



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JUNE 08, 2020

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Robert Kellogg, Councilor Paul Morrison, Councilor Maria Reyes, Councilor Valerie Pratt

Call to Order

Mayor Bubenik called the meeting to order at 7:02 p.m.

Public Comment

Scott Mitton recommended the City consider making the following changes at the Police Department: create a citizen review committee to evaluate policies around excessive force, a citizen review committee to oversee any disciplinary action of an Officer, and put procedures in place for citizen review of the death of any person related to excessive force. He encourage the Council to seek greater citizen involvement on these matters.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Kellogg, Seconded by Councilor Brooks. Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt
MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of May 26, 2020
2. Consideration of Approval of a Change in Liquor License Application for Buffalo Wild Wings
3. Consideration of Approval of a Liquor License Application for Red Robin Gourmet Burgers and Brews
4. Consideration of **Resolution No. 5497-20** an Amendment to the Intergovernmental Agreement between Washington County and the City of Tualatin for the Washington County Community Development Block Grant Program
5. Consideration of **Resolution No. 5498-20** Resolution Authorizing Solid Waste and Recycling Rate Adjustments 2020

Special Reports

1. Presentation of the 2019 Tualatin Planning Commission Annual Report

Planning Manager Steve Koper introduced Planning Commissioner Alan Aplin. Commissioner Aplin recapped the Planning Commission action items for 2019 including recommendations on conditional use permits and plan text amendments.

Mayor Bubenik thanked committee members for their hard work and dedication to the commission over the past year.

Council President Grimes thanked the committee for making thoughtful decisions for the city. She stated she enjoys serving as the council liaison and working with the commission members.

Public Hearings - Legislative or Other

1. Consideration of **Resolution No. 5496-20** Declaring the City's Election to Receive State Revenue Sharing Funds During Fiscal Year 2020-21

Director Hudson stated in order for the city to receive state shared revenues the city must hold two public hearings. He noted the first public hearing was held before the budget committee and the second is being held tonight. Director Hudson stated the city is set to receive \$413,890 in state revenue sharing funds in FY 2020-21.

Motion to adopt Resolution No. 5496-20 declaring the city's election to receive State Revenue Sharing Funds during Fiscal Year 2020-21 made by Councilor Pratt, Seconded by Council President Grimes.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt

MOTION PASSED

2. Consideration of updates to Mixed Use Commercial Provisions of the Tualatin Development Code to apply a Mixed Use Commercial Zone in the Area Subject to the Existing Provisions of the Mixed Use Commercial Overlay Zone (Chapter 57 of the Development Code)

Mayor Bubenik opened the hearing for consideration of updates to the Mixed Use Commercial provisions of the Tualatin Development Code to apply a Mixed Use Commercial Zone in the area subject to the existing provisions of the Mixed Use Commercial Overlay Zone (Chapter 57 of the Development Code). He read the rules of the hearing in accordance with ORS 197.763(5) and (6) and ORS 197.796(3)(b).

Associate Planner Erin Engman presented Plan Text and Plan Map Amendment 20-0001 regarding the establishment of a Mixed Use Commercial zone. She stated Council directed staff to determine the feasibility of increasing the maximum height in the Mixed Use Commercial Overlay District and ensure the transportation system can support the related impact. Planner Engman stated the proposed amendments tonight affect portions of the Bridgeport area located west of I-5 and north of SW Lower Boones Ferry Road. She stated staff found that reformatting the overlay district into a zoning district, known as the Mixed Use Commercial (MUC) District, would provide greater clarity and certainty to better communicate the City's commitment to supporting mixed use development in the Bridgeport Village area. Planner Engman stated the proposal tonight increases the maximum building height to 70 feet district wide and 100 feet in limited geographic areas. She stated the comprehensive plan updates and development code updates acknowledge the new zone and align and clean-up existing code. Planner Engman stated all applicable criteria related to the PTA and PMA have been met. She added there is no significant impact added to the transportation system as defined by OAR.

Planning Commissioner Alan Aplin stated the Planning Commission recommends approval of the proposed amendments.

Planner Engman stated staff recommends approval of the proposed amendments.

PUBLIC COMMENT

None.

COUNCIL DISCUSSION

Councilor Pratt asked if any public comment was received during the noticing period. Planner Engman stated staff did not receive any feedback. She noted staff did engage surrounding neighbors of the new district and the feedback was positive.

Councilor Morrison stated the area is a prime opportunity for low income housing. He asked how the new zoning would affect the ability for residential to be there. Planner Engman stated the proposed amendments includes mixed-used family residential.

Councilor Brooks asked if light rail doesn't move forward in the area how would traffic density be mitigated. Planner Engman stated the transportation study they ran was based on the existing transportation system and didn't include the flexibility of light rail in the area. She noted the addition of light rail would ease traffic in the area.

COUNCIL DELIBERATIONS

Councilor Grimes asked if a hotel had made an application for that area. Planner Engman stated a formal pre-application meeting has not occurred at this time.

Councilor Brooks asked about increased density in the area around the Commons. Planning Manager Steve Koper stated a significant amount of work would have to happen to change the zoning around the commons. They are tracking items at the state level that could affect change in the area in the future.

Councilor Kellogg stated the PTA unlocks value in an area that will serve the community well.

Motion to approve Plan Text and Plan Map Amendment 20-0001 regarding the establishment of a Mixed Use Commercial zone made by Councilor Kellogg, Seconded by Councilor Morrison.
Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt
MOTION PASSED

Council Communications

Councilor Pratt commended the Police Department for working with the organizers of the protest that happened in Tualatin.

Councilor Kellogg thanked city staff for organizing quickly to keep everyone safe at the protest last week.

Councilor Brooks spoke in support of Gun Violence Awareness Day and the Wear Orange Campaign to reduce gun violence in our community.

Councilor Brooks requested a \$100,000 placeholder for the Climate Action Plan be added to the city's budget for next year. She believes the addition will help add perspective to the decision making process.

Councilor Pratt asked what funds would need to be moved to make this happen. Director Hudson stated he would move money from the contingency line.

Councilor Morrison would prefer the money be left in contingency. He stated Clackamas County and Metro are working towards creating a funding mechanism to fund plans like this.

Councilor Kellogg asked if there is room in staff's work plan for next year to work on this. City Manager Lombos stated a scoping discussion is slated for a work session in the fall. Councilor Kellogg encouraged the Council to wait on moving funds until the scope for the project can be determined.

Council President Grimes asked how Councilor Brooks arrived at the \$100,000. Councilor Brooks stated she looked at what other surrounding cities have spent.

Councilor Reyes stated she needs to understand the plan more before making a decision.

Councilor Pratt asked what the timeframe would be for this project. City Manager Lombos stated staff will be coming to the Council in the fall to begin scoping the project. Councilor Pratt asked if the city where to wait for funds from one of the counties how long would that take. City Manager Lombos stated she doesn't believe Clackamas County will be issuing funds. She stated Clackamas County is working on a plan that includes Tualatin that the city would be able to leverage that work.

Mayor Bubenik stated there is not Council consensus to move this item into the budget at this time. He noted the item will be back to Council in the fall for further consideration.

Councilor Morrison stated his appreciation and thanks to Chief Steele for the work he has done partnering with the community.

Councilor Reyes thanked Chief Steele for his willingness to listen to the community.

Council President Grimes stated the Police Department does a great job and she appreciates their level of integrity.

Mayor Bubenik thanked Chief Steele for his response to the organized protest in Tualatin last week. Mayor Bubenik stated he attended the Westside Economic Alliance Forum, Metro Mayor's Consortium meeting, Greater Portland Inc. meeting, Chamber of Commerce Board meeting, Veteran's Memorial Committee meeting, Washington County Chairs meeting, Clackamas County Chair and Mayors meeting, and the League of Oregon City call regarding COVID-19.

Mayor Bubenik stated The Obama Foundation has reached out to all Mayor's to pledge their support for four items in their communities. Items include engaging your community in a wide variety of input in the review of police use of force policies, report findings to the community and ask for feedback on the policies, and then reform your police use of force policies. Mayor Bubenik asked for the Councils support in taking the pledge.

Chief Steele stated the police department welcomes the thoughtful changes that are being recommended. He believes in the need for transparency in policing.

City Manager Lombos stated this is important and the city will make time to make these items happen.

Councilor Brooks stated she is excited to be an example and strengthen our organizations transparency in policing.

The council was in favor of the Mayor signing the Obama Pledge.

Adjournment

Mayor Bubenik adjourned the meeting at 8:45 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor