



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES FOR FEBRUARY 23, 2026

PRESENT: Mayor Frank Bubenik (via zoom), Council President Valerie Pratt, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Christen Sacco, Councilor Octavio Gonzalez

Council President Pratt called the meeting to order at 5:30 p.m.

1. Website Redesign Update.

Deputy City Manager Megan George and Creative Communications and Marketing Program Manager Heidi Stanley presented an update on the City's website redesign project. Deputy City Manager George stated the project is currently in the content migration phase and remains on budget. She stated staff are finalizing content migration, completing third party integrations, and conducting internal testing and quality assurance. The next phase will include a structured beta test involving staff, members of the City Council, and members of the public.

Manager Stanley provided a preview of the redesigned website and demonstrated key features.

Councilor Brooks asked about search functionality for meeting agendas and minutes. Deputy City Manager George stated staff is working through the integration with Municode Meetings and evaluating how that integration will function within the new website. She stated the goal is for the meeting materials to be integrated into the site.

Councilor Brooks asked whether regional committees would be listed on the website. Deputy City Manager George stated the website lists only City advisory committees. She noted that regional committee participation could be reflected within individual Councilor biographies.

Councilor Gonzalez asked about language accessibility options. Manager Stanley demonstrated the language translation feature, stating the website uses Google Translate to provide multilingual access.

Council President Pratt stated she would like the ability to search specifically by agenda items. She also asked how users would locate building permit information and building code references. Deputy City Manager George stated the search function will return results based on keywords appearing throughout the website and related pages.

Council President Pratt asked where CERT information is located on the website. Deputy City Manager George stated the Community Emergency Response Team information is listed under the emergency preparedness section.

2. Discussion and Consideration of Next Steps for the Business Honey Bucket.

Community Development Director Aquilla Hurd-Ravich and City Attorney Kevin McConnell presented information regarding a request from Honey Bucket for a Plan Text Amendment to allow solid waste treatment and recycling facilities in the Light Manufacturing (ML) Planning

District. Director Hurd-Ravich provided background on the request. She stated a code enforcement investigation was initiated in October 2024. In June 2025, a formal request for interpretation was submitted to the City regarding the use classification. The interpretation determined the use met the definition of a Solid Waste and Recycling Facility. A request for review of that interpretation was submitted in July 2025, and the City Council subsequently held a public hearing and upheld the staff determination.

Director Hurd-Ravich stated staff has continued working with Honey Bucket and has developed a Voluntary Compliance Agreement. City Attorney McConnell explained the agreement holds the matter in abeyance while the applicant works to satisfy the terms of the agreement and while staff seeks direction from the Council regarding potential legislative action.

Director Hurd-Ravich reviewed the purpose of the Light Manufacturing Planning District, stating the ML zone is intended to provide suitable areas for light industrial uses and limited supportive commercial activities while buffering residential and commercial areas from heavy manufacturing and prohibiting hazardous or environmentally adverse operations. She provided examples of permitted uses in the ML zone, including food and beverage processing and packaging and research and development laboratories. She also provided examples of conditional uses, including manufacturing of bicycles, small electric generators, small electric motors, motorized boats, sashes and doors, vending machines, and production or fabrication of metals or metal products, including enameling and galvanizing.

Director Hurd-Ravich stated the requested modification would add solid waste treatment and recycling facilities and wholesale sales as conditional uses in the ML zone. She explained that allowing the use through a Conditional Use Permit process would establish clear procedures and standards and noted that similar permitted uses function effectively in other zones. Director Hurd-Ravich stated legislative amendments to the Development Code may only be initiated by the City Council. She asked whether the Council wishes to allow Honey Bucket to pursue a Plan Text Amendment to permit Solid Waste and Recycling Facilities as a Conditional Use in the Light Manufacturing zone.

Councilor Gonzalez stated the proposed amendment feels appropriate given the location and proximity to residential areas.

Councilor Brooks asked whether approving the amendment would affect other applicants or open the conditional use process more broadly within the Light Manufacturing zone. Director Hurd-Ravich stated adding the use as a Conditional Use would apply throughout the entire ML zone. Councilor Brooks stated she is not interested in moving the amendment forward if it would open the area to similar uses.

Councilor Hillier stated other buffer areas should be considered and expressed interest in ensuring any proposal be tailored specifically to the subject property. Director Hurd-Ravich explained conditional use permits are subject to specific standards and spacing requirements, which could provide limitations. Councilor Hillier asked what additional protective measures could be included. Director Hurd-Ravich stated staff could evaluate spacing requirements and other standards to determine whether restrictions could be crafted to limit impacts. Councilor Hillier stated she would like to see a path forward but acknowledged staff workload considerations and is hesitant to move forward with a text amendment.

Council President Pratt asked whether the waste tank had been removed from the site and whether Light Manufacturing zones are typically used as buffer areas. Director Hurd-Ravich stated the ML zone is generally intended to function as a buffer between residential areas and heavier industrial uses.

Councilor Reyes requested further explanation of the Conditional Use Permit process. Director Hurd-Ravich explained that a Conditional Use Permit provides a discretionary review process with specific approval criteria and conditions.

Councilor Reyes asked whether Honey Bucket had applied for a Conditional Use Permit. Director Hurd-Ravich stated that option is not currently available under the code, which is why staff is seeking Council direction regarding a potential legislative amendment.

Mayor Bubenik expressed agreement with Councilor Hillier's concept of adding restrictions if a Conditional Use approach were considered and asked whether such limitations could be crafted. Director Hurd-Ravich stated it may be possible, depending on the objectives, such as limiting proximity to residential areas.

Mayor Bubenik asked about the duration of the Voluntary Compliance Agreement and whether a time limit is attached. City Attorney McConnell stated there is no specific expiration date and the agreement remains in effect while the City evaluates options.

Mayor Bubenik asked about extending the General Manufacturing zone to include the property and inquired about the impacts of that approach. Director Hurd-Ravich stated a property owner may initiate a zone change request, but additional research would be required to evaluate process requirements and impacts.

Mayor Bubenik asked whether a zone change or a Conditional Use amendment would be preferable. Director Hurd-Ravich stated further analysis would be needed to determine the appropriate path.

Councilor Gonzalez shared satellite images of the property and discussed drainage patterns observed on the site. Representatives from Honey Bucket stated water shown in the images reflected fresh water drainage and clarified operational practices at the site.

Council President Pratt again asked whether the waste tank had been removed. Honey Bucket stated the tank had been removed and wastewater is now transported directly to Clean Water Services. They stated there is no solid waste stored on site.

Councilor Brooks stated the community places high value on environmental quality and quality of life. She expressed concern regarding past code compliance issues and stated she was uncomfortable with the situation.

Council President Pratt asked about fencing sales occurring on the site and whether that use conforms with zoning. Director Hurd-Ravich stated wholesale fencing sales do not fit within the current ML zone use category and would require amendment.

Council President Pratt stated she is opposed to amending the Light Manufacturing zone to allow the use but expressed openness to considering a zone change.

Councilor Sacco expressed concern that changing the zoning could allow future uses inconsistent with the City's intent and that she prefers maintaining consistency within established zones.

Councilor Reyes stated she would be interested in receiving additional information regarding a potential rezone.

Councilor Hillier asked whether a zone change could be temporary or limited to the current property owner. She stated she did not want to broadly modify the ML zone and asked about staff workload implications. Director Hurd-Ravich spoke to the workload associated with a zone change. City Manager Lombos clarified that a zone change application would be initiated by the property owner, whereas a Conditional Use amendment would require staff to initiate a legislative code change.

Councilor Gonzalez stated he would support identifying a viable solution.

Council consensus was reached to have the applicant pursue a zone change from Light Manufacturing to General Manufacturing.

City Attorney McConnell stated staff would continue working with Honey Bucket and that the Voluntary Compliance Agreement would remain in effect during the process.

Adjournment

Council President Pratt adjourned the meeting at 7:00 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor