



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 06/27/2016

SUBJECT: Consideration of Approval of the Minutes for the Work Session and Regular Meeting of June 13, 2016

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the Work Session and Regular Meeting of June 13, 2016.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Work Session Minutes of June 13, 2016
City Council Regular Meeting Minutes of June 13, 2016



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

Absent: Councilor Wade Brooksby; Councilor Nancy Grimes

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker; Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Assistant to the City Manager Tanya Williams; Assistant City Manager Alice Cannon; Associate Planner Erin Engman; City Engineer Jeff Fuchs; Associate Planner Charles Benson; Senior Planner Karen Fox

CALL TO ORDER

Mayor Ogden called the meeting to order at 5:10 p.m.

1. *Mobile Food Carts.*

Associate Planner Charles Benson and Planning Manager Aquilla Hurd-Ravich presented a summary of framing for the mobile food cart project. The Pupu Shack could not operate per current TDC 34.013 regulations last year in the parking lot of Clark Lumber. Planner Benson discussed different types of food carts to be considered, which included: push carts, stationary carts, mobile food trucks and catering trucks. He discussed operational regulations to be considered such as: locations, hour-limitations, design limitations and items of sale. Considerations of configuration of devices such as: stand alone structures, buildings, and multiple food carts operating in the same area. Options for permitting and review were discussed. Associate Planner Benson discussed public engagement proposing online surveys, questionnaires and outreach to local businesses. Citizens would be provided the opportunity to comment and provide testimony at City Council public hearings. The timeline is set to be completed by the end of the calendar year.

Mayor Ogden would like to know what ordinances are in place for surrounding cities. Manager Hurd-Ravich stated they are currently in the process of obtaining this information with the intention of presenting information at a work session in July.

Councilor Bubenik expressed his concerns of stationary food carts and the ascetic of what they may look like. He suggested researching all four options presented.

Councilor Truax believes catering trucks are a non issue. They currently operate around the city and serve industrial business parks. He stated complaints from business owners and their perception of potential loss of business needs to be considered. He stated he feels Tualatin does not have enough traffic to support stationary carts. Overall he wants to allow more opportunities for mobile food carts, not prevent them from having a business in Tualatin.

Councilor Davis would like to see what other cities are doing and then narrow down the options. She does not support being restrictive at this point.

Mayor Ogden likes the idea of having food carts in parking lots of businesses but does not want to see stationary food carts in Tualatin. He is in favor of food carts that are truly mobile and can be moved daily. He would like to ensure the standards of mobile food carts are in line with those which are in place for brick and mortar businesses.

Councilor Truax stated he supports the trial period this summer. Mayor Ogden concurred.

Manager Hurd-Ravich asked the Council for clarification regarding approval of their plan for public engagement.

Councilor Bubenik would like to see feedback from both citizens and local businesses. Councilor Davis agreed and would like to see a presence online as well.

2. *Basalt Creek Concept Plan Update.*

Senior Planner Karen Fox, Assistant City Manager Alice Cannon, and Planning Manager Aquilla Hurd-Ravich presented an update on the Basalt Creek Concept Plan. In December 2015, a joint Council meeting was held with Wilsonville. Two actions were achieved during this meeting including the jurisdictional boundary being agreed upon and ten considerations of success were discussed. The ten considerations included sewer, storm water, industrial lands, transportation funding, future regional transportation projects, trips, Basalt Creek parkway and I-5 Crossings, North-South collector, Basalt Creek Canyon, and public transportation.

Manager Hurd-Ravich explained the maps showing suitable land for development and the three different options for land use and development. Assistant City Manager Cannon added that feedback received in December regarding residential land use and the expressed desire for more employment land was addressed. Manager Hurd-Ravich explained the different land use options and trips associated with each type of land use. Assistant City Manager Cannon stated Wilsonville is using part of their land as high tech, which will up the trip limit and potentially cause an excess.

Councilor Bubenik asked if they are anticipating having people live and work in the same area. Assistant City Manager Cannon explained Wilsonville doesn't have a lot of residential land in this part of their city and they don't believe there would be a high demand for residences in that specific area.

Manager Hurd-Ravich stated they are currently working on a concept plan using recent activity and feedback from meetings. Next steps include having another agency review team review the draft concept plan.

Assistant City Manager Cannon asked for feedback from the Council on the ten considerations and what their vision entails.

Council President Beikman stated previously there was emphasis on not making

changes due to the trip count so she was surprised by the new numbers.

Councilor Bubenik asked for an estimate of the trip count with the proposed changes. Assistant City Manager Cannon stated they do not have the current trip count estimate but noted it is within the range of working something out. Finding a balance on the trip count will require compromise for both cities.

Mayor Ogden commented on the high tech zone and would like to know if it is the best use of the land. He stated high tech allows for higher paying wages and with the limited acres he would like the best use of the land. Manager Hurd-Ravich stated they could look at changing the employment mix of land use. She noted light industrial tech flex allows for a certain amount of open space which brings the trip count down.

Mayor Ogden stated he does not want the transportation system to fail. Noting both cities need to come to an agreement on how trips can be used proportionate to the acres allotted. Each city will then have a trip limit and it will be up to the city to use the trips as they see fit. Assistant City Manager Cannon clarified the suggestion is to have an equal number of trips per developable acre.

Councilor Bubenik asked which zone type has the highest capacity for generating trips. Assistant City Manager Cannon stated high tech zoning has the highest trip count and residential has the lowest.

Councilor Truax suggested residential areas will have to be added to bring the trip count down.

Councilor Bubenik wanted to make sure staff is responding to the email from Grace Lucini. He requested the Council be included on responses.

3. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Bubenik stated parking on Hazelbrook Road is becoming an issue with cars on both sides, causing one lane for traffic to travel. He requested staff make sure the standards are being met. Assistant City Manager Cannon stated staff is looking into the issue by the direction of the City Manager.

ADJOURNMENT

The work session adjourned at 6:38 p.m.

Sherilyn Lombos, City Manager

 / Merab Smith, Recording Secretary

 / Ed Truax, Mayor Pro Tem