



## STAFF REPORT CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 09/08/2014

**SUBJECT:** Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of August 25, 2014

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**ISSUE BEFORE THE COUNCIL:**

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of August 25, 2014.

**RECOMMENDATION:**

Staff respectfully recommends that the Council adopt the attached minutes.

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**Attachments:** City Council Work Session Minutes of August 25, 2014  
City Council Regular Meeting Minutes of August 25, 2014



## OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR AUGUST 25, 2014

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor 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; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Police Captain Larry Braaksma; Assistant City Manager Alice Cannon

### CALL TO ORDER

Mayor Ogden called the meeting to order at 5:04 p.m.

#### 1. *Update on the Regulation of Marijuana Dispensaries.*

Deputy City Manager Sara Singer presented the public involvement plan for gathering input on medical marijuana dispensaries in Tualatin. Information on other cities regulations were presented. Goals for the public involvement plan were listed. Potential survey questions were presented for feedback. Deputy City Manager Singer noted a summary of the proposed recreational marijuana regulations has been included in the packet. The proposed public involvement schedule was presented and was based off the sunset date in the current ordinance.

Councilor Bubenik asked if public outreach would be driven by the Citizen Involvement Organizations (CIO) or by staff. Deputy City Manager Singer stated it would be a collaboration between both including CIO hosted meetings and general public meetings.

Councilor Brooksby asked about the distribution of the citizen survey. Deputy City Manager Singer explained the survey would be available on the City's website and communications would be through the CIO networks and social media. She noted that a statistically valid survey would cost the City an estimated \$10,000.

Councilor Davis asked if survey questions were targeted at medical or recreational marijuana. Deputy City Manager Singer stated questions were left open so a sense of both topics could be gauged.

Council President Beikman would like to see the two topics separated in the survey.

Councilor Truax thought the intention of tonight's discussion was on medical marijuana dispensaries. City Manager Lombos stated the draft questions were presented as a starting point for feedback. She noted Measure 91 on Recreational

Marijuana came out after the City's moratorium was adopted making it difficult to keep the two topics separate.

Mayor Ogden is interested in pursuing a survey that includes both topics. He would prefer a statistically valid survey to get an accurate view of where Tualatin citizens stand on the issues.

Councilor Truax stated when Measure 91 is voted on in November he will then have the information he needs to make a decision.

Councilor Brooksby asked about the costs to the police department to monitor dispensaries. City Manager Lombos stated that a cost analysis on the effect has not been done at this time.

Councilor Davis asked if the City could ban recreational use. City Attorney Brady stated that a ban would have to be done by a citizen initiative.

City Manager Lombos asked if the Council would like medical marijuana dispensaries regulated with time, place and manner restrictions. Council consensus was to proceed in that direction.

Councilor Grimes asked for clarification on the time frame. City Manager Lombos walked the Council through the timeframe working backwards from the ordinance expiration date of May 1, 2015.

Council directed staff to look into conducting a statistically valid survey.

## **2. *Basalt Creek Project Update.***

Planning Manager Aquilla Hurd-Ravich and Associate Planner Cindy Hahn presented the Basalt Creek Project update. Manager Hurd-Ravich stated tonight's presentation has captured responses to questions from prior meetings. Associate Planner Hahn recapped the history and regional context of the area. She stated in 2004 Metro identified industrial land needs as part of the 2004 UGB Expansion. Criteria for selection of land were the area had to be within two miles of Interstate 5, 1/2 mile from existing industrial areas, relatively flat, and exception land. Overall industrial employment was a priority for Metro during the expansion.

Associate Planner Hahn presented a draft report of existing conditions for infrastructure comparing conditions for Tualatin and Wilsonville. Stormwater, wastewater, water, and transportation were covered. Associate Planner Hahn also covered the land capacity analysis which combines constraints with the land supply. Preliminary numbers were presented for buildable, stable, and constrained areas.

Assistant City Manager Cannon noted consultants for the project will be at the next meeting to answer further questions from the Council.

Councilor Grimes asked for more information regarding the water supply to the area and the ability for Tualatin to provide water without citizens having to bear the cost. Assistant City Manager Cannon stated this will need to be a policy discussion in the future when more information is available.

Councilor Davis asked about buffering options for the proposed arterial to the area, as she wants to make sure that the residential area is protected from this noise. She would like to see staff pursue having the arterial pushed to the southern portion of the area, as it would better serve industrial and residential needs.

Councilor Bubenik asked about Wilsonville's ability to accept more treatment into their facility. Planner Hurd-Ravich stated the facility could handle more capacity but the piping has not been put into place.

Councilor Truax expressed he has no interest in the City acquiring any of the area and would like to see the entire boundary turned over to Wilsonville.

Mayor Ogden asked questions for specifics on the non-constrained buildable land. Planning Manager Hurd-Ravich explained the topography had to have a slope of less than 25% to be considered constrained. Mayor Ogden asked for more information on the type of business that could be built on that type of land. Manager Hurd-Ravich stated the consultants will have more details and refined numbers to help answer this question at the next meeting.

**3. *Outside Agencies Allocation of Funds for 2014/15.***

City Manager Sherilyn Lombos presented the Outside Agency Grant applications. She noted proposals were solicited through the City's grant process that opened July 1 and \$30,000 has been allocated in the budget this year for grant awards. After review and discussion, Council determined the award amounts for all nine proposals.

**4. *Invitation to Participate in Mayors' Institute on City Design.***

Assistant City Manager Cannon stated Mayor Ogden received an invitation to participate in the Mayors' Institute on City Design (MICD) conference. She presented background information on MICD and potential study problems for Tualatin. The downtown area has been presented as a potential area as this would be the most beneficial area for the City to receive feedback on.

Mayor Ogden further explained MICD provides free professional advice that can assist the City with future development of the downtown area.


**5. *Council Meeting Agenda Review, Communications & Roundtable.***

Councilor Grimes asked questions in regards to the OLCC licensing type on The Growler Guys liquor license application. City Manager Lombos clarified licensing type.

**ADJOURNMENT**

The work session adjourned at 6:54 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor