TUALATIN CITY COUNCIL MEETING

Monday, March 23, 2026

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

Mayor Frank Bubenik
Council President Valerie Pratt
Councilor Maria Reyes *Councilor Bridget Brooks*
Councilor Christen Sacco *Councilor Cyndy Hillier*
Councilor Octavio Gonzalez

To the extent possible, the public is encouraged to watch the meeting live on local cable channel 28, or on the City's website.

For those wishing to provide comment during the meeting, there is one opportunity on the agenda: Public Comment. Written statements may be sent in advance of the meeting to Deputy City Recorder Nicole Morris up until 4:30 pm on Monday, March 23. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so: either by speaking in person or entering the meeting using the zoom link and writing your name in chat. As always, public comment is limited to three minutes per person.

Link: https://us02web.zoom.us/j/89624940229

Password: 10699

Work Session

1. ***6:00 p.m. (20 min) – City Manager's Employment Agreement.*** Every two years, the City Manager's employment agreement and performance review is conducted by the City Council per Council Rules. At tonight's meeting, the City Council will discuss appropriate amendments to the City Manager's employment agreement.

2. ***6:20 p.m. (10 min) – Requests for Proclamation.*** Two Proclamation requests have been received; one from the Vietnamese Community of Oregon requesting that April 30 be recognized as Vietnamese American Remembrance Day, and one from the Davis Phinney Foundation requesting that April be declared Parkinson's Awareness Month. These are both Tier 4 requests and as such require prior Council approval before being added to the agenda.

3. ***6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications & Roundtable.*** Council will review the agenda for the March 23rd City Council meeting, hear a report from the City Manager, and brief the Council on issues of mutual interest.

7:00 P.M. CITY COUNCIL MEETING

Call to Order

Pledge of Allegiance

Announcements

1. Arbor Month Presentation, Proclamation and Youth Recognition
2. Proclamation Declaring April 19-25, 2026, as National Library Week in the City of Tualatin
3. Proclamation Declaring March 31, 2026 as Transgender Day of Visibility in the City of Tualatin
4. Proclamation Declaring April 2026 as the Month of the Military Child in the City of Tualatin

Public Comment

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Consent Agenda

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda.

1. Consideration of Approval of the Regular Meeting Minutes of March 9, 2026
2. Consideration of Approval of Liquor License Renewals for 2026
3. Consideration of **Resolution No. 5947-26** Awarding a Contract for Construction of Basalt Creek Linear Park
4. Consideration of **Resolution No. 5949-26** Authorizing the City Manager to Accept Grant Funds from Washington County to Assist in Retail Theft Enforcement
5. Consideration of **Resolution No. 5951-26** Approving the Termination of the Leveton Tax Increment District and the Leveton Tax Increment District Plan
6. Consideration of **Resolution No. 5952-26** Authorizing Modifications to the Employment Agreement with the City Manager

Special Reports

1. Tualatin Park Advisory Committee Annual Report
2. Tualatin Library Advisory Committee Annual Report
3. Outside Agency Grant Awardee- Tigard-Tualatin Resource Center

General Business

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

1. Consideration of **Ordinance No. 1454-26** Amending the Tualatin Development Code (TDC) Chapters 39 and 40 to Include the Keeping of Domestic Fowl as a Permitted Use in the Low Density Residential Zone (RL) under PTA 26-0001

2. Consideration of **Ordinance No. 1455-26** Related to the Keeping of Domestic Fowl, Amending Title 6-15 of the Tualatin Municipal Code

Items Removed from Consent Agenda

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

Council Communications

Adjournment

Meeting materials, including agendas, packets, public hearing and public comment guidelines, and Mayor and Councilor bios are available at www.tualatinoregon.gov/citycouncil.

Tualatin City Council meets are broadcast live, and recorded, by Tualatin Valley Community Television (TVCTV) Government Access Programming. For more information, contact TVCTV at 503.629.8534 or visit www.tvctv.org/tualatin.

In compliance with the Americans with Disabilities Act, this meeting location is accessible to persons with disabilities. To request accommodations, please contact the City Manager's Office at 503.691.3011 36 hours in advance of the meeting.

CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Stacy Ruthrauff, Human Resources Director

DATE: March 23, 2026

SUBJECT:
Amendment to the City Manager employment agreement discussion

RECOMMENDATION:
Review options for amendment to the City Manger employment agreement prior and come to a consensus regarding discussed amendments.

EXECUTIVE SUMMARY:
Every two years, the City Manager's employment agreement and performance review is conducted by the City Council per City Charter. Discussion regarding appropriate amendments will be discussed by the Human Resources Director.

FINANCIAL IMPLICATIONS:
no financial implications during work session

ATTACHMENTS:

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CITY of TUALATIN

City Manager Employment Agreement

Process & Considerations Work Session

March 23, 2026

City Manager Employment Agreement Process

- Each biennium, Council Rules require a performance review of the City Manager and reexamination of the City Manager's Employment Agreement
- The process takes place during the first quarter of even numbers years
- Salary review follows the completion of the performance evaluation (discussed in Executive Session 3/9/26)
- Traditional to perform compensation analysis based upon a salary survey of surrounding jurisdictions
- City Council reviews, evaluates and decides appropriate compensation amendments to the City Manager's Employment Agreement.

CITY of TUALATIN

Salary Survey of Comparable Jurisdictions

Entity	Population	Salary	Deferred Comp	Deferred Comp %	Car Allowance	Tech Allowance	Annual Total Compensation
West Linn	27,601	$236,306.00	$11,815.30	5% Match	$6,000.00	$900.00	$255,021.00
Tigard	57,091	$231,300.00	$6,939.00	3% match	$6,000.00	$360.00	$244,599.00
Milwaukie	21,361	$225,023.00	$7,876.00	3.50%	$4,800.00	$780.00	$238,479.00
Lake Oswego	41,474	$213,114.00	$10,656.00	5.00%	$6,000.00	$600.00	$230,369.00
Oregon City	38,387	$203,592.00	$18,873.00	9.27%	$4,200.00	$420.00	$227,085.00
	AVERAGE	$221,867.00				AVERAGE	$239,110.60
Tualatin	*28,318*	*$194,966.00*	*$16,453.00*	*8.00%*	*$5,000.00*	*$1,000.00*	*$217,419.00*
	DIFFERENCE	-$26,901.00				DIFFERENCE	-$21,691.60
	% DIFFERENCE	-13.80%				% DIFFERENCE	-9.80%

CITY of TUALATIN

Work Session Considerations

- Current City Manager has excellent reputation
- City of Tualatin is a well run and respected jurisdiction with a stable and steady workforce that is a highly desirable organization in which the work
- Salary Survey reveals the City Manager is currently well below market
- Current Salary does not reflect a competitive wage of surrounding jurisdictions nor the tenure of City Manager
- Recommendation to adjust City Manager's compensation to ensure a competitive wage and appropriate representation of work performed.
- Council Discussion

CITY of TUALATIN

CITY of TUALATIN

Application To Request A City Proclamation
18880 SW Martinazzi Ave, Tualatin, OR 97062
503-691-3011

The City of Tualatin offers two types of proclamations:

City Council Proclamation – A formal recognition read during a City Council meeting. These proclamations are included in the Council agenda and may be presented to representatives in attendance.

Mayoral Proclamation – A proclamation issued by the Mayor that does not require a formal reading at a Council meeting. This type of proclamation is ideal for recognizing events, individuals, or organizations without the need for a public presentation.

Topic & Purpose of Proclamation: IN RECOGNITION OF APRIL 30 VIETNAMESE AMERICAN REMEMBRANCE DAY

Individual, Agency, or Organization Sponsoring the Proclamation: VIETNAMESE COMMUNITY OF OREGON

Request by: Name THAO TU **Phone** (503) 349-9232

Return the completed form and a draft copy of your one-page proclamation to this application to:
City of Tualatin, Attn: Deputy City Recorder, 18880 SW Martinazzi Ave, Tualatin OR, 97062 or via email to nmorris@tualatin.gov.

Request for City Council Proclamation

Request for City Council proclamations should be submitted four weeks prior to the requested Council Meeting date. The City Council meets the 2nd and 4th Monday of each month unless otherwise noted. For specific meeting dates, please visit the City of Tualatin website at www.tualatinoregon.gov.

Note: There is a limit of three proclamations per City Council meeting and selection is made in the order requests are received. While the City does its best to recognize community needs, we retain the right to decide if the proclamation will be issued or not.

Preferred City Council Meeting Date: 04/15/2026

Alternate City Council Meeting Date: 04/22/2026

Local Resident Attending Council Meeting to Receive Proclamation:

Name TBA VIETNAMESE IN THE COMMUNITY Phone (503) 349-9232

Requests for Mayoral Proclamation

Requests for Mayoral proclamations will be considered by the Mayor and will not be formally read at a Council meeting. Approval is subject to the discretion of the Mayor. Please allow two weeks for processing.

Preferred Date of Issuance By: _____

Delivery Method (circle one): Mailed E-Mailed In-Person Pick-Up

CITY of TUALATIN

Proclamation

WHEREAS, Vietnamese refugees have proudly resided in the city of Tualatin, state of Oregon since the conclusion of the Vietnam War on April 30, 1975; and

WHEREAS, Vietnamese Americans have put forth their full toiling energy building the city of Tualatin, state of Oregon in a multitude of prominent areas including industry, economy, culture, education, and military service; and

WHEREAS, Vietnamese Americans have counted on the State of Oregon as being their second heart, mind, and family homeland; and

WHEREAS, every year Vietnamese Americans observe Remembrance Day on April 30th to solemnly honor the 58,000 American soldiers in those 810 soldiers from the state of Oregon, one fallen soldier from the city of Tualatin and more than 300,000 South Vietnamese soldiers who sacrificed their lives in the line of duty for freedom and democracy in South Vietnam from 1955 to 1975.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that Tualatin recognizes the 30th day of April, 2025 as Vietnamese American Remembrance Day. We encourage community members to recognize this cultural heritage celebration.

INTRODUCED AND ADOPTED this 13th day of April, 2026.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder

Application To Request A City Proclamation
18880 SW Martinazzi Ave, Tualatin, OR 97062
503-691-3011

The City of Tualatin offers two types of proclamations:

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Mayoral Proclamation – A proclamation issued by the Mayor that does not require a formal reading at a Council meeting. This type of proclamation is ideal for recognizing events, individuals, or organizations without the need for a public presentation.

Topic & Purpose of Proclamation: To have the CIty of Tualatin declare April Parkinson's Awareness Month

Individual, Agency, or Organization Sponsoring the Proclamation: Davis Phinney Foundation

Request by: Name Sharon Kishner **Phone** 801-888-6616

Return the completed form and a draft copy of your one-page proclamation to this application to:
City of Tualatin, Attn: Deputy City Recorder, 18880 SW Martinazzi Ave, Tualatin OR, 97062 or via email to nmorris@tualatin.gov.

Request for City Council Proclamation

Request for City Council proclamations should be submitted four weeks prior to the requested Council Meeting date. The City Council meets the 2nd and 4th Monday of each month unless otherwise noted. For specific meeting dates, please visit the City of Tualatin website at www.tualatinoregon.gov.

Note: There is a limit of three proclamations per City Council meeting and selection is made in the order requests are received. While the City does its best to recognize community needs, we retain the right to decide if the proclamation will be issued or not.

Preferred City Council Meeting Date: April 13, 2026

Alternate City Council Meeting Date: ?

Local Resident Attending Council Meeting to Receive Proclamation:

Name Sharon Kishner Phone 801-888-6616

Requests for Mayoral Proclamation

Requests for Mayoral proclamations will be considered by the Mayor and will not be formally read at a Council meeting. Approval is subject to the discretion of the Mayor. Please allow two weeks for processing.

Preferred Date of Issuance By:

Delivery Method (circle one): Mailed E-Mailed In-Person Pick-Up

PARKINSON'S AWARENESS MONTH PROCLAMATION

WHEREAS, Parkinson's disease is a chronic, progressive neurological disease and is the second most common neurodegenerative disease in the United States;

WHEREAS, there is inadequate data on the incidence and prevalence of Parkinson's disease it is believed that one million people in the U.S. are living with Parkinson's, and nearly 90,000 Americans are diagnosed each year;

WHEREAS, Oregon has the sixth highest rate in the nation for deaths from Parkinson's disease according to the Oregon Environmental Council;

WHEREAS, the symptoms of PD vary from person to person, they include slowness of movement; rigidity; gait and balance difficulty; and tremor. Additionally, speech and swallowing disturbances; cognitive impairment, dementia, mood disorders, and a variety of other symptoms may occur;

WHEREAS, education and support services like the ones provided by the Davis Phinney Foundation and other organizations are needed to inform empower and improve the quality of life of those living with Parkinson's disease and their care partners in Tualatin, Oregon. Hope does exist for persons with Parkinson's disease via intensive dedicated efforts in physical therapy, occupational therapy and speech therapy that can have a positive impact on living well with the disease.

NOW, THEREFORE, I, Frank Bubenik, Mayor, do hereby proclaim APRIL 2026 as PARKINSONS'S AWARENESS MONTH in the City of Tualatin.

In testimony whereof witness my hand and the Seal of the City of Tualatin this ___ day of April, 2026.

_____

Frank Bubenik, Mayor

CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Dustin Schull, Parks and Recreation Director
Kira Hein, Parks Project Manager

DATE: March 23, 2026

SUBJECT:
Arbor Month Presentation, Proclamation and Youth Recognition

EXECUTIVE SUMMARY:
April is Arbor Month with activities, educational programs and events in conjunction with Tree City USA requirements and recognition. Tualatin Park Advisory Committee members will present the Arbor Month presentation, followed by the Proclamation, and the Mayor awarding the youth poster contest recognition.

Tree City USA Standards:

- Tualatin Park Advisory Committee acts as the City Tree Board
- Tree Care Ordinance
- Community Forestry Programs with an Annual Budget Per Capita
- Arbor Day or Month Observance and Proclamation

Enjoy the Benefits of Trees (Arbor Day Foundation in cooperation with the USDA Forest Service):

- Economic Benefits
  - Trees increase property values
- Energy Savings
  - Trees reduce energy consumption
- Community Rejuvenation
  - Trees reinvigorate neighborhoods
  - Trees reduce crime
- Nature Education
  - Help students succeed
- Community Pride
  - Trees unite neighborhoods
- Environmental Conservation

    - Trees reduce the effects of climate change
    - Benefit wildlife
    - Provide much-needed cooling
    - Help clean our drinking water
    - Clean air
- Health and Wellness
    - Trees contribute to our health
- Aesthetically Pleasing
    - Beautiful & Attractive
    - Quality of Place
    - Quality of Life

ATTACHMENTS:

Presentation
Proclamation

Arbor Month 2026

CITY of TUALATIN

TREE CITY USA®



The Purpose of Arbor Month

Tualatin recognizes April as **Arbor Month** to celebrate the many contributions that trees make to our lives and community.

Benefits of Trees:

Public Health & Social Benefits
- Clean air
- Noise reduction
- Reduce crime
- Traffic calming

Environmental Benefits
- Climate change
- Energy conservation
- Water filtration
- Wildlife habitat

Economic Benefits
- Increase home value
- Attract businesses

Aesthetically Pleasing
- Beautiful & Attractive
- Quality of Place
- Quality of Life



Arbor Month – April 2026

Arbor Month Events & Activities

- Tualatin Trees Photography Contest
- Kids' Poster Contest
- Arbor Month Proclamation
- Treetop Wildlife
- Putting Down Roots Volunteer Tree Plantings
- Hug a Tree for Earth Day
- Tualatin Library tree-themed story times
- Arbor Month Scavenger Hunt in the park



Arbor Day Foundation®

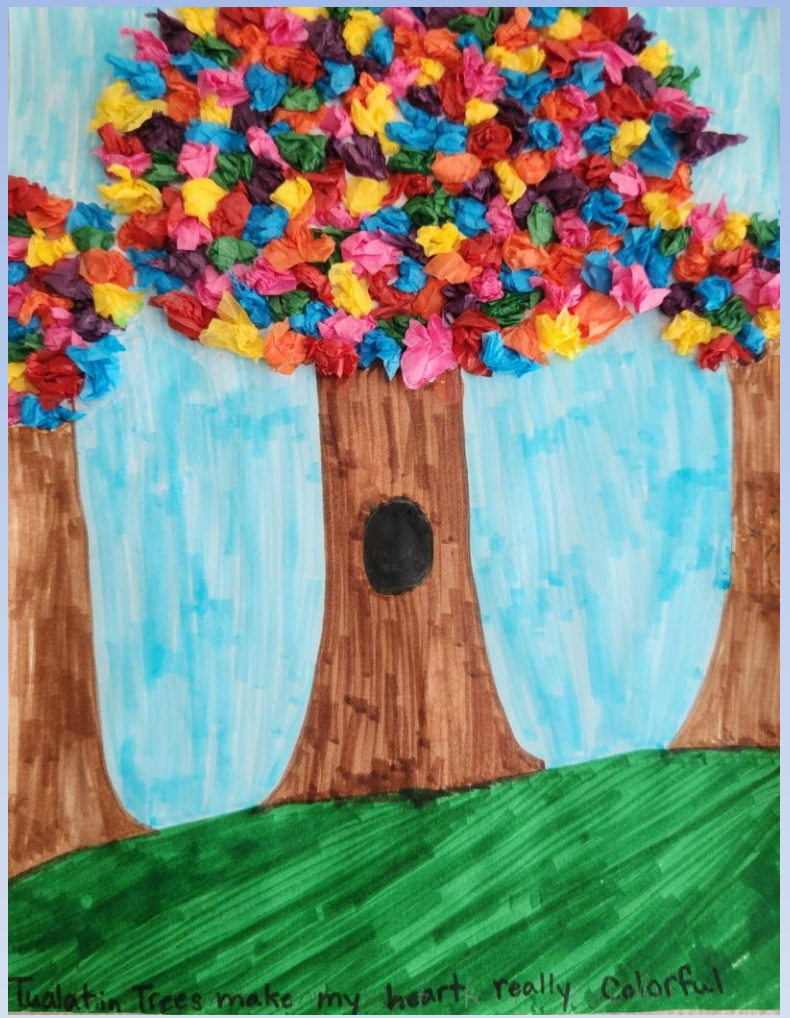
CITY of TUALATIN

TREE CITY USA®

Kids' Poster Contest: "Tualatin Trees are _____"



"Tall and Give Us Shade"
Mara Fett-Hamilton
Grades K-2



"Make My Heart Really Colorful"
Tenley Richardson
Grades 3-5

Arbor Month – April 2026

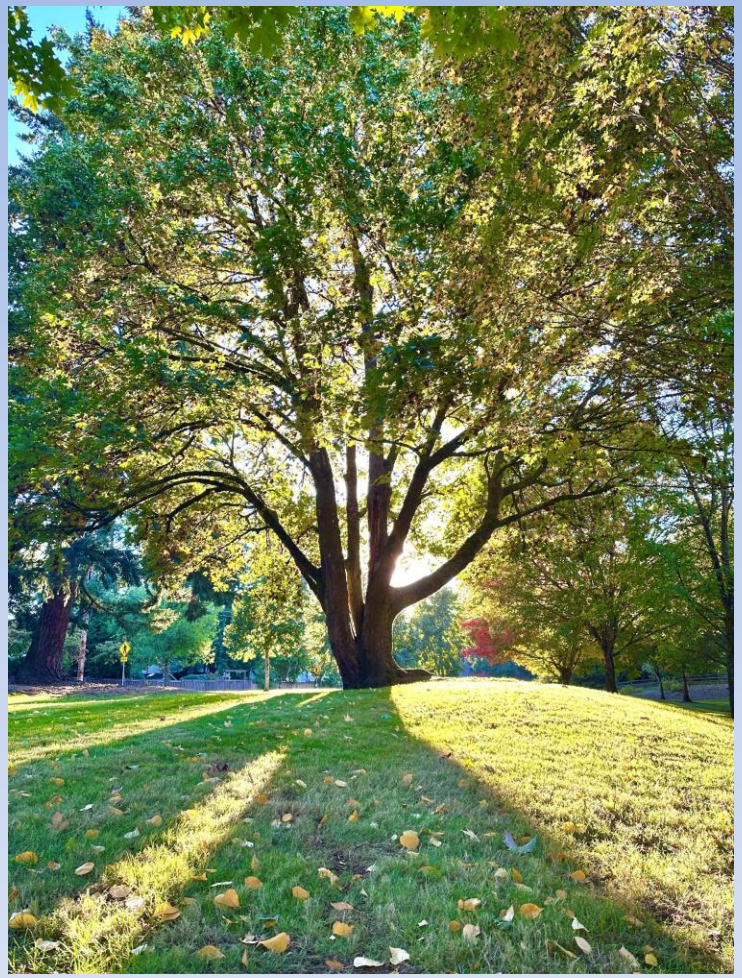
Tualatin Trees Photo Contest



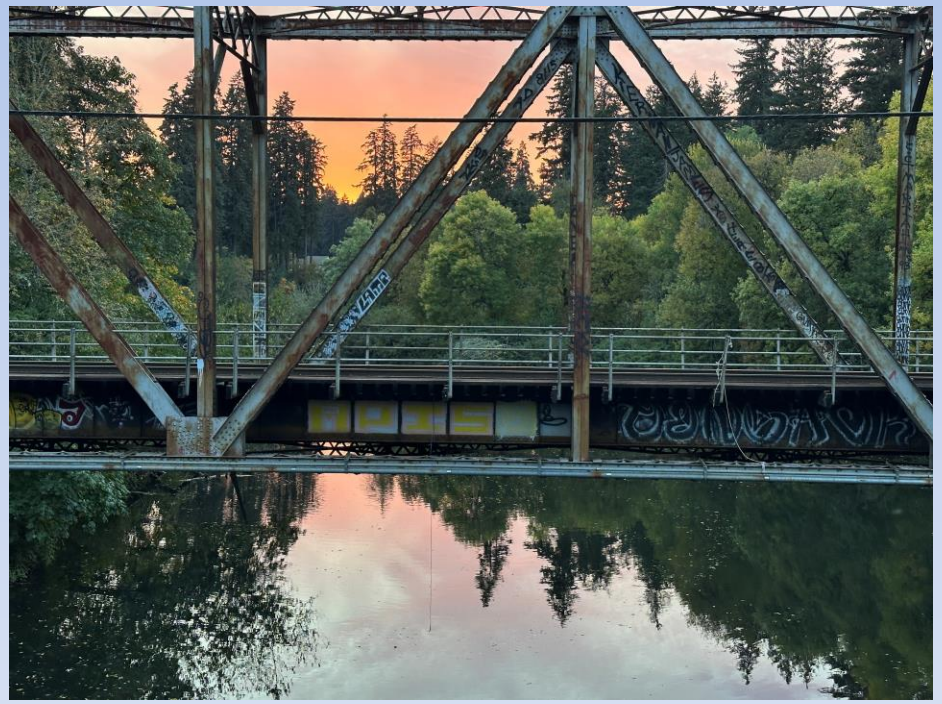
"Autumn Reflections"
First Place – Maree Ritter
Location – Jurgens Park

Arbor Month – April 2026

Tualatin Trees Photo Contest



“Maple at Sunset”
Second Place – Julie McGuire
Location – Jurgens Park



“Fall Reflection”
Third Place – Stacy Darling
Location – Tualatin Community Park

Arbor Month – April 2026

Tree City USA

The Tree City USA certification is awarded by the National Arbor Day Foundation to recognize communities that have proven their commitment to an effective, ongoing community forestry program.

Tree City USA Standards Include: Tree Board, Tree Care Ordinance, Community Forestry Program with Budget, and Arbor Month Observance and Proclamation.

The City of Tualatin is Recognized as a **Tree City USA** for the 39th consecutive Year!



CITY of TUALATIN

TREE CITY USA®

Arbor Day Foundation®

Arbor Month – April 2026

Proclamation

Declaring the Month of April 2026 as
Arbor Month in the City of Tualatin

WHEREAS, Arbor Day is a celebration observed throughout the nation and the world in which individuals and groups are encouraged to plant, care for, and celebrate the many values of trees, and Arbor Month is observed in the State of Oregon during the entire month of April 2026; and

WHEREAS, healthy trees reduce erosion of topsoil by wind and water, moderate the temperature, calm traffic, clean the air, produce oxygen, provide habitat for wildlife, and are a renewable resource giving us paper and countless other wood products; and

WHEREAS, trees beautify our community, increase property values, and enhance the economic vitality of business areas in Tualatin, and thousands of trees and shrubs are planted by volunteers in Tualatin's parklands every year; and

WHEREAS, 2026 marks the 39th consecutive year the City of Tualatin has been certified as a Tree City USA by the National Arbor Day Foundation for following best practices in community forestry management.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that the City of Tualatin designates the month of April 2026 as Arbor Month in the City of Tualatin.

All are urged to support efforts to protect and plant trees to gladden the hearts and promote the well being of present and future generations.

The City of Tualatin supports the Oregon Department of Forestry and the National Arbor Day Foundation in their recognition of the value of trees and forests by proclaiming April 2026 as Arbor Month in Tualatin.

INTRODUCED AND ADOPTED this 23rd day of March, 2026.

CITY OF TUALATIN, OREGON

BY_____
Mayor

ATTEST:

BY_____
City Recorder

CITY of TUALATIN

Proclamation

DECLARING APRIL 19-25, 2026, AS NATIONAL LIBRARY WEEK IN THE CITY OF TUALATIN

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery; and

WHEREAS, public libraries serve as vibrant community hubs that welcome everyone, empowering and connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment; and

WHEREAS, libraries provide free and equitable access to books and media, digital collections, online tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive; and

WHEREAS, libraries nurture growing minds through storytimes, STEAM programs, and volunteer opportunities, fostering curiosity and skills that will benefit their whole life; and

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success; and

WHEREAS, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression; and

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “Find Your Joy”; and

WHEREAS, Tualatin Public Library is a place of joy where visitors delight in the enriching experiences they have at library events, revel in the creative opportunities they find in the Makerspace, are enthralled with the mastodon, and cherish the connections they make with other library visitors and library staff.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that Tualatin recognizes April 19-25, 2026 as National Library Week. During this week, we invite all Tualatin residents to find their joy by visiting Tualatin Library and celebrate all the ways that the Library benefits our community.

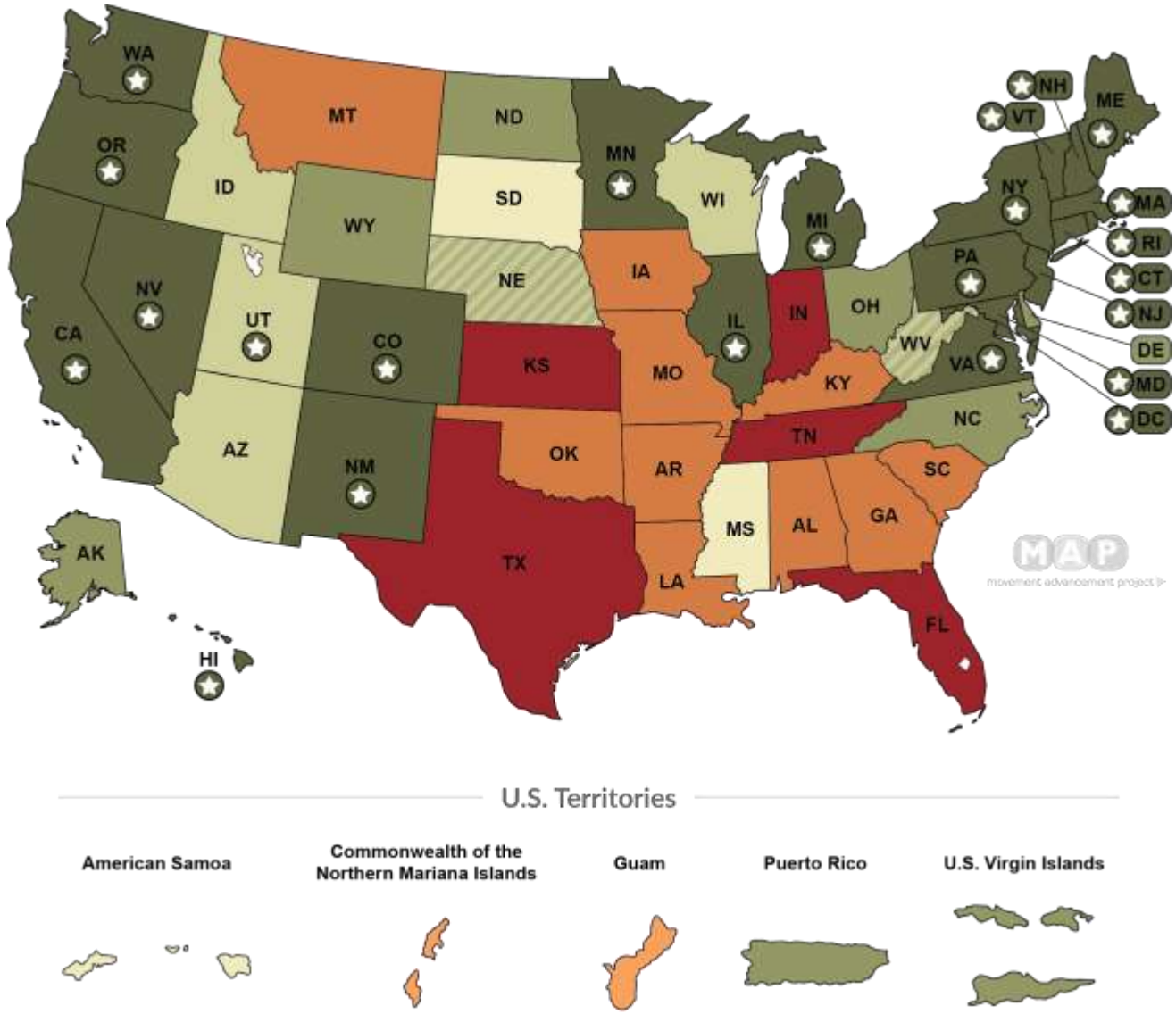
INTRODUCED AND ADOPTED this 23rd day of March, 2026.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder



U.S. Territories

State allows residents to mark M, F, or X on their driver's license *(22 states + D.C.)*

State uses easy to understand form and does not require provider certification *(21 states + D.C.)*

State uses easy to understand form and requires provider certification (accepted from wide range of professionals) *(6 states, 2 territories)*

State uses easy to understand form and requires provider certification (accepted from limited range of professionals) *(2 states)*

State has no form. No court order or proof of surgery required, but burdensome process requirements and/or provider certification required from limited range of professionals *(4 states)*

State has unclear, unknown or unwritten policy regarding gender marker changes *(2 states, 1 territory)*

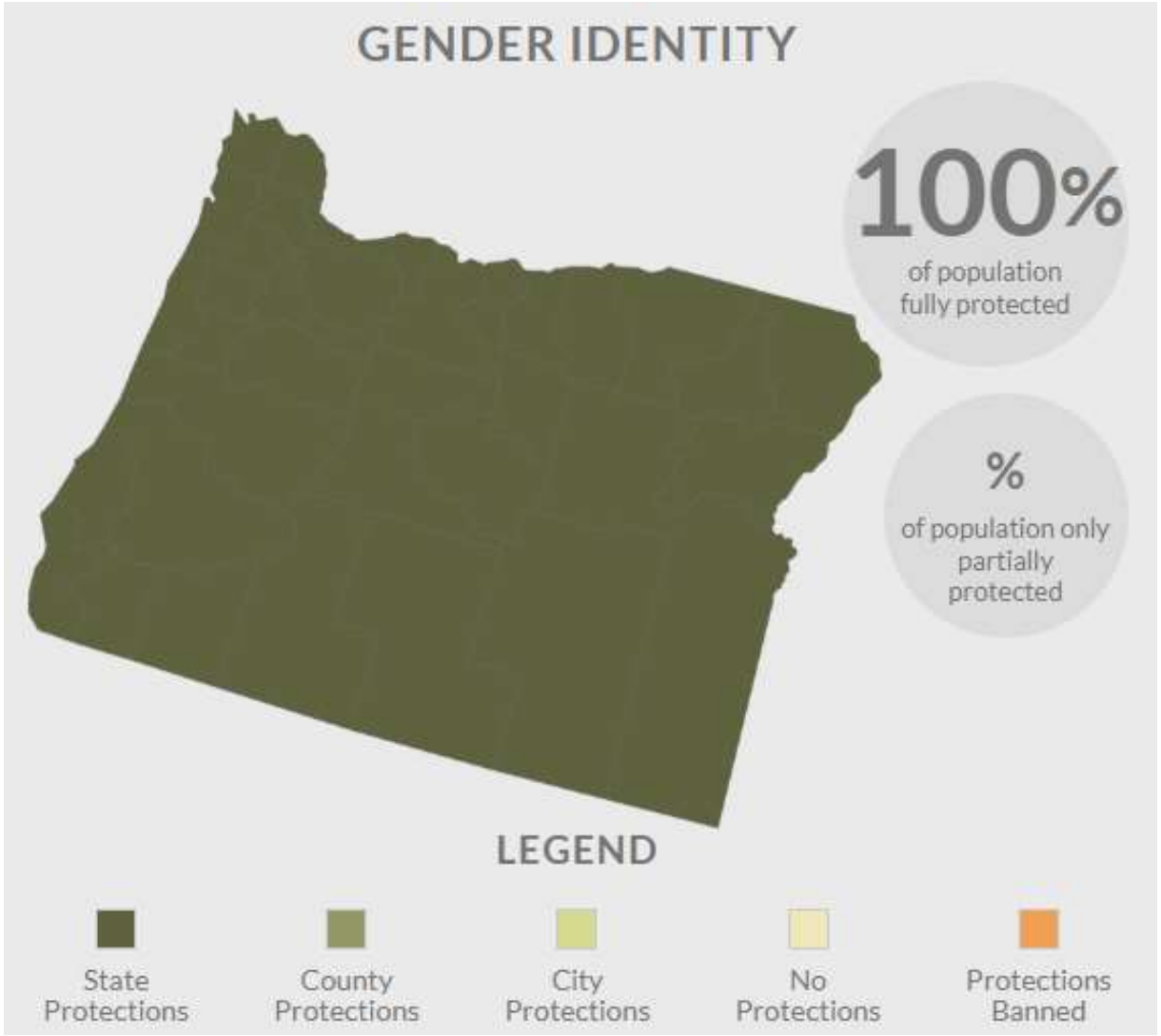
State requires proof of surgery, court order, or amended birth certificate *(10 states, 2 territories)*

State does not allow for updating the gender marker on driver's license *(5 states)*

IDEA
Inclusion Diversity Equity Access

Source - https://www.lgbtmap.org/equalitymaps/identity_documents/name_change

CITY of TUALATIN



Oregon has statewide protections for sexual identity and gender identity, i.e., discrimination prohibited in private employment, housing, and public accommodations



IDEA
Inclusion Diversity Equity Access

Source - https://www.lgbtmap.org/equality_maps/profile_state/OR

CITY of TUALATIN

CITY of TUALATIN

Proclamation

DECLARING MARCH 31, 2026, AS TRANSGENDER DAY OF VISIBILITY IN THE CITY OF TUALATIN

WHEREAS, March 31 is recognized internationally as Transgender Day of Visibility, a day dedicated to recognizing the lives, contributions, and achievements of transgender and nonbinary people; and

WHEREAS, transgender and nonbinary people contribute to the social, cultural, and economic vitality of the City of Tualatin and help strengthen the community as a whole; and

WHEREAS, a concerted, national campaign is currently targeting transgender and nonbinary people, with the goal of increasing legal discrimination, restricting access to healthcare, limiting participation in public life, and undermining privacy rights; and

WHEREAS, this campaign may cause transgender and nonbinary people in the community to feel unsafe or unwelcome, and the rights of transgender and nonbinary youth are a particular target of this campaign; and

WHEREAS, access to gender-affirming healthcare for transgender and nonbinary youth; the right of every transgender and nonbinary student in public school to be their authentic selves; and the right of every transgender and nonbinary person to participate in community activities and events, including sports, is valued and protected in Tualatin; and

WHEREAS, local governments play an important role in affirming the inherent worth and dignity of every person and in promoting policies and practices that support equity and inclusion; and

WHEREAS, the City of Tualatin is committed to fostering a welcoming, inclusive, and equitable community in which all individuals, regardless of gender identity or expression, are able to live safely and authentically.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that Tualatin recognizes the 31st day of March 2026 as Transgender Day of Visibility. On this day, we call upon all residents to join in celebrating the contributions of transgender and nonbinary people and commit to advancing equality, understanding, and justice for all.

INTRODUCED AND ADOPTED this 23rd day of March, 2026.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____

City Recorder

CITY of TUALATIN

Proclamation

WHEREAS, Thousands of brave Oregonians are demonstrating their courage and commitment to freedom by serving in the Armed Forces of the United States of America here at home and abroad and

WHEREAS, Oregon has more than 6,700 children connected to the military through a parent currently serving in the military, with hundreds more connected through the military service of a sibling, an aunt, an uncle or a grandparent; and

WHEREAS, These children are a source of pride and honor for us all, and it is only fitting that we take time to recognize their contributions, celebrate their spirit, and let our men and women in uniform know that while they are taking care of us, we are taking care of their children; and

WHEREAS, Oregonians are encouraged to pay tribute to our military children for their commitment, their sacrifice and their unconditional support of our service members because when parents serve in the military, their kids serve too.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that Tualatin recognizes April 2026 as Month of the Military Child.

INTRODUCED AND ADOPTED this 23rd day of March, 2026.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder

CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: March 23, 2026

SUBJECT:
Consideration of Approval of the Regular Meeting Minutes of March 9, 2026

RECOMMENDATION:
Staff respectfully recommends the Council adopt the attached minutes.

ATTACHMENTS:

-City Council Regular Meeting Minutes of March 9, 2026

TUALATIN CITY COUNCIL

OFFICIAL MEETING MINUTES
FOR MARCH 09, 2026

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

Call to Order

Mayor Bubenik called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Announcements

1. Proclamation Declaring April 6-10, 2026 National Community Development Week in the City of Tualatin

   Councilor Brooks read the proclamation declaring April 6-10, 2026 as National Community Development Week in the City of Tualatin.

2. New Employee Introduction- Volunteer Program Manager Kate Griffin

   Human Resource Director Stacy Ruthrauff introduced Volunteer Program Manager Kate Griffin.

   The Council welcomed her.

Public Comment

Robert Kellogg spoke regarding the City's food cart ordinance and expressed interest in allowing food cart pods within the community. He shared the potential benefits of expanding opportunities for food cart operations.

City Manager Sherilyn Lombos stated staff will be presenting additional information regarding food carts to the City Council on April 27th.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Sacco, Seconded by Council President Pratt. Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of February 23, 2026

2. Consideration of **Resolution No. 5943-26** Increasing Nyberg Creek Trail Construction Project Change Order Authorization Amount with Nutter Corporation

3. Consideration of **Resolution No. 5946-26** Authorizing the City Manager to Execute an Intergovernmental Agreement with Washington County for Recycling Contamination Reduction Education

Special Reports

1. Outside Agency Grant Awardee- Ride Connection

   Ride Connection Operations Director Paul Marksbury and Program Manager Debbie Wakis presented information regarding the organization and its services. Director Marksbury stated Ride Connection provides a range of transportation services throughout the metropolitan region and thanked the City for its continued support through grant funding. Program Manager Wakis reviewed services provided in Tualatin. Director Marksbury stated that approximately 8,000 rides were provided in Tualatin over the past year.

   Councilor Brooks stated she has heard positive feedback about the program and expressed appreciation for the service being available in Tualatin. She asked about the Ride Together program and whether it could be used for rides related to private school transportation. Director Marksbury stated the Ride Together program serves individuals age 60 and older and individuals with disabilities.

   Councilor Hillier asked whether ridership to the Juanita Pohl Center has increased since the meal program resumed. Manager Wakis stated she has observed a slight increase in ridership.

   Councilor Reyes asked about the grocery ride program. Manager Wakis explained the service includes scheduled trips in which a vehicle picks up riders, takes them to the grocery store, and returns them home.

   Councilor Reyes asked whether there is a cost for rides. Manager Wakis stated Ride Connection services operate on a donation basis.

   Mayor Bubenik asked whether there are restrictions on rides. Manager Wakis stated priority is given to seniors and individuals with disabilities.

   Council President Pratt asked how COVID impacted the program. Manager Wakis stated there was an initial decline in ridership, but participation is beginning to trend upward again.

   Council President Pratt asked about the hospital trip route. Manager Wakis explained the route was developed after the Green Line service was discontinued, which left riders needing transportation to that area.

   Mayor Bubenik thanked Ride Connection for providing transportation services to the Tualatin community.

Public Hearings - *Legislative or Other*

1. Consideration of **Ordinance No. 1454-26** Adopting a City-Initiated Code Amendment to the Tualatin Development Code to Include the Keeping of Domestic Fowl as a Permitted Use in the Low Density Residential District

   Mayor Bubenik opened the public hearing in accordance with state law.

   Planning Manager Teresa Montalvo and Senior Planner Erin Engman presented information regarding a city initiated amendment to the Tualatin Development Code to allow the keeping of domestic fowl as a permitted use in the Low Density Residential district. Planner Engman provided background on the proposed amendment. She stated the purpose of the amendment is to establish minimum standards for the humane keeping of domestic fowl in urban backyards while safeguarding the health, safety, and welfare of Tualatin residents. She explained the amendment expands the existing regulations for backyard chickens to include domestic fowl. Planner Engman stated public engagement for the project was limited to the requirements of the legislative process.

   Planner Engman presented a map identifying areas where domestic fowl would be permitted. She also summarized staff research regarding domestic fowl regulations in surrounding cities. She explained domestic fowl include animals such as chickens and ducks and described common characteristics of those animals. She stated certain birds, including roosters and geese, would remain prohibited and reviewed their shared characteristics. Planner Engman presented a comparison chart showing how surrounding cities regulate domestic fowl.

   Councilor Brooks asked whether agricultural land uses are considered low density residential uses. Planner Engman explained there are a limited number of properties that may qualify for agricultural uses under the code.

   Planner Engman stated the amendment maintains the existing licensing requirement. She explained the license is valid for five years, allows a combined maximum of four domestic fowl, and includes requirements for coops. She summarized the public engagement conducted for the project, noting outreach was limited to legislative requirements.

   Planner Engman stated the proposal meets the approval criteria set forth in the Tualatin Municipal Code. She stated the Planning Commission held a detailed discussion regarding potential mitigation measures to address noise, odor, and vermin concerns sometimes associated with domestic fowl. She stated the Commission requested clarification regarding code enforcement tools and best practices for minimum coop standards. Planner Engman stated the Planning Commission forwarded a unanimous recommendation for the City Council to adopt the proposed amendments.

   PUBLIC COMMENT

   Kevin Mulvaney spoke in support of the amendment. He stated the proposal would better align the code with the interests of residents and expressed appreciation to the Council for considering the ordinance.

COUNCIL QUESTIONS

Councilor Hillier asked whether the Code Enforcement Officer has the capacity to manage compliance or if enforcement would be complaint driven. Planner Engman stated code enforcement in the city is complaint driven. She reported there are currently 28 active domestic fowl licenses in Tualatin and since 2021 there have been eight complaints, all of which were addressed.

Council President Pratt asked about coop size requirements. She stated the code establishes a maximum size but does not include a minimum size requirement. Planner Engman stated the Planning Commission raised similar concerns and explained that best practices vary. She shared staff provided informational resources will be available on the City's website to guide residents.

Council President Pratt asked about compost generated by domestic fowl and how it should be contained. Planner Engman stated the City's nuisance code addresses debris and manure management and would apply in those circumstances.

Councilor Reyes asked whether feedback was received from the Community Involvement Organizations (CIO). Planner Engman stated notices were sent to the organizations, but staff did not receive any responses.

Councilor Brooks stated the proposed amendments improve the existing code and expressed support for the changes.

Councilor Reyes expressed concern about the potential introduction of additional animals and the possibility of viruses spreading among animals.

Motion for first reading by title only made by Councilor Brooks, Seconded by Councilor Sacco.
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion for second reading by title only made by Councilor Brooks, Seconded by Councilor Sacco.
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion to adopt Ordinance 1454-26 amending the Tualatin Development Code Chapters 29 and 40 related to domestic fowl regulations; PTA 26-0001 made by Councilor Brooks, Seconded by Councilor Sacco.
Voting Yea: Council President Pratt, Councilor Brooks, Councilor Hillier, Councilor Sacco
Voting Nay: Mayor Bubenik, Councilor Reyes

MOTION FAILED for lack of unanimity

General Business

1. Consideration of **Ordinance No. 1455-26** Amending the Tualatin Municipal Code Title 6-15 Regulations Related to the Keeping of Backyard Chickens to include Domestic Fowl

   Motion for first reading by title only made by Councilor Brooks, Seconded by Councilor Sacco.
   Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

   MOTION PASSED

   Motion for second reading by title only made by Councilor Brooks, Seconded by Councilor Sacco.
   Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

   MOTION PASSED

   Motion to adopt Ordinance No. 1455-26 **a**mending the Tualatin Municipal Code Title 6-15 regulations related to the keeping of backyard chickens to include domestic fowl made by Councilor Brooks, Seconded by Councilor Sacco.
   Voting Yea: Council President Pratt, Councilor Brooks, Councilor Hillier, Councilor Sacco
   Voting Nay: Mayor Bubenik, Councilor Reyes

   MOTION FAILED for lack of unanimity

2. Presentation on the Tualatin-Sherwood Road Rail Crossing Study.

   City Engineer Mike McCarthy, Engineering Associate Abbey McCarthy, and Kittelson and Associates Consultants Amy Griffiths and Mark Butorac presented information on the Tualatin-Sherwood Road Rail Crossing Study. Mr. Butorac explained the purpose of the study and described why the city may consider a potential grade separated crossing alternative. He stated that potential benefits include improved multimodal circulation and safety, reduced local and regional congestion for freight and commuters, opportunities for economic redevelopment in the downtown core, and minimizing the barrier to north south and east west connectivity created by the rail line. Mr. Butorac presented several alternative scenarios evaluated through the study, including grade separated alternatives, at grade alternatives, and a no build alternative.

   Mr. Butorac described grade separated alternatives including rail under the roadway, rail over the roadway, roadway under the rail, and roadway over the rail. He stated all grade separated alternatives would impact surrounding properties and businesses. He explained that at grade alternatives include roadway widening and intelligent transportation systems improvements. Mr. Butorac stated grade separated alternatives could improve traffic operations and safety and reduce conflicts between trains, vehicles, bicyclists, and pedestrians. He reviewed the viability of the options and explained that the rail line must remain above the floodplain, which eliminates the rail under alternatives. He also discussed challenges related to construction staging, traffic detours, impacts to adjacent properties and businesses, and floodplain constraints. Based on these factors, he stated rail under and rail over alternatives were determined to be infeasible. Mr. Butorac reviewed potential impacts and construction staging considerations associated with grade separation alternatives and presented maps identifying potentially affected properties. He

also discussed possible detour routes during construction and the impacts associated with those detours.

Ms. Griffiths reviewed preliminary cost estimates. She stated grade separated alternatives are estimated to cost between $100 million and $200 million, while at grade alternatives are estimated between $10 million and $20 million. She also reviewed potential funding sources, including the Transportation Development Tax, the Major Streets Transportation Improvement Program, and various federal grant opportunities. She outlined potential timelines associated with a grade separated project.

Mr. Butorac summarized alternative outcomes, stating roadway over rail or roadway under rail alternatives appear to be the most viable options. He stated projects of this type could be competitive for federal funding. He explained next steps could include continuing evaluation of concepts or deciding not to pursue additional work. City Engineer McCarthy stated the project could be competitive for federal funding opportunities.

Mayor Bubenik asked whether the Railroad Crossing Elimination Grant program requires a local funding match. Mr. Butorac stated match requirements vary depending on the grant program and stated multiple sources could potentially provide matching funds.

Councilor Reyes asked why a rail over alternative was not feasible. Mr. Butorac explained that constructing an elevated rail alignment would require building a parallel track and relocating existing facilities, which would impact nearby businesses and require space that is not available to accommodate the necessary elevation changes.

Councilor Brooks asked whether expanding the rail system to two tracks could allow both freight and MAX service to operate on the line. Mr. Butorac explained the operational and infrastructure limitations that would make such a scenario challenging.

Councilor Brooks asked whether diverting traffic to Old Tualatin-Sherwood Road with minor widening could serve as an alternative to removing nearby buildings. Mr. Butorac stated traffic volumes exceed the capacity of a two-lane roadway and such a diversion would not adequately address congestion.

Councilor Brooks asked about Intelligent Transportation System (ITS) detection technology. Mr. Butorac stated ITS improvements could cost between $5 million and $7 million.

Councilor Hillier asked whether construction methods like the pedestrian bridge project in Sherwood could be used at this location. Mr. Butorac stated that bridge was constructed off site and installed in place, which works for new facilities but would be difficult where existing infrastructure must remain operational.

Councilor Hillier asked about potential eminent domain impacts. Mr. Butorac stated the cost estimates include both construction costs and acquisition of affected properties.

Councilor Hillier asked about the reliability of potential funding sources. Mr. Butorac stated several federal funding programs have historically been available for projects of this type and have recently received additional funding.

Councilor Hillier stated the nearby rail crossing near Community Park should also be considered as part of future planning efforts.

Council President Pratt expressed concern regarding the City's ability to fund the local share of a project of this scale given shrinking regional funding resources.

Councilor Brooks asked whether rail system improvements could provide regional transportation benefits and strengthen regional partnerships. Mr. Butorac discussed how rail improvements could provide broader transportation benefits.

Council President Pratt asked whether freight rail traffic is expected to increase over the next decade. Engineer McCarthy stated freight rail activity has increased.

Mayor Bubenik asked whether federal funding could cover acquisition of properties along a potential detour route between the Dutch Bros site and Martinazzi Square. Engineer McCarthy stated some properties may require full or partial acquisition.

Mayor Bubenik gathered consensus to continuing evaluating roadway widening and intelligent transportation system improvements, exploring a detour route along Old Tualatin-Sherwood Road, and continuing to study the feasibility of a roadway over rail option.

Councilor Brooks stated she would like to see additional analysis regarding how much traffic relief the project could provide.

Council Communications

1. Proclamation and Pledge Request- Older Americans Month

   Council consensus was reached to add the requested proclamation to a future agenda.

2. Proclamation Request- Month of the Military Child

   Council consensus was reached to add the requested proclamation to a future agenda.

3. Council Communications

   City Manager Sherilyn Lombos presented the Manager's Report. She stated the City's contract with Clean Water Services is set to expire this year and staff will bring the item forward for discussion at an upcoming work session. She reported the operating agreement with Washington County Cooperative Library Services will also expire this year and staff are working on updates to that agreement. She stated staff recently met with representatives from West Linn, Lake Oswego, and Sherwood regarding a subregional transit study. She reported work has begun on preparation of the State of the City address. She noted staff are also working on a stranded worker agreement. She stated demolition will soon begin on the property recently acquired by the Urban Renewal Agency.

   Councilor Brooks stated she attended the National League of Cities meeting, a policy briefing webinar on microgrids and energy, a League of Oregon Cities legislative update, Congresswoman Salinas' town hall meeting in Wilsonville, the Chamber Awards Dinner, the League of Oregon Cities Women's Caucus Board meeting, and the International Women's Day Awards. She also shared information about upcoming activities at the Juanita Pohl Center.

Councilor Hillier stated she attended the Regional Immigration Discussion.

Council President Pratt stated she attended the Chamber Awards Banquet, the R1ACT meeting, the Downtown Revitalization Community Advisory Committee meeting, and the Clackamas County Coordinating Committee meeting.

Mayor Bubenik stated he attended the Metro Mayors Consortium meeting, the Chamber Awards Banquet, the Washington County Chairs and Mayors meeting, the R1ACT meeting, the Downtown Revitalization Community Advisory Committee meeting, and met with Commissioner Snider.

Adjournment

Mayor Bubenik adjourned the meeting at 9:38 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor

CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: March 23, 2026

SUBJECT:
Consideration of Approval of Liquor License Renewals for 2026

RECOMMENDATION:
Staff respectfully recommends the Council approve endorsement of the liquor license renewals for 2026 as listed in Attachment A.

EXECUTIVE SUMMARY:
Annually, the Oregon Liquor Control Commission (OLCC) requires that all liquor licenses are renewed. According to the provisions of City Ordinance No. 680-85, establishing procedures for liquor license applicants, applicants are required to fill out a City application form, from which a review by the Police Department is conducted according to standards and criteria established in the Ordinance. The liquor license renewal applications are in accordance with all ordinances and the Police Department has conducted reviews of the applications.

According to the provisions of Section 5 of Ordinance No. 680-85 a member of Council or the Public may request a public hearing on any of the liquor license renewal requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

FINANCIAL IMPLICATIONS:
A renewal fee of $35 has been paid by each applicant.

ATTACHMENTS:

-Attachment A- Liquor License Renewals 2026

2026 Liquor License Renewals- 3.23.2026

60's Café & Diner / 60's Café & Restaurant LLC
Ancestry Brewing / Brew Abyss LLC
Anthony Vince Nail Spa / AV Nail Spa Bridgeport Village LLC
Apex Golf Club / Bull Mountain Management LLC
Artur Café / Artur Café LLC
Brix Tavern / Brix Tavern South LLC
Buffalo Wild Wings #3574 / Wingmen V LLC
Bushwhackers / JNE Management LLC
Century Hotel / Century Hotel LLC
Choza PDX / Choza PDX LLC
Claim Jumper Restaurant / 16537 Tualatin LLC
Dotty's #13 / Oregon Restaurant Services Inc.
El Juan Colorado / Cardiel's Corp.
Elmer's Breakfast Lunch Dinner / Elmer's Restaurants Inc.
Fiasco Enterprises / Fiasco Enterprises Inc.
Fred Meyer #393 / Fred Meyer Stores Inc.
G-Man Sports Bar / Mexicali Express Inc.
Granny's Deli / All-In Deli LLC
Hana Sushi and Izakaya / Hana Sushi and Izakaya Bridgeport LLC
Island Grill / Fore-Sight Balboa LLC
Jacksons Food Stores #533 / Jacksons Food Stores #533
La Industria / Saint Irene Inc.
Lecker Liquor / Vance Burghard Inc.
Lugano Café / Orca Semiconductor LLC
Marquis Community Center / Tualatin LTC Properties II LLC
Mod Pizza / Mod Super Fast Pizza LLC
Outback Steakhouse / Evergreen Restaurant LLC #3814
Pastini Pastaria / Pastini Bridgeport LLC
PF Chang's China Bistro / PF Chang's China Bistro Inc.
Plaid Pantry #160 / Plaid Pantries Inc.
Planet Express Shipping / Planet Express Shipping LLC
Recs / Recs Nyberg LLC
Red Robin Gourmet Burgers and Brews / Red Robin International Inc.
Rosie's Kitchen / Jose Luis Alfaro
Royal Panda / China King Inc.
Shake Shack #1477 / Shake Shack Oregon LLC
Stafford Hills Club / Stafford Hills Mgmt. Co. LLC
Stickmen Brewing Company / Stickmen Brewing Inc.
Straightaway Cocktails / Bottle & Press LLC
Sushi Hana / Lake Hana LLC
The Grand Hotel at Bridgeport / The Tualatin Group Hotel Co. LLC
Toro Sushi / MSCS 2024 LLC
Tualatin Chevron / Saphire Petroleum Inc.
Tualatin Country Club / Tualatin Country Club
Tualatin Gas and Food / BR & SM Inc.
Tualatin Indoor Soccer / Tualatin Indoor Soccer LLC
Tualatin Luxor Nails and Spa / DTKN LLC
Tualatin Station Bar & Grill / JoAnne's Place LLC
Walgreens #09625 / Walgreen Co.
Whole Foods Market / Whole Foods Market Pacific Northwest Inc.
Yin Dee Thai Cuisine/ Yindee Thai LLC

CITY OF TUALATIN

Staff Report

TO:	Honorable Mayor and Members of the City Council
THROUGH:	Sherilyn Lombos, City Manager
FROM:	Dustin Schull, Parks and Recreation Director Kira Hein, Project Manager
DATE:	March 23, 2026

SUBJECT:
Consideration of Resolution No. 5947-26 Awarding a Contract for Construction of Basalt Creek Linear Park

RECOMMENDATION:
Staff recommends Council adopt Resolution No. 5947-26 to construct phase one of the Basalt Creek Linear Park.

EXECUTIVE SUMMARY:
The Basalt Creek Linear Park project will develop a new neighborhood park and multi-use pathway in the Basalt Creek area of south Tualatin. The project implements recommendations identified through the City's planning efforts for parks and recreation facilities serving the growing Basalt Creek community. The Basalt Creek Parks & Recreation planning process included research, site analysis, and public outreach to identify park and trail needs for this developing area.

The Basalt Creek Linear Park will provide a pedestrian and bicycle connection between nearby residential developments, including Autumn Sunrise and the Plambeck Gardens affordable housing community, and Boones Ferry Road, improving access to transit and supporting safe non-motorized travel. The project also establishes an initial park space in the Basalt Creek area, which currently has limited recreational amenities as development continues.

The project includes construction of a shared-use path, landscaping, and related park improvements within the linear park corridor. Future phases may incorporate additional park amenities such as art, dog relief area, or more benches as the surrounding neighborhood continues to develop and additional community engagement occurs.

Development of the Basalt Creek Linear Park advances the City's goals of expanding park access, improving pedestrian and bicycle connectivity, and supporting recreation opportunities for both residents and employees in the emerging Basalt Creek district.

The construction contract was advertised in the Daily Journal of Commerce on February 4, 2026. Seventeen responsive bids were received before the bid period closed on February 26, 2026. Civil West Construction submitted the lowest responsible bid for the project for $286,446.32. There are funds budgeted for this project in the Fiscal Year 2025-2026 budget, with the remaining funds needed to complete the project to be proposed in the Fiscal Year 2026-2027 budget.

OUTCOMES OF DECISION:
Adopting the resolution and authorizing contract execution would allow construction of the Basalt Creek Linear Park project to proceed.

Attachments:
Resolution No. 5947-26

RESOLUTION NO. 5947-26

A RESOLUTION AWARDING A CONTRACT FOR CONSTRUCTION OF BASALT CREEK LINEAR PARK

WHEREAS, the above-referenced project was advertised on February 4, 2026 in the *Daily Journal of Commerce* and the City requested competitive sealed bids as part of its capital improvement program; and

WHEREAS, seventeen responsive bids were received prior to the close of the bid period on February 26, 2026; and

WHEREAS, Civil West Construction submitted the lowest responsible bid for the project in the amount of $286,446.32; and

WHEREAS, design for construction is based on the Basalt Creek Parks & Recreation Plan and the Basalt Creek Linear Park conceptual design; and

WHEREAS, there are funds budgeted for this project in the Fiscal Year 2025-2026 budget, with funds needed to complete the project to be proposed in the Fiscal Year 2026-2027 budget.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. Civil West Construction is hereby awarded a contract for the Basalt Creek Linear Park.

Section 2. The City Manager is authorized to execute a contract with Civil West construction in the amount of $286,446.32.

Section 3. The City Manager, or the City Manager's designee, is authorized to execute Change Orders totaling up to 15% of the original contract amount.

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 23th day of March, 2026.

ATTEST:

BY _____
City Recorder

CITY OF TUALATIN, OREGON

BY _____
Mayor

CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Greg Pickering, Chief of Police

DATE: March 23, 2026

SUBJECT:
A Resolution Authorizing the City Manager to accept grant funds from Washington County to assist in Retail Theft Enforcement

EXECUTIVE SUMMARY:
Washington County has received grant funds from the Oregon Criminal Justice Commission to deter, combat, and prosecute organized retail theft occurring throughout Washington County. The purpose is to coordinate focused law enforcement actions, including executing joint operations as frequently targeted retail locations at random intervals around the county. The agreement will authorize Washington County to reimburse the costs, including overtime, for agencies in the County to conduct these missions. This program is sponsored and managed by the Washington County District Attorney's Office. This is a renewal of the IGA for the 2025-2027 biennium.

ATTACHMENTS:

- **RESOLUTION 5949-26 ORGANIZED RETAIL THEFT OPERATIONS**

RESOLUTION NO. 5949-26

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDS FROM WASHINGTON COUNTY TO ASSIST IN RETAIL THEFT ENFORCEMENT.

WHEREAS, the Washington County District Attorney's Office has offered to grant the City of Tualatin reimbursement funds for the overtime costs of performing retail theft enforcement missions in the City of Tualatin;

WHEREAS, the City of Tualatin desires to participate in this funding program for the purpose of deterring, combating, and prosecuting thefts from retail stores in Tualatin.

WHEREAS, the Council finds it is in the public interest to accept the grant funds;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON that:

Section 1. The City Manager or designee is authorized to accept grant funding from Washington County for the purpose of reimbursing the costs of conducting retail theft enforcement missions in the City of Tualatin.

Section 2. The City Manager or designee is authorized to execute the grant agreement, which is attached, as well as any and all documents necessary to effectuate the award.

Section 3. This Resolution is effective upon adoption.

INTRODUCED AND ADOPTED this _____ day of _____, 2026.

CITY OF TUALATIN OREGON

BY_____
Mayor

APPROVED AS TO LEGAL FORM

BY_____
City Attorney

ATTEST

BY_____
City Recorder

TUALATIN CITY COUNCIL

Staff Report

TO: Honorable Mayor and Members of the Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Sid Sin, Urban Renewal / Economic Development Manager
Quin Brunner, Urban Renewal / Economic Development Policy Analyst

DATE: March 23, 2026

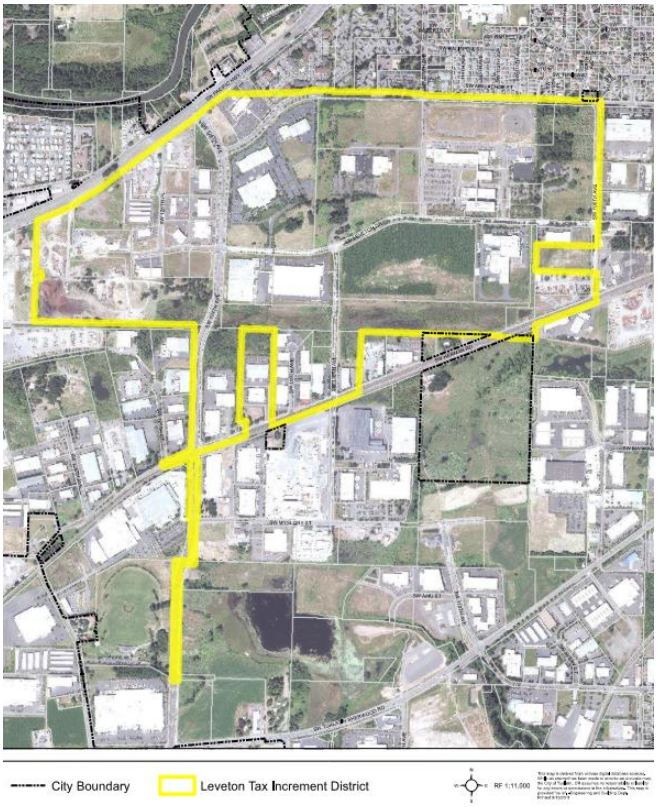
SUBJECT:
Consideration of Resolution No. 5951-26 Approving the Termination of the Leveton Tax Increment District and the Leveton Tax Increment District Plan

RECOMMENDATION:
Adopt Resolution 5951-26.

EXECUTIVE SUMMARY:
The Leveton Tax Increment District was established on August 12, 1985, with a maximum indebtedness of $36.6 million. The district includes 380 acres, generally bound by Highway 99W to the north, 108th Ave to the east, Herman Rd to the south, and 129th Ave to the west.

This urban renewal district is a stellar example of the benefits of an urban renewal district as a critical funding resource to stimulate private investment and one that we hope to replicate the results of in the Southwest and Basalt Creek Development Area, one of the City's newest urban renewal districts.

In 1985, the total assessed value of property within the district was **$3.7 million**. In 2010, the final year increment was collected, the total assessed value was **$259 million**. Upon the cessation of increment collection, an **annual benefit of $3.5 million** was returned to taxing jurisdictions.



Boundaries of the Leveton Tax Increment District, 2011.

The Leveton Tax Increment District was created to facilitate the full industrial development of the district by removing blighting influences (specifically mining operations) and providing public improvements. Development in the Leveton District had yielded 35 new employers and 2,200 permanent jobs, as of 2012. These numbers have certainly increased in the 13 years since the publication of the final district report.

Fourteen of the twenty projects identified in the Leveton Tax Increment District Plan were completed. These include the installation of utilities in all streets in the district, the construction of 118th Ave, the construction of 124th Ave, and, most recently, the Herman Road Improvement Project, which exhausted the remaining district funds in 2024. The consolidation of parcelized land (through purchase and resale) proved to be a highly effective strategy to attract large new employers, including those in the advanced manufacturing semiconductor sector.

On June 30, 2010, the Tualatin Development Commission reached the maximum indebtedness of the Leveton Tax Increment District and informed Washington County that it would cease collecting tax increment revenue. A total of $3,471,025 in annual benefit was returned to taxing jurisdictions. The Leveton Project Fund has no balance, and the Tualatin Development Commission holds no property in the district or related debt.

OUTCOMES OF DECISION:
If adopted, Resolution 5951-26 will result in the termination of Leveton Tax Increment District and the Leveton Tax Increment District Plan.

FINANCIAL IMPLICATIONS:
None.

ATTACHMENTS:

- **RESOLTION 5951-26**
- **EVALUATION OF URBAN RENEWAL IN TUALATIN, APRIL 2012 (FINAL REPORT)**

RESOLUTION NO. 5951-26

A RESOLUTION OF THE CITY OF TUALATIN APPROVING RESOLUTION 646-25 OF THE TUALATIN DEVELOPMENT COMMISSION TO TERMINATE THE LEVETON TAX INCREMENT DISTRICT AND LEVETON TAX INCREMEMENT DISTRICT PLAN.

WHEREAS, on August 12, 1985, the Tualatin Development Commission ("TDC") approved and the Tualatin City Council adopted the Leveton Tax Increment District Plan; and

WHEREAS, on June 30, 2010 the TDC ceased collections of tax increment revenues returning an annual benefit of $3,471,025 to taxing jurisdictions.

WHEREAS, on March 23rd, 2026, the TDC approved Resolution 646-25 to terminate the Leveton Tax Increment District and Plan and has forwarded this recommendation to City Council for adoption.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF TUALATIN, that:

Section 1. The City Council approves Resolution 646-25 of the TDC, terminating the Leveton Tax Increment District and Leveton Tax Increment District Plan.

Section 2. The City Council approves the 2012 Final Report, which is attached and incorporated by reference.

Section 3. This resolution shall become effective immediately upon its adoption.

ADOPTED by the Tualatin City Council this 23rd day of March, 2026.

APPROVED AS TO FORM

BY _____
Attorney

CITY OF TUALATIN

BY _____
Mayor

ATTEST:

BY _____
City Manager



Evaluation of Urban Renewal in Tualatin

April 2012

ECONorthwest
ECONOMICS • FINANCE • PLANNING

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1. Introduction

The City of Tualatin (City) and the Tualatin Development Commission have a long and successful history of fostering economic growth and community redevelopment. Since 1980, the City of Tualatin has grown from a rural suburb with a population of 7,483 to a thriving urban city that supports over 20,000 jobs and 26,160 residents. A significant portion of this growth has occurred in the City's urban renewal districts. The City has used Tax Increment Financing (TIF) to fund critical public infrastructure projects that have paved the way for millions of dollars of private investment and have spurred continued job growth in the City. Urban renewal and tax increment financing have been valuable tools for implementing the City's value statement:

> *"We value a high quality of life for our community and will promote actions, which increase community spirit and pride, and a sense of ownership, involvement and belonging in the community. We recognize the strengths, which come from our heritage and background, our social and economic conditions, and our natural resources. We will manage growth in a manner that will build on these strengths, while fostering a sense of place and a unique identify for the City."*

After more than three decades of financing community redevelopment projects, the City is closing down its two urban renewal districts: the Central Urban Renewal District (CURD) and Leveton Tax Increment District (LTID). These two districts were formed for very different purposes, and each was successful in its own way. The CURD was intended to alleviate blight in downtown Tualatin, providing a sense of place, and a more vibrant urban setting. Implementation of Tualatin Commons is one of CURD's greatest accomplishments. LTID was created to open up new lands for employment and industry, and over the last 26 years, it has accommodated 35 new employers, bringing 2,200 jobs to the City of Tualatin.

While each district was formed for different purposes, they shared a common result – increased property value. The assessed value of the CURD increased by $180 million between 1975 and 2010. Likewise, the assessed value of the LTID increased by $255.5 million between 1985 and 2010. As a result, the close down of the urban renewal districts returned thousands of dollars to other important services such as schools and fire.

This report tells the story of the Central and Leveton urban renewal districts, highlighting their successes, acknowledging their ongoing needs, and providing the City with options for investing the areas' remaining resources. This report is organized into four sections:

- Introduction
- Accomplishments
- Remaining Resources
- Conclusions

In the remainder of this section, we describe key characteristics of the CURD and LTID, including their purposes, visions, and goals. In subsequent sections of this report, we describe specific projects that were critical in the successful redevelopment of these areas, and the potential for continued redevelopment in these areas.

1.1 Central Urban Renewal District

The Central Urban Renewal District was established in 1975. The CURD originally included 310 acres and was amended over time to include a total of 327 acres west of I-5 and centered on SW Nyberg St. and SW Boones Ferry Rd. At the time, the total assessed value of the district was $14,067,089. Most of the CURD was zoned for commercial use (CC and CO), with smaller portions of the District also zoned for high-density residential and manufacturing (light and general). **Figure 1** shows a map of the CURD.

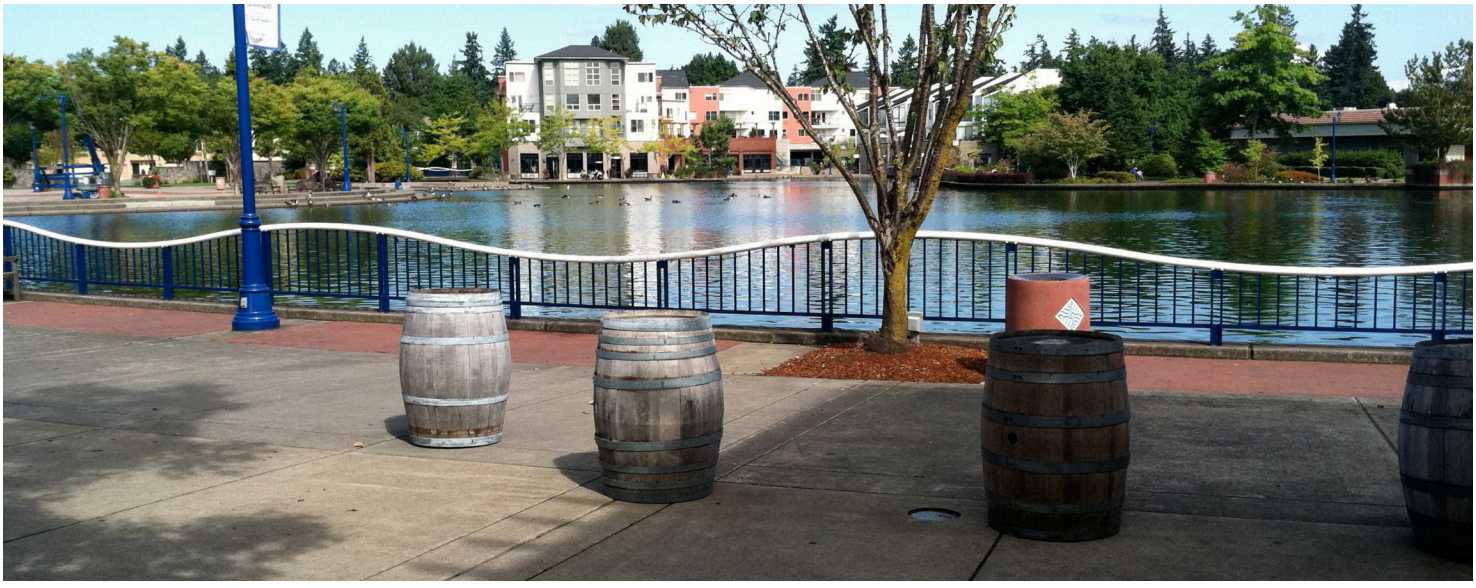
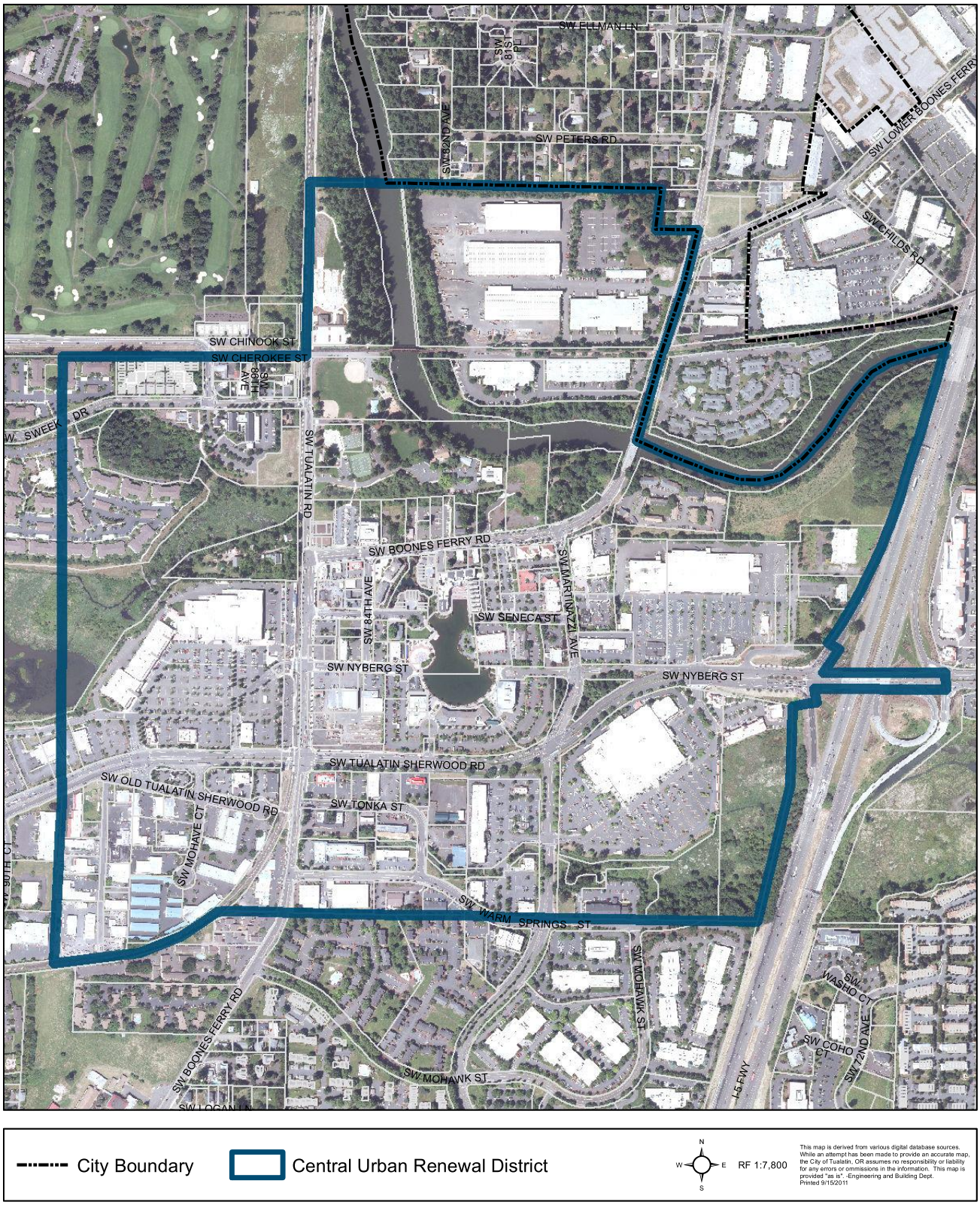


Figure 1. Central Urban Renewal District



Source: City of Tualatin, 2011.

Founded in 1975, the purpose of the CURD was to alleviate conditions of blight and create a sense of place for downtown Tualatin. Specific conditions of blight mentioned in the Plan include:

- Deleterious land uses
- Lack of flood protection
- Lack of adequate drainage facilities
- Lack of public rights of way
- Traffic congestion and potential transportation conflicts and hazards
- Inaccessible and inadequate public facilities and services

The overall goal of the CURD Plan was to strengthen the social and economic development of central Tualatin by stabilizing and improving property values, eliminating existing blight, and preventing future blight; and to encourage and facilitate land uses, private and public, that result in activity during all business hours, evenings, nights, and weekends; and to encourage indoor and outdoor uses. The vision of the CURD was to:

- Include a mixed-use living, working and playing environment.
- Be oriented to and integrate the Tualatin River and other natural features to activate uses.
- Have a distinctive feel with strong, interesting and unique design standards, elements and features.
- Include civic, social, commercial and cultural functions as a full-service community within walking distance.
- Encourage safe bike and pedestrian activity and integrate transit opportunities.
- Be a destination for local business activities and not a pass through location for freight traffic.
- Integrate seamlessly with the rest of Tualatin in all directions.

When the District was founded in 1975, one of the biggest challenges to accomplishing these goals was the presence of the Hervin Company, a pet food manufacturer, which was a non-conforming use in a commercial district. Odors emanating from the Hervin Company proved to be a significant obstacle to attracting other commercial, residential, or retail development to the District. Although the Hervin Company was a particularly visible obstacle to redevelopment, it was just one of many parcels in the District, and blight was prevalent throughout the area.

1.2 Leveton Tax Increment District

Specific conditions of blight identified in the District include:

- Inadequate facilities
- Deleterious use of land
- Laying out of property in disregard to terrain
- Lack of proper utilization of areas

The Leveton Tax Increment District (LTID) was established in 1985, encompassing 377 acres, and was later expanded to include a total of 380.3 acres. At the time, the total assessed value of the district was $3,660,924. Establishment of the District was integral to the City's economic development efforts to diversify and internationalize the local economy. The general boundary of the District includes Highway 99W and Tualatin Rd. to the north, 108th Ave. to the east, Herman Rd. to the south, and roughly 129th Ave. to the west.1 Virtually the entire District is zoned for manufacturing, including light (ML), general (MG) and manufacturing park (MP). A small portion of the site at the intersection of Highway 99W and Tualatin Rd. is zoned for general commercial (CG). Figure 2 shows a map of the LTID.

The LTID was established to provide infrastructure and services to support industrial development, and to eliminate mining operations, which were detrimental to other industrial uses.

The overall goal of the LTID was to facilitate the full industrial development of the District by removing blighting influences and by providing public improvements.



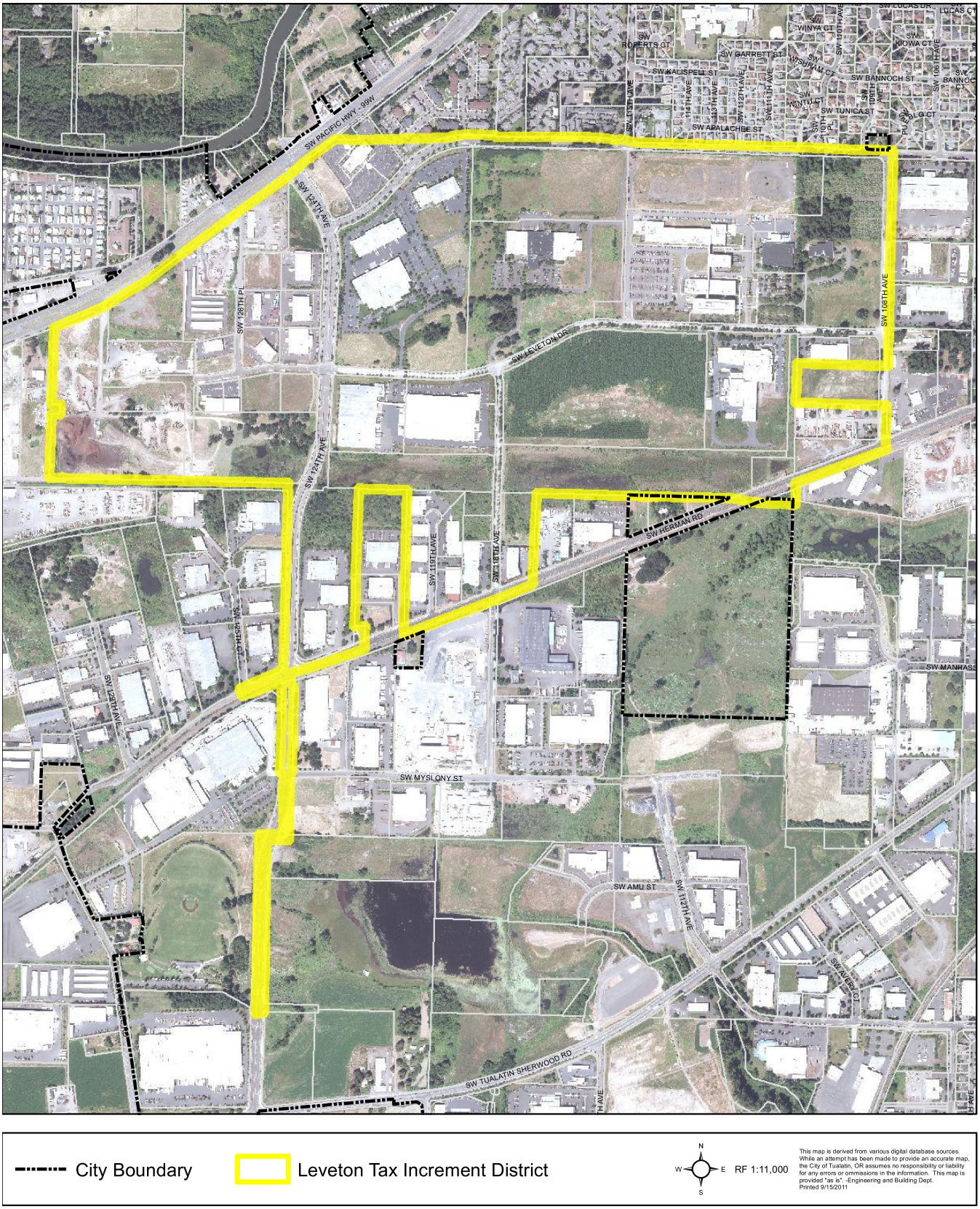
Novellus is one of the many successful businesses located in Tualatin thanks, in part, to the Leveton Tax Increment District.

1 The official boundary also extends South in a narrow strip along 124th Ave.

The purpose of the LTID was to implement goals and objectives of the Tualatin Community Plan, which relate to development of this portion of the Western Industrial District. Specific goals for the LTID include:

- To stimulate industrial development in the District.
- To achieve industrial growth within the framework of high environmental standards.
- To improve traffic access to Interstate 5 and Pacific Highway 99W and within the project area.
- To provide sewer, water, and storm drainage utility lines adjacent to and within the District, which will enable the area to be developed fully and rapidly.

Figure 2. Leveton Urban Renewal District



Source: City of Tualatin, 2011.

2. Accomplishments

This section describes the past projects undertaken by the Tualatin Development Commission (TDC) in the Central and Leveton urban renewal districts, including key public investments that were made.

2.1. Central Urban Renewal District

To accomplish the goals identified in the CURD Plan in a manner consistent with the vision for the CURD, the Plan identified over 60 specific projects to be funded in part with Tax Increment Financing (TIF) over the life of the District. Dozens of these projects were completed in the CURD over the past four decades. A complete list of these projects is included in Attachment A. Below we describe some of the projects that had a significant impact on the redevelopment of the CURD.

- ***Tualatin Commons Project:*** This large-scale mixed-used redevelopment is a key feature or the core of downtown. The area includes 80 residential units, 160,000 square feet of commercial space (office, restaurants, and a hotel), 500 parking spaces, as well as public and civic spaces. The combined real market value of the development is over $30 million. The Tualatin Commons helped forge a unique community identity. The services offered in the Commons provide a draw for community activities. The project cost $10.8 million for land acquisition and site preparation, though proceeds from sale of the land to private developers reduced the total net public cost to $7.9 million.





The Tualatin Commons Project received numerous awards, including the Governor's Livability Award (1998), and an American Planning Association Award for Professional Achievement in Planning (1999).



- ***Eliminated Downtown Floodway Designation:*** Through the removal of reefs from within the Tualatin River the downtown floodway designation was removed and facilitated development. This project enabled developers to design buildings in downtown without the hassle of special measures required for building in a floodplain.
- ***Tualatin-Sherwood Road bypass:*** This transportation improvement was a critical component for downtown development. The CURD could not have done the Tualatin Commons/Lake project without the bypass project, which facilitates traffic and straightened out access to I-5.
- ***Nyberg Street/I-5 Interchange:*** Facilitated traffic flow into the City and reduced traffic congestion. The project consisted of a southbound off-ramp widening, northbound on-ramp construction, a second phase of southbound off-ramp widening, and widening the deck of the bridge for eastbound traffic. These transportation infrastructure investments made the City easily accessible for residents, visitors and commerce.
- ***Core Area street project and parking facilities:*** The Core Area Parking District was established in 1979. TIF revenues, in conjunction with impact fees, were used to purchase land to create five surface parking lots. These lots opened up downtown, and facilitated economic development. The facilities continue to provide convenience for patrons, as well as enhanced safety for pedestrians (e.g., sidewalks, lighting, bike lanes, cross walks).

Through these important investments, the assessed value of the district increased from $14 million to $194 million.

- ***Library:*** The Tualatin Library, on average, serves over 900 patrons a day, an anchor for the District and a draw to downtown. The library aptly serves the needs of the community as a cultural and educational asset. Additionally, the library supports local retailers, by drawing nearly 1,000 people a day into the heart of downtown Tualatin, providing exposure for local businesses.
- ***Land acquisition for Police Services Building:*** Purchased the land for the site of the Police Services Building, consistent with CURD Plan goals to provide civic facilities in the URD.
- ***Façade improvement program:*** Several property owners in the District took advantage of this program, resulting in enhanced aesthetics of downtown buildings and storefronts.

The combination of these projects supported major redevelopment of Central Tualatin. The Area is truly a vibrant, mixed-use hub that provides a clear sense of place for downtown Tualatin. Tualatin Commons, at the heart of the Area, offers restaurants, office space, townhomes and apartments, and a hotel. These commercial and residential uses all benefit from the amenity of a man-made lake,

and great accessibility provided by the numerous transportation improvement projects that have been funded in part with TIF. Through these important investments, the assessed value of the district increased from $14 million to $194 million.

2.2 Leveton Tax Increment District

The LTID Plan identified 20 specific projects to be funded in part with TIF to accomplish the goals of the LTID Plan. Over the life of the LTID, 14 of these projects were completed, paving the way for significant redevelopment of the Area. A complete list of these projects is included in Attachment A. Below we describe some of the projects that had a significant impact on the redevelopment of the LTID.

- ***Land assembly:*** TIF from LTID was used by the Tualatin Development Commission to purchase land in the area to be resold for private redevelopment.
- ***Numerous transportation improvements:*** Businesses in the area would have been perimeter businesses. Interior businesses only exist, because of the investments in transportation infrastructure in the area that facilitate industrial traffic and improve accessibility. Specific transportation projects include:
    - Reconstruction of SW 124th Ave./Pacific Highway/SW Tualatin Rd. intersection
    - Construction of 118th Ave
    - Design and construct SW 124th Ave. to connect Tualatin-Sherwood Rd. with Hwy 99W





Through these important investments, the assessed value of the district increased from $3.5 million to $259 million.

  - SW Leveton Drive east/west to connect 124th Ave. and 108th Ave
  - Herman Road
- ***Installation of utilities in all streets in LTID:*** Development in the district could not occur without proper utilities. TIF revenue was used to provide sewer, water, and storm drainage adjacent to and within the project area to enable the area to be developed fully and rapidly.

The culmination of these projects is a thriving industrial park providing jobs for residents of Tualatin and the Portland metropolitan region. The transportation improvements funded in part by urban renewal literally paved the way for industrial development in the interior of the District. The Leveton Tax Increment District is now home to 35 individual businesses, providing over 2,200 industrial jobs, predominantly in the sectors of manufacturing, distributing, and general contracting. Through these important investments, the assessed value of the district increased from $3.5 million to $259 million.



Investment in public infrastructure in LTID has paved the way for dozens of businesses and thousands of employees. More vacant land remains in LTID to accommodate future growth.

3. Remaining Resources

In the previous section, we described accomplishments of the Central and Leveton urban renewal districts. While urban renewal has been a powerful and successful tool for the redevelopment of Tualatin, there is still capacity for continued redevelopment, and many projects identified in the urban renewal plans remain incomplete. In addition, there may be other opportunities to spend the remaining resources. In this section, we describe the resources needed to fund current projects and outline the remaining resources for the two urban renewal districts.

3.1. Remaining Financial Capacity

Both districts stopped collecting TIF revenues FY 2010-11. Other than modest interest earnings, the only resources available for these districts is the remaining fund balance in their project funds. **Table 1** shows the estimated remaining resources at the end of the current fiscal year.

Table 1. Remaining Resources, CURD and LTID, FY 2011-12.

Fund		Estimated Remaining Resources End FY 2011/12
CURD	$	781,238
LTID	$	4,772,727
Total	$	5,553,965

3.2. Budgeted Expenditures

The two districts have a combined $5.5M of resources. **Table 2** shows the proposed budgeted expenditures from each district project fund in FY 2012-13.

Table 2. CURD and LTID. Proposed FY 2012-13 Budget.

Description		Amount
CURD		
Materials & Services	$	-
Transfers	$	31,960
Capital Outlay	$	300,000
Total	$	331,960
LTID		
Materials & Services	$	30,000
Transfers	$	156,000
Capital Outlay	$	1,470,000
Total	$	1,656,000

The proposed budget in Table 2, include a couple of important projects to continue to improve the redevelopment potential of the CURD and LTID. In the CURD, funds have been budgeted to finish the construction of the gateway and landscape portions of the Tualatin-Sherwood Road beautification project. In the LTID, the capital outlay funds have been budgeted for the extension of Leveton Drive. The materials and services funds have been allocated for wetland migration.

Given the proposed budge, **Table 3** shows the projected remaining resources at the end of fiscal year 2012-13.

Table 3. Projected Remaining Resources After FY 2012-13.

Fund		Amount
CURD		
2011-12 Remaining Resources	$	781,238
2012-13 Proposed Budget	$	(331,960)
Total	$	449,278
LTID		
2011-12 Remaining Resources	$	4,772,727
2012-13 Proposed Budget	$	(1,656,000)
Total	$	3,116,727

Starting with the estimated remaining resources identified at the end of FY 2011-12 (Table 1), and subtracting the budgeted expenditures for FY 2012-13 (Table 2), we are able to calculate the remaining resources (Table 3). As Table 3 shows, CURD will have an estimated remaining balance of $449,278. The LTID will have an estimated remaining balance of $3.1 million. These unallocated funds can be used for a multitude of projects within each district.

4. Conclusions

Urban Renewal has been a powerful tool for redevelopment in the City of Tualatin. Below are key conclusions from this report:

- The Leveton Tax Increment District and the Central Urban Renewal District were established for two very different reasons, and each was very successful in accomplishing its goals. The CURD established a vibrant City center, creating a true sense of place in downtown Tualatin. The LTID was a tremendous engine for economic development, paving the way for more than 2,200 permanent industrial jobs in Tualatin.

- Tax Increment Financing through urban renewal was a critical funding source for dozens of infrastructure projects that helped ensure the success of these urban renewal districts. Tualatin Commons, the Tualatin Library, the Police Services Building, and numerous road construction, reconstruction, and widening projects are a few of the major projects that helped transform Tualatin thanks in large part to TIF.

- Redevelopment efforts in the CURD and LTID continue. Although both districts have great success stories, there is still more work to be done. Both districts are no longer collecting TIF revenues, but the remaining fund balances will be used to support public infrastructure projects, including numerous transportation projects in the coming years.

- Although the City of Tualatin has no active urban renewal districts at this time (i.e., districts collecting TIF revenues), urban renewal remains a viable option for the City to use to address blighted areas, and pursue economic development in the future. The City should remember the challenges and successes of the LTID and CURD as it contemplates the potential use of urban renewal in the future.

Attachment A: List of Projects

Central Urban Renewal District

Public Improvements	
Flood Control	
X	Removal of reefs within the Tualatin River
	Participating in the local share of a state and/or federally funded project.
	Fill utilized in the Tualatin Commons Redevelopment Project to minimize flood risk to the project.
Roads and Streets	
	Road Improvements
X	Tualatin-Sherwood Road Bypass
X	Warm Springs/Tonka couplet, full funding of the design and construction
X	Nyberg Street/I-5 interchange.
X	Widening of SW Nyberg Street east of SW Tualatin-Sherwood Road
X	Improvements to SW Boones Ferry Road from SW Martinazzi Avenue to SW Tualatin-Sherwood Road
X	Partial improvements to SW Nyberg Street from SW Martinazzi Avenue to Lake of the Commons.
X	Partial improvements to SW Seneca Street from SW Martinazzi Avenue to Lake of the Commons
X	Improvements to SW Seneca Street, between SW 84th Avenue and SW Boones Ferry Road.
X	Improvements to SW 84th Avenue from SW Boones Ferry Road to Nyberg Street
	Loop Road/Eastside Downtown (north half)
X	Widen SW Martinazzi Avenue
	SW Boones Ferry Road between SW Lower Boones Ferry Road and SW Martinazzi Avenue.
	Pac Trust Roadway west of the Lower Boones Ferry/Upper Boones Ferry intersection.
X	NW Nyberg Street between SW Martinazzi Avenue and SW Boones Ferry Road.
	Intersection Improvements
X	SW Boones Ferry Road/Martinazzi Avenue traffic signal.
X	Traffic signal on SW Martinazzi Avenue with Fred Meyer and Martinazzi Square.
X	SW Boones Ferry Road/Tualatin Road traffic signal.
X	Access to Tualatin Commons Redevelopment Project from SW Tualatin-Sherwood Road
	Traffic signal coordination and interconnection throughout the District
X	SW Boones Ferry Road Pedesrian Refuges
X	Landscaping Tualatin-Sherwood/Boones Ferry Intersection
X	Tualatin-Sherwood Road Landscape and Pedestrian enhancedmentproject with gateway feature (in progress)
Utilities	
X	Tualatin Commons Redevelopment Project
X	Central Design District Enhancement Project
	East Sub-area (Eastside Downtown) Project
	North Sub-area

	Parking facilities	
	X	Tualatin Commons Redevelopment Project (Tualatin Commons Site improvements, including sewer relocations)
	X	White Parking Lot expansion
	X	Yellow Parking Lot construction
	half	Red Parking Lot partial completion
	X	Blue Parking Lot construction
	X	Green Parking Lot expansion
		East Sub-area (Eastside Downtown)
	Pedestrian facilities	
	X	Tualatin Commons Redevelopment Project
		Central Design District Enhancement Project
		East Sub-area (Eastside Downtown)
		North Sub-area
		South Sub-area
	Civic Facilities	
		Community building
		Tualatin Commons Landmark
	X	Tualatin Library
	Transit Facilities	
	X	Commuter rail station
	X	Train horn noise mitigation
Land Acquisition and Clearance		
	X	Tualatin Commons Property Acquisition
	X	Tualatin Development Commission Property Acquisition
	X	Property Acquisition to Eliminate Blight or Construct Street or Other Public Infrastructure Improvements
	X	Property Acquisition for Police Facility
		Central Design District Enhancement Project Property Acquisition
		Parking Garages
Land Disposition, Development and Redevelopment		
	X	Redevelopment by private redevelopers for the mix of uses
	X	Redevelopment of certain parcels within the Urban Renewal Area
	X	Redevelopment of certain parcels within the Area by the City of Tualatin and Tualatin Development Commission for a community center
	X	Construction of public facilities that may include water feature(s), pedestrian facilities, and parking facilities.
	X	Road, street and utility improvements.
Rehabilitation and Conservation		
	X	A matching grant façade improvement program for buildings within the Central Design District.
		The Commission may appropriately assist in rehabilitation and conservation efforts outside of the Central Design District.
Marketing and Promotion		
	X	Marketing and promotion activities to assist in attracting private development investment.
Incentive Fund		
		Assist in the cost of impact fees attributed to private development.

*Note: X indicates completed projects.

Leveton Tax Increment Plan

Public Improvements		
	Road Improvements	
	X	SW Leveton Drive will be constructed as an east/west local access road which connects SW 124th Avenue and SW 108th Avenue.
	X	Widen SW Tualatin Road to 74-78 foot right-of-way, 50 foot paved width, including two travel lanes, continuous left turn lane, and bike lanes.
	X	Widen SW 108th Avenue to 64-foot right-of-way, with two lanes and continuous left turn lane.
	X	SW 118th Avenue will be design and constructed as a north-south connector joining SW Leveton Drive to SW Herman Road.
	X	Design and construct SW 124th Avenue, to connect SW Tualatin-Sherwood Road to Pacific Highway 99W.
	X	Reconstruction of intersection of SW 124th Avenue/Pacific Highway/SW Tualatin Road
	X	Widen SW Herman to 74-78 foot right-of-way, 50 foot paved width, including two travel lanes, continuous left turn lane, and bike lanes.
	X	Design and construct traffic signals at a number of locations
		Leveton Drive Extension Project with construction of SW 128th and SW 130th to 99W (in progress)
	Water improvements	
	X	Installation of lines within the rights-of-way of SW Leveton Drive, SW Tualatin Road, 108th Avenue, 118th Avenue and 124th Avenue
	X	Installation of a High Capacity line extending from Herman Road.
	Sanitary Sewer Improvements	
		Installation of a sewer line extending from 130th Ave east along the southern boundary to Hedges Creek then along Hedges Creek
	X	Installation of lines within the rights-of-way of SW Leveton Drive, 108th Avenue, 118th Avenue, 124th Avenue.
	Storm Drainage Improvements	
	X	Construction of a storm drain line along the east boundary of the Leveton parcel to SW Herman Road.
	X	Construction of storm drains within road rights-of-way for Leveton Drive, Tualatin Road, 108th Avenue, 118th Avenue, 124th Avenue.
	X	Construction of storm water detention and treatment facilities, including a detention area at the SE corner of the Leveton parcel, and the Leveton Wetland Mitigation Project.
		Construction of improvements to Hedges Creek, in accordance with the City of Tualatin's Drainage Master Plan, and the Wetlands Protection District Drainage Plan.
		Construction of storm drainage improvements to serve the quarry sector.
Land Acquisition, Reclamation and Redevelopment		
		Acquisition of the properties in the quarry sector, and for their reclamation and disposition for redevelopment.
		Acquisition of rights-of-way including easements, for the road and utility projects described in the Plan.

*Note: X indicates completed projects.

CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Stacy Ruthrauff, Human Resources Director

DATE: March 23, 2026

SUBJECT:
Consideration of **Resolution No. 5952-26** Authorizing modifications to the employment agreement with the City Manager.

RECOMMENDATION:
Staff Recommends the City Council adopt the attached resolution authorizing modifications to the employment agreement with the City Manager, which better reflect the level of work being performed commensurate with the metro market comparable jurisdictions.

EXECUTIVE SUMMARY:
Section 3 of the Resolution addresses items of the current employment agreement being amended to better reflect the level of work and dedication performed by the City Manager.

FINANCIAL IMPLICATIONS:
Provisions of the amendment will be incorporated into the budget amendments for Fiscal Year 2025-26, if needed, and will be programmed into the Proposed FY 2026-27 budget.

ATTACHMENTS:

- Resolution No. 5652-26 Approving Modifications to the Employment Agreement with the City Manager.

RESOLUTION NO. 5952-26

RESOLUTION APPROVING MODIFICATIONS TO EMPLOYMENT AGREEMENT WITH CITY MANAGER

WHEREAS through Resolution No. 4603-06 the City Council selected a City Manager and approved an employment agreement with the City Manager; and

WHEREAS the present City Manager commenced employment on December 18, 2006 and has served continuously since that time; and

WHEREAS the City Council has conducted a formal review of the City Manager's job performance and compensation package and agreed that the City Manager's performance warrants an increase in compensation.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that the Employment Agreement is modified in the following manner.

Section 3. Compensation

a. The City Council will review Employee's job performance and compensation during the first quarter of every even-numbered year.
b. The City agrees to pay Employee an annual base salary of $224,211 for the performance of the above-mentioned services payable in installments at the same time that the other management employees of the City are paid.
c. The City agrees to maintain the City Manager position into the non-represented management group of the HRA-VEBA.
d. The City agrees to maintain the car allowance to $5000 per year.
e. The City agrees to maintain the cell phone allowance to $1000 per year
f. The City agrees to maintain $16,463 into the deferred compensation plan administered by the City's deferred compensation provider, divided in installments at the same time other management employees of the City are paid
g. The City agrees to maintain the "employee contribution" of Oregon PERS (currently 6% of base salary).

All other provisions of the existing Employment Agreement not provided above shall remain in full force.

INTRODUCED AND ADOPTED this 23rd day of March, 2026.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder

CITY OF TUALATIN

Staff Report

TO:	Honorable Mayor and Members of the City Council
THROUGH:	Sherilyn Lombos, City Manager
FROM:	Kira Hein, Parks Project Manager Bella DePhillipo, Office Coordinator
DATE:	March 23, 2026

SUBJECT:
Tualatin Park Advisory Committee Annual Report

EXECUTIVE SUMMARY:
Tualatin Park Advisory Committee members will present the 2025 Annual Report.

ATTACHMENTS:

Presentation

Tualatin Parks Advisory Committee

CITY of TUALATIN
Parks & Recreation



2025 Annual Report

THIS IS US

CITY of TUALATIN
Parks & Recreation

"We are a group of enthusiastic advocates for the Parks & Recreation system with a focus on the stewardship and enhancement of our community."



31 Meetings Attended

19 Activities Attended

357 Hours Volunteered

CURRENT MEMBERS

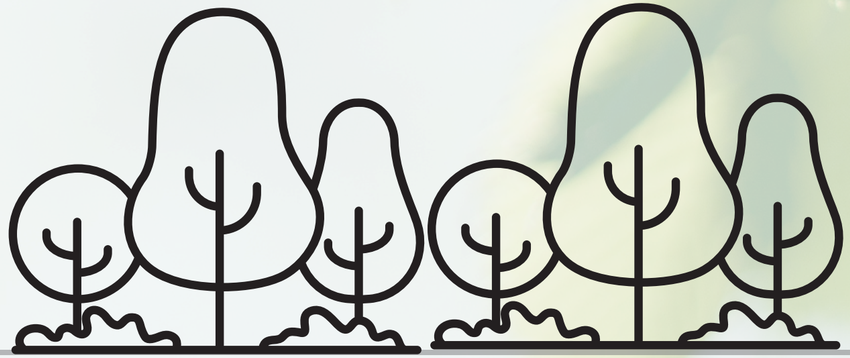
- Emma Gray, Chair
- Beth Dittman, Vice-Chair
- Carl Hosticka
- John Makepeace
- Taylor Sarman
- Adam Peterson
- Cosimah, Student Member



WHAT WE DO

- Regular Meetings
  - Learn about Parks & Recreation activities
  - Evaluate and provide recommendations to city staff regarding the efficacy of policies, programs, and procedures
  - Provide feedback and guidance regarding priority of projects related to the bond & utility fee
- Represent Parks & Recreation System to City Council
- Attend Activities & Events
  - Advocate for participation & engagement in our Parks & Recreation system
  - Provide community outreach
- Bee City Facilitation Committee
- Tree City USA Board





2025 ACCOMPLISHMENTS

CITY of TUALATIN
Parks & Recreation

Collaboration and Community Engagement

- Actively engaged in onboarding new Parks Director
- Educated membership on the Parks budget and the relationship between projects and programs
- Received ongoing onboarding training from staff
- Engaged with City Planning staff to identify intersections between Parks the Downtown Core planning process
- Engaged with City Finance staff to identify best practice for Parks Bond funding oversight role
- Renewed conversations about a Community Center
- Collaborated with the IDEA committee to coordinate overlap of activities



Sustainability

- Initiated discussion around existing tree code for possible climate resiliency updates and recommendations

2025 ACCOMPLISHMENTS

Funded Projects (Bond, Utility Fee, ARPA, Cross-Agency funded)

- Continued to assist staff with prioritizing Utility Fee projects
  - Advise staff on action plans from facility assessment report
  - Recommended to Council staff prioritized utility fee projects
- Continued role as ad hoc bond oversight committee with emphasis on:
  - Creating momentum around identification of field improvements in partnership with Youth Sports and TTSD
  - Continuing progress on new river access
  - Construction of Nyberg Creek Wetlands Trail
  - Completion and appropriate community celebration of Veterans Plaza
- Continued to support design and construction of ARPA-funded Las Casitas Park







TPARK 2026 GOALS

Collaboration and Community Engagement

- Prioritize TPARK representation in the Core Opportunity and Reinvestment Area (CORA)
  - Continue conversation about Community Center
- Continue to request information from city staff regarding bonds sales and ongoing budget decisions

Sustainability

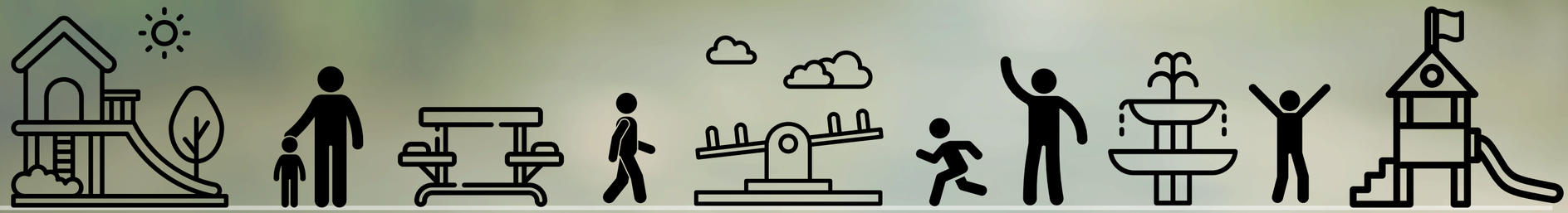
- Welcome new volunteer coordinator and request information about city's plan for sustainability in ongoing community engagement events
- Continue collaboration with city operations regarding updated, climate resilient, street tree list

TPARK 2026 GOALS

CITY of TUALATIN
Parks & Recreation

Funded Projects (Bond, Utility Fee, ARPA, Cross-Agency funded, etc.)

- Continue to assist staff with prioritizing Utility Fee projects
- Support preparation for community engagement and design of Basalt Creek Park
- Continue role as ad hoc bond oversight committee with specific emphasis on:
  - Support community engagement and design of field improvements in partnership with Youth Sports and TTSD
  - Support community engagement and design on new river access park
  - Completion and appropriate community celebration of Nyberg Creek Wetlands Trail
- Appropriate community celebration and official ribbon cutting of ARPA Funded Las Casitas Park



QUESTIONS & COMMENTS

CITY of TUALATIN
Parks & Recreation

CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Jerianne Thompson, Library Director & Equity and Inclusion Officer

DATE: March 23, 2026

SUBJECT:
Tualatin Library Advisory Committee Annual Report

EXECUTIVE SUMMARY:
Chair & Vice-Chair of the Tualatin Library Advisory Committee will present the committee's annual report for 2025.

ATTACHMENTS:

- 2025 TLAC annual report
- 2025 TLAC annual report presentation

CITY of TUALATIN

Tualatin Library Advisory Committee Annual Report

March 23, 2026

Tualatin Library Advisory Committee

Committee members: Ashley Payne (chair), Melissa Lawrence (vice chair), Rachel Elliot, Emy Loanzon, Dana Paulino, DeAnn Welker

Former members: Thea Wood, Nestor Sanchez



CITY of TUALATIN

Actions & Accomplishments

- Engaged on updates about Washington County Cooperative Library Services' public library evaluation project
- Learned about local funding sources & library areas of service
- Provided recommendations on the Child Safety Policy, Community Room Policy, Distribution of Free Materials Policy
- Heard reports from the Teen Library Committee, the Friends of Tualatin Library, and the Tualatin Library Foundation
- Discussed library user survey, library budget, organizational assessment, marketing, intellectual freedom, and library utilization trends

CITY of TUALATIN

Strategic Accomplishments

- Voter approval of local option levy for libraries
- Increased library utilization with nearly 27,000 program attendees in FY24-25
- 98% of survey respondents rated Tualatin Library's customer service as excellent/good
- Survey says: Variety of materials offered is what makes Tualatin Library's collection different from others



CITY of TUALATIN

2026 Action Plan

- Play an active role in providing citizen feedback on updating the Library's strategic plan.
- As appropriate, engage in Washington County Cooperative Library Services' funding and governance evaluation project, to represent the perspective of Tualatin community members. Continue monitoring changes happening within the cooperative and advocate for local library needs.



2026 Action Plan

- Stay informed about emerging trends and regional changes that could impact local library services, including learning about artificial intelligence use in public libraries.
- Continue to be actively involved and educated in the operations and roles of the Library. Continue review of operational policies.
- Advance Council vision, supporting social equity and inclusion within Library programs and services, providing opportunity to thrive for all community members.



CITY of TUALATIN

Recommendations

Tualatin Library is integral to successfully realizing several aspects of the City Council's 2030 Vision. TLAC requests City Council reinforce its commitment to protecting the Tualatin Library's open hours – and the current level of Library materials, programs, and services.



CITY of TUALATIN

Recommendations

We want the Library to continue to serve as an inclusive gathering place and to provide resources that contribute to a connected, informed, and civically engaged community.

We ask City Council to continue to stand with the Library and our community. Help us ensure sustainable funding for Tualatin Library – beyond the local option levy.



CITY of TUALATIN

2025 Annual Report
Tualatin Library Advisory Committee

BACKGROUND

The Tualatin Library Advisory Committee (TLAC) was established by Ordinance 758-88, adopted by Council on October 10, 1988, and incorporated into the Tualatin Municipal Code as Chapter 11-4. The enabling ordinance requires TLAC to file an annual report with the Council including a summary of the Committee's activities during the preceding year and other matters and recommendations the Committee deems appropriate.

Current members of TLAC include Ashley Payne (Chair), Melissa Lawrence (Vice Chair), Rachel Elliot, Emy Loanzon, Dana Paulino, and DeAnn Welker. Former members include Thea Wood and Nestor Sanchez Carmona (student representative), whose terms ended in October 2025. Staff support is provided by Jerianne Thompson, Library Director and Equity & Inclusion Officer.

ROLES OF THE COMMITTEE

per Tualatin Municipal Code, Chapter 11-4:

1. Consult with and advise the Library Manager on all matters affecting operational policies of the City Library.
2. Make recommendations to the City Council with respect to services, facilities, and all other matters pertaining to the maintenance and improvement of the City Library.
3. Hear and consider complaints about City Library policies or materials.

ACTIONS AND ACCOMPLISHMENTS

During the past year, TLAC engaged in regular discussions and heard monthly updates about the project underway by Washington County Cooperative Library Services (WCCLS), of which Tualatin Public Library is a member, to evaluate public library services, funding, and governance countywide. Committee members have raised questions and concerns about the impacts of proposed changes to local library services, funding sustainability, and long-term planning. TLAC also received a presentation from Finance Director Don Hudson about local government funding sources.

The committee learned about library service areas through presentations from Library staff. Topics presented to-date include programs and services for preschool-age children, school-age children, teens, Latinos and Spanish-speakers, and about the Makerspace. These presentations help prepare the committee for strategic planning work that will happen in 2026.

TLAC considered and provided recommendations on library operational policies, including the Child Safety Policy and Community Room Policy. TLAC heard reports from the Teen Library Committee, the Friends of Tualatin Library, and the Tualatin Library Foundation. Committee members participated in the recent Board & Committee Summit hosted by City Council.

TLAC members discussed progress on the Library's strategic plan. Highlighted strategic accomplishments at the Library in the past year include:

- Voter approval of a local option levy replacement for Washington County libraries.
- Facility improvements for lighting and accessibility.
- Launched organizational assessment of Library department.

- Increased utilization of the Library, including year-over-year increases in visits, checkouts, and program attendance. FY24-25 saw nearly 27,000 program attendees – an all=time high.
- Increased school outreach visits. Increased passive engagement / interactive activities inside the library.
- 98% of survey respondents rated Tualatin Library's customer service as excellent/good, with an average rating of 4.5 out of 5 stars, and 92% agreed or strongly agreed that the Tualatin Library is a welcoming place. Respondents identified variety of materials offered as the thing that makes Tualatin Library's collection different from other local libraries. (2025 Library User Survey)

Library staff provided presentations with Committee members providing comments and advice regarding Library programs, services, and operations; Library user surveys; organizational assessment; marketing and promotional materials; Summer Reading; Library budget; intellectual freedom and book challenges; and Library utilization trends. TLAC reviewed comment cards each month and heard no formal complaints this year.

ACTION PLAN FOR 2026

TLAC will remain actively involved in providing resident feedback as the Library updates its strategic plan.

As appropriate, TLAC will engage in WCCLS's services, funding, and governance evaluation project, to represent the perspective of Tualatin community members. TLAC will continue monitoring changes happening within the cooperative and advocate for local library needs.

TLAC will stay informed about emerging trends and regional changes that could impact local library services, including learning about artificial intelligence use in public libraries.

TLAC will continue to be actively involved in and educated about the operations and roles of the Library and continue to review operational policies.

TLAC will advance the Council's vision for Tualatin, supporting social equity and inclusion within Library programs and services, providing opportunity to thrive for all community members.

RECOMMENDATIONS TO COUNCIL

Tualatin Library is integral to successfully realizing several aspects of the City Council's 2030 Vision. To further this vision, TLAC requests City Council reinforce its commitment to protecting the Tualatin Library's open hours – and the current level of Library materials, programs, and services.

We want the Library to continue to serve as an inclusive gathering place and to provide resources that contribute to a connected, informed, and civically engaged community. We ask City Council to continue to stand with the Library and our community. Help us ensure sustainable funding for Tualatin Library – beyond the local option levy.

Tigard-Tualatin
Family Resource Center

City of Tualatin

Grant 2025–2026



TTSD Social Services Manager
Colleen Nakanishi
she/her

March 23, 2026

TTSD Family Supports

The Social Services Manager, Family Partnership Advocates (FPAs), Homeless Liaison, Social Workers, and Counselors **work together** to identify families and students in need and **connect them with resources** within TTSD and throughout Washington County.

FPAs are **critical members of the** ***Equity, Inclusion, and Multilingual Services Department*** and support equity initiatives related to **family engagement** and **student access to education** .



TTSD Overview

*In TTSD we provide **equitable** educational opportunities and a school experience that is **validating**, **empowering**, and **just** for every student.*

- **15 FPAs across 16 schools**
- **Focus for this year:**
  - Multilingual Learners of English (MLEs)
  - McKinney-Vento Students
  - Welcome systems for students new to the country
- **Student support services:**
  - Resource connection
  - After school programs
- **Family engagement:**
  - Language supports
  - Information sessions
  - Outreach and communication
- **Community partnerships**
  - Local churches, businesses, and the cities



Food Drive

TACKLE HUNGER

TTSD COMMUNITY FOOD DRIVE

TIGARD VS. TUALATIN

Join us for a TTSD Community Food Drive leading up to the **rivalry football game on Oct 30**!

All donations will directly support TTSD families through the Tigard-Tualatin Family Resource Center.

OCTOBER 20 - OCTOBER 30

Winner Announced October 31!

OUR COMMUNITY WINS WHEN WE FIGHT HUNGER TOGETHER!

Drop off locations:
THS, TuHS, Fowler, or Hazelbrook







TUALATIN HIGH

SUPPORTING THE COMMUNITY

511 ITEMS DONATED



Tigard-Tualatin
Family Resource Center

Basic Needs Report



Funding

$10,000

City of Tigard
Social Services Grant
2025–2026

$4,000

City of Tualatin
Outside Agencies Grant
2025–2026

$2,500+

Monetary Donations
24–25 school year

Basic Needs & Attendance

*In TTSD we provide **equitable** educational opportunities and a school experience that is **validating, empowering**, and **just** for every student.*



Top Reasons Why Children Miss School[1]

- Chronic health issues
- Mobility
- Child care
- Shelter
- Food
- Clothing
- Mental health
- Environmental factors *(e.g. lice, no clean clothes, transportation)*
- Parenting support issues
- Cultural issues

1. *The Connection Between Missing School and Health: A Review of Chronic Absenteeism and Student Health in Oregon*

Basic Needs and Family Needs

2025–2026 School Year **Tualatin** Resource Connection

Support	Families Served
Child Care	9
Clothing Resources & Hygiene	131
Domestic Violence Support	1
Food-Related	129
Furniture	14
Housing & Shelters	18
Immigration Support	19
Legal Referral	9
Medical/Health	38
Mental Health/Counseling	11
Rent & Utility Assistance	27
Winter Assistance	66



Please note:

This data is provided by FPAs through a tracking form.

These numbers are low and may not be a complete picture of how many families are served.

Funds Used for Tualatin Families

August 2025 – March 2026



Space Age Gift Cards

$300

$25 increments



Grocery Gift Cards

$500

$25–$50 increments



Laundry Gift Cards

$325

$25 increments



PGE Assistance

$6,091.66

Maximum amount contributed is $250



Furniture Assistance

$1,450

Maximum amount contributed is $150

Family Engagement

2025–2026 School Year
Tualatin Connections

Support	Families Served
Academic Support	95
Attendance Support	65
Behavior Support	32
Connection between other school staff and home	91
Helping families understand school information	23
Home Visit	16
IEP/IFSP Support	104
Internet/Technology	3
Interpretation/Translation	102
McKinney-Vento Services	34
Transportation	27
School Enrollment	16
School Supplies	151

Please note:

This data is provided by FPAs through a tracking form.

These numbers are low and may not be a complete picture of how many families are served.



Children Ages 0-4

2025-2026 School Year

Caring Closet
Helping Hands with a Heart for Kids

*We support **all children 0-18** in the TTSD boundary.*

THANK YOU NCO!



70 Referrals to Northwest Children's Outreach

Baby clothes, diapers, wipes, toys, etc.

Thank you to our volunteer Lynette Elwyn for supporting our NCO orders!

Alignment with City Council Vision

*An inclusive community that promotes **equity**, diversity, and **access** in creating a meaningful quality of life for everyone.*

- Many resources are challenging for Tualatin families to access. They are located in Tigard, Hillsboro, or Portland and families cannot get there or don't know the resource exists. TTSD staff relationships with families helps us connect them to resources they need.

A connected, informed, and civically engaged community that embraces our City's diversity.

- It is challenging for folks to be civically engaged and feel a sense of belonging if they are struggling to meet their basic needs. We hope to support families toward self sufficiency so they can be more engaged in the community.

Thank you!

We could not do this work without your support!



CITY OF TUALATIN

Staff Report

TO:	Honorable Mayor and Members of the City Council
THROUGH:	Teresa Montalvo, Planning Manager
FROM:	Erin Engman, AICP, Senior Planner
DATE:	March 23, 2026

SUBJECT:
Consideration of Ordinance 1454-26, amending the Tualatin Development Code (TDC) Chapters 39 and 40 to include the keeping of domestic fowl as a permitted use in the Low Density Residential Zone (RL) under PTA 26-0001.

RECOMMENDATION:
Staff recommends Council consider Ordinance No. 1454-26.

EXECUTIVE SUMMARY:
Ordinance No. 1454-26 amends the Tualatin Development Code (TDC) Chapter 39 to expand the agricultural use category to include domestic fowl, as well as Chapter 40 to update permitted uses to include domestic fowl in the Low Density Residential Zone (RL). A companion Ordinance (No. 1455-26) will amend Tualatin Municipal Code 6-15 to regulate the various aspects of keeping backyard domestic fowl.

One March 9, 2026, the Council considered PTA 26-0001 and adoption Ordinance No. 1454-26 which would amend the TDC to expand existing regulations for backyard chickens to include domestic fowl. The Council conducted first and second reading of Ordinance No. 1454-26. The vote to adopt the Ordinance received a majority of four in favor, and two against.

Under Charter Section 35, before an ordinance can be enacted, the ordinance must be read at two separate Council meetings. However, an ordinance may be enacted at a single Council meeting if the vote to adopt the ordinance receives the unanimous vote of all Council members present. Since Ordinance No. 1454-26 did not receive unanimous approval at the last meeting, Ordinance No. 1454-26 must return for a third reading and consideration for final adoption to comply with the requirement in Charter Section 35.

OUTCOMES OF DECISION:
If approved, Ordinance No. 1454-26 will adopt Domestic Fowl Regulations (PTA 26-0001) to amend Chapter 39 of the Tualatin Development Code to expand the agricultural use category to include domestic fowl, as well as Chapter 40 to update permitted uses to include domestic fowl in the Low Density Residential Zone (RL).

ALTERNATIVES TO THE RECOMMENDATION:
- Continue the discussion to a later date
- Approve the amendments and adopt the Ordinance with additional changes
- Deny the amendments and decline to adopt the Ordinance

ATTACHMENTS:

Ordinance 1454 - 26

Exhibit 1 – PTA 26-0001 Findings and Analysis

Exhibit 2 – PTA 26-0001 Text Amendment (Clean)

Exhibit 3 – PTA 26-0001 Text Amendment (Formatted)

Exhibit 4 – Public Notice

Exhibit 5 – Supplemental Items submitted by Commissioner Hledik

ORDINANCE NO. 1454-26

AN ORDINANCE RELATED TO LAND USE; AMENDING THE TUALATIN DEVELOPMENT CODE CHAPTERS 39 AND 40 RELATED TO DOMESTIC FOWL REGULATIONS; PTA 26-0001.

WHEREAS, the City initiated Plan Text Amendment (PTA 26-0001) known as Domestic Fowl Regulations;

WHEREAS, the City provided notice of the proposed amendments to the Oregon Department of Land Conservation and Development, as provided in ORS 197.610;

WHEREAS, the City provided notice to government agencies and other interested parties, as required by TDC 32.250 and TDC 33.070;

WHEREAS, the Tualatin Planning Commission held a public hearing on February 18, 2026 and recommended by unanimous vote that Council adopt the proposed amendments;

WHEREAS, the Tualatin City Council held a public hearing on March 9, 2026 and March 23, 2026, to consider adopting the proposed amendments;

WHEREAS, the Tualatin City Council has determined that the proposed amendments are consistent with the applicable review criteria as demonstrated in the City's findings; and

WHEREAS, at the public hearing, the Council heard and considered the testimony and evidence presented by City staff, and those appearing at the public hearing, and approved the proposed amendments.

NOW, THEREFORE, THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The Tualatin Development Code (TDC) is hereby amended as set forth in Exhibit 2 and 3, attached hereto.

Section 2. All other provisions and subsections of the Tualatin Development Code (TDC) shall remain unchanged and in full force and effect.

Section 3. Findings. The Council adopts the Findings and Analysis as set forth in Exhibit 1, which is attached and incorporated by reference.

Section 4. Severability. Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

Section 5. Effective Date. As provided in the Tualatin Charter, this ordinance is effective 30 days from the date of adoption.

ADOPTED by the City Council this 23rd day of March, 2026.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

BY _____
City Attorney

ATTEST:

BY _____
City Recorder

FINDINGS AND ANALYSIS

Domestic Fowl Regulations

February 20, 2026

Case #:	PTA 26-0001
Project:	Domestic Fowl Regulations
Procedure:	Type IV-B, Legislative

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I. INTRODUCTION

A. Applicable Criteria

Tualatin Development Code Chapters 32 and 33.

B. Project Description

The City of Tualatin proposes legislative amendments to the Tualatin Development Code (TDC) to expand the agricultural use category to include domestic fowl, as well as update permitted uses to include domestic fowl in the Low Density Residential Planning Zone (RL). A companion Ordinance will amend Tualatin Municipal Code 6-15 to regulate the various aspects of keeping backyard domestic fowl.

Background

On November 12, 2013, the Council approved Plan Text Amendment (PTA) 13-02, amending the TDC to allow chicken keeping as a permitted use in the single-family residential area Low Density Residential Planning Zone (RL). At that same meeting, the Council adopted Ordinance 1362-13, which set forth minimum standards applicable for the keepinzg of backyard chickens in the RL zone (codified at TMC Chapter 6-15). The adoption of PTA 13-02 and Ordinance 1362-13 did not include the keeping of any other types of fowl within the City.

On June 26, 2025, a City code compliance officer received a complaint regarding "strange animals" being kept at a single-family residence in the RL zone. On June 30, the officer met with the property owner, who explained that his family was keeping ducks at the residence. After being informed that the keeping of ducks was prohibited in the City, the property owner requested (both at the Public Comment portion of July 14, 2025 meeting and via email) that the Council review the matter and amend City law to allow for the keeping of ducks in single family residential areas.

At the August 11, 2025 work session, staff sought direction on whether to commence a Plan Text Amendment to allow for duck keeping as a permitted use in the RL zone. Staff was then directed to expand the existing backyard chicken regulations to include domestic fowl.

Table 1—Summary of proposed code amendments

CHAPTER	TITLE	PROPOSED AMENDMENT
TDC 39.300	Agriculture Use Category	• Updates agricultural uses characteristics to include domestic fowl.
TDC 40.210	Low Density Residential Zone (RL)	• Updates permitted uses to include domestic fowl.

Table 2 – Summary of companion code amendments

CHAPTER	TITLE	PROPOSED AMENDMENT
TMC 6-15	Keeping of Domestic Fowl	• Expands regulations for the keeping of backyard chickens to include domestic fowl.

C. Attachments

Exhibit 2. PTA 26-0001 Domestic Fowl Regulation Text Amendments (Clean)
Exhibit 3. PTA 26-0001 Domestic Fowl Regulation Text Amendments (Formatted)
Exhibit 4. Public Notice

Exhibit 5 – Supplemental Items submitted by Commissioner Hledik

II. PLANNING FINDINGS

A. Tualatin Development Code

Chapter 32: Procedures
TDC 32.010. - Purpose and Applicability.
(2) Applicability of Review Procedures. All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s).
(e) Type IV-B Procedure (Legislative Review). The Type IV-B procedure is used to review proposals to amend the Tualatin Comprehensive Plan, the City's land use regulations, and large-scale changes to the Comprehensive Plan or Plan Maps, and involve the creation, revision, or implementation of broad public policy. Type IV-B reviews are first considered by the Planning Commission, which makes a recommendation to City Council. City Council makes the final decision on a legislative proposal through the enactment of an ordinance. Appeals of Type IV-B decisions are heard by the Land Use Board of Appeals (LUBA).
(3) Determination of Review Type. Unless specified in Table 32-1, the City Manager will determine whether a permit or application is processed as Type I, II, III, IV-A or IV-B based on the descriptions above. Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate. An applicant may choose to elevate a Type I or II application to a higher numbered review type, provided the applicant pays the appropriate fee for the selected review type.

Table 32-1—Applications Types and Review Procedures

Application/Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood/ Developer Mtg Required	Applicable Code Chapter
Plan Amendments						
• Legislative Map or Text Amendments	IV-B	CC	LUBA	No	No	TDC 33.070

*** City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).**

Finding:
The proposed application is a text amendment to the Tualatin Development Code. The proposed amendments are legislative in nature as they apply to broad areas of the City, as opposed to specific properties. The proposed application is being processed in accordance with the Type IV-B procedures. These criteria are met.

TDC 32.250. - Type IV-B (Legislative Decisions).
Type IV-B decisions are legislative land use decisions made by the City Council. Legislative land use proceedings include proposals to amend the Tualatin Comprehensive Plan and zoning maps, and involve the creation, revision, or implementation of broad public policy generally impacting more than one property owner or a large number of individual properties. The City Council may initiate its own legislative proposals at any time. Legislative requests are not subject to the 120-day review period under ORS 227.178. In most cases a public hearing is required. However, no public hearing is required in a legislative land use proceeding if the purpose of the amendment is to conform to new requirements in state land use statutes, Statewide Land Use Planning Goals, or administrative rules of the Oregon Land Conservation and Development Commission implementing state land use statutes or Statewide Land Use Planning Goals, if the Oregon Department of Land Conservation and Development confirms in writing that the only effect of the proposed change is to conform the City's Comprehensive Plan or land use regulations to the new state requirements. The Council may, in its discretion, hold a public hearing although one is not required.
(1) *Submittal Requirements—Type IV-B.* Legislative land use proceedings may be initiated by the City Council or City staff.
(2) *Notice of Public Hearing—Type IV-B.* Hearings on Legislative Land Use requests must conform to state land use laws (ORS 227.175), as follows:
(a) *DLCD Pre-Adoption Notice.* The City Manager will notify in writing the Oregon Department of Land Conservation and Development (DLCD) of legislative amendments (zone change, rezoning with annexation, or comprehensive plan amendment) in accordance with the minimum number of days required by ORS Chapter 197.
[…]
(c) *Other Public Notice.* In addition to any other notice required, at least 14 calendar days before the scheduled City Council public hearing date, the City must mail by regular first class mail Notice of a Public Hearing to the following individuals and agencies.
(i) Any affected governmental agency;
(ii) Any person who requests notice in writing;
(iii) For a zone change affecting a manufactured home or mobile home park, all mailing addresses within the park, in accordance with ORS 227.175;
(iv) Designated representatives of recognized Citizen Involvement Organizations;
(v) For an amendment which affects the transportation system, ODOT and Metro; and
(vi) For a plan amendment or land use regulation amendment that significantly impacts school capacity, the Tigard-Tualatin School District.
(d) At least 14 calendar days before the scheduled City Council public hearing date, public notice must be provided by publication in a newspaper of general circulation in the city.
(e) At least 14 calendar days before the scheduled City Council public hearing date, public notice must be posted in two public and conspicuous places within the City.
[…]

Finding:
As discussed in response to the previous criterion, the proposed amendments are legislative in nature and have been processed consistent with the Type IV-B requirements. The amendments will satisfy Council direction to expand the existing backyard chicken regulations to include domestic fowl. These criteria are met.

(4) *Conduct of the Hearing—Type IV-B.* A Type IV-B land use hearing will follow the City's legislative hearing procedures. There can be pre-hearing contact between citizens and the decision makers on legislative matters. "Ex parte contact" is not a concern.
(5) *Notice of Adoption and Effective Date of a Type IV-B Decision.*
(a) Notice of Adoption must be mailed to the applicant, all participants of record, and the Department of Land Conservation and Development within 20 business days after the City Council decision is filed with the City Manager. The City must also provide notice to all persons as required by other applicable laws.
(b) A Legislative Land Use decision, if approved, takes effect and becomes final as specified in the enacting ordinance or, if not approved, upon mailing of the Notice of Adoption to the applicant.

Finding:
The City Council public hearing is scheduled for March 9, 2026 and will be conducted following legislative hearing procedures. If adopted, a notice of adoption will be mailed and effective consistent with the above provisions. These criteria can be met.

Chapter 33: Applications and Approval Criteria
Section 33.070 Plan Amendments
[…]
(2) Applicability. [...] Legislative amendments may only be initiated by the City Council.
(3) Procedure Type.
(b) Map or text amendment applications which are legislative in nature are subject to Type IV-B Review in accordance with TDC Chapter 32.

Finding:
The proposed amendments are legislative in nature, in that they apply broadly across the city. The application will be processed consistent with the Type IV-B Review requirements in accordance with Chapter 32, which include publishing a newspaper notice at least 14 days prior to the City Council hearing, sending notice to the state DLCD. These criteria will be satisfied.

(5) Approval Criteria.
(a) Granting the amendment is in the public interest.

Finding:
The amendment will satisfy a citizen request that the Council consider expanding the backyard chicken regulations to include ducks. Council then directed staff to commence a Plan Text Amendment that would broadly allow domestic fowl keeping as a permitted use in the Low-Density Residential Zone. As part of this project, staff reviewed similar domestic fowl ordinances in the state to understand the various regulatory methods that allow for domestic fowl keeping in urban residential areas, while also including limitations or restrictions that protect the public interest.

This criterion is met.

(b) The public interest is best protected by granting the amendment at this time.

Finding:
The amendment protects the public interest by including regulatory methods that allow for domestic fowl keeping in urban residential areas, while also including limitations or restrictions that protect the public interest. For example, the keeping of chickens has been expanded to include domestic fowl. Domestic fowl means chickens, ducks, pheasants, pigeons, quail, partridges, doves, and similar birds for personal use. These birds are known to provide a sustainable source of eggs, natural pest control, are relatively low maintenance, and are adaptive to human environments. The amendments also prohibit the raising of roosters, geese, guinea fowl, peacocks, turkeys, emus, and ostriches. These birds can be problematic in that they produce noise, cause property damage, and can be aggressive.

This criterion is met.

(c) The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.

Finding:
The proposed amendments are in conformity with the following applicable objectives of the Tualatin Comprehensive Plan:

- *POLICY 3.1.3. […]. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses.*

The amendment will help implement Policies 3.1.3 by expanding the variety of domestic fowl that are permitted in the low-density residential area. This criterion is met.

(d) The following factors were consciously considered:
(i) The various characteristics of the areas in the City;
(ii) The suitability of the areas for particular land uses and improvements in the areas;

Finding:
The characteristics of single-family residential areas in Tualatin's jurisdiction were considered under the amendments. The keeping of chickens has been expanded to include domestic fowl. Domestic fowl means chickens, ducks, pheasants, pigeons, quail, partridges, doves, and similar birds for personal use. These birds are known to provide a sustainable source of eggs, natural pest control, are relatively low maintenance, and are adaptive to human environments. Existing regulations are in place that require a roofed shelter to protect domestic fowl from the elements and predators. These criteria are met.

(iii) Trends in land improvement and development;

Finding:
The keeping of domestic fowl has become more common in urban areas both locally and nationally. Domestic fowl are known to provide a sustainable source of eggs, natural pest control, are relatively low maintenance, and are adaptive to human environments. This criterion is met.

(iv) Property values;

Finding:
There have been no definitive studies showing that domestic fowl keeping in single-family residential areas in an urban setting either negatively or positively affect the property value of locations where the fowl are kept or that of the surrounding area. This criterion does not apply.

(v) The needs of economic enterprises and the future development of the area; needed right- of-way and access for and to particular sites in the area;

Finding:
The proposal to expand the existing backyard chicken regulations to include domestic fowl as a permitted use that is secondary to residential use and will have no effect on the economic enterprise or future development of the area, including needed right-of-way or access to a particular site. This criterion does not apply.

(vi) Natural resources of the City and the protection and conservation of said resources;
(vii) Prospective requirements for the development of natural resources in the City;

Finding:
The proposed amendments do not impact natural resource protection nor application of requirements to future development. These criteria do not apply.

(viii) The public need for healthful, safe, esthetic surroundings and conditions;

Finding:
The proposal relates to existing regulations in the Tualatin Municipal Code that require a roofed shelter that is maintained in a clean and sanitary condition to protect domestic fowl from the elements and predators. The regulations also require that a combined maximum of four domestic fowl of any type are permitted on any one lot, and that feed must be properly stored in vermin-proof containers. This criterion is met.

(ix) Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.

Finding:
The proposed amendments do not apply to a specific property or neighborhood. Therefore, this criterion is not applicable.

(e) If the amendment involves residential uses, then the appropriate school district or districts must be able to reasonably accommodate additional residential capacity by means determined by any affected school district.

Finding:
The proposed amendments do not create a direct impact to residential capacity for school districts, and therefore this criterion is not applicable.

(f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule

TPR (OAR 660-012-0060).

Finding:
The proposal does not relate to nor affect transportation planning. This criterion is not applicable.

(g) Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan.

Finding:
The Metro Urban Growth Management Functional Plan (MUGMFP) does not address keeping domestic fowl in residential areas. Therefore, this criterion does not apply.

(h) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 10-4), and E/E for the rest of the 2040 Design Types in the City's planning area.

Finding:
The proposed amendments do not relate to vehicle trip generation. This criterion is not applicable.

(i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to TDC 12.020, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.
[…]

Finding:
The proposed changes do not impact objectives and policies regarding the above referenced utilities. This criterion is not applicable.

TUALATIN DEVELOPMENT CODE

CHAPTER 39 - USE CATEGORIES

[…]

TDC 39.300. Agriculture.

(1) *Characteristics.* Agricultural uses are activities that raise, produce or keep plants or animals. The raising of animals in the City of Tualatin is limited to normal household pets and domestic fowl, as otherwise allowed by the Tualatin Municipal Code.

(2) *Examples of Uses.*

- Production of agricultural crops.
- Horticulture.
- Forest harvesting.
- Orchards.

(3) *Exceptions.*

- Processing of animal or plant products are classified as either Light Manufacturing or Heavy Manufacturing, depending on the nature of the use.
- Plant nurseries that are oriented to retail sales are classified as Durable Goods Sales.

[…]

CHAPTER 40 - LOW DENSITY RESIDENTIAL ZONE (RL)

[…]

TDC 40.210. Additional Limitations on Uses.

(1) *Agricultural Uses.* Agricultural uses may be permitted uses or conditional uses depending on the nature of the use.

(a) *Permitted Uses.* The following uses are permitted outright:

(i) Agricultural uses of land such as gardening and horticulture.

(ii) Raising of domestic fowl as allowed by the Tualatin Municipal Code.

(b) *Conditional Uses.* The following uses are conditional uses within areas designated on Comprehensive Plan Map 10-6:

(i) *Conditional Use of Agricultural Animals.* Raising of agricultural animals, limited to cattle, horses and sheep. The City Council may limit the number of animals to be allowed on a specific parcel of property.

(ii) *Agricultural structures such as barns, stables, sheds, but excluding feed lots.* Feed lots are prohibited.

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[…]

From: DLCD Plan Amendments
To: Erin Engman
Subject: Confirmation of PAPA Online submittal to DLCD
Date: Thursday, January 29, 2026 4:14:44 PM

Tualatin

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.
Local File #: PTA 26-0001
DLCD File #: 001-26
Proposal Received: 1/29/2026
First Evidentiary Hearing: 3/9/2026
Submitted by: eengman

If you have any questions about this notice, please reply or send an email to plan.amendments@dlcd.oregon.gov.

From:	Erin Engman
To:	Sherilyn Lombos; Don Hudson; Kevin McConnell; Heather Heidel; Aquilla Hurd-Ravich; Teresa M Montalvo; Mike McCarthy; Tony Doran; Hayden Ausland; Keith Leonard; Lindsey Hagerman; Sidaro Sin; Rich Mueller; Tom Steiger; Terrance Leahy; Ernie Castro; Tom Scott; Martin Loring; Lauren Gonzalez; Paul Garcia; Brooke Baxter
Cc:	cityofdurham@comcast.net; "planningteam@ci.king-city.or.us"; "planning@lakeoswego.city"; "manager@cityofrivergrove.com"; "planning@sherwoodoregon.gov"; "schuylerw@tigard-or.gov"; bateschell@wilsonvilleoregon.gov; "planning@wilsonvilleoregon.gov"; "kenken@clackamas.us"; Dyami Valentine; "theresa_cherniak@co.washington.or.us"; "deginfo@deq.state.or.us"; "landusenotifications@oregonmetro.gov"; "info@theintertwine.org"; "Anneleah@tualatinchamber.com"
Subject:	Notice of Hearing - PTA 26-0001 Domestic Fowl Regulations
Date:	Thursday, February 19, 2026 9:44:00 AM
Attachments:	PTA 26-0001 Notice.pdf image001.png image002.png

CITY of TUALATIN

NOTICE OF HEARING - CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Tualatin City Council at 7:00 p.m., Monday, March 9, 2026, at the Tualatin Service Center.

You are invited to attend and participate in the public hearing.
The City of Tualatin is proposing a Plan Text Amendment that would amend the Tualatin Municipal Code (TMC) and Tualatin Development Code (TDC) to expand “backyard chicken” regulations to include “domestic fowl”. Local File No. PTA 26-0001.

The public is invited to comment by e-mail, writing or by testifying at the hearing.
Written comments can be made by email to planning@tualatin.gov or submitted at the hearing. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to afford the City Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA). Legislative hearings begin with the Mayor opening the hearing, presentation of the staff report, public testimony, questions of staff or anyone who testified by Council, after which the Mayor closes the public hearing, and Council may then deliberate to a decision and a motion would be made to either *approve*, *deny*, or *continue* the public hearing. The time of individual testimony may be limited.

For those who would prefer to make verbal comment at the hearing, there are two options:

- **Zoom teleconference.** Instructions on how to provide comment will be provided

during the meeting itself.
    - Full instructions and a current link are available at: https://www.tualatinoregon.gov/citycouncil/council-meetings

- **Attend in person at the Tualatin Service Center** at 10699 SW Herman Road in Tualatin

To view application materials visit: https://www.tualatinoregon.gov/planning/pta-26-0001-domestic-fowl-regulations

A staff report will available seven day prior to the public hearing. This meeting and any materials being considered can be made accessible upon request.

To grant the amendment, Council must find the proposal meets the applicable criteria Tualatin Development Code Chapters 32 and 33.

CITY OF TUALATIN, OREGON

CITY of TUALATIN

Erin Engman, AICP
Senior Planner
Phone: 503.691.3024
tualatinoregon.gov

From:	Erin Engman
To:	Riverparkcio@gmail.com; katepinamonti@hotmail.com; christine@newmountaingroup.com; rockybixby@hotmail.com; maronde@msn.com; jasuwi7@gmail.com; cio.East.west@gmail.com; doug_ulmer@comcast.net; keenanwoods7@gmail.com; keenanwoods7@gmail.com; jvanetten59@gmail.com; tualatinmidwestcio@gmail.com; tmpgarden@comcast.net; sixgill@comcast.net; jdrsr80@gmail.com; snoelluwcwle@yahoo.com; theawood48@gmail.com; MartinazziWoodsCIO@gmail.com; lisacat831@frontier.com; abuenzli_pdx@hotmail.com; shuggins6@gmail.com; ClaudiaSterling68@gmail.com; kimberlypoole1@aol.com; solson.1827@gmail.com; TualatinIbachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcnw@comcast.net; clinefelters@outlook.com; Byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; dtcme99@comcast.net; katzmari22@gmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; ksdrangsholt@yahoo.com; christine@newmountaingroup.com; robertekellogg@yahoo.com; sonyanybergrygh@gmail.com; gotothezonewellness@gmail.com
Cc:	Aquilla Hurd-Ravich; Betsy Ruef; Megan George; Ext - Planning
Subject:	Notice of Hearing - PTA 26-0001 Domestic Fowl Regulations
Date:	Thursday, February 19, 2026 10:14:00 AM
Attachments:	PTA 26-0001 Notice.pdf image001.png image002.png

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CITY OF TUALATIN, OREGON

CITY of TUALATIN

Erin Engman, AICP
Senior Planner
Phone: 503.691.3024
tualatinoregon.gov

CITY of TUALATIN

AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Lindsey Hagerman being first duly sworn, depose and say:

That on the February day of 20, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this February 20 of, 2026

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this February 20, 2026

OFFICIAL STAMP
PAIGE FRANCES SINGER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1060346
MY COMMISSION EXPIRES JULY 07, 2029

Paige Frances Singer
Notary Public for Oregon

My commission expires: July 7, 2029

RE: PTA26-0001 Notice of Hearing

Kevin Mulvaney
[redacted]
Tualatin, OR 97062

CITY of TUALATIN

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CITY OF TUALATIN, OREGON

CMGOregon Your Local News Source

PO Box 310 Gresham, OR 97030
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Washington, ss
I, Deseri Cerruti, being first duly sworn, depose and say that I am the Principal Clerk of the **The Times**, a newspaper of general circulation, published in Washington County, Oregon, as defined by ORS 193.010 and 193.020, that

Owner: City of Tualatin
Description: Public Hearing - Tualatin City Council at 7:00 p.m., Monday, March 9, 2026
Ad#: 379620

A copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 week(s) in the following issue(s):
02/06/2026

Deseri Cerruti (Principal Clerk)

Subscribed and sworn to before me this 02/06/2026.

NOTARY PUBLIC FOR OREGON

OFFICIAL STAMP
BRENDAN WILEY SWOGGER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034879
MY COMMISSION EXPIRES MARCH 13, 2027

Acct #: 146536
Attn: Lindsey Hagerman
TUALATIN, CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062

EXHIBIT A

CITY of TUALATIN

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CITY OF TUALATIN, OREGON

Publish February 20, 2026 TT379620

From: **Randall Hledik** beaver73@comcast.net
Subject: Domestic Fowl Code Amendments
Date: February 12, 2026 at 5:24 PM
To: Mark and Janelle Thompson markthomps@msn.com
Cc: Erin Engman eengman@tualatin.gov, Teresa M Montalvo tmontalvo@tualatin.gov

Janelle -

I was glad to see that the staff looked at how other jurisdictions have addressed this issue. I'd be curious as to whether Salem and Eugene in particular are thinking of making any changes since they've had time to see how well their regulations work.

Way back on December 11, 2017 The Oregonian ran an Associated Press story about a rat problem in Eugene that was attributable to "relaxed regulations for urban farming". All across the city, including the neighborhood I lived in at the time, experienced an influx of rats. The local rat exterminators blamed the increased population on the "prevalence of chicken coops, compost piles and backyard gardens".

With this in mind, I'd like us to consider the following modifications to the proposed amendments to TMC 6-15:

Section 030(2) allows a "maximum of four domestic fowl". We may want to change this to a "combined maximum of four" just to clarify that someone cannot have four each of two or more different birds. (I'm thinking about the guys on the "Friends" TV show who keep both a chicken and a duck in their apartment!)

Section 010 defines domestic fowl by naming several specific birds, but also adds the words "and similar birds". This provides some discretion for addressing unforeseen future types of birds that someone might want to raise, thereby avoiding the need for another potential amendment. We may want to include this wording in 030(3) to give that same sort of leeway to birds that should be prohibited. And also, to follow Salem's code, we might consider adding "ostriches and emus" to the list just to be specific.

Section 030(4) prohibits "harvesting or butchering". We may want to consider being silent on "harvesting" so as not to preclude egg gathering, and instead prohibit "slaughtering" along with "butchering" for clarity. Also, to follow Salem's code again, we might add the words "on site", i.e., "On site slaughtering or butchering of a domestic fowl is prohibited".

Section 030(6) requires domestic fowl facilities to be "25 feet from all residences". The Salem code differentiates in this regard, i.e., "25 feet from a residence on an adjacent property", but only "3 feet from any building on the property" where the birds are. Lot sizes and configurations could make it difficult to satisfy our one-size-fits-all proposed distance.

Section 030(7) specifies that a domestic fowl facility, i.e., coop and/or run, "must not exceed 200 square feet". For the sake of the birds we may want to also specify some minimum size. Salem requires at least one square foot of coop space per bird for small birds, and three square feet of coop space plus six square feet of run space per bird for larger birds.

Section 030(10) lists "obnoxious smells and substances" whereas Salem addresses "odors and noise that create a nuisance", and Eugene goes further by describing a noise disturbance as "any animal which makes sounds frequently or for a long duration". Looking for some "clear and objective standard" here.

Sections 030(11) **addresses the rat problem**. While (11) specifies how feed is to be stored, Eugene goes further: "Animal manure cannot be allowed to accumulate and should be disposed of so as not to create an odor issue that is detectable beyond property lines. Compost piles that contain manure and bedding must be located at least 5 feet from all property lines and be confined within a container or bin enclosed on all sides and covered to deter vermin". **I think this deserves close attention in our code.**

Some additional regulations from the other jurisdictions that I think are worth discussing include:

Forest Grove includes age in its definition of "allowed domestic fowl", i.e., "three months of age or older". I suppose someone asked if baby birds could exceed the maximum number ... and the answer was "yes, but only for a while".

Salem requires that ducks must have "a clean supply of water in a pond, wading pool, tub or other container large enough for the duck to fit its entire body and deep enough for it to submerge its head". I googled this, and apparently ducks need water to keep themselves clean and healthy.

Eugene requires that fencing "must be designed and constructed to confine animals on the site". I encountered a chicken on the sidewalk in my neighborhood recently. I think it wandered off of an unincorporated parcel. I don't know if it was planning to cross the road.

Eugene also requires that "no person shall subject any animal to cruel mistreatment or neglect". Maybe our code addresses animal cruelty in some other section, but if not, perhaps it should be added here in order to give our compliance official needed authority.

I realize this is a lot to digest, and maybe Erin could send it to the other PC members to review before our meeting. I look forward to our discussion.

Thanks

Randy

Explosion of rats in Eugene linked to chickens, compost

- Updated: Dec. 11, 2017, 3:10 p.m.
- |Published: Dec. 11, 2017, 2:10 p.m.

Eugene's rat population is exploding, thanks to an abundance of chickens and compost.(Courtesy of AP)

By The Associated Press Oregon Live/The Oregonian

EUGENE — In late 2016, Eugene resident Jim Kocher and his wife, Sally, began hearing strange knocking and pitter-patter sounds in the ceiling and walls of their home.

An exterminator quickly identified the culprits as rats and, over the course of six months, trapped about 10 of them. But after a year of lost sleep and increased anxiety, rodents still are running free somewhere inside their Friendly-area neighborhood home.

Kocher, who has owned his house for 30 years, said he'd never seen a rat inside his home before last year.

"We're traumatized," said Kocher, who estimated the couple have spent well more than a $1,000 on pest control. "If we hear a sound in the middle of the night now . it's just a horrible feeling."

The Kochers are hardly alone.

About 100 people in the neighborhood in south-central Eugene have reported seeing or hearing rats in their homes or around the neighborhood within the past few months.

In response, the neighborhood association has formed a group, known as the Rodent Action Team, or RAT, to coordinate efforts to best the pests.

"Rats have been present all along," said Jason Blazar, a landscape ecologist who lives in the neighborhood and leads the group. "We hit this tipping point, and it's kind of added up."

Blazar and other neighbors say the problem is bigger than they can handle and are seeking help from City Hall. Eugene city councilors, at the request of Councilor Emily Semple, who represents the neighborhood, have agreed to have a discussion Monday night.

Residents "have been doing a good job with responding, but it's too big," Semple said.

The Friendly area isn't unique. There are reports all over the city of an increased rat population, including along River Road, downtown and the northern and western neighborhoods of the city.

Rodents are well-known as carriers of infectious diseases.

Dr. Patrick Luedtke, Lane County's health officer, said there has been no increase in reports of infectious diseases that can be traced to rats. They include bubonic plague, hantavirus, leptosporosis and rat-bite fever. Humans can get these diseases if they are bitten by an infected rat or inhale or ingest microorganisms in the rat's feces or urine.

"We're not seeing that, which is good," Luedtke said.

He added the risk of bubonic plague spreading in the community is theoretical.

"It certainly would be possible here, but it would be unlikely to happen."

Lane County Public Health does not have a rodent eradication program.

Representatives of four local pest control companies told The Register-Guard last week that they've seen a marked increase in calls about rats over at least the past year. City officials also have noted a similar increase in public complaints about rodents.

"We're seeing an explosion in the rat population," said Ed Byerly, the owner of Oregon Pest Control.

The pest control representatives said that typically there is a spike in calls about rats with the onset of cold weather as rodents seek warm shelter. But Byerly said he received two calls a week about rats last summer, compared with one a month in a normal year.

Grant Williams, who owns Ultimate Pest Control, said he's receiving three times more calls about rats than normal, and his supply ordering is barely keeping pace.

The representatives all identity as a primary culprit the prevalence of chicken coops, compost piles and backyard gardens around Eugene. They noted that weather and increased development also can be factors.

In 2013, city councilors relaxed regulations for urban farming. The change increased the number of chickens that a resident within city limits can have from two to six. In addition, a resident now can have up to six chicks.

Robin Morrison, branch manager for Bug Zapper Pest Control, said the chicken coops, compost piles and fallen, rotting fruit are a magnet for rodents.

"That's like a free buffet for rats," he said.

Kocher, who has an enclosed compost bin, said there are open compost piles near his home.

Rats are prolific breeders, and they will spread out as the competition for food among a burgeoning rodent population grows. They also are adept at finding "chinks in the armor" of nearby houses, including a crack in the foundation or a hole in a crawl space vent, Williams said.

Byerly noted that a rat can fit through an opening the size of a quarter.

And once inside, rodents can create havoc, chewing on walls and wiring and urinating and defecating widely.

Steve Barron, who lives in the Gilham neighborhood in north Eugene, said he spotted his first rat in his garage in October. He has owned the house for 14 years, and the encounter was his first there.

He trapped one but kept seeing and hearing more of them, including one rodent that he observed scaling down the bicycle he hung from his ceiling like it was a jungle gym.

"I'm lying in bed, and I could hear them chewing" at 3 a.m., he said.

He said the rats likely were attracted to the dog food he kept in the garage, the door of which he regularly cracked open for ventilation. He now keeps the door shut.

The rats are now gone. Barron said he trapped six of them. But they might have damaged the home's heat ducts. A contractor will come out Monday to evaluate.

"It's been a bit of a headache," he said. "The big concern is, what kind of damage are they doing?"

The formation of the Friendly RAT group began with Blazar commiserating with his neighbors about the rodents in early 2017.

Blazar and his neighbors all have chicken coops, so they discussed taking steps to keep rats out of them. Rats are attracted to chicken feed and also are known to steal the eggs for a later meal.

Not wanting to simply drive the rodents elsewhere, Blazar approached the neighborhood association's board last summer to get their go-ahead on examining the breath of the issue. Two other neighbors soon joined to form the team.

At the neighborhood's summer picnic, about 100 people told Blazar they'd seen or heard rats in their homes or around the neighborhood in the last few months. About 40 people placed dots on an aerial map of Friendly identifying where they'd seen rats, showing the wide sweep of the problem.

The RAT group mulled applying for a city neighborhood grant to buy enclosed compost bins as a first step to address the rat problem.

But more than that needed to be done, the team soon realized.

The group arrived for a Nov. 8 RAT meeting it had advertised in the neighborhood newsletter.

Blazar expected a few neighbors to show up for the meeting, in the upstairs dining area of the Market of Choice grocery store on Willamette Street. Nearly 30 people attended.

There, according to an email Kocher later sent to Eugene councilors, neighbors who had lived in Friendly a decade or longer said they'd never had rat problems until the past year.

One man said he'd seen a rat in his child's bedroom. Another speaker claimed to have caught 100 rats. Other speakers were nearly in tears relating their stories, Kocher said.

Blazar said the meeting was cathartic in that it brought into the open the seriousness of the problem.

Blazar said people may have been reluctant to talk about rats because of shame and embarrassment.

"It's a sign you're living in turmoil or some sort of conditions that aren't healthy," he said, referring to common perception about rat-infested homes and properties.

Blazar said his team is pressing ahead with an informational website, a brochure and a data-gathering app that allows residents to report details about their encounters with rodents. The group has shared information with the River Road Community Organization, whose residents also have noted an uptick in rats.

What can Eugene officials do about rats?

The city generally leaves it up to individual property owners to deal with rats — with some exceptions.

City code specifically prohibits conditions that attract rats. It requires "rodent-proof" chicken coops and other outbuildings where food is present. It prohibits owners from storing garbage and other items. It also gives city employees the authority to make inspections and issue notices of violation.

Rachelle Nicholas, the city's code compliance supervisor, said the number of rat-related complaints have increased in recent years with a spike last summer. The exact number of complaints wasn't available last week.

Inspectors who respond to these complaints seek to identify the source of the problem and then educate homeowners, she said.

The city also baits its sanitary sewer lines with rat poison if a resident makes a request and an employee finds evidence of rats. The city does not bait its stormwater pipes.

Rats can get into homes through cracks and holes in aging sewer lines.

The number of baiting requests by residents has exploded in the past two years. Brian Richardson, spokesman for the city's public works department said there were 15 requests in 2015, 24 in 2016 and 84 so far this year.

Blazar said the city could take some steps to improve the situation.

First, it could make its pilot food waste collection program in certain neighborhoods permanent and citywide, giving residents the option of throwing food waste that can draw rats into a covered bin rather than onto an open compost pile.

Second, it could organize workshops to teach residents about how to keep chicken coops and compost piles rodent-free.

"Education is key here," he said.

Third, it could prioritize the replacement of older sewer lines that rats can get into through cracks and holes.

He said the city needs to be to be cautious about the use of code enforcement as it could lead to disputes between neighbors.

"I hope that's a last resort where we have to go to code enforcement," he said.

Kocher said the city could subsidize the cost of enclosed compost bins. But he also offered more far-reaching ideas, including banning chicken coops and outdoor compost piles and even declaring a public health emergency due to the potential for rats to spread infectious disease.

Semple said the city could require enclosed bins for compost but noted that tightening regulations for chickens would be controversial.

"But if that's where the rats are, that's something we have to look at," she said. "We can't have a rat infestation."

-- The Associated Press

Eugene Building & Permit Services

URBAN ANIMAL KEEPING

The standards in Eugene Code (EC) 9.5250 allow for increased opportunities for residential urban animal keeping and farming within the city limits, while encouraging compatibility within the urban environment. Animal keeping is the practice of raising domesticated animals that are used primarily as food or product sources. These standards are intended to improve the way animals are cared for, while increasing the likelihood that neighbors will accept your property uses and food choices.

Where are farm animals allowed?

Farm animals are allowed in the following zones:

- Agricultural (AG)
- Public Land (PL)
- Residential (R-1, R-2, R-3, R-4)
- Chase Node (S-C/HDR/MU & S-C/HDR)
- Downtown Westside (S-DW)
- Elmira Road (S-E)
- Royal Node (S-RN/LDR & S-RN/MDR)
- Whiteaker (S-W)

To determine the zone of your property go to http://www.eugene-or.gov/zoningmap.

You may have Covenants, Conditions, and Restrictions (CC&R's) that may be more restrictive than these standards. You can obtain a copy of the CC&R's from Lane County Deeds and Records, your active homeowners association, or your landlord.

What animals am I allowed to have?

If the property is less than 20,000 square feet in area, any two of the following four categories of animals are allowed:

1. **Chickens and Domestic Fowl** (quails, pheasants, ducks, pigeons, and doves). Up to 6 over six months of age and 6 under six months of age. No roosters, geese, peacocks, or turkeys allowed.
2. **Rabbits**. Up to 6 over six months of age and 6 under six months of age.
3. **Miniature Goats** (pygmy, dwarf, and miniature goats). Up to 3 provided that males are neutered.
4. **Miniature Pig**. One up to 150 pounds.

If the property is 20,000 square feet or greater in area, please contact Land Use staff at 541-682-8336 or landuseinfo@eugene-or.gov for additional animal allowances, honey beehive allowances, and setback requirements.

Can I have honey beehives?

Yes, if the development site is less than 20,000 square feet in area, you can have up to three hives as long as they are located at least 5 feet from all property lines, pointed toward the center of the property, and a water source must be provided on site within 15 feet of each hive.

Do I have to live on site?

The person responsible for keeping an animal must reside on or adjacent to the property the animal is kept. There is an exception for school and religious uses.

What are the sanitation requirements?

Animal manure cannot be allowed to accumulate and should be disposed of so as not to create an odor issue that is detectable beyond property lines. Compost piles that contain manure and bedding must be located at least 5 feet from all property lines and be confined within a container or bin enclosed on all sides and covered to deter flies, rodents, and other pests.

Composting raw manure from backyard animals should be done with caution. Manures contain pathogens that can make people sick and should be composted with care. Most backyard methods are not sufficient to kill all pathogens. Any dumping, leaching, or disposal of pet waste in any open waterway or the Stormwater system is strictly prohibited.

How do I prevent a rodent problem?

The person responsible for keeping animals must not allow conditions to exist that are likely to attract, feed, or harbor rats or mice per EC 6.015. Food must be stored in metal or other rodent-proof containers. Good practice is to feed amounts that can be consumed in a 15 minute period morning and evening.

www.eugene-or.gov/farmanimals

Planning & Development
99 W. 10th Avenue, Eugene, OR 97401
P 541.682.5086 * F 541.682.5593

Form # LU-241
Updated: March 2021

Am I required to provide fencing?

Yes, fencing is required and must be designed and constructed to confine all animals on the site. The fence location and height are those required by the zone that the property is located in. Animals are free to roam or graze up to the property line as long as fences keep animals on the owner's property.

What about animal enclosures?

An enclosure is required to provide shelter from the weather for all animals kept outdoors and must be roofed and have at least two solid sides. The height of the enclosure must comply with the requirements for accessory structures in the applicable zone. Structures used to provide shelter for all animals must be located at least 10 feet from all property lines, including any covered animal runs (unless an adjacent property owner authorizes in writing that the enclosure can be located closer to their property).

Do I need a permit for the enclosure?

A building permit is not required for an enclosure 200 square feet or less in area and that is no more than 10 feet high. Other permits (electrical, plumbing) may be required depending on the scope of the work.

Please contact a residential plan reviewer at residentialpermitinfo@eugene-or.gov or 541-682-5611 for any building code related questions.

Are there noise regulations?

Yes, any animal which makes sounds frequently or for a long duration creating a noise disturbance is prohibited per EC 4.083, 4.084, and 4.430. Animals make noises through the course of their day and some noise is to be expected. However, chickens squawking or the crying of a goat for longer than 15 minutes might qualify as unreasonable noises in a residential neighborhood. A good neighbor will not let these vocalizations continue for long durations of time.

Is animal care regulated?

Yes, no person shall subject any animal to cruel mistreatment or neglect per EC 4.335 and 4.340. This includes, but not limited to; depriving any animal of necessary food, drink, shelter, sanitation, space, exercise, and veterinary treatment; abandonment of any animal; and willfully torturing and inflicting inhumane injury or pain on any animal.

Is my yard big enough?

Not every property is big enough to house the maximum number of animals and meet the required standards. It is important to confine animals to the owner's property, provide shelter to protect animals from predators and harm, and to provide enough room for animals to move freely as intended. Additional covered area may be necessary to store animal bedding, animal feed, tools, and, if desired, a compost area.

Can I harvest animals on site?

Only chickens, domestic fowl, and rabbits can be harvested on the same development site in which they live. Harvesting must be done out of view of any public area or any adjacent property, in a humane and sanitary manner, and not for commercial purposes.

How does the City regulate these requirements?

If you are not meeting these standards your neighbor has the right to submit a complaint to City staff. At this time there is no licensing requirement. It is recommended that some form of identification be on your animals in the event they get loose and need to be returned.

How to be a good neighbor?

It is best to inform neighbors in advance and be proactive about your urban animal keeping intentions. Letting neighbors know that you are aware of the regulations regarding the keeping of urban animals is recommended. Let neighbors know that you intend to be a good neighbor and that concerns will be addressed in a timely manner.

Please contact Land Use staff at 541-682-8336 or landuseinfo@eugene-or.gov for information related to these standards. See the City of Eugene web page for community resources.

Note: This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this document.

Planning & Development
Building and Permit Services

99 W. 10th Avenue, Eugene, OR 97401
P 541.682.5086 * F 541.682.5593



Poultry Keeping Rules

Keeping Poultry in Salem

In Salem, you can keep domesticated birds for eggs or meat, including chickens, ducks, guinea fowl, pheasants, pigeons, quail, partridges, doves, and similar birds for personal use, as long as you follow city guidelines. However, geese, turkeys, emus, ostriches, and similarly sized birds are prohibited. No permit or license is needed to keep poultry, but you must maintain your poultry facility to prevent noise or odors that could disturb your neighbors.

Property Types

You can keep poultry in the following locations:

- Your home
- A community garden
- School-owned property
- Property owned by a religious organization

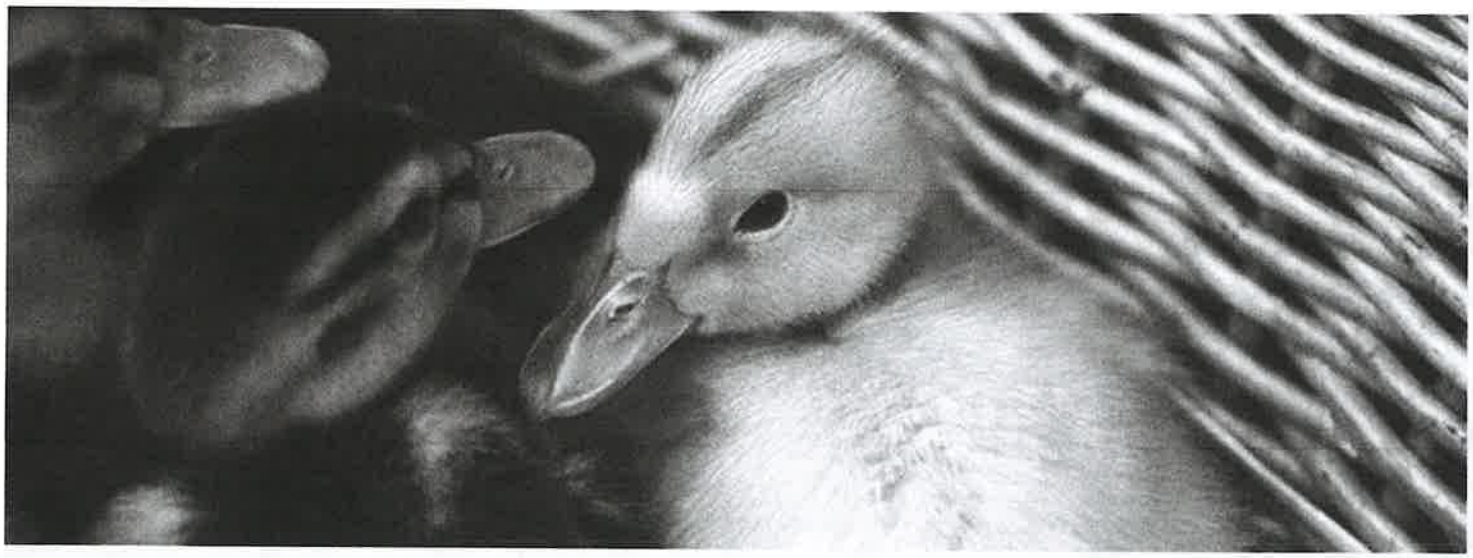
How Many Poultry You Can Have

- You may have a maximum of twelve poultry total per property.
- Roosters are not allowed.

Poultry Facilities

A "poultry facility" includes both a coop and a runway:

- **Coop:** A roofed shelter that cannot exceed 120 square feet.
- **Runway:** A fully enclosed fenced area connected to the coop, providing an indoor and outdoor environment for the birds.



Special Requirements for Ducks

If you keep ducks, your facility must include a water source. This can be a clean supply of water in a pond, wading pool, tub, or other container large enough for the duck to fit its entire body and deep enough for it to submerge its head.

Confinement and Space Requirements

- Poultry must remain confined within the facility at all times, except when under the control of an owner or custodian.
- The facility must not produce noise or odors that create a nuisance for neighbors.
- Facilities for quails and similar-sized small poultry must provide one square foot of coop space per bird.
- Facilities for all other poultry, including chickens and ducks, must provide at least six square feet of run space and at least three square feet of coop space per bird.

Location of Your Poultry Facility

Your poultry facility must be located:

- In the rear yard.
- At least three feet away from any other building on the property.
- At least 25 feet away from a residence on an adjacent property.
- Chicken and duck coops must comply with these distance requirements and zoning standards.

Guideline Exemptions

You do not have to follow these guidelines if your property meets one of the following criteria:

- Zoned Residential Agriculture (RA) with a lot size of at least 10,000 square feet.
- Zoned Exclusive Farm Use (EFU) of any size.

To check your property zone, you can look it up online or call the Planning Information Desk at 503-588-6213. By following these guidelines, you can responsibly keep poultry while ensuring the comfort of your neighbors and the well-being of your birds.

Additional Information

- Salem Revised Code 50.710 - Property maintenance law for the City of Salem
- Adopting and caring for backyard chickens - Humane Society of the United States

(A) As used in this section, ***"ALLOWED" DOMESTICATED FOWL*** means chickens, ducks, pheasants and quails three months of age or older.

(B) Fowl shall be permitted in single-family residential zoning districts only and in compliance with the following regulations and limitations and all other applicable provisions of this code.

(C) Any keeping of fowl shall be for personal use, and any related commercial production is prohibited.

(D) Roosters are prohibited.

(E) Up to four adult fowl shall be allowed on any lot with a minimum area of 5,000 square feet. One additional adult fowl is allowed for each 2,000 square feet of additional lot area, up to a maximum of 12 fowl.

(F) The owner or person in charge of real property shall not allow animal waste to accumulate.

(G) All animal food shall be stored in metal or other rodent-proof containers.

(H) Fencing shall be designed and constructed to confine all allowed fowl to the owner's property at all times.

(I) Structures that house fowl shall be located at least 20 feet from all abutting residences.

(J) Structures that house fowl shall be located at least five feet from any side or rear property line.

CITY OF TUALATIN

Staff Report

TO:	Honorable Mayor and Members of the City Council
THROUGH:	Teresa Montalvo, Planning Manager
FROM:	Erin Engman, AICP, Senior Planner
DATE:	March 23, 2026

SUBJECT:
Consideration of Ordinance 1455-26, amending the Tualatin Municipal Code (TMC) Title 6-15 regulations related to the Keeping of Backyard Chickens to include Domestic Fowl.

RECOMMENDATION:
Staff recommends Council consider Ordinance No. 1455-26.

EXECUTIVE SUMMARY:
Ordinance No. 1455-26 amends the Tualatin Municipal Code 6-15 to regulate the various aspects of keeping backyard domestic fowl. A companion Ordinance (No. 1454-26) will amend the Tualatin Development Code (TDC) Chapter 39 to expand the agricultural use category to include domestic fowl, as well as Chapter 40 to update permitted uses to include domestic fowl in the Low Density Residential Zone (RL).

One March 9, 2026, the Council considered adoption Ordinance No. 1455-26 which would amend the TDC to expand existing regulations for backyard chickens to include domestic fowl. The Council conducted first and second reading of Ordinance No. 1455-26. The vote to adopt the Ordinance received a majority of four in favor, and two against.

Under Charter Section 35, before an ordinance can be enacted, the ordinance must be read at two separate Council meetings. However, an ordinance may be enacted at a single Council meeting if the vote to adopt the ordinance receives the unanimous vote of all Council members present. Since Ordinance No. 1455-26 did not receive unanimous approval at the last meeting, Ordinance No. 1455-26 must return for a third reading and consideration for final adoption to comply with the requirement in Charter Section 35.

OUTCOMES OF DECISION:
If approved, Ordinance No. 1455-26 will amend the Tualatin Municipal Code (TMC) Title 6-15 regulations related to the Keeping of Backyard Chickens to include Domestic Fowl.

ALTERNATIVES TO THE RECOMMENDATION:
- Continue the discussion to a later date
- Approve the amendments and adopt the Ordinance with additional changes
- Deny the amendments and decline to adopt the Ordinance

ATTACHMENTS:

Ordinance 1455 - 26

Exhibit 1 – PTA 26-0001 Text Amendment (Clean)

Exhibit 2 – PTA 26-0001 Text Amendment (Formatted)

ORDINANCE NO. 1455-26

AN ORDINANCE RELATED TO THE KEEPING OF DOMESTIC FOWL; AMENDING TITLE 6-15 OF THE TUALATIN MUNICIPAL CODE.

WHEREAS, providing appropriate guidelines for the keeping of domestic fowl in urban backyards is important to safeguard the health, safety, and welfare of the citizens of Tualatin;

NOW, THEREFORE, THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The Tualatin Municipal Code (TMC) is hereby amended as set forth in Exhibit 1 and 2, attached hereto.

Section 2. Severability. Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

Section 3. Effective Date. As provided in the Tualatin Charter, this ordinance is effective 30 days from the date of adoption.

ADOPTED by the City Council this 23rd day of March, 2026.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

BY _____
City Attorney

ATTEST:

BY _____
City Recorder

TUALATIN MUNICIPAL CODE

CHAPTER 6-15 - KEEPING OF DOMESTIC FOWL

TMC 6-15-005 Purpose.

The purpose of this code is to provide minimum standards for keeping domestic fowl humanely in urban backyards while safeguarding the health, safety, and welfare of the citizens of Tualatin.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-010 Definitions.

As used in this chapter, the following definitions apply:

City Manager means the City Manager or the City Manager's designee.

Coop means a structure that provides roofed shelter that protects domestic fowl from the elements and predators.

Domestic Fowl means chickens, ducks, pheasants, pigeons, quail, partridges, doves, and similar birds for personal use.

Domestic Fowl Facility means a coop, a run, or a combination of a coop and a run.

Licensee means the person granted a license to keep domestic fowl.

Run means an enclosed or fenced area either surrounding or separate from the coop in which domestic fowl are kept and allowed to walk, run about, and otherwise move freely.

Rodent means a mouse or rat.

Vector means any insect organism; including, but not limited to: flies, fleas, lice, ticks, fly maggots and mosquito larvae capable of bearing or carrying a disease transmittable to human beings.

Vermin means any rodent or vector.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-020 License to Keep Domestic Fowl Required.

(1) A person must not keep domestic fowl within the City of Tualatin, unless the person has a valid license issued by the City of Tualatin for such purpose.

(2) The license to keep domestic fowl is valid for a period of five years, and may be renewed for additional five-year terms. The process for renewal shall be the same as for acquiring a license.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-030 Conditions of License.

Every licensee must comply with the following conditions at all times:

(1) The place where the domestic fowl are to be kept must be within a planning district that allows the keeping of domestic fowl as a use;

(2) A combined maximum of four domestic fowl of any type are permitted on any one lot;

(3) Roosters, geese, guinea fowl, peacocks, turkeys, emus, and ostriches are prohibited;

(4) On site slaughtering or butchering of a domestic fowl is prohibited;

(5) Domestic fowl must be confined at all times within a domestic fowl facility; unless the domestic fowl are roaming under the direct supervision of the licensee and within a fenced yard;

(6) The domestic fowl facility must be located in the rear yard of a lot and be at least ten feet from all property lines and 25 feet from all abutting residences;

(7) The domestic fowl facility must not exceed 200 square feet in floor space;

(8) The domestic fowl facility must not exceed a height of eight feet measured from the tallest part of the roof surface to the ground;

(9) The coop must have at least three enclosed sides. The fourth side may be open with the open side facing away from all neighboring property lines;

(10) The domestic fowl facility must be maintained in good repair, in a clean and sanitary condition, free of vermin, and obnoxious smells and substances that create a nuisance for adjoining property; and

(11) Domestic fowl feed must be properly stored in metal or other vermin-proof containers.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-040 License Application.

(1) An application for a license to keep domestic fowl must include the following:

  (a) The name and mailing address of the person seeking the license;

  (b) The address where the domestic fowl will be kept;

  (c) A description of the domestic fowl facility to be utilized, its dimensions, a description of the site, including notation of setbacks;

  (d) The names and addresses of all owners of property adjoining the location where the domestic fowl are proposed to be kept;

  (e) A certification by the person seeking a license that the person agrees to abide by the license provisions of this Chapter for the duration of the license term; and

  (f) The payment of the licensing fee, as established by resolution of the City Council.

(2) The City must grant a license within 30 days of receipt of a complete and valid application.

(3) An application for a license to keep domestic fowl, or a renewal of a license, may be denied for any of the following reasons:

  (a) The application materials contain any inaccurate, misleading, or incomplete statements;

  (b) The applicant previously failed to comply with the conditions of the license issued; or

  (c) Other activity by the person seeking the license that presents reasonable doubt about the person's ability to comply with the license conditions or otherwise endanger the health, safety, or welfare of the public.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-050 Notice of License to Neighboring Properties.

Within ten business days following approval of a license application, the City shall provide written notice by first class mail to all property owners immediately adjacent to the licensee's property. The notice must list the name and address of the licensee and the City's contact information for persons to seek information or file complaints.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-060 Complaint Processes.

(1) Any person may file a complaint alleging a violation of this Chapter by submitting a written complaint to the City of Tualatin. The complaint must contain the following information:

   (a) The name of the person filing the complaint;

   (b) The address of the alleged violation; and

   (c) A complete description of the alleged violation.

(2) Upon receipt of the complaint, the City Manager must determine if the complaint alleges a violation of this Chapter, and if so, conduct an investigation of the complaint. If the City Manager determines that the complaint is not valid, the case will be closed and all parties will be notified of the closure.

   (a) If after investigating the complaint, the City Manager determines a violation has occurred, the City Manager may issue a warning or citation.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-070 Inspection of Premises; Administrative Warrant.

When it is necessary to inspect the premises to investigate or enforce the provisions of this Chapter, the City Manager may, with the owner's permission, enter the premises at reasonable times to inspect or perform the duties imposed by this Chapter, or must otherwise seek an administrative warrant. The process for seeking inspection of a premise is as follows:

(1) If the premises are occupied, the City Manager must present credentials to the occupant and request permission to enter.

(2) If the premises are unoccupied, the City Manager must make a reasonable effort to locate the owner/keeper or other person having charge or control of the single-family dwelling or premises and request permission to enter.

(3) If entry is refused or the dwelling unit or premises are unoccupied, the City Manager must obtain an administrative warrant before entry or inspection of the premises.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-080 Abatement of Violations.

In addition to any other remedy provided by law, the City may cause any violation of this Chapter to be abated as provided by the abatement proceedings in TMC 6-04-170 through 6-04-240.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-090 Violation is Civil Infraction.

(1) A person who violates or refuses to comply with this Chapter commits a civil infraction and shall be subject to a fine of up to $500.00. Each violation, and each day that a violation continues, constitutes a separate civil infraction.

(2) In addition to any other remedy provided by law, a person that commits more than two violations of this Chapter within any six-month period may have their license revoked for up to one year.

(3) The civil infraction procedures in TMC 7-01 apply to the prosecution of any violation of this Chapter.

(Ord. 1362-13 §1, 11-25-13)

TUALATIN MUNICIPAL CODE

CHAPTER 6-15 - KEEPING OF DOMESTIC FOWL ~~BACKYARD CHICKENS~~

TMC 6-15-005 Purpose.

The purpose of this code is to provide minimum standards for keeping **domestic fowl humanely in urban backyards** ~~backyard chickens for domestic purposes and to~~ **while** safeguard**ing** the health, safety**,** and welfare of the citizens of Tualatin.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-010 Definitions.

As used in this chapter, the following definitions apply:

~~*Chicken* means Gallus gallus domesticus, a domestic fowl believed to be descended from the red jungle fowl of southeastern Asia and developed in a number of breeds.~~

City Manager means the City Manager or the City Manager's designee.

~~*Chicken Facility* means a coop, a run, or a combination of a coop and a run.~~

Coop means a structure that provides roofed shelter **that protects domestic fowl from the elements and predators** ~~for chickens~~.

Domestic Fowl **means chickens, ducks, pheasants, pigeons, quail, partridges, doves, and similar birds for personal use.**

Domestic Fowl Facility **means a coop, a run, or a combination of a coop and a run.**

~~*Hen* means an adult female chicken.~~

Licensee means the person granted a license to keep **domestic fowl** ~~chickens~~.

Run means an enclosed or fenced area either surrounding or separate from the coop in which **domestic fowl** ~~*poultry*~~ are kept and allowed to walk, run about, ~~peck~~ and otherwise move freely.

Rodent means a mouse or rat.

~~*Rooster* means a male chicken over four months of age.~~

Vector means any insect organism; including, but not limited to: flies, fleas, lice, ticks, fly maggots and mosquito larvae capable of bearing or carrying a disease transmittable to human beings.

Vermin means any rodent or vector.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-020 License to Keep Domestic Fowl ~~Chickens~~ Required.

(1) A person must not keep **domestic fowl** ~~chickens~~ within the City of Tualatin, unless the person has a valid license issued by the City of Tualatin for such purpose.

(2) The license to keep **domestic fowl** ~~chickens~~ is valid for a period of five years, and may be renewed for additional five-year terms. The process for renewal shall be the same as for acquiring a license.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-030 Conditions of License.

Every licensee must comply with the following conditions at all times:

(1) The place where the **domestic fowl** ~~chickens~~ are to be kept must be within a planning district that allows the keeping of **domestic fowl** ~~chickens~~ as a use;

(2) A **combined** maximum of four **domestic fowl of any type** ~~hens~~ are permitted on any one lot;

(3) Roosters**, geese, guinea fowl, peacocks, turkeys, emus, and ostriches** are prohibited;

(4) ~~Harvesting~~ **On site slaughtering** or butchering of a **domestic fowl** ~~chicken~~ is prohibited;

(5) **Domestic fowl** ~~Chickens~~ must be confined at all times within a **domestic fowl** ~~chicken~~ facility; unless~~,~~ **the domestic fowl are roaming under the direct supervision of the licensee and** within a fenced yard ~~and under the direct supervision of the licensee~~;

(6) The **domestic fowl** ~~chicken~~ facility must be located in the rear yard of a lot and be at least ten feet from all property lines and 25 feet from all **abutting** residences;

(7) The **domestic fowl** ~~chicken~~ facility must not exceed 200 square feet in floor space;

(8) The **domestic fowl** ~~chicken~~ facility must not exceed a height of eight feet measured from the tallest part of the roof surface to the ground;

(9) The coop must have at least three enclosed sides. The fourth side may be open with the open side facing away from all neighboring property lines;

(10) The **domestic fowl** ~~chicken~~ facility ~~and the place where the chickens are located~~ must be maintained in good repair, in a clean and sanitary condition, ~~and~~ free of vermin, and obnoxious smells and substances that create a nuisance for adjoining property; and

(11) **Domestic fowl** ~~chicken~~ feed must be properly stored in ~~a~~ **metal or other** vermin-proof containers~~ or receptacle~~.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-040 License Application.

(1) An application for a license to keep **domestic fowl** ~~chickens~~ must include the following:

  (a) The name and mailing address of the person seeking the license;

  (b) The address where the **domestic fowl** ~~chickens~~ will be kept;

  (c) A description of the **domestic fowl** ~~chicken~~ facility to be utilized, its dimensions, a description of the site, including notation of setbacks;

  (d) The names and addresses of all owners of property adjoining the location where the **domestic fowl** ~~chickens~~ are proposed to be kept;

  (e) A certification by the person seeking a license that the person agrees to abide by the license provisions of this Chapter for the duration of the license term; and

  (f) The payment of the licensing fee, as established by resolution of the City Council.

(2) The City must grant a license within 30 days of receipt of a complete and valid application.

(3) An application for a license to keep **domestic fowl** ~~chickens~~, or a renewal of a license, may be denied for any of the following reasons:

(a) The application materials contain any inaccurate, misleading, or incomplete statements;

(b) The applicant previously failed to comply with the conditions of the license issued; or

(c) Other activity by the person seeking the license that presents reasonable doubt about the person's ability to comply with the license conditions or otherwise endanger the health, safety, or welfare of the public.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-050 Notice of License to Neighboring Properties.

Within ten business days following approval of a license application, the City shall provide written notice by first class mail to all property owners immediately adjacent to the licensee's property. The notice must list the name and address of the licensee and the City's contact information for persons to seek information or file complaints.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-060 Complaint Processes.

(1) Any person may file a complaint alleging a violation of this Chapter by submitting a written complaint to the City of Tualatin. The complaint must contain the following information:

(a) The name of the person filing the complaint;

(b) The address of the alleged violation; and

(c) A complete description of the alleged violation.

(2) Upon receipt of the complaint, the City Manager must determine if the complaint alleges a violation of this Chapter, and if so, conduct an investigation of the complaint. If the City Manager determines that the complaint is not valid, the case will be closed and all parties will be notified of the closure.

(a) If after investigating the complaint, the City Manager determines a violation has occurred, the City Manager may issue a warning or citation.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-070 Inspection of Premises; Administrative Warrant.

When it is necessary to inspect the premises to investigate or enforce the provisions of this Chapter, the City Manager may, with the owner's permission, enter the premises at reasonable times to inspect or perform the duties imposed by this Chapter, or must otherwise seek an administrative warrant. The process for seeking inspection of a premise is as follows:

(1) If the ~~single-family dwelling or~~ premises are occupied, the City Manager must present credentials to the occupant and request permission to enter.

(2) If the ~~single-family dwelling or~~ premises are unoccupied, the City Manager must make a reasonable effort to locate the owner/keeper or other person having charge or control of the single-family dwelling or premises and request permission to enter.

(3) If entry is refused or the dwelling unit or premises are unoccupied, the City Manager must obtain an administrative warrant before entry or inspection of the premises.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-080 Abatement of Violations.

In addition to any other remedy provided by law, the City may cause any violation of this Chapter to be abated as provided by the abatement proceedings in TMC 6-04-170 through 6-04-240.

(Ord. 1362-13 §1, 11-25-13)

TMC 6-15-090 Violation is Civil Infraction.

(1) A person who violates or refuses to comply with this Chapter commits a civil infraction and shall be subject to a fine of up to $500.00. Each violation, and each day that a violation continues, constitutes a separate civil infraction.

(2) In addition to any other remedy provided by law, a person that commits more than two violations of this Chapter within any six-month period may have their license revoked for up to one year.

(3) The civil infraction procedures in TMC 7-01 apply to the prosecution of any violation of this Chapter.

(Ord. 1362-13 §1, 11-25-13)