



STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL
Date 6/22/15
Recording Secretary N. Morris

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Nicole Morris, Deputy City Recorder

DATE: 06/22/2015

SUBJECT: Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of June 8, 2015

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Work Session and Regular Meeting of June 8, 2015.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes for June 8, 2015
City Council Meeting Minutes for June 8, 2015



OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR JUNE 8, 2015

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

Absent: Councilor Nancy Grimes

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; Police Captain Larry Braaksma; Economic Development Manager Ben Bryant; Assistant City Manager Alice Cannon; Management Analyst II Kelsey Lewis; Parks and Recreation Manager Rich Mueller; Management Analyst II Zoe Monahan; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order 5:14 p.m.

1. *Community Enhancement Award Recommendation.*

Management Analyst Kelsey Lewis and Tualatin Arts Advisory Committee (TAAC) member Gary Thompson presented the Community Enhancement Award recommendation. Mr. Thompson stated the award is to recognize art endeavors in the community. The TAAC recommended the Mastodon sculpture at the Nyberg Rivers Shopping Center be granted this award.

City Manager Lombos stated the official awarding would come to the Council on June 22.

2. *Tualatin River Greenway Trail Gap Completion Project Update.*

Community Services Director Paul Hennon presented an update on the scope, schedule, and budget for the Tualatin River Greenway Gap Completion Trail project. Director Hennon stated the new bicycle and pedestrian path will be 10 to 12 feet wide and will span three quarters of a mile between Barngrover Street and the old RV of Portland site on Nyberg Lane. Trail alignment and existing conditions were reviewed.

Mayor Ogden asked what the old RV site would look like. Director Hennon stated a gravel path will connect to the existing concrete path and will include additional fencing along the trail for safety. Mayor Ogden asked if negotiations would be complete before the trail opening. Director Hennon stated the intention is to have negotiations completed.

Director Hennon stated the trail will contain 7 interpretative areas. Interpretive

elements will include signage, sculptures, and the use of different paving materials. Wayfinding signs will be put in place with a grant from Metro. Construction on the trail will happen in the summer and fall of 2015 with a expected opening in winter 2016.

Mayor Ogden asked when the ground breaking of the site would occur. Director Hennon stated they would break ground in July.

3. *Basalt Creek Concept Plan Briefing.*

Assistant City Manager Alice Cannon and Planning Manager Aquilla Hurd-Ravich presented a briefing of the Basalt Creek Concept Plan in preparation for a joint meeting with the City of Wilsonville City Council on June 17. The land use scenario planning process was recapped. Manager Cannon presented boundary option 1 and option 2. The existing transportation network and proposed local street network were shown. Manager Hurd-Ravich presented land use options for each boundary. Land use options included high tech employment, light industrial, light industrial with tech flex, west railroad areas, residential neighborhoods, multi-family uses, employment transition areas, neighborhood commercial, basalt creek canyon boundaries, and transition areas.

Manager Cannon presented figures for developable acres and land use mixes for each boundary option. Boundary option 1 would result in a near equal split of 391 developable acres and boundary option 2 would allocate roughly 40% to Tualatin and 60% to Wilsonville. Employment compositions, number of households, and transportation performance for both options were compared. A conservative assessed value and annual property tax analysis at build out with machinery and equipment was addressed for each boundary option.

Manager Cannon concluded the conversation stating the two land use and city boundaries presented include many indicators to consider. The important thing now is for the Council to select the best option with the understanding that Council can modify and optimize the option that is selected.

Mayor Ogden asked how the boundary line for option 1 was determined. Manager Hurd-Ravich stated the line follows the existing residential homes as future redevelopment in these areas is not likely.

Council President Beikman asked why more employment transition was not considered along the east side of Boones Ferry Road. Manager Cannon stated the City currently has a developer interested in residential development in the area so they are being sensitive to this potential project.

Council President Beikman stated she wants to be sure the area is buffered so the future plans for I-5 connector does not pose a issue for the current homeowners in the area.

Councilor Davis stated for the record she would like to see the bridge brought further to the south.

Mayor Ogden would like to see new residential in the area be high density residential. He expressed concern with using the roads as the appropriate way to

determine the boundary lines. He suggested land use as a better way to delineate the borders. Manager Cannon noted option 1 uses the road and option 2 does not.

Councilor Truax asked if the boundaries predominantly followed lot lines. Manager Hurd-Ravich stated the boundary lines do predominantly follow lot lines as to not split properties between cities. Councilor Truax stated the boundaries need to make sense for the citizens and for the economy. He does not see a large economic difference between the two options. He said he is ok with proceeding with either option.

Council President Beikman stated she would like the Council to move forward with option 1, with negotiation room in the light industrial/tech flex area. She likes this option because of the employment transition areas and the option to buffer the existing residential areas. She is not interest in option 2 because of the west railroad area.

Councilor Brooksby stated he is in favor of option 1. He likes the commercial development in the area and believes this option satisfies the guidelines that Metro has set forth for residential development.

Councilor Davis stated she is in favor of option 1. She prefers this option as it does not include the west railroad site and allows Tualatin the ability to protect the natural areas in the Basalt Creek Canyon. She also noted she prefers the residential area to the south to remain in Tualatin's boundary.

Councilor Bubenik stated he is in favor of option 1. He wants to see the transition area maximized to protect current homeowners.

Councilor Truax asked about construction of the sewer line along Boones Ferry Road. Manager Cannon stated the sewer line will need to be developed jointly and both options assume a joint contract between the cities.

Council consensus was reached to proceed with option 1 at the joint meeting.

4. *SW Corridor Plan Project Framing and Update.*

This item was moved to the June 22, 2015 work session.

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

None

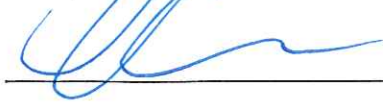
ADJOURNMENT

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

Sherilyn Lombos, City Manager



/ Nicole Morris, Recording Secretary



/ Lou Ogden, Mayor