanical readerboard. Her last issue is with regards to safety and has studies she has attained on the safety issues of electronic readerboards. Ms. Pozo concluded her PowerPoint and noted the signatures that were gathered in opposition.

Mr. Lewallen asked what would stop Council from referring this to the citizens of Tualatin to vote on changing the zoning of schools, or is there other avenues for people that want the sign to change the zoning.

#### STAFF RESPONSE

It was asked and City Attorney Braden said it is not known without doing research, whether this is something that could be referred to voters, as there are certain types of issues that cannot be referred. It was asked and explained what the process would be for businesses to apply for an electronic readerboard.

#### COUNCIL DISCUSSION

Councilor Beikman asked what other uses are in allowed in the IN Planning District. Staff replied churches, schools, public utilities, daycare, mostly education and religious uses. Councilor Davis asked for a ballpark amount on the funds that have been raised for the sign, and Ms. Stallkamp replied the project cost is \$27,000 and they have already raised more money than needed. Councilor Davis also asked opponents in the audience if there is an objection to the suggestion made of providing messages in Spanish, and those audience members replied there was not an objection.

Councilor Brooksby asked for explanation of the cost effectiveness. Principal Darin Barnard said a set the cost of the "letters" for the current sign are expensive, and they break on a regular basis. Councilor Brooksby asked what would be the maintenance costs associated with the electronic readerboard sign. Ms. Stallkamp said the cost of a computer, which is used to place the messages electronically on the readerboard, possibly the panels on the board could break but wouldn't be likely for a number of years.

It was asked and replied that the messages that would be placed on the readerboard will be focused on school events, or if the school sponsors an event. It



was asked and explained in the event of vandalism of the sign it is included in the cost of the sign.

Councilor Bubenik asked if they considered the mechanical readerboard, and Ms. Stallkamp said there is so much information that is needed to be conveyed, and Principal Barnard said there is many more events happening at the high school level, as opposed to an elementary school.

It was asked about the electronics of the sign, and the concern of too bright illumination. Staff reviewed the specifications from the staff report and information obtained from another city on an acceptable illumination level.

***A break was taken from 8:58 p.m. to 9:05 p.m.***

Mayor Ogden asked Ms. Pozo about comments about the notion of the safety factor, and noted that ODOT and police agencies use this type of system, if it would be putting people at risk. Ms. Pozo said from the information she obtained from the Internet is the board is a "distraction" for drivers trying to read the sign. Ms. Pozo said the electronic readerboard type of signs look to her to be "Vegas-y" and although the LED is popular, it belongs on a television set or computer not outdoors in a common space shared by the community. It was asked and answered by Ms. Pozo that the flashing signs for school zones are not a favorite of hers, but knows they are there for a reason. Also asked about the petition and how the question was presented about the proposed sign. Ms. Pozo said there was not a question necessarily, but neighbors were shown pictures of a backlit and electronic version of various signs.

Mayor Ogden closed the oral testimony of the hearing.

#### **COUNCIL DELIBERATIONS**

MOTION by Councilor Ed Truax, SECONDED by Councilor Monique Beikman to direct staff to prepare an ordinance approving Plan Text Amendment PTA-11-02 as presented.

**Vote: 5 - 1 CARRIED**

Nay: Councilor Wade Brooksby

#### **G. PUBLIC HEARINGS – Quasi-Judicial**

1. Resolution for a Conditional Use Permit for Tualatin Heated Storage, a Dwelling Unit for Watchman and Family in the General Manufacturing (MG) Planning District at 19800 SW Cipole Road (Tax Map 2S1 21DC, Tax Lot 1000) (CUP-11-01)

Mayor Ogden read language required by legislation before a comprehensive plan or land-use regulation [ORS 197.765(5) and (6)] and opened the public hearing. No bias or ex parte contact noted.

Assistant Planner Colin Cortes presented the staff report and entered the entire staff report into the record. A PowerPoint was presented with the information on the proposed conditional use permit (CUP) to allow for a dwelling unit for a watchman and family at the Tualatin Heated Storage site within the General Manufacturing (MG) Planning District at 19800 SW Cipole Road.

Staff recommends the City Council consider the staff report and supporting attachments and direct staff to prepare a resolution granting CUP-11-01.

#### APPLICANT

*Phil Robinson, PDR Designs, PO Box 2366, Hillsboro, OR, representing the applicant*, and Kristie Bollinger, Tualatin Heated Storage, were present and in support of staff's recommendation.

#### PROPONENTS/OPPONENTS

None.

#### COUNCIL DISCUSSION

Mayor Ogden closed the public hearing

#### COUNCIL DELIBERATION

MOTION by Councilor Ed Truax, SECONDED by Councilor Joelle Davis to direct staff to prepare a resolution granting CUP-11-01.

**Vote:** 6 - 0 CARRIED

### **H. GENERAL BUSINESS**

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)

Ordinance No. **1320-11** and Ordinance No. **1321-11** had first and second readings at Work Session and placed on the Consent Agenda.

### **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 Bubenik noted the successful Tualatin Library Foundation Vine2Wine Event. He also thanked Tualatin Valley Fire & Rescue for a tour he took of the Tualatin Fire House and about their future plans for their involvement in the community.

**K. EXECUTIVE SESSION**

**L. ADJOURNMENT**

MOTION by Councilor Ed Truax, SECONDED by Councilor Joelle Davis to adjourn the meeting at 9:24 p.m.

**Vote: 6 - 0 CARRIED**

Sherilyn Lombos, City Manager



Maureen Smith / Recording Secretary