



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR SEPTEMBER 8, 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; Community Services Director Paul Hennon; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Associate Planner Cindy Hahn; Engineering Manager Kaaren Hofmann; Police Captain Larry Braaksma; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:03 pm

1. *Basalt Creek Project Update.*

Planning Manager Aquilla Hurd-Ravich introduced Principle Consultant John Fregonese as part of the Basalt Creek consultant team. Mr. Fregonese presented a summary of stakeholder feedback. Community workshops, online survey, focus groups, and joint Council themes were discussed. Themes included employment, retail, housing, natural areas, transportation, and infrastructure.

Mr. Fregonese presented the land suitability analysis. The analysis included hard and soft constraints for the area. The land supply is broken into three classifications: vacant, redevelopable, and stable land. The land suitability is categorized into four classifications: A-least constrained and larger parcels, B- Modestly constrained and medium-sized parcels, C- Modestly constrained and small to medium sized lots, D- stable or constrained. Mr. Fregonese discussed Metro's forecast for the Basalt Creek area. The forecast included the creation of 2,600 jobs and 1,386 households for the area.

Mr. Fregonese discussed scenario planning for the areas including the development process. Development themes will be created and will include a conventional development, industrial focus, creative mixed uses, and a strong natural features scenario.

Councilor Bubenik asked what input will go into the model scenarios. Mr. Fregonese explained the base model will use constraint maps and modeling of work already done on the area. From there creative input from different sources will be used to establish alternate scenarios.

Councilor Brooksby wants to ensure that the scenarios include adequate housing to support new industrial jobs in the area.

Councilor Davis explained Basalt Creek is going to have access to the SW Concept Plan area and would like to see Basalt Creek used for residential so the two areas work together. She also expressed concerns with the location of the main arterial into the area and would like to see it moved to the south. Mr. Fregonese explained buffering the two areas is one of the issues they are working on solving.

Mayor Ogden asked how Metro's forecast impacts the area. Mr. Fregonese explained it is what Metro is expecting the City will generate from the area. He noted Metro typically defers to the local jurisdictions as to what is best for the area and noted the numbers are just a starting point.

Mayor Ogden asked if parcels are large enough to support industrial uses. Mr. Fregonese stated the sites are good for research and development facilities which are suitable to the overall area.

Mayor Ogden asked about sanitary sewer in the area. Mark Anderson, CH2M Hill, stated the area gravity flows towards Wilsonville. Mayor Ogden asked about cost feasibility of pumping the sanitary sewer into Tualatin. Mr. Anderson stated he does not have exact numbers for the area but the general principle is to not pump unless you have to. Mr. Fregonese explained City limits do not have to coordinate with service in the areas.

Mayor Ogden asked about the next joint meeting. Mr. Fregonese stated the next joint meeting will be December. Assistant City Manager Alice Cannon noted staff will be back monthly to present updates to the Council.

2. *Fox Hills Parking Permit Survey.*

Police Capitan Larry Braaksma presented the Fox Hills parking permit survey results. Surveys were sent on August 4 to 62 potentially impacted residents. 45 surveys were returned and tallied. Six questions were asked and results for each were presented.

Council President Beikman and Councilor Truax both agreed it was clear the residents do not want parking permits issued in the area.

Councilor Grimes presented a proposal of painting a no parking curb on the first block near the congested intersection. She perceives this to be the problem area for residents.

Mayor Ogden asked about communications with Stafford Hills Racquet Club regarding the parking issues. Councilor Truax stated they have contracted for offsite parking with another facility. City Manager Lombos stated staff has been working with Stafford Hills Racquet Club and they have been timely and responsive.

Mayor Ogden asked if they had additional space to build more parking. Councilor Truax responded he believes they have space to expand for future parking needs.

3. *Connect Oregon V Grant Update.*

Community Services Director Paul Hennon presented a brief overview of the project schedule and budget for the Tualatin River Greenway Gap Completion project. Grant funds to complete this project were received through ConnectOregon V in the amount of \$1,585,800. Director Hennon stated grant agreements for the project are on tonight's Council agenda for approval. The project schedule was covered with an expected opening date to the public in the winter of 2015-16. The total project cost is estimated to be \$3,287,800.

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

Councilor Brooksby stated he would be requesting to have the intergovernmental agreement between the City and Metro to fund planning and public involvement efforts related to the Southwest Corridor removed from the consent agenda.

Council President Beikman stated she attended the Washington County Coordination Committee (WCCC) today where they discussed having an Area Commission on Transportation (ACT) put in place for the metro area. She presented the options that were discussed at WCCC to the Council. She noted any written responses regarding the formation of the ACT needed to be back to WCCC by September 22.

Mayor Ogden expressed concerns with having two ACT's put in place and how it would affect the distribution of funding. Council President Beikman explained funding would remain in one pool and the ACT's would decide how the money is spent.

Economic Development Manager Ben Bryant stated it is important the City have a say in how the ACT would be structured and not so much where the boundaries for the ACT are drawn.

Council consensus was made to support two ACT's but the main focus of the Council was on how these groups would be structured.

Councilor Bubenik asked about the vacant lot along Lower Boones Ferry Road and the removal of the trailer and fencing. City Manager Lombos stated staff had received a complaint about the property and the city's Code Enforcement Officer is now working with the property owners to get the lot cleaned-up.

ADJOURNMENT

The work session adjourned at 6:47 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Monique Beikman / Lou Ogden, Mayor
Monique Beikman, Council President



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Nicole Morris, Deputy City Recorder

DATE: 09/22/2014

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of September 8, 2014

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of September 8, 2014.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of September 8, 2014
City Council Regular Meeting Minutes of September 8, 2014