



**OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JULY
23, 2018**

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis;
Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg via-phone

Absent: Councilor Nancy Grimes

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele;
Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City
Recorder Nicole Morris; Library Manager Jerianne Thompson; City Engineer Jeff
Fuchs; IS Director Bates Russell; Senior Planner Karen Fox; Parks and Recreation
Director Ross Hoover

A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:00 p.m.

B. ANNOUNCEMENTS

1. New Employee Introduction- Garet Prior, Management Analyst II

Community Development Director Aquilla Hurd-Ravich introduced Management Analyst Garet Prior. The Council welcomed him.

2. New Employee Introduction- Jean Peick, Technical Services Librarian II

Library Director Jerianne Thompson introduced Technical Services Librarian II Jean Peick. The Council welcomed her.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent 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.

Chamber of Commerce Director Linda Moholt provided an update of their latest activities. She stated the Chambers Business Advocacy Council has taken a position in supporting the Village Inn in helping to keep it in its current location. They are encouraging Metro to look at different alternatives. Ms. Moholt encouraged the Council to work with Grimm's Fuel to help come up with funding mechanisms to help implement new technology at their recycling center. She also announce that Harvey Clark has passed away.

Leonard Shaver announced the Stafford Hamlet Family Fest to be held September 15, from 10am-4pm, at Fiala Farms.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, 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.

MOTION by Councilor Frank Bubenik, SECONDED by Councilor Jeff DeHaan to adopt the consent agenda.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Jeff DeHaan,
Councilor Paul Morrison, Councilor Robert Kellogg via-phone

Other: Council President Joelle Davis (Recuse), Councilor Nancy Grimes (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Regular Meeting of July 9, 2018
2. Consideration of Approval of a New Liquor License Application for Avanti Restaurant
3. Consideration of **Resolution No. 5387-18** Adopting Short-Form Investment Policy
4. Consideration of **Resolution No. 5383-18** Updating the Public Works Construction Code
5. Consideration of **Resolution No. 5386-18** Authorizing City Staff to Issue a Water Bill Credit Reimbursement

E. PUBLIC HEARINGS – Legislative or Other

1. Public Hearing on Basalt Creek Concept Plan

Community Development Director Aquilla Hurd-Ravich, Senior Planner Karen Fox, and Consultant Nadine Appenbrink from Fregonese Associates presented the Basalt Creek Concept Plan. Ms. Appenbrink spoke to public engagement on the plan. She stated focus groups, design workshops, and open houses were held. She spoke to each of the key elements of the plan including the jurisdictional boundary, land use and development, transportation, transit, bicycle and pedestrian trails, parks and open spaces, natural resources, utilities, and implementation. Planner Fox stated the primary goal is to develop a land use plan, map, and implementation strategy. She spoke to implementation measures, the comprehensive plan amendments, and phasing options. Planner Fox spoke to the adoption timeline noting both cities will have the concept plan adopted by mid-august, updates to the Urban Planning agreement in spring of 2019, and updates to the Comprehensive Plans by May 2019. She added annexations for Basalt Creek will be at the

option of property owners. Director Hurd-Ravich stated staff is looking for Council action tonight to bring back a resolution to adopt the Concept Plan.

PUBLIC COMMENT

Gordon Root stated there is a gap in the housing supply in Tualatin. He spoke in favor of the concept plan and asked the Council to keep the momentum moving forward with this project.

Herb Koss and Peter Watts spoke in opposition of the concept plan. Mr. Watts submitted his comments for the record. He spoke to Metro's Urban Growth Report and Buildable Land Map. He spoke to the economic impacts on affordable housing. Mr. Watts urged the Council to vote no based on the data Metro released. He stated he doesn't believe there is a need for industrial land instead there is a need for residential housing.

COUNCIL QUESTIONS

Mayor Ogden asked about the Metro Report that Mr. Watts referred to. Mr. Watts stated it is the Buildable Land Inventory Map in the Metro Urban Growth report.

Jim Oatams asked about the canyon being labeled as a significant natural resource. He stated Wilsonville says there is no significant natural resources noted. Director Hurd-Ravich stated the land is considered a natural resource by Title 3 and 13 as it is a flood plain and riparian area. Ms. Appenbrink stated the materials have been represented the same to both City Councils. She added that it is represented as a non-buildable area in all the maps.

Hannah Childs stated the land is better suited for residential building.

Council Bubenik noted there is a low density buffer for the current residential area. He also stated the trail that is on the map is an aspirational trail and may or may not happen.

Council President Davis stated she believes the parkway should be located further south.

MOTION by Councilor Frank Bubenik, SECONDED by Mayor Lou Ogden to direct staff to bring back a resolution to adopt the Basalt Creek Concept Plan as presented.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg via-phone

Nay: Council President Joelle Davis

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED

F. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. 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.

1. Consideration of **Ordinance No. 1411-18** Relating to Accessory Dwelling Units; and Amending Tualatin Development Code Sections 31.060, 31.071, 34.300, 34.310, and 73.050

Community Development Director Aquilla Hurd-Ravich stated a public hearing for this ordinance was held at the last Council meeting. She noted the proposed ordinance adheres to the new state regulations.

MOTION by Councilor Jeff DeHaan, SECONDED by Council President Joelle Davis for first reading by title only.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg via-phone

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED

MOTION by Councilor Frank Bubenik, SECONDED by Council President Joelle Davis for second reading by title only.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg via-phone

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED

MOTION by Council President Joelle Davis, SECONDED by Councilor Jeff DeHaan to adopt Ordinance No. 1411-18 relating to Accessory Dwelling Units; and amending Tualatin Development Code sections 31.060, 31.071, 34.300, 34.310, and 73.050.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg via-phone

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED

G. COMMUNICATIONS FROM COUNCILORS

Councilor Bubenik stated he attended the Metro and Grimm's Fuel meeting. He noted the general feeling was that citizens were happy with the Green Mountain Technology Report. Councilor Bubenik stated funding will be an issue for Grimm's as they are a small family run business. Metro and DEQ will help them to come up with funds.


Council President Davis thanked everyone for attending the Tualatin Police Community Foundation Luncheon. She stated they raised \$10,500 that will go to

funding community facing programs and equipment the department may need.

H. ADJOURNMENT

Mayor Ogden adjourned the meeting at 8:01 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor