



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR  
MARCH 12, 2012

---

Present: Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Absent: Mayor Lou Ogden

Staff Present: City Manager Sherilyn Lombos; City Attorney Brenda Braden; Police Chief Kent Barker; Community Development Director Alice Rouyer; Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Assistant to the City Manager Sara Singer; Senior Planner William Harper; Associate Planner Cindy Hahn; Parks and Recreation Manager Carl Switzer; Library Manager Abigail Elder; Engineering Manager Kaaren Hofmann; Teen Program Specialist Julie Ludemann; Management Analyst Ben Bryant; Executive Assistant Maureen Smith

**A. CALL TO ORDER**

Mayor Pro tem Monique Beikman called the meeting to order at 7:00 p.m.

Pledge of Allegiance was led by Councilor Truax.

**B. ANNOUNCEMENTS**

**1. Youth Advisory Council Update for March, 2012**

Members of the Tualatin Youth Advisory Council (YAC) were present and gave a PowerPoint update on YAC past activities and upcoming events, such as Project F.R.I.E.N.D.S., participation in the tree planning event, and working on the upcoming Youth Summit.

**2. Tualatin Library "Food for Fines" Week Announcement**

Library Manager Abigail Elder presented information on the Library's "Food for Fines Week" March 11 - 17, 2012. Patrons will receive a voucher for use on Library late fines for the year. The list of donated items most needed was mentioned and everything collected will go to the Tualatin School House Food Pantry.

3. Proclamation Declaring April 8 - 14, 2012 as "National Community Development Week" in the City of Tualatin

Councilor Brooksby presented and read the proclamation declaring April 8 - 14, 2012 as "National Community Development Week" in the City of Tualatin.

**C. CITIZEN COMMENTS**

*Linda Moholt, Tualatin Chamber of Commerce CEO, SW Martinazzi Avenue, Tualatin* was present to announce the 62nd Annual 2012 Tualatin Crawfish Festival. This year it is on August 10 - 11, 2012, and the theme for this year is "Viva Claws Vegas." Ms. Moholt recited some of the activities and events this year. She thanked Council for all the support that has been given to the Crawfish Festival over the years.

**D. CONSENT AGENDA**

MOTION by Councilor Nancy Grimes, SECONDED by Councilor Frank Bubenik to adopt the Consent Agenda as read.

**Vote:** 6 - 0 MOTION CARRIED

1. Approval of the Minutes for the Work Session of February 13, 2012 and the Work Session and Meeting of February 27, 2012
2. Resolution No. 5089-12 Accepting Public Improvements Constructed in Association with McLane Food Service Inc.
3. Approval of 2012 Liquor License Renewals Late Submittals
4. Authorization for Staff to Approve Amendment No. 4 to a Contract with Washington County for a Community Development Block Grant to Expand and Remodel the Juanita Pohl Center
5. Resolution No. 5090-12 Granting Heritage Tree Status to a Tree on City Property

**E. SPECIAL REPORTS**

1. Council Consideration of a Proclamation Declaring April 1-7, 2012 as Arbor Week in the City of Tualatin

Parks and Recreation Manager Carl Switzer presented information on the upcoming celebration of Arbor Week. Activities and events that will take place were recited, including a poster contest for all students in Tualatin's 4th and 5th grades. The student winners were present and Parks Manager Switzer invited the students forward to display their posters. The winning posters will be on display in April in the Library, along with all the other submittals. The Council was presented with the Tree City USA certification by the National Arbor Day Foundation for the 25th consecutive year. The flag will be displayed and the 25 year sticker will be displayed on the entrance signs to the City. Councilor Nancy Grimes served on the ad hoc committee for Arbor Week.

Councilor Nancy Grimes read the proclamation declaring April 1 - 7, 2012 as "Arbor Week" in the City of Tualatin.

2. 2011 Annual Report of the Tualatin Planning Advisory Committee (TPAC)

Planning Manager Aquilla Hurd-Ravich and Tualatin Planning Commission Chair Mike Riley presented a PowerPoint on the 2011 Tualatin Planning Advisory Committee (TPAC) Annual Report. The City's Municipal Code requires an annual report be filed by April 1, that evaluates TPAC's role in citizen involvement and a list of activities during the preceding year. Planning Manager Hurd-Ravich spoke on the changes that took place this past year with the Planning Advisory Committee structure, more specifically the change from an advisory committee to a commission, moving from nine to seven members, redefining what constitutes a quorum, and removing term limits.

Chair Riley spoke on the reasoning behind transitioning to a planning commission, is TPAC members wanted to take a more active role in decision-making authority on land use issues, relieving Council of some of the burden, and to streamline the current application process.

Activities and highlights of TPAC during the past year, and the goals for the coming year were reviewed.

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

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

1. A Conditional Use Permit for a Tigard-Tualatin School District 23J Online Academy Learning/Technology Center: (Grades 6-12) within the Light Manufacturing (ML) Planning District at 19234 SW Mohave Court (Tax Map 2S123DA, Tax Lot 2200)(CUP-12-01)

Mayor Pro tem Beikman 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.

Senior Planner Will Harper presented the staff report and entered the entire staff report and attachments into the record. The application was submitted by the Tigard-Tualatin School District for an Online Academy Learning Technology Center in Tualatin. It would be for students in grades 6-12 in a leased space at the Oak Tree Business Center. The location is in the Light Manufacturing (ML) Planning District, and schools are an allowed use. The Online Academy Technology Center would operate Monday through Friday, 10:00 a.m. to 10:00 p.m., with no more than 20 students at a time. Senior Planner Harper recited the conditional use permit criteria.

Staff recommends that the City Council consider the staff report and supporting attachments and direct staff to prepare a resolution granting Conditional Use Permit 12-01 with four recommended conditions of approval.

#### PROPONENTS

Tigard-Tualatin School District Project Manager Nancy Hubbard, Director of Operations Ernie Brown and Durham Education Center Principal Karen Twain, who will oversee the program, were present and thanked staff for their work on this application. They are in agreement with the staff report and four conditions of approval.

Ernie Brown spoke on the reasoning behind choosing this particular location was for its proximity to the bus line, its unobtrusiveness, not being located in a residential area, and its close proximity to the conveniences in downtown Tualatin, enabling students to access safe routes.

Principal Karen Twain spoke about the focus of recapturing youth that are leaving the District for home school or other online programs and the opportunities of this program for students. It is the first of its kind in the state, and the District is excited about the program. Ms. Twain reiterated the reasons for the proposed location, and in addition to utilizing public transportation, students will also have a parent drop off. It will not be a "hang out" site and there will always be two staff members on site, with the sessions spread out through the day. The hours of operation allow for students that work or are otherwise unable to attend during the day. Ms. Twain said the District has received positive attention on the uniqueness of the program and thanked Council for the opportunity to bring this forward.

OPPOSITION - None.

#### COUNCIL DISCUSSION

Councilor Grimes said this appears to be a positive program, and asked how many students would be enrolled. Ms. Twain replied to date there are 40 students, but as it continues to grow the maximum enrollment would be somewhere between 100-200. Ms. Twain also said there would never be more than 20 students at a time at the facility.

Councilor Davis asked and Senior Planner Harper replied this was not taken to the

Tualatin Planning Commission.

Mayor Pro tem Beikman closed the oral portion of the public hearing.

**COUNCIL DELIBERATION**

MOTION by Councilor Nancy Grimes, SECONDED by Councilor Frank Bubenik to direct staff to prepare a resolution granting Conditional Use Permit 12-01 with the four recommended conditions of approval as stated in the staff report.

**Vote: 6 - 0 MOTION CARRIED**

**H. GENERAL BUSINESS**

**I. ITEMS REMOVED FROM CONSENT AGENDA**

**J. COMMUNICATIONS FROM COUNCILORS**

Councilor Bubenik noted the Tualatin Library Foundation "Vine2Wine" event will be held Saturday, April 21, 2012, 7:00 - 9:30 p.m. This is their second annual event at the Library.

**K. EXECUTIVE SESSION**

**L. ADJOURNMENT**

MOTION by Councilor Frank Bubenik, SECONDED by Councilor Wade Brooksby to adjourn the meeting at 7:52 p.m.

**Vote: 6 - 0 MOTION CARRIED**

Sherilyn Lombos, City Manager



Maureen Smith / Recording Secretary