



TUALATIN CITY COUNCIL MEETING

MONDAY, APRIL 12, 2021

JUANITA POHL CENTER
8513 SW TUALATIN ROAD
TUALATIN, OR 97062

Mayor Frank Bubenik
Council President Nancy Grimes
Councilor Valerie Pratt Councilor Bridget Brooks
Councilor Maria Reyes Councilor Cyndy Hillier
Councilor Christen Sacco

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 8. 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. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 861 2129 3664

Password: 18880

Link: <https://us02web.zoom.us/j/86121293664?pwd=SS9XZUZyT3FnMk5rbDVKN2pWbnZ6UT09>

Work Session

- 1. 5:00 p.m. (45 min) – Tualatin 2040 | Middle Housing Code Development Update.** This discussion follows up on Tualatin 2040 objectives to create new opportunities for additional housing types in Tualatin. Staff will present progress on the Middle Housing Code Update, which would both implement housing policy work from the Tualatin 2040 project, and proactively bring the City into conformity with state legislation to increase housing opportunity under House Bill 2001.
 - 2. 5:45 p.m. (45 min) – Parks Utility Fee.** On December 14, 2020 Council adopted an ordinance that established a parks utility; tonight the Council will consider implementation of the parks utility by discussing the appropriate fee amount.
 - 3. 6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications & Roundtable.** Council will review the agenda for the April 12th City Council meeting and brief the Council on issues of mutual interest.
-

7:00 P.M. CITY COUNCIL MEETING

Call to Order

Pledge of Allegiance

Moment of silence for those who have lost their lives to COVID-19

Announcements

1. Proclamation Declaring the Week of April 18 – April 24, 2021 as Volunteer Appreciation Week 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 City Council Work Session and Regular Meeting Minutes of March 22, 2021
2. Consideration of Approval of a New Liquor License Application for Dave's Hot Chicken
3. Consideration of **Resolution No. 5536-21** Authorizing the City Manager to Sign an Agreement with Tigard-Tualatin School District, Washington County, and the City of Tigard Related to Youth Library Services

Special Reports

1. Complete Streets Design Update
2. Annual Report of the Tualatin Library Advisory Committee
3. Hamlet Community Vision Plan

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/council.

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

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager
Steve Koper, AICP, Assistant Community Development Director

FROM: Tabitha Boschetti, AICP, Assistant Planner
Erin Engman, Associate Planner

DATE: April 12, 2021

SUBJECT:
Tualatin 2040 | Middle Housing Code Development Update

EXECUTIVE SUMMARY:

Tualatin's analysis of available housing stock and demand has demonstrated a community need for additional housing development, including a wider range of housing types to address a more inclusive range of household compositions and budgets. Additionally, in 2019, the Oregon Legislature adopted HB 2001, which directs counties and municipalities to expand housing choice, creating opportunities for residential development beyond the more common categories of relatively expensive detached single-dwelling development and larger multi-family developments. This specifically includes finding additional opportunities to permit "middle housing" types including duplexes, triplexes, and quadplexes, townhouses, and "cottage cluster" developments.

City staff have been working with MIG, Inc. through a grant from the Department of Land Conservation and Development to analyze our existing code, explore trade-offs of different approaches for regulatory changes, and now to develop the first draft of amended code. In addition to previous engagement through the Tualatin 2040 project, we have held two meetings to discuss the project with the Tualatin Planning Commission, and a public webinar held on February 25th (viewable online at <https://www.tualatinoregon.gov/planning/middle-housing>).

In broad terms, draft changes to the Tualatin Development Code provide pathways for the development of these additional housing types that are easier for property owners, builders, and prospective homeowners to understand, provide shorter timelines for review, and that follow objective standards and criteria that allow greater predictability for builders and the broader community alike. The draft set of code changes would allow the construction of duplex, triplex, quadplex, and townhouse homes in a way that directly mirrors the processes and community design standards that are already applied to individual detached single family houses today. The draft changes would also create a process and clear design standards for a type of development new to our code, the "cottage cluster," which allows for a small cluster of homes under 900 square feet oriented around a common courtyard on a single lot. A summary of proposed changes by chapter is provided on the following pages.

Summary of Draft Proposed Middle Housing Code Changes

TDC Chapter	Title	Draft Proposed Code
31	General Provisions <i>Definitions</i>	Revises and adds definitions to clarify housing types and standards including housing type descriptions and standards like Floor Area Ratio (FAR).
32	Procedures	Revises to Type I review for middle housing types. Type I reviews respond to predictable and objective written code standards evaluated by staff.
33	Applications and Approval Criteria	Revises the application of the Type I Architectural Review process that applies to single-family dwellings to additional middle housing types. Clarifies processes that are applicable when property owners update, remodel, or add an addition to a home, or request a variance to a standard.
34	Special Regulations <i>Accessory Dwelling Units</i>	Updates Accessory Dwelling Unit (ADU) parking and siting standards for consistency with current state law and to coordinate with other code changes that allow for new units on a site.
35	Nonconforming Situations	Clarifies option to convert existing nonconforming housing types to middle housing.
36	Subdividing, Partitions, and Property Line Adjustments	Describes how small lot subdivision standards are applied for middle housing types based on development standards in other chapters.
39	Use Categories	Clarifies household living use as encompassing a range of development types.
40	Low Density Residential Zone (RL)	<ul style="list-style-type: none"> • Moves middle housing types from “Conditional Use” to “Permitted” • Adds Cottage Cluster housing type; • Updates development standards such as minimum lot size and coverage standards for middle housing types; • Introduction of Floor Area Ratio (FAR) to effectively require smaller structures on smaller lots.

TDC Chapter	Title	Draft Proposed Code
41	Medium Low Density Residential Zone (RML)	<ul style="list-style-type: none"> • Adds Cottage Cluster housing type; • Updates development standards such as minimum lot size and coverage standards for middle housing types; • Introduction of Floor Area Ratio (FAR) to effectively require smaller structures on smaller lots.
58	Central Tualatin Overlay Zone	Adds middle housing types where detached single family dwellings allowed.
73A	Site Design Standards	<ul style="list-style-type: none"> • Applies existing criteria such as minimum window coverage and the requirement for “architectural features” that currently apply to single-family homes to additional middle housing types; • Adds section for applicable design standards for cottage cluster housing focused on common courtyard and unit standards.
73B	Landscaping Standards	Clarifies applicable standards for middle housing separate from larger multi-family developments.
73C	Parking Standards	Updates parking ratios to be consistent with middle housing legislation.
75	Access Management	Updates driveway width and spacing standards to reflect unique situations that can be presented with townhomes and attached dwellings.
Additional Documents		
	Public Works Construction Code	Ensure that clear and objective exceptions for single family dwellings are applicable to middle housing types.

ATTACHMENTS:

- Attachment 1: Presentation to City Council
- Attachment 2: Draft Amendments to Tualatin Development Code



Middle Housing Code Update

City Council Work Session

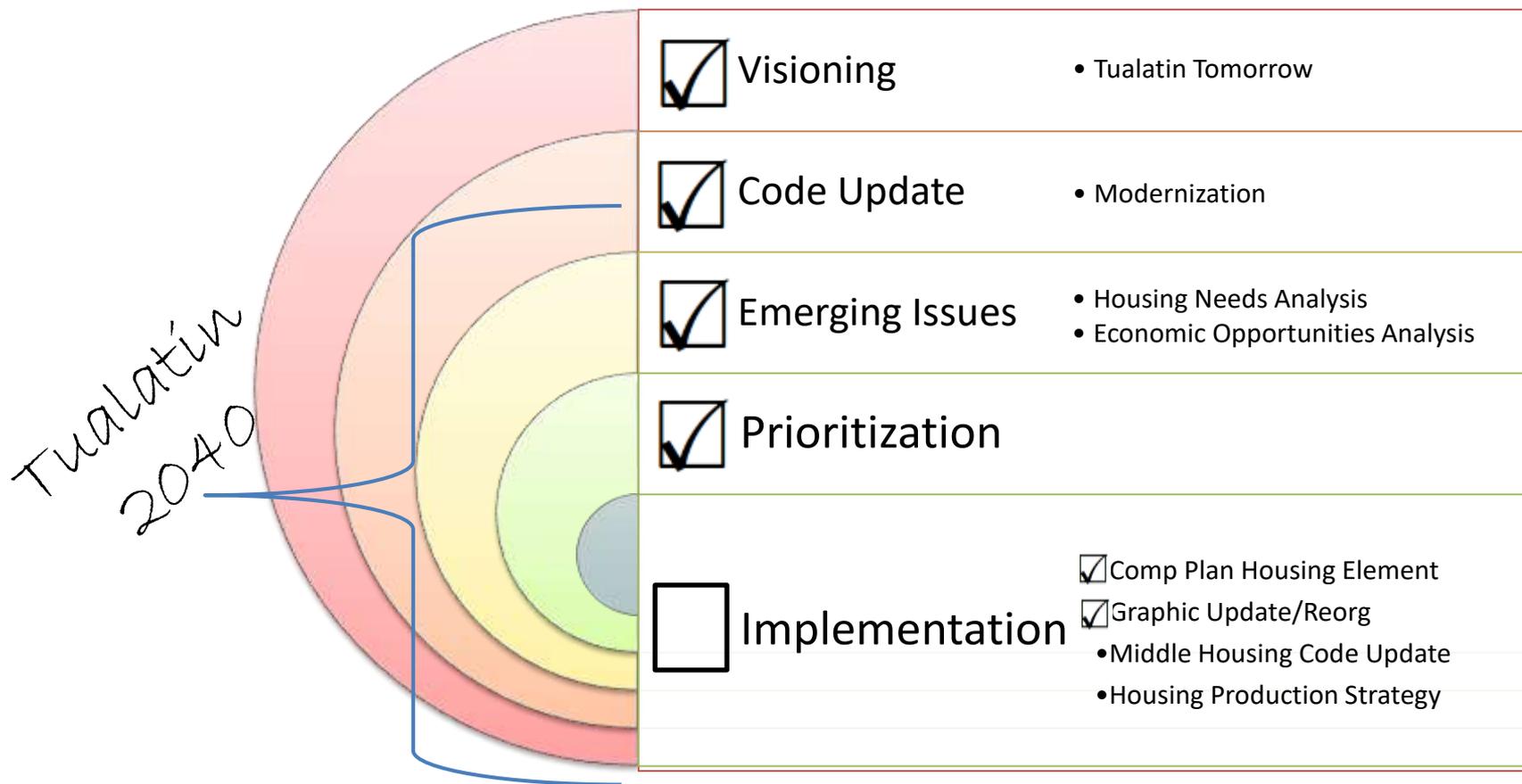
April 12, 2021

Overview

1. Project Background
2. Code Audit Findings
3. Code Changes
4. Next Steps
5. Questions and Discussion



Tualatin 2040



Project Schedule





Help achieve “*a greater diversity of housing types in Tualatin,*” which was broadly supported by stakeholders and the community in the Tualatin 2040 project.

Project Purpose

Objectives:

- Remove code barriers to different housing types.
- Remove any subjective development code requirements for middle housing.
- Coordinate with recent rules related to housing.

Statewide Housing Rules

House Bill 2001 (2019)

- Intended to expand housing options across Oregon
- “Large” Cities (25,000+): allow “upper-level” middle housing
 - Duplexes
 - Triplexes
 - Quadplexes
 - “Cottage cluster” developments
- Local code requirements may not cause “*unreasonable cost or delay*”





Code Audit Findings



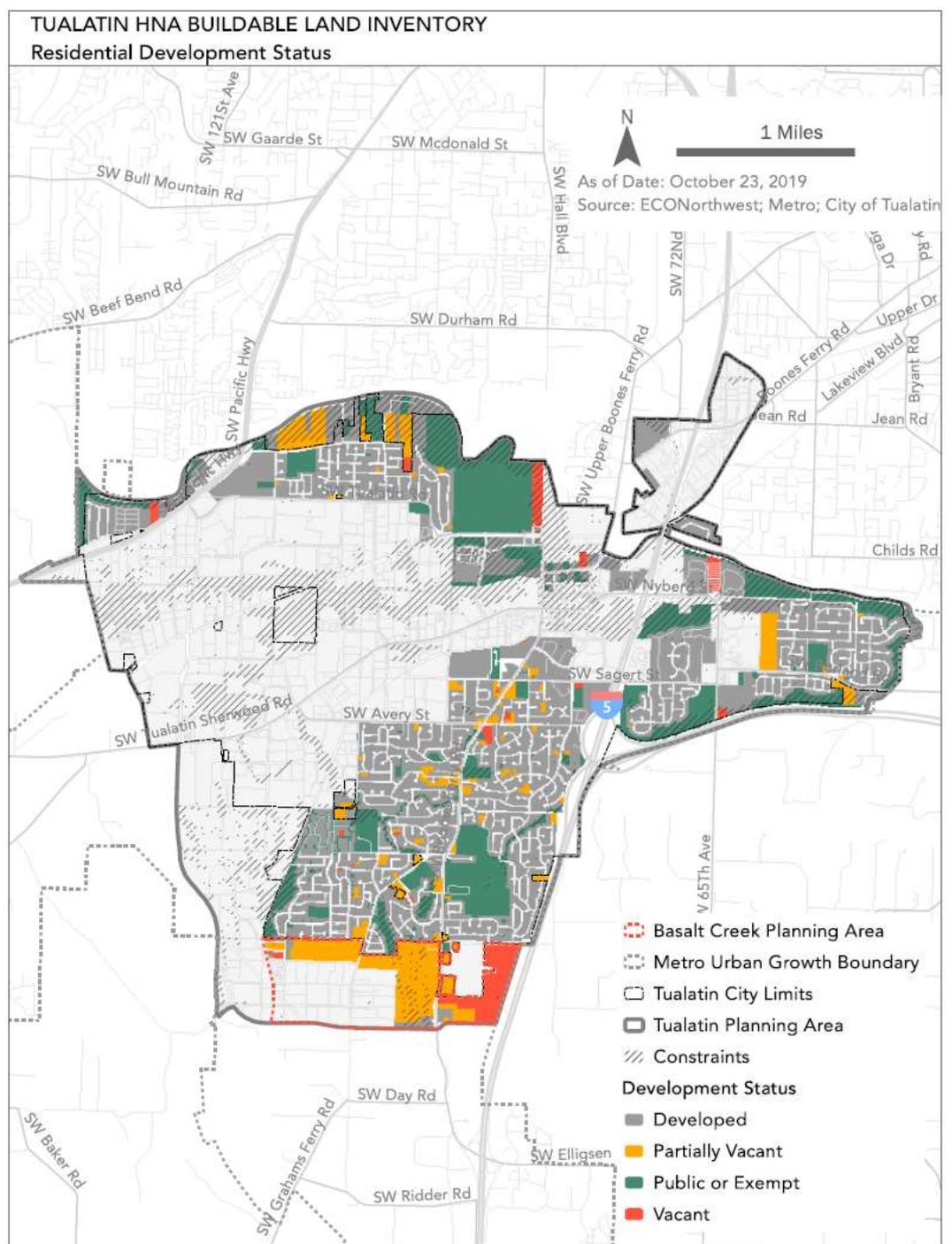
What's Needed For More Diversity of Housing Types?

- Allow “middle” housing types in low density residential zone (RL)
- Remove subjective standards to make review process simple and easy to work with
- Ensure code does not add “unreasonable cost”

Code Audit

Most residential zones allow middle housing types...but:

- Residential zones mostly developed
- Majority is RL Zone where middle housing is not permitted or is conditional



Code Audit: Key Findings

- Some existing development **standards for multi-family** structures present a barrier to the development of middle housing.
- **Off-street parking** requirements for middle housing developments exceed the maximum amount allowed under HB 2001.
- Some **development standards are subjective** for middle housing buildings.





Potential Code Changes

Applicable Development Code Chapters

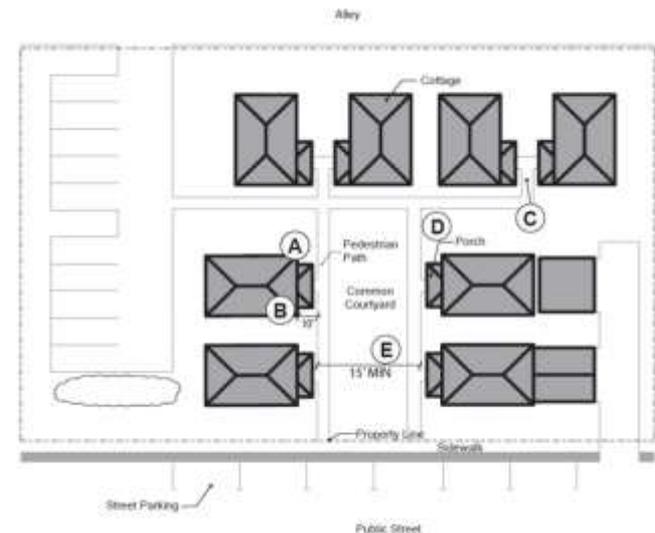
Admin./ Procedures	Zoning Districts	Siting/Design Standards	Other
31. Definitions	40. RL Zone	73A. Site Design	34. Special Regulations
32. Procedures	41. RML Zone	73B. Landscaping	35. Non- conforming Situations
33. Applications/ Approval Criteria	58. Central Tualatin Overlay Zone	73C. Parking	36. Subdivisions/ Partitions
39. Use Categories		75. Access Management	

Admin./Procedures

- Revises and adds definitions such as “cottage cluster;”
- Clarifies “residential living” use category;
- Defines “Type I” procedures for middle housing types for shorter and less subjective review, mirroring single-family development.

Zoning Districts

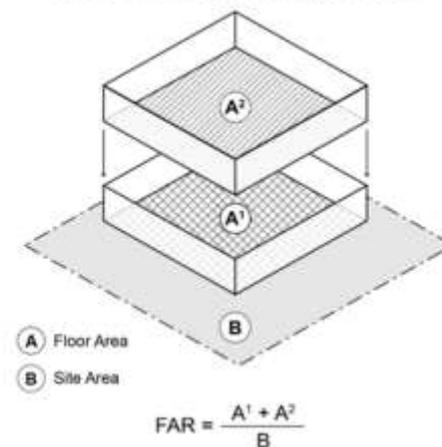
- Defines middle housing types as “Permitted” in RL zone;
- Adds cottage cluster housing type to RL and RML zones;



Zoning Districts Continued

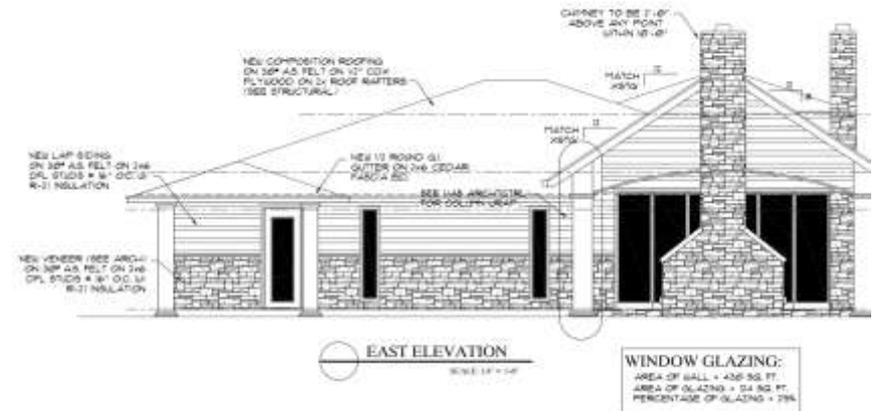
- Defines standards including lot sizes and lot coverage for middle housing;
- Introduces Floor-Area-Ratio (FAR) to manage building mass in relationship to lot size.

Figure 2. Floor Area Ratio (FAR) Calculation



Siting/Design Standards

- Applies community design criteria for single-family houses to most middle housing types;
- Defines design standards for cottage cluster developments such as courtyard design;



Siting/Design Standards Continued

- Clarifies dividing line between middle-housing and larger multi-family developments;
- Updates parking ratios;
- Updates standards to allow effective driveway design for townhomes.

Additional Updates

- Updates Accessory Dwelling Unit (ADU) standards to meet state requirements;
- Clarify opportunities for conversion of existing homes to middle housing;
- Address how housing changes intersect with subdivision standards, public works requirements.

Next Steps

May

- Community Feedback: Draft Code Review
- Second Council Work Session

May – June

- Review and Refinement

Summer 2021

- Final Code Amendments and Adoption





Questions and Discussion

1. Do you have any initial concerns or questions on the proposed changes?
2. Is there a specific topic you'd like to learn more about?



City of Tualatin

CITY OF TUALATIN
Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: April 12, 2021

SUBJECT:
Consideration of Parks Utility Fee Amount

EXECUTIVE SUMMARY:

The Parks and Recreation Master Plan concluded that many of the current parks and facilities are 25 to 30 years old and in need of renovation, replacement and improvement. During 2019 and 2020 staff presented data about the parks system condition, costs to maintain, prioritization, repair and renovation of park assets. Council discussed and considered funding options. On December 14, 2020 Council adopted Ordinance No. 1447-20 that established a parks utility fee by creating Tualatin Municipal Code Chapter 3-7. Tonight Council is considering implementation of the parks utility by discussing the fee amount. Council at a future meeting would then consider a resolution setting a park utility fee amount.

Attachments:
Presentation



PARKS UTILITY FEE



PARKS & RECREATION MASTER PLAN IMPLEMENTATION

- Master Plan Acceptance
 - November 13, 2018
- Project Prioritization & Funding
 - August 26, 2019
 - September 9, 2019
- Parks Funding Options
 - November 12, 2019
 - January 27, 2020
 - February 1, 2020
- Parks Condition Assessment & Costs
 - June 22, 2020
 - August 10, 2020
 - October 26, 2020
- Parks Utility
 - November 23, 2020
 - December 14, 2020

CONDITION OF PARK SYSTEM



1

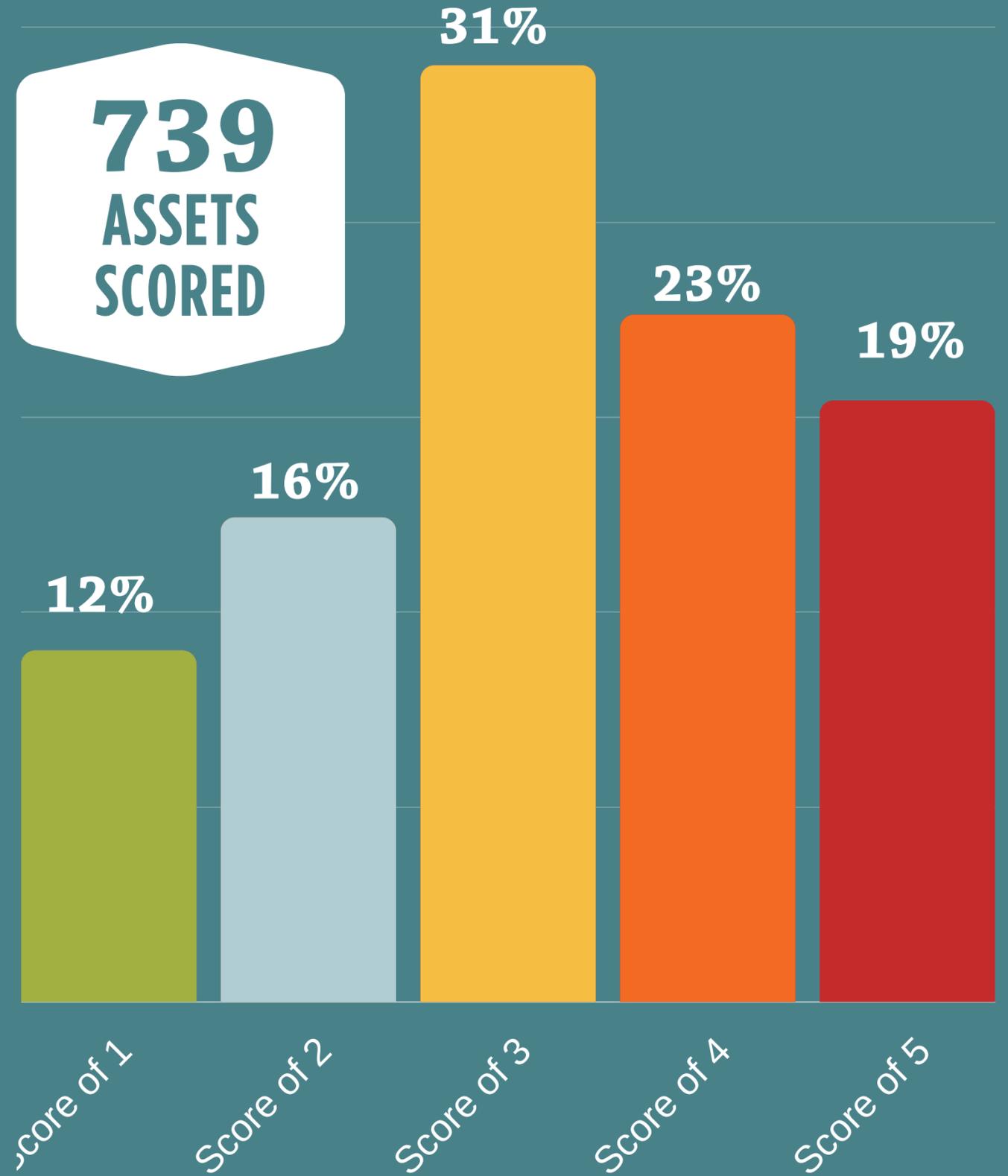
**BRAND NEW
PERFECT CONDITION
FULLY ACCESSIBLE**



5

**END OF LIFE CYCLE
SAFETY HAZARD
NON ACCESSIBLE**

**739
ASSETS
SCORED**



5

EXAMPLES



**TUALATIN COMMUNITY
PARK BOAT RAMP**



**TUALATIN COMMONS
PLAZA SURFACE**



STONERIDGE PARK



TOTAL COST FOR

5

\$9,607,823

EXAMPLES 4



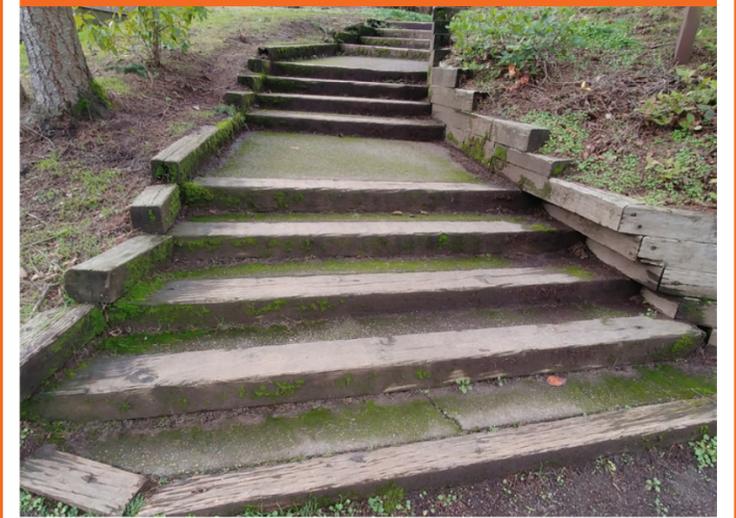
LOWER TURF
ATFALATI PARK



CHIEFTAIN DAKOTA
PATH SURFACE



LITTLE WOODROSE PARK
STAIRS



TOTAL COST FOR

4

\$5,116,100



PROJECT EXAMPLES

- Smart Irrigation
 - \$24,000-\$100,000
- Park Site Plan
 - \$60,000-\$100,000
- Sport Court Resurface
 - \$25,000-\$100,000
- Brown's Ferry Center ADA Improvement
 - \$196,500
- High School Field Light Replacement
 - \$237,000
- Playground Renovation
 - \$275,000

PROJECT EXAMPLES

- Commons Splash Pad Renovation
 - \$500,000
- High School Field Replacement
 - \$500,000
- Brown's Ferry Bridge Replacements
 - \$875,000
- Commons Concrete Surface Replacement
 - \$1,500,000
- Community Park Boat Launch
 - \$2,500,000



FUNDING OPTIONS

UTILITY FEE

LEVY

BOND

OTHER PARKS UTILITY FEES

CITY	FEE (MONTHLY)	REVENUE (ANNUAL)
GRESHAM	\$0.375	\$195,000
JACKSONVILLE	\$2.16	\$60,000
KEIZER	\$4.00	\$600,000
TALENT	\$5.00	\$170,000
MEDFORD	\$5.35	\$1,411,500
TIGARD	\$5.91	\$1,866,872
WEST LINN	\$16.60	\$1,935,000

FEE AMOUNT

\$2 = \$270,575

Revenue Annually

\$3 = \$405,865

Revenue Annually

\$4 = \$541,150

Revenue Annually

\$5 = \$676,440

Revenue Annually

AN AVERAGE RESIDENTIAL MONTHLY UTILITY BILL WOULD LOOK LIKE THIS:

FY 20/21		
Water:		
- 5/8" x 3/4" meter	Facilities Charge	\$ 4.49
- 8 CCF used	Service Charge	\$ 4.55
- Rates set by City Council	Consumption Charge Per CCF \$ 3.20	\$ 25.60
	Monthly Total	\$ 34.64
Sewer:		
- 1 Dwelling Unit (DU)	Regional Base Charge Per DU	\$ 25.11
- Winter average water consumption = 8 CCF	Regional Use Charge Per CCF \$ 1.66	\$ 13.28
- Clean Water Services sets Regional rates;	Local Base Charge Per EDU	\$ 6.53
- Tualatin sets Local rates	Local Use Charge Per CCF \$ 0.444	\$ 3.55
	Monthly Total	\$ 48.47
Stormwater:		
- 1 Equivalent Surface Unit (ESU) = 2,640 Sq Ft = 1 house	Regional SWM Per ESU (Set by Clean Water Services)	\$ 2.31
	Local SWM Per ESU (Set by City of Tualatin)	\$ 7.93
	Monthly Total	\$ 10.24
Road Maintenance:		
- Rates set by City Council	Road Utility Fee per Single Family Residence	\$ 2.20
- 1/7th goes to street light operation	Sidewalk/StreetTree Reverse Frontage	\$ 3.57
	Monthly Total	\$ 5.77
Proposed Parks Utility Fee:		
- Rates set by City Council	Parks Utility Fee per Single Family Residence	?
Total Monthly Bill		\$

NEXT STEPS

TONIGHT

- Consider fee amount

NEXT

- Resolution setting park utility fee amount



City of Tualatin

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: April 12, 2021

SUBJECT:
Proclamation Declaring the Week of April 18 – April 24, 2021 as Volunteer Appreciation Week in the City of Tualatin

EXECUTIVE SUMMARY:
In 2020 over 500 volunteers contributed approximately 8,400 hours of their time, an equivalent of about 4 full time employees, to the betterment of our community. The City's volunteers give freely of their time, talents, and energy, and ask only for a thank you for their countless hours of service. The City of Tualatin has a long standing tradition in our community for individuals, families, and local businesses to volunteer to make a difference in our community and it is fitting to recognize our volunteers for their dedicated service by way of this proclamation.

FINANCIAL IMPLICATIONS:
n/a

ATTACHMENTS:

-Proclamation Declaring the Week of April 18 – April 24, 2021 as Volunteer Appreciation Week in the City of Tualatin

Proclamation

*Declaring the Week of April 18 - April 24, 2021 as
Volunteer Appreciation Week
in the City of Tualatin*

WHEREAS, the entire community can inspire, equip and mobilize people to take action that changes the world; and

WHEREAS, in 2020 over 500 volunteers contributed approximately 8,400 hours of their time, an equivalent of about 4 full time employees, to the betterment of our community; and

WHEREAS, volunteers give freely of their time, talents, and energy, and ask only for a thank you for their countless hours of service; and

WHEREAS, it has been a long standing tradition in our community for individuals, families, and local businesses to volunteer to make a difference in our community; and

WHEREAS, it is fitting to recognize our volunteers for their dedicated service;

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that:

Section 1. The week of April 18-24, 2021, be proclaimed "Volunteer Appreciation Week" in the City of Tualatin.

Section 2. The City of Tualatin takes great pleasure in honoring the volunteers of our community and conveying our sincere gratitude and appreciation for their committed, selfless, and compassionate efforts; we celebrate volunteers who lend their time, talent and voice to make a difference in the community.

INTRODUCED AND ADOPTED this 12th day of April, 2021.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder



City of Tualatin

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: April 12, 2021

SUBJECT:

Consideration of Approval of the City Council Work Session and Regular Meeting Minutes of March 22, 2021

RECOMMENDATION:

Staff respectfully recommends the Council adopt the attached minutes.

ATTACHMENTS:

- City Council Work Session Meeting Minutes of March 22, 2021
- City Council Regular Meeting Minutes of March 22, 2021



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR MARCH 22, 2021

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Maria Reyes

Mayor Bubenik called the meeting at 5:00 p.m.

1. Supportive Housing Services Local Implementation Plan Review.

Alley Jamieson and Jes Larson, Supportive Housing Services Manager's for Washington County, presented on the Supportive Housing Services (SHS) measure. Ms. Jamieson presented background on the measure noting it was approved by voters in May 2020 and is scaled to end chronic homelessness regionally through partnerships with Clackamas and Multnomah counties. She stated the program is funded by a 1% tax on taxable income and 1% tax on profits from businesses with gross receipts of more than \$5 million. The tax is estimated to generate more than \$200 million per year. Ms. Jamieson explained the distribution of funds by county, noting Washington County is set to receive 33.33% of funds. The measure has set accountability measures in place including: local advisory bodies, local implementation plans, a regional oversight committee, and a tri-county advisory structure. Ms. Jamieson stated priorities have been broken into two categories: Priority Population A- people with disabilities experiencing, or at risk of, prolonged homelessness, and with extremely low incomes and Priority Population B- people experiencing episodic homelessness or at risk of homelessness. She added the measure is designed to lead with race as the BIPOC communities are disproportionately impacted by homelessness. Ms. Jamieson presented homelessness statics including comparisons on renter cost burden and race and homelessness and race. She stated SHS focuses on housing and support services with a goal to have 5000 supportive housing placements with 1665 of those being in Washington County. Ms. Larson spoke to the implementation timeline stating staff is currently working on finalizing the Local Implementation Plan (LIP) and engaging stakeholders. Ms. Jamieson reviewed the LIP that was developed in partnerships with stakeholders and the community. She stated the LIP includes an analysis of current system unmet needs, an analysis of racial disparities and strategies to advance equity, regional commitments to priorities and coordination, and planned programmatic investments and outcome goals. Ms. Jamieson stated planned investment categories included shelter and transitional housing, outreach and navigation services, housing barrier costs and short-term rent assistance, regional long-term rent assistance, supportive services, and a system of care capacity building. She stated year one outcome goals include 500 supportive housing placements, 500 additional households to achieve housing stability, 100 year-around shelter beds added to the current capacity, and to have further capacity building underway for a culturally specific network. Ms. Larson stated program implementation is set to begin July 1st.

Councilor Brooks thanked Metro staff for their work on the program as this is a much needed service. She highlighted that the Native American community ranks high in homelessness as well and that should be considered during tonight's discussion on land acknowledgements.

Mayor Bubenik wants to make sure there is county services available in our area as in the past they have not been available in SE Washington County. He stated the City is working on partnerships in our community for services in our area and wants to see the county add to those.

Councilor Pratt agreed more service are needed in our area. She asked if there are concerns about enough housing being. Ms. Larson stated they are still identifying housing and will be using a tenant and project based housing approach.

Councilor Sacco asked what the prioritization of student housing is. Ms. Larson stated they don't distinguish on demographics but on the priority population type (i.e. homelessness risk). She added youth homelessness is a significant concern and will be heavily addresses in their programs in many ways with different service providers.

Councilor Hillier asked if wrap around services will be trauma informed and how they will recruit providers. Ms. Larson stated it will be a trauma informed program that uses housing first.

Mayor Bubenik asked how success will be measured. Ms. Larson stated there are required regional outcomes around housing placement for measuring success.

2. Land Acknowledgement Discussion.

Deputy City Manager Megan George presented information on a land acknowledgment statement. She stated Tualatin Parks Advisory Committee Chair Beth Dittman requested Council consider a land acknowledgement. Manager George presented on Tualatin's indigenous peoples, noting information provided is from the Oregon Historical Society and Washington County. She stated a land acknowledgment is a formal statement that recognizes the unique and enduring relationships that exists between Indigenous Peoples and their traditional territories. Manager George stated other cities have done land acknowledgements to offer recognition and respect, create broader public awareness of the history, support larger truth-telling and reconciliation efforts, and inspire ongoing action and relationships. She explained the three step process for a land acknowledgment includes identifying, articulating, and delivery of the statement. Manager George provided examples of other land acknowledgments. She shared how Tualatin has acknowledged tribes in the past through the city logo and street naming.

Mayor Bubenik suggested bringing in the Tualatin Historical Society and Tualatin Parks Advisory Committee to do research and begin working on step one of the process.

Councilor Brooks stated she reached out to a local Native American leader who works on land acknowledgements around the state. She stated she was supportive and wants to make sure all tribes are acknowledged and that there is good collaboration with local tribes.

Councilor Sacco stated some community members with native ties have voiced concerns around a land acknowledgment and wanting to ensure there is action that goes along with it. She wants to ensure this is done for the right reasons and done in partnership with local tribes.

Councilor Pratt concurred an action plan needs to go along with an acknowledgment.

Councilor Hillier stated she wants to ensure this it is done the right way including having the right people at the table to form a statement.

Mayor Bubenik suggested having staff reach out to the Tualatin Parks Advisory Committee, the Tualatin Historical Society, the Diversity Task Force, and the Grand Rhonde Tribe to see if they have the capacity to take on this project.

3. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Sacco stated she attended the Urban Renewal Task Force meeting where they reviewed the boundaries for the area.

Councilor Hillier stated she attended the Police Department's Woman Self Defense class and volunteered and the COVID vaccine clinic. She reminded citizens of the upcoming Prescription Drug Take Back Day on April 24.

Councilor Brooks stated she attended the virtual National League of Cities Conference, the virtual Hill Day hosted by the League of Oregon Cities, the Tualatin Arts Advisory Committee meeting, and the Mayors Round Table at the National League of Cities Conference.

Councilor Pratt stated she attended the ODOT meeting regarding tolling, the Metro C4 sub-committee meeting where they discussed regional emergency transportation routes, and participated in the Community Garden clean-up.

Councilor Grimes stated the Technology and Science Scholarship Committee met and discussed reaching out to local businesses to raise funds to continue the scholarships this year. She thanked city staff for their outstanding response to the recent storm event.

Mayor Bubenik stated he attended the ODOT tolling project update meeting, the Greater Portland Inc. Economic Development sub-committee meeting, the Washington County Coordination Committee meeting, the Clackamas County Chair and Mayors meeting, and the Tualatin Chamber of Commerce Board meeting. He congratulated Lindsay Marshall on successfully coordinating the COVID Vaccine Clinic.

Mayor Bubenik adjourned the meeting at 6:45 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR MARCH 22, 2021

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Maria Reyes

Call to Order

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

Pledge of Allegiance

Moment of silence for those who have lost their lives to COVID-19

Announcements

1. Community Development Week Proclamation

Councilor Brooks read the proclamation declaring April 5-9, 2021 as Community Development Week in the City of Tualatin.

2. Arbor Week Presentation and Proclamation

Tualatin Parks Advisory Committee Vice-Chair Brandon Gill and Member Emma Gray presented on Arbor Week. Ms. Gray stated Tualatin recognizes the first full week in April as Arbor Week to celebrate the many contributions trees make to our lives and community. She stated the committee held a Kids Poster Contest, she shared the winners. Mr. Gill spoke to storm damage to city trees. He stated this is the 34th consecutive year the city has been a Tree City USA.

Councilor Sacco read the proclamation declaring April 4-10, 2021 as Arbor Week in the City of Tualatin.

Public Comment

None.

Consent Agenda

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

1. Consideration of Approval of the City Council Work Session and Regular Meeting Minutes of March 8, 2021
2. Consideration of Approval of Late Liquor License Renewals for 2021

3. Consideration of **Resolution No. 5533-21** Authorizing The City Manager to Execute Contract Amendments with Wallis Engineering for Professional Engineering and Related Services

Special Reports

1. Briefing from Portland General Electric (PGE) CEO Maria Pope

Portland General Electric Chief Executive Office Maria Pope, Local Government Affairs Officer Troy Gagliano, and Head of Wildfire Mitigation and Resiliency Bill Messner presented on increasing threats to resiliency. CEO Pope stated the storms that have taken place over the past year have been some of the largest in history. She stated PGE has been providing donations to many local organizations to help support those who were affected. CEO Pope stated PGE is working on a smart and integrated grid to help with resiliency in the future. She stated strong partnerships are key to their success and working collaboratively has helped them be successful during the major storm events. Mr. Messner spoke to the recent storm stating over 420,000 customers lost power during the event. He noted over 400 miles of lines and over 900 utility poles had to be replaced. Mr. Messner stated PGE has worked to strengthen resiliency by building a smarter more integrated grid and continuing to expand their FITNES program. He spoke to how they prepare for different types of threats including emergency planning and exercises, system improvements, redundant systems, and having strategic partnerships. Mr. Messner spoke to their earthquake recovery plan and wildfire and prevention and response plans.

Councilor Pratt asked why there isn't a move to put more lines underground. She also asked for better estimates on when power is expected to be restored during down times. CEO Pope stated during the last storm event there were too many unknowns so they were uncomfortable giving information to customers without having good information on approximate downtimes. Mr. Messner stated repairing underground lines is significantly more difficult to find failures in the system and the costs associated with undergrounding lines is high.

Councilor Brooks asked if PGE has information on best practices for customers in relation to generators. She asked what PGE's sustainability efforts are and how customers can learn more. CEO Pope spoke to their sustainability efforts which are outlined on their website. Mr. Messner stated tips and best practices on using generators is available on their website.

Councilor Sacco asked how PGE identifies areas with higher outages and how those addressed. CEO Pope stated they use data analytics to determine those area and have inspection plans in place to maintain the system.

2. Annual Report of the Tualatin Park Advisory Committee

Chair Beth Dittman and Student Representative Nadia Alvarado presented the Tualatin Parks Advisory Committee Annual Report. Chair Dittman stated the group's mission is to advocate for the Parks and Recreation system with a focus on stewardship and enhancement of the community. She stated the committee meets regularly and represents Parks and Recreation to the Community and Council, acts as the Bee City Facilitation Committee, and the Tree City USA Board. Member Alvarado stated the committee continues to grow by adapting to virtual community engagement and continue to be a citizen lead group. Chair Dittman state 2020 accomplishments included the Stoneridge Park Design, Jurgens Off-Leash Area, opening of the Atfalati Playground and Courts, Lafky irrigation, the Park Asset Assessment, and advocacy for a Parks Utility Fee. She stated 2021 goals include continued support for the parks funding

process, strengthening diverse committee membership, establishing ongoing communications with CIO's, outreach and communication with Parks committees from other cities, promote pollinator information and resources, and provide community resources for trees and bees.

Councilor Brooks asked the committee to share what they will be doing for Earth Day. Parks and Recreation Director Ross Hoover stated there will be a planting event hosted by Volunteer Services.

Councilor Brooks asked if there has been growth in being a Bee City. Chair Dittman stated the committee will be working towards further education for the committee this year.

Councilor Brooks asked how the city will be recovering from the tree loss from the storm. Director Hoover stated many trees will be replaced this year. He noted many street tree permits have been received and those trees will be replaced in the fall.

Councilor Sacco encouraged everyone to follow Bee City on Facebook and Instagram to receive more information regularly.

3. Tualatin Moving Forward Quarterly Update

Public Works Director Jeff Fuchs presented the Tualatin Moving Forward Quarterly Report. Director Fuchs briefly recapped progress from the start of the bond in 2018 to current. He stated 14 projects have been completed to date. Director Fuchs highlighted a couple projects finished in 2020 including Boones Ferry Road at Tualatin High School, Mohawk Street: East of Martinazzi, Borland Road: Bridgeport Elementary to 60th Ave, 90th Avenue and Sweek Drive, and 90th Avenue near Kaiser Permanente. He stated construction began on the Garden Corner Curves in 2020 with anticipated completion in 2021. Director Fuchs spoke to the upcoming project at Martinazzi Ave and Sagert St where a traffic signal will be added, new sidewalks and crosswalks, and improved bike lanes. He stated the Tualatin Sherwood Road at I-5 project is in design to provide congestion relief and improved safety for Tualatin's busiest intersection. Director Fuchs shared the updated report card for the program to monitor progress. He spoke to public engagement they have been able to conduct during COVID including mailings, email updates, online open houses, virtual neighborhood meetings, social media, yard signs, and quarterly council updates. Director Fuchs stated the Neighborhood Traffic Safety program has kicked off for the spring. Director Fuchs stated last year 243 projects were submitted. He noted this year they will be strategically focusing outreach on equity and diversity.

Councilor Pratt asked about the bike path design in the Tualatin-Sherwood/I-5 project. Director Fuchs stated wayfinding signs will be put in place that point people to the trail along Boones Ferry Road.

Council President Grimes asked how pedestrian traffic over I-5 will be addressed. Director Fuchs stated the crosswalks won't be changed in the area.

4. Tualatin Police Department Annual Report

Police Chief Bill Steele presented the Tualatin Police Department Annual Report. Chief Steele spoke to how the department has managed with the pandemic. He stated all officers were issued N95 personal protective masks to wear on duty. Chief Steele presented data from the Patrol Division noting they received 23,852 calls for service with a total of 940 arrests and 57 uses of force. Data from the Investigations Division was presented noting the data reflects incidents not only in Tualatin but throughout both counties due to the partnerships the city

maintains. Chief Steele spoke to the work done by the Records Division as the department's first point of contact. He spoke to the Traffic Division and how they pivoted during the pandemic. Chief Steele spoke to the intersection safety cameras at two stop lights in town. He noted a decrease in violations this year due to the pandemic. Chief Steele spoke to the Community Services Officer and the work he conducted this year including delivering prescriptions to those in need at the height of the pandemic and his work in graffiti identification. He spoke to the School Resource Officer position and what the new program will look like for that position moving forward with the school district. Chief Steele stated K9 Tony located and recovered 2381 grams of heroin, 2134 grams of methamphetamine, and \$154,639 in cash. He spoke to training requirements including trainings on emergency vehicle operations, motorcycle skills, firearms, defensive tactics, use of force, legal updates, crisis intervention techniques, de-escalation techniques, and diversity training. Chief Steele spoke to the departments Nation Drug-Take Back Day's, noting the upcoming event in April. Chief Steele spoke about the Community Conversations on Police Use of Force that were held and discussed the recommendations that came from those.

Councilor Brooks thanked the department for all of their great work.

Councilor Pratt thanked the department for the great work this year and showed appreciation for how they went out of their way during the pandemic to serve the community.

Councilor Hillier acknowledged the work the department does working on community coalitions and the safety net they provide to the community.

Mayor Bubenik thanked the department for their great service to the community.

General Business

1. Consideration of **Ordinance No. 1454-21** Amending Tualatin Comprehensive Plan Map 10-1 to Amend the Neighborhood Commercial Zone (CN) and Medium Low Density Residential (RML) Zones for Parcels Located at Tax Map 2S135D, Tax Lots 400, 401, 500, and 501; and Amending Tualatin Development Code Sections 51.110 and 51.200 (PMA 20-0002 AND PTA 20-0005)

Mayor Bubenik stated the PTA and PMA were approved at the last council meeting and this action tonight finalizes them.

Motion for first reading by title only made by Councilor Pratt, Seconded by Council President Grimes.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion for second reading by title only made by Council President Grimes, Seconded by Councilor Hillier.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion to adopt Ordinance No. 1454-21 amending Tualatin Comprehensive Plan Map 10-1 to amend the Neighborhood Commercial Zone (CN) and Medium Low Density Residential (RML) zones for parcels located at tax map 2S135D, tax lots 400, 401, 500, and 501; and amending Tualatin Development Code sections 51.110 and 51.200 (PMA 20-0002 AND PTA 20-0005) made by Councilor Pratt, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

2. Consideration of Recommendations from the Council Committee on Advisory Appointments

Councilor Pratt announced citizens being recommended to the Tualatin Parks Advisory Committee and Tualatin Arts Advisory Committee.

Councilor Brooks thanked everyone for volunteering and their commitment to the city.

Motion to approve the appointments made by Councilor Brooks, Seconded by Council President Grimes.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

Council Communications

Councilor Brooks recommended everyone review the updated COVID vaccination eligibility groups.

Adjournment

Mayor Bubenik adjourned the meeting at 9:34 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



City of Tualatin

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: 4/12//2021

SUBJECT:

Consideration of Approval of a New Liquor License Application for Dave's Hot Chicken

RECOMMENDATION:

Staff respectfully recommends the Council approve endorsement of the liquor license application for Dave's Hot Chicken.

EXECUTIVE SUMMARY:

Dave's Hot Chicken has submitted a new liquor license application under the category of limited on-premises. This would permit them to sell factory-sealed malt beverages, wine, and cider at retail to individuals in Oregon for consumption on the license premises. The business is located at 7715 SW Nyberg St, Suite D. The application is in accordance with provisions of Ordinance No. 680-85 which establishes 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 Section 6 of the ordinance. The Police Department has reviewed the new liquor license application and recommended approval. According to the provisions of Section 5 of Ordinance No. 680-85 a member of the Council or the public may request a public hearing on any of the liquor license 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 fee has been paid by the applicant.

ATTACHMENTS:

- Application
- Vicinity Map



CITY OF TUALATIN

LIQUOR LICENSE APPLICATION

Return Completed form to:
City of Tualatin
Attn: Deputy City Recorder
18880 SW Martinazzi Ave
Tualatin, OR 97062

Date 3/8/2021

IMPORTANT: *This is a three-page form. You are required to complete all sections of the form.* If a question does not apply, please indicate N/A. Please include full names (last, first middle) and full dates of birth (month/day/year). Incomplete forms shall receive an unfavorable recommendation.

Thank you for your assistance and cooperation.

SECTION 1: TYPE OF APPLICATION

- Original (New) Application - \$100.00 Application Fee.
- Change in Previous Application - \$75.00 Application Fee.
- Renewal of Previous License - \$35.00 Application Fee. Applicant must possess current business license. License # _____
- Temporary License - \$35.00 Application Fee.

SECTION 2: DESCRIPTION OF BUSINESS

Name of business (dba): Davis's Hot Chicken

Business address 7715 SW Nyberg St ^{City} Tualatin State OR Zip Code 97062

Mailing address 875 Country Club Rd City Eugene State OR Zip Code 97401

Telephone # 503 427-1775 Fax # _____

Email alex@teammjck.com

Name(s) of business manager(s) First Alexander Middle Nicholas Last Karcher



(attach additional pages if necessary)

Type of business Fast Casual

Type of food served Chicken

Type of entertainment (dancing, live music, exotic dancers, etc.) n/a or Recorded Music

Days and hours of operation 7 days / week / Sun - Thurs 11am - 11pm / Fri - Sat 11am - 12am

Food service hours: Breakfast _____ Lunch Dinner

Restaurant seating capacity 66 Outside or patio seating capacity 0

How late will you have outside seating? n/a How late will you sell alcohol? close (11pm / 12am)

How many full-time employees do you have? 10 Part-time employees? 50

SECTION 3: DESCRIPTION OF LIQUOR LICENSE

Name of Individual, Partnership, Corporation, LLC, or Other applicants JCK Binds, LLC

Type of liquor license (refer to OLCC form) Limited on-premise

Form of entity holding license (check one and answer all related applicable questions):

INDIVIDUAL: If this box is checked, provide full name, date of birth, and residence address.
Full name _____ Date of birth _____
Residence address _____

PARTNERSHIP: If this box is checked, provide full name, date of birth and residence address for each partner. If more than two partners exist, use additional pages. If partners are not individuals, also provide for each partner a description of the partner's legal form and the information required by the section corresponding to the partner's form.
Full name _____ Date of birth _____
Residence address _____
Full name _____ Date of birth _____
Residence address _____

CORPORATION: If this box is checked, complete (a) through (c).
(a) Name and business address of registered agent.
Full name _____
Business address _____

(b) Does any shareholder own more than 50% of the outstanding shares of the corporation? If yes, provide the shareholder's full name, date of birth, and residence address.
Full name _____ Date of birth _____
Residence address _____

(c) Are there more than 35 shareholders of this corporation? Yes ___ No ___ If 35 or fewer shareholders, identify the corporation's president, treasurer, and secretary by full name, date of birth, and residence address.
Full name of president: _____ Date of birth: _____
Residence address: _____
Full name of treasurer: _____ Date of birth: _____
Residence address: _____
Full name of secretary: _____ Date of birth: _____
Residence address: _____

LIMITED LIABILITY COMPANY: If this box is checked, provide full name, date of birth, and residence address of each member. If there are more than two members, use additional pages to complete this question. If members are not individuals, also provide for each member a description of the member's legal form and the information required by the section corresponding to the member's form.
Full name: JCK Binds, LLC Date of birth: _____
Residence address: _____

JCK Bonds, LLC Members

Joseph Korcher -

[REDACTED]

Cathleen Korcher -

[REDACTED]

Lawna Korcher -

[REDACTED]

Alex Korcher -

[REDACTED]

Emily Korcher -

[REDACTED]

Full name: _____ Date of birth: _____
Residence address: _____

OTHER: If this box is checked, use a separate page to describe the entity, and identify with reasonable particularity every entity with an interest in the liquor license.

SECTION 4: APPLICANT SIGNATURE

A false answer or omission of any requested information on any page of this form shall result in an unfavorable recommendation.

Signature of Applicant _____ Date 3/8/2021

For City Use Only

Sources Checked:

- DMV by B
- LEDS by B
- TuPD Records by [Signature]
- Public Records by [Signature]

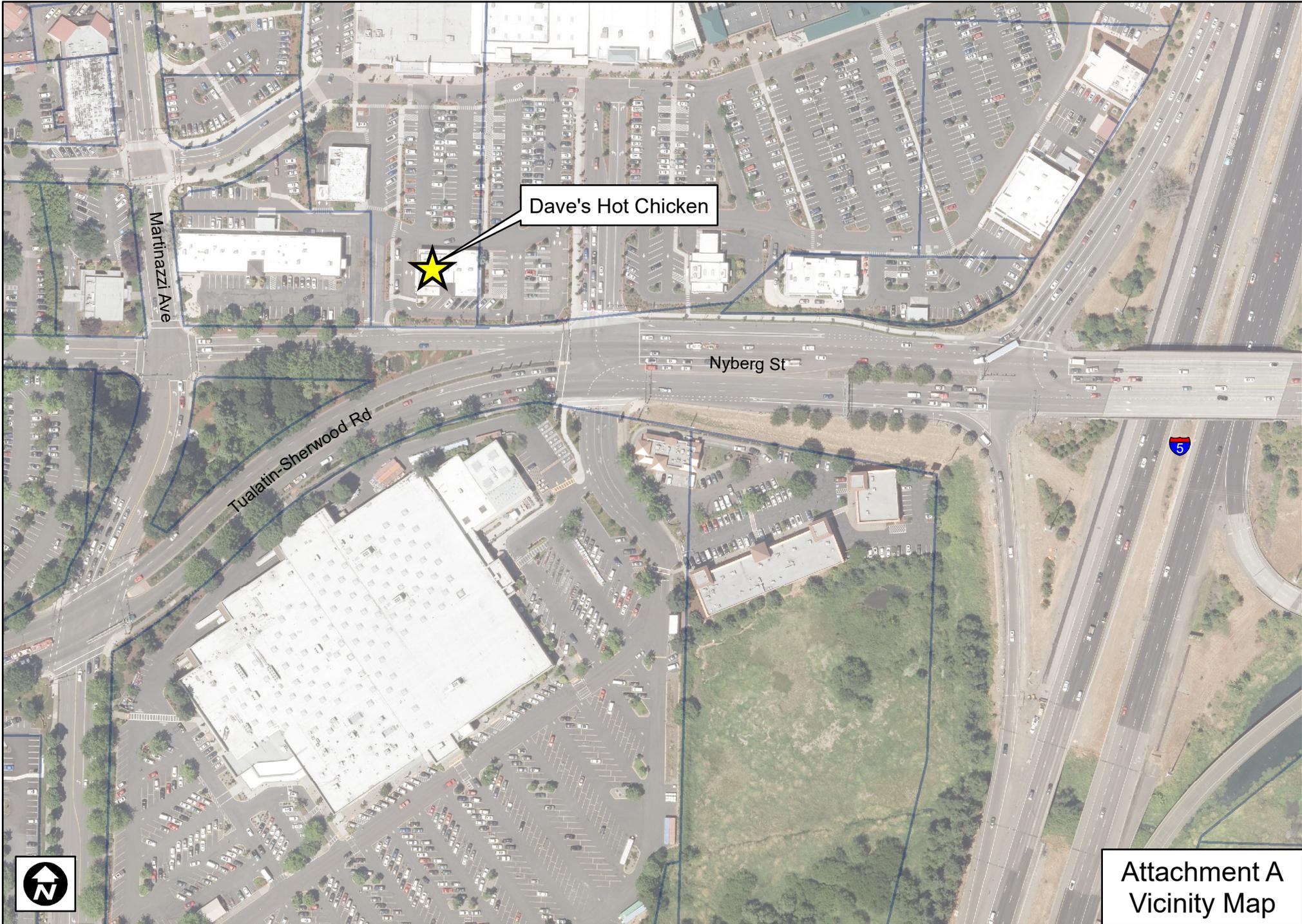
- Number of alcohol-related incidents during past year for location.
- Number of Tualatin arrest/suspect contacts for _____

It is recommended that this application be:

- Granted**
- Denied**
Cause of unfavorable recommendation: _____

Signature _____ Date 3-18-21

Bill Steele
Chief of Police
Tualatin Police Department





City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Jerianne Thompson, Library Director

DATE: April 12, 2021

SUBJECT:

Consideration of Resolution No. 5536-21 authorizing the City Manager to sign an agreement with Tigard-Tualatin School District, Washington County, and the City of Tigard related to youth library services.

RECOMMENDATION:

Staff respectfully recommends Council adoption of the attached resolution authorizing the City Manager to execute an agreement related to youth access cards.

EXECUTIVE SUMMARY:

The Tualatin Public Library, in partnership with Washington County Cooperative Library Services (WCCLS), the Tigard-Tualatin School District (TTSD), and the City of Tigard, seeks to create and distribute youth access cards, a special type of library card for students who live or attend school in Washington County. These cards would be distributed to the more than 11,000 students attending public schools in Tigard and Tualatin for use at WCCLS member libraries and online at wccls.org.

The Memorandum of Agreement defines the responsibilities of each party in the project. Through the agreement, TTSD would securely share student data with WCCLS, which will be used to create the youth access cards. The goals of the project are to increase access to the library and library resources, as well as to enhance the relationships between the Tualatin Library and Tualatin schools. Students will be able to use their new library cards to support their learning and personal development.

OUTCOMES OF DECISION:

If approved, Tualatin Public Library will work in coordination with the parties to the agreement to create and distribute youth access cards to public school students in Tualatin. If not approved, Tualatin Library will not participate in the project.

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

- Resolution No. 5536-21
- Memorandum of Agreement

RESOLUTION NO. 5536-21

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH TIGARD-TUALATIN SCHOOL DISTRICT, WASHINGTON COUNTY, AND THE CITY OF TIGARD RELATED TO YOUTH LIBRARY SERVICES.

WHEREAS, the City of Tualatin is an Oregon municipal corporation;

WHEREAS, the Tigard-Tualatin School District, City of Tigard, and Washington County, acting by and through the Washington County Cooperative Library Services, are Oregon government entities;

WHEREAS, ORS 190 authorizes the City to enter into intergovernmental agreements with other government entities to perform cooperative services, as well as to delegate to each other authority to perform their respective functions as necessary;

WHEREAS, the City wishes to partner with the other government entities to facilitate the creation and distribution of the Youth Access Card, which is a special type of library card for children who live or attend school in Washington County.

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

Section 1. The City Manager is authorized to execute an Agreement with the Tigard-Tualatin School District, City of Tigard, and Washington County, acting by and through the Washington County Cooperative Library Services, related to youth access cards, which is attached as Exhibit 1 and incorporated by reference.

Section 2. The City Manager is authorized to make administrative modifications to the Agreement to fully implement its intent.

Section 3. This resolution is effective upon adoption.

Adopted by the City Council this ____ day of _____, 2021.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder

EXHIBIT 1
Resolution No. 5536-21

MEMORANDUM OF AGREEMENT
BY AND BETWEEN
THE TIGARD-TUALATIN SCHOOL DISTRICT,
THE CITY OF TIGARD,
THE CITY OF TUALATIN,
AND
WASHINGTON COUNTY

This Memorandum of Agreement (“Agreement”) dated as of _____, and entered into between the Tigard-Tualatin School District (“the District”), City of Tigard (“Tigard”), City of Tualatin (“Tualatin”), and Washington County, acting by and through the Washington County Cooperative Library Services (“WCCLS”), (collectively, “the Parties”).

PURPOSE

The purpose of this Agreement is to facilitate the creation and distribution of the Youth Access Card (“YAC”), a special type of library card for children ages 0-17 who live or attend school in Washington County for use at WCCLS member libraries in person and online at wccls.org.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the terms and conditions hereinafter set forth, the Parties agree as follows:

1. Term. This Agreement shall commence on the date last signed by a party and continue for one calendar year (“Initial Term”). Thereafter, the Agreement shall automatically renew annually for an additional period of one calendar year (each renewal a “Renewal Term”), unless a party gives written notice of non-renewal to all other Parties at least 30 days prior to the end of the Initial Term or a Renewal Term. Each Party’s representative or successor representative identified in section 9 of this Agreement has the authority to consent to the renewal of this Agreement as provided in this section.

2. Responsibilities of WCCLS. WCCLS, by and through its employees and representatives, shall be responsible for the following:

- A. To provide the District with information regarding the YACs, including registration process and use policies for access to WCCLS services through the YACs.
- B. To provide students with a YAC with the following features to all students enrolled within the District, unless that student already has a WCCLS library card:
 - i. Access to checkout e-books and e-audiobooks (limit of 15 total at a time)
 - ii. Access to e-resources at wccls.org, including Tumblebooks and Brainfuse
 - iii. Physical item checkout of books and audiobooks (limit 5 total at a time)
 - iv. No overdue fines on any materials, including materials that currently accrue fines
 - v. Up to five (5) holds placed at a time

- vi. Up to four (4) renewals per physical item, unless there is a hold placed on that item
 - C. To securely transmit electronic student data received from the District to the Quipu Group for the purpose of library card registration.
 - D. To securely destroy student registration information provided to WCCLS by the District in a physical format following data entry into the WCCLS database.
3. **Responsibilities of Tigard & Tualatin**, by and through its employees and representatives, shall be responsible for the following:
- A. To work with WCCLS and its representatives to coordinate communication between WCCLS, other libraries participating in YACs, and the District
 - B. To work with WCCLS representatives to create and distribute the physical YACs
 - C. To provide YACs for students that apply at a District school after the physical YACs have been distributed
4. **Responsibilities of the District**. The District, by and through its employees and representatives, shall be responsible for the following:
- A. To provide WCCLS with the following student information in the format requested by WCCLS in accordance with the Family Educational Rights and Privacy Act of 1974 (FERPA), 88 Stat. 571, 20 USC § 132g, as amended, for the purpose of creating and distributing YACs:
 - i. Student Name (first “legal name”, middle, last)
 - ii. Student ID number
 - iii. Student Date of Birth
 - iv. Student mailing address
 - v. Student home phone number
 - vi. Name of Student’s school
 - vii. Student home language
 - B. To provide updated student information to WCCLS up to twice during each school year to determine if additional YACs need to be created and distributed to students.
 - C. To assist with distribution of the YACs to students after WCCLS registers the students and after Tigard & Tualatin create the YACs and provide them to the District for distribution.
 - D. To communicate with students the policies, terms of use, and renewal information pertinent to the use of the YACs.
5. **YAC Fines or Fees**. The Parties agree and understand that all YAC holders are subject to the following fines or fees:
- A. Lost or damaged items will be assessed at their replacement cost.
 - B. When a YAC holder’s fees accrue to \$20.00 or more, the YAC holder will be blocked from checking out physical items until fees are paid. Online resources and e-books continue to be available during this block.

6. **Indemnification.** Subject to the limitations and conditions of the Oregon Tort Claims Act, ORS 30.260 *et seq.*, and the Oregon Constitution, Article XI, Sections 7 and 9, the Parties agree to indemnify and hold one another harmless from any loss, damage, injury, claim, or demand arising from their respective activities in connection with this Agreement. Neither party shall be liable for any loss, damage, injury, claim or demand arising from the acts or omissions of the other party or its agents or employees.

7. **Privacy of Records**

Once WCCLS receives the records from District, the records shall be library records protected from disclosure under ORS 192.355(23) and the WCCLS Privacy Policy.

- A. Personally identifiable information obtained by WCCLS from the District in the performance of their services:
 - i. will not be disclosed by WCCLS to third parties-without the signed and dated written consent of the student, or if the student is under eighteen (18) years of age, without the signed and dated written consent of the student’s parents/guardians or consent of the minor pursuant to individual WCCLS member policy and
 - ii. will be used by WCCLS only to fulfill WCCLS’ responsibilities under this Agreement.
- B. The District will only provide access to student information in compliance with FERPA.
- C. The District will not provide WCCLS with student information regarding those students whose parents or guardians have opted out of the disclosure of student information.

8. **General Provisions**

- A. There are no covenants, promises, agreements, conditions or understandings between the Parties, either oral or written, other than those contained in this Agreement. This Agreement shall take precedence over any attachments or exhibits hereto.
- B. The laws of the State of Oregon shall govern this contract. Any action or suit commenced in connection with this contract shall be in the Circuit Court of Washington County or the Federal District Court for Oregon. All rights and remedies of the Parties shall be cumulative and may be exercised successively or concurrently. Each party to the Agreement agrees to personal jurisdiction of the courts identified in this section.
- C. This Agreement is not intended and shall not be construed to create the relationship of agent, servant, employee, partnership, or joint venture between WCCLS, the District, the City of Tigard, the City of Tualatin, and students.
- D. Each party to this Agreement represents and warrants that (i) it has the full power and authority to enter into this Agreement; and (ii) has taken all action necessary to authorize the execution, delivery, and performance of this Agreement.
- E. No waiver or breach of any term or provision of this Agreement shall be construed to be, nor shall be, a waiver of any other breach of this Agreement. No waiver shall be binding unless in writing signed by the party waiving the breach.
- F. In the event that any provision of this Agreement shall be held void, voidable, or unenforceable, the remaining provisions of this Agreement shall remain in full force and

effect in accordance with its terms and disregarding such unenforceable or invalid provision.

- G. This Agreement is not intended to create any rights or interests for any other person or entity other than the City of Tigard, the City of Tualatin, the District and WCCLS.
- H. This Agreement may be amended only by written agreement signed by the Parties.

9. **Notices.** All notices required or permitted to be given hereunder shall be in writing and shall be deemed given when (a) delivered in person or (b) two business days after being deposited in the United States mail, postage prepaid, registered or certified mail, addressed to the applicable party as follows:

DISTRICT:

Attn: David Moore, CFO
Tigard-Tualatin School District
6960 SW Sandburg
Tigard, OR 97223
Telephone: (503) 431-4016

WCCLS:

Attn: Lisa Tattersall, Manager
Washington County Cooperative Library Services
111 NE Lincoln St, MS 58
Hillsboro, OR 97124
Telephone: (503) 846-3222

TIGARD:

Attn: Halsted Bernard, Library Director
Tigard Public Library
13500 SW Hall Blvd.
Tigard, OR 97223
Telephone: (503) 718-2501

TUALATIN:

Attn: Jerianne Thompson, Library Director
Tualatin Public Library
18878 SW Martinazzi Ave
Tualatin, OR 97062
Telephone: (503) 691-3063

[Signature page follows.]

IN WITNESS WHEREOF, each of the Parties hereto has executed this Agreement, or has caused this Agreement to be executed on its behalf by a representative duly authorized as of the date last signed by a party to the Agreement. The Parties, by their signature below, acknowledge having read this Agreement, understand it, and agree to be bound by its terms and conditions.

TIGARD-TUALATIN SCHOOL DISTRICT:

By: _____

Title: _____

Date: _____

WASHINGTON COUNTY:

By: _____

Title: _____

Date: _____

CITY OF TIGARD:

By: _____

Title: _____

Date: _____

CITY OF TUALATIN:

By: _____

_____ Title: _____

_____ Date: _____

Approved as to legal sufficiency:

Tigard City Attorney's Office

Approved as to legal sufficiency:

Tualatin City Attorney's Office



City of Tualatin

CITY OF TUALATIN
Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Mike McCarthy, Principal Transportation Engineer
Kelsey Lewis, Policy Analyst

DATE: April 12, 2021

SUBJECT:
Complete Streets Design Update

RECOMMENDATION:
Staff recommends that the City Council review the presentation and give any appropriate feedback.

EXECUTIVE SUMMARY:
Washington County is updating their road design standards to better achieve community priorities and aspirations. Representatives from Washington County Land Use and Transportation will present information regarding the Complete Street Design project.



Complete Streets Design Update

Feb. 23, 2021

Land Use & Transportation

co.washington.or.us



Background

Washington County's transportation needs have evolved over time

Desire for design standards that reflect area types and community needs

Desire to consolidate, simplify, and clarify design options for bicycle treatments by adopting into the Road Design and Construction standards





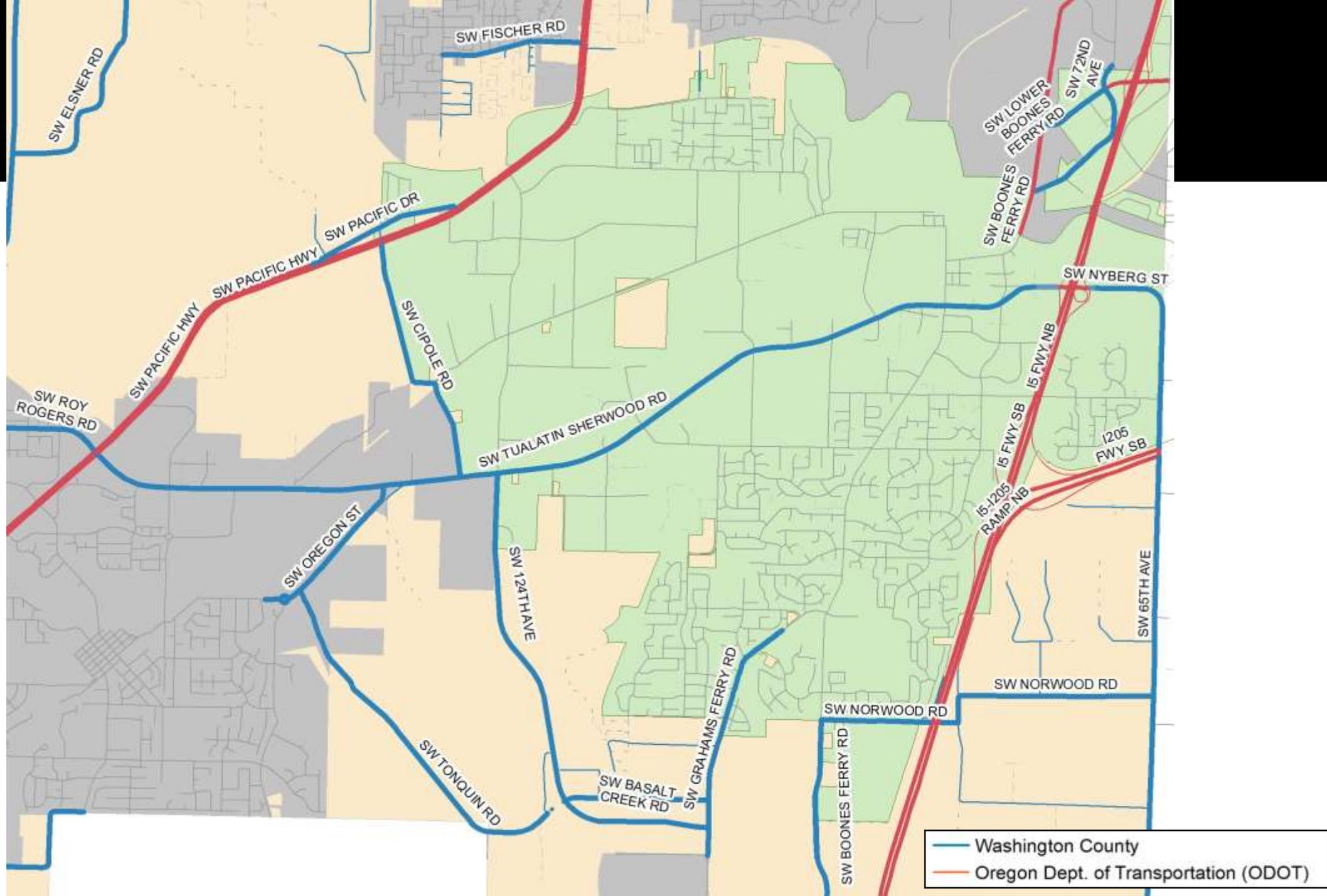
Objectives

Develop design standards that implement Transportation System Plan policies and reflect:

- Multiple land use contexts
- Different road users
- Evolving community expectations
- Multimodal throughput
- Flexibility in design speeds and lane widths

Focus on arterials and collectors in the urban/urbanizing areas







Definitions

Complete Streets are roadways designed to provide safe, accessible travel for everyone. All types of travel are equitably supported: Vehicles, pedestrians, bicycles, wheelchairs and public transportation.

The **Road Design and Construction Standards** establish the technical engineering design and construction requirements for public road and bridge improvements under Washington County's jurisdiction.

The **Transportation System Plan (TSP)** is an element of the County's Comprehensive Plan that describes the transportation system and outlines projects, programs and policies to meet its needs now and in the future.



Transportation System Plan Policies

Strategy 1.1.1 Plan, engineer, design and construct the transportation system using accepted design standards that promote safety and that provide the intended multimodal function as indicated in the TSP and the Road Design and Construction Standards.

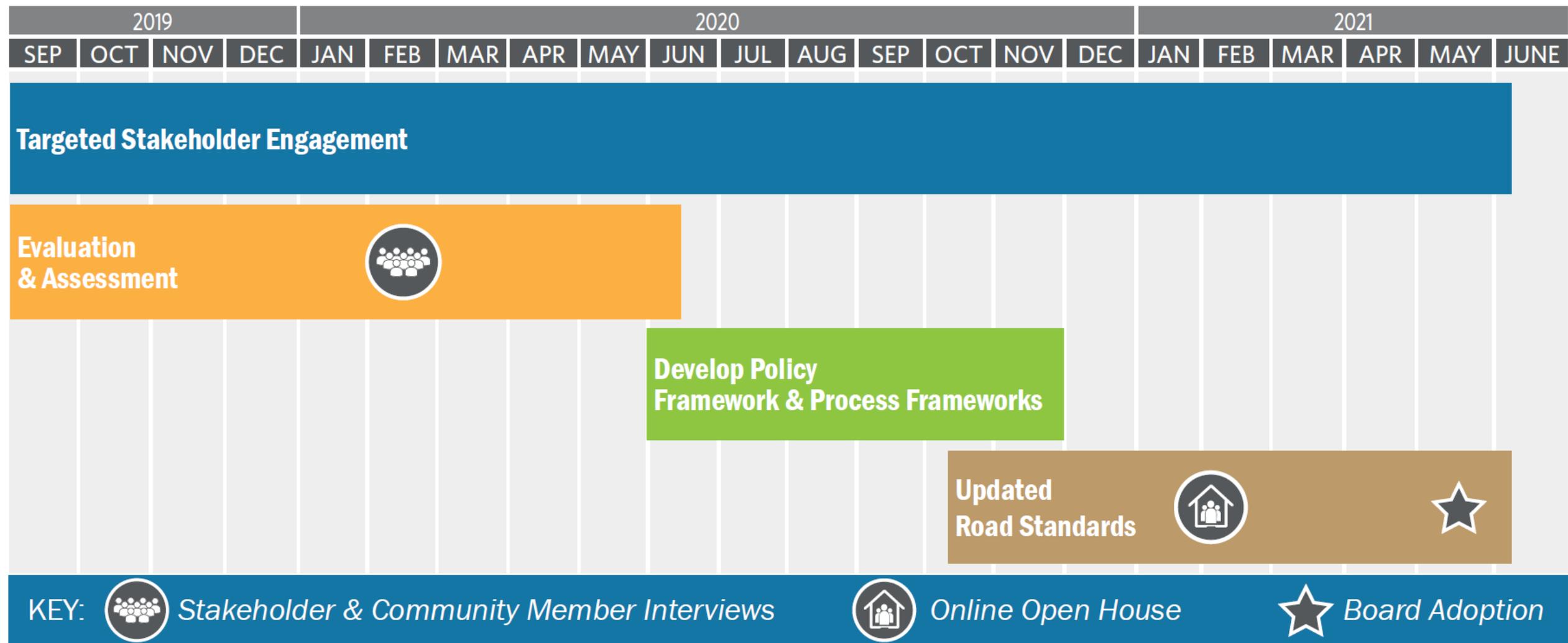
Strategy 1.1.4 Where and when practicable, separate travel modes and minimize conflicts between and within modes.

Strategy 3.3.1 Prioritize enhanced complete street and boulevard designs with wider sidewalks and a higher level of streetscape amenities within Metro 2040 Regional Centers, Town Centers, Station Communities and Main Streets, and consolidate the TSP overlay designations of these streets.

Strategy 6.1.6 Consider all abilities and travel options when planning, designing and implementing transportation improvements.



Timeline





Community Outreach

- Project website
- 12 targeted stakeholder interviews to inform scope
- Washington County Coordinating Committee and partner agency presentations
- Online Open House: <https://streets.washcoopenhouses.org/>
- Community group and committee presentations



Proposed Updates

Include Area Types for each Functional Classification

Design details vary by Area Type:

- Bicycle facility options
- Sidewalk width
- Design/target speeds
- On-street parking option
- Lane widths



Area Type: Town Center, Main Street or Station Area



Pedestrian-friendly areas with lots of commercial or residential activity accessed by bicycles, on foot, public transportation and cars

Proposed design updates include:

- More protection for bicyclists and pedestrians
- On-street parking option
- Lower design/target speed
- Narrower vehicle lanes and median



Area Type: Other Urban



Other areas within the Urban Growth Boundary; more focused on vehicle traffic, a variety of land uses

Proposed design updates include:

- More protection for bicyclists and pedestrians
- On-street parking option for collectors
- Lower design/target speed
- Narrower vehicle lanes and median



Area Type: Rural



Farm and forest lands with small commercial areas and large residential lots

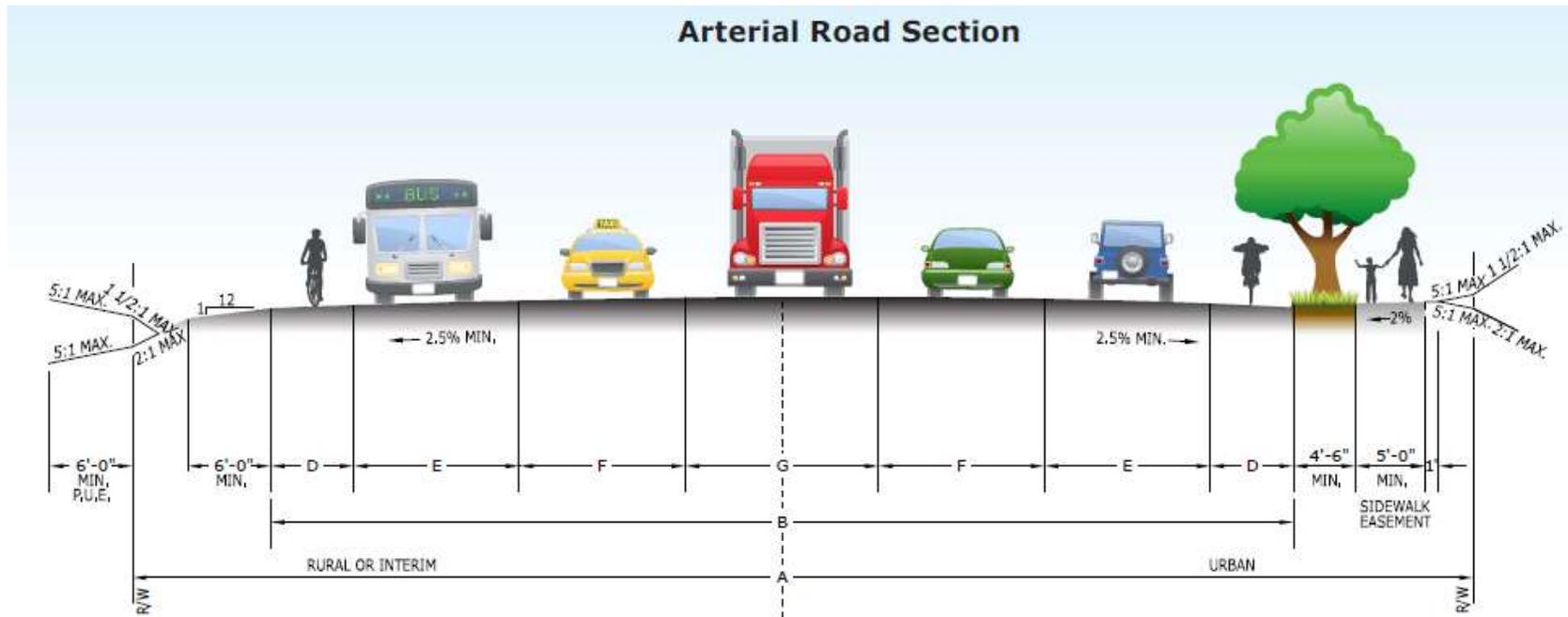
Cars, freight vehicles, slow-moving farm equipment and cyclists share the road

State planning law limits improvements in rural area

No proposed update from current standard



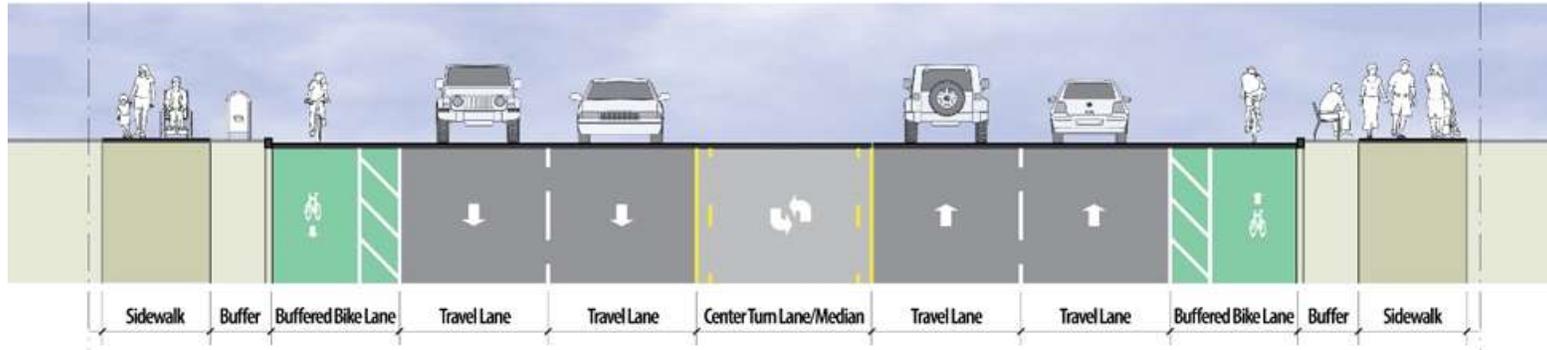
Existing Cross Section



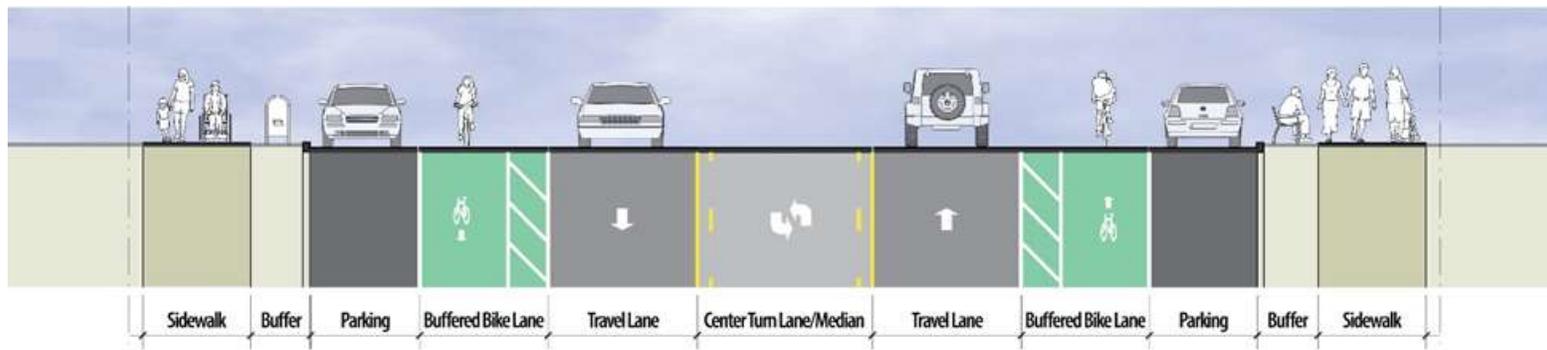
- No differentiation by area type
- 45 mph design speed
- 6-foot bike lane, no protective treatments
- 5-foot sidewalk
- 12-foot vehicle lanes
- 14-foot median
- On-street parking not allowed



Arterial: Town Center, Main Street, Station Area



5 lanes; no on-street parking

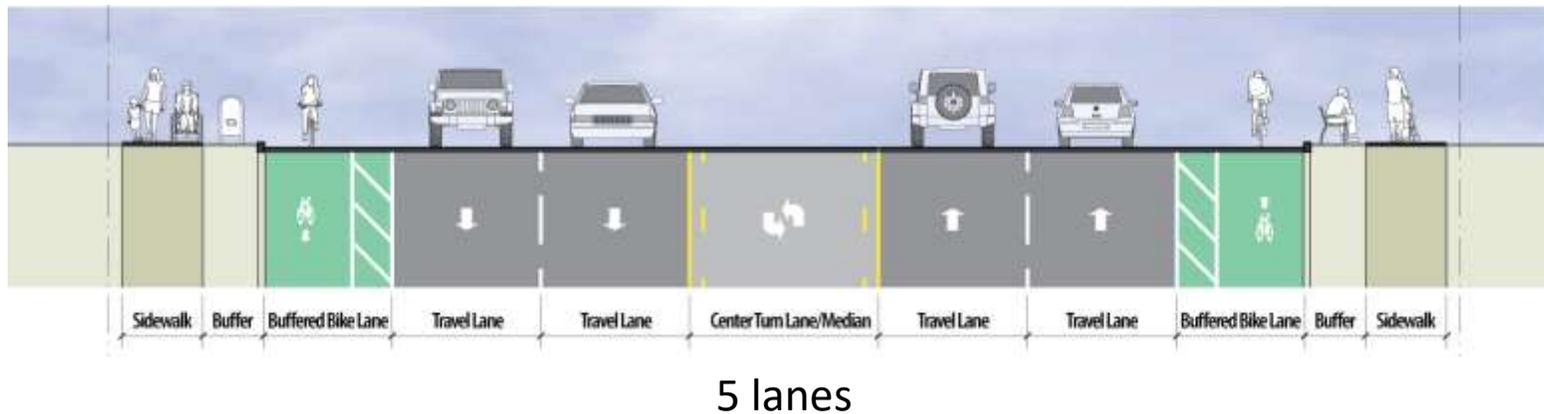


3 lanes; with on-street parking

- 30 mph design/target speed
- Buffered 6.5-foot bike lane (optional green paint)
- 8-foot sidewalk
- Buffer zone for light poles, benches, mailboxes, landscaping, etc.
- 11-foot vehicle lanes
- 13-foot median
- Option for on-street parking



Arterial – Other Urban



- 35 mph design/target speed
- Buffered 6.5-foot bike lane (optional green paint)
- 6-foot sidewalk
- Buffer zone for light poles, benches, mailboxes, landscaping, etc.
- 11-foot vehicle lanes
- 14-foot median
- On-street parking not allowed



Protected Bicycle Facilities



- Design details for separated and protected bicycle facilities
- Provides standard options for project designers



What We've Heard

- Can the 'Town Center' area type be expanded to include schools?
- Bicycle treatment preference is strongly in two camps: on-street buffered bike lanes for confident riders, and fully separated paths for families/less confident riders.
- Concerns about maintenance and debris with some of the bicycle protection options.
- What happens at intersections?
- What about pedestrian crossings?



Questions

Do you agree with the selected area types?

Do you think that the proposed design updates will achieve project objectives?

What do you think of the bicycle protection design options?

Are there other groups we should engage?



Project Contacts

Erin Wardell, Principal Transportation Planner

erin_wardell@co.washington.or.us

Stacy Shetler, County Engineer

stacy_shetler@co.washington.or.us



City of Tualatin

**CITY OF TUALATIN
Staff Report**

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Jerianne Thompson, Library Director
DATE: April 12, 2021

SUBJECT:
Annual Report of the Tualatin Library Advisory Committee

EXECUTIVE SUMMARY:
Tualatin Library Advisory Committee Vice-Chair Nicholas Schiller will present the 2020 Annual Report.

ATTACHMENTS:

- Annual Report
- Presentation



2020 ANNUAL REPORT

Tualatin Library Advisory Committee

1. 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 the 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.

Members of the TLAC during 2020 include Alan Feinstein, Kaia Gill (teen representative), Dana Paulino, Nicholas Schiller (Vice Chair), Thea Wood (Chair), and Marcus Young. Former members included Laura Stewart, who resigned in October 2020. Oksana Davletshina joined the committee in November 2020.

2. ROLES OF THE COMMITTEE

- A. Consult with and advise the Library Manager on all matters affecting operational policies of the City Library.
- B. 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.
- C. Hear and consider complaints about City Library policies or materials.

3. ACTIONS AND ACCOMPLISHMENTS IN SUPPORT OF ROLES IN 2020

- A. CONSULT WITH AND ADVISE THE LIBRARY MANAGER ON ALL MATTERS AFFECTING OPERATIONAL POLICIES OF THE CITY LIBRARY
 1. Committee members considered & provided recommendations on operational policies, including Child Safety and Children's Room & Teen Room policy.
 2. TLAC discussed and provided comments to Library management regarding library operations during the pandemic, Summer Reading, library facilities, library budget, library utilization trends, public art, and volunteerism. Committee members shared their perspective as citizens and library users, providing input representing our diverse community.
- B. 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.

1. TLAC recommended support for the Washington County Cooperative Library Services overdue fine-free proposal.
2. TLAC recommended support for the makerspace construction project, which kicks off in 2021.
3. TLAC received presentations from library partners and recommended activities to strengthen these partnerships. Presentations included:
 - a. Teen Library Committee
 - b. Parks & Recreation Department
 - c. Tualatin Library Foundation
 - d. Friends of Tualatin Library

C. HEAR AND CONSIDER COMPLAINTS ABOUT CITY LIBRARY POLICIES OR MATERIALS.

1. TLAC holds open meetings and members of the public are invited to attend. No formal complaints were brought before the committee in 2020.
2. TLAC members review comment cards received by the City regarding the Library each month and provide feedback on the topics raised.

4. ACTION PLAN FOR 2021

A. LONG-RANGE PLANNING

TLAC will continue to be actively involved and provide citizen feedback for the update to the Library strategic plan.

B. LIBRARY SERVICES

TLAC will be involved in the development of new programs and services in conjunction with the makerspace.

C. REVIEW OPERATIONAL POLICIES

TLAC will continue to be actively involved and educated in the operations and roles of the Library. TLAC will provide citizen feedback as Library management reviews and updates operational policies.

D. ADVANCE COUNCIL VISION

TLAC will support social equity and inclusion within Library programs and services, providing opportunity to thrive for all community members.

cc: Tualatin Library Advisory Committee (TLAC)

Tualatin Library Advisory Committee (TLAC) 2020 Annual Report



CITY OF
TUALATIN OREGON

Committee Members

Members

Dana Paulino

Marcus Young

Thea Woods, Chair

Alan Feinstein

Kaia Gill

Laura Stewart

Nicholas Schiller,
Vice-Chair



CITY OF

TUALATIN OREGON

Committee Role

The role of TLAC is to:

- Consult with Library Manager on all matters affecting Library operational policy.
- Make recommendations to City Council regarding Library services, facilities, and improvements.
- Hear and consider complaints about Library policies or materials.



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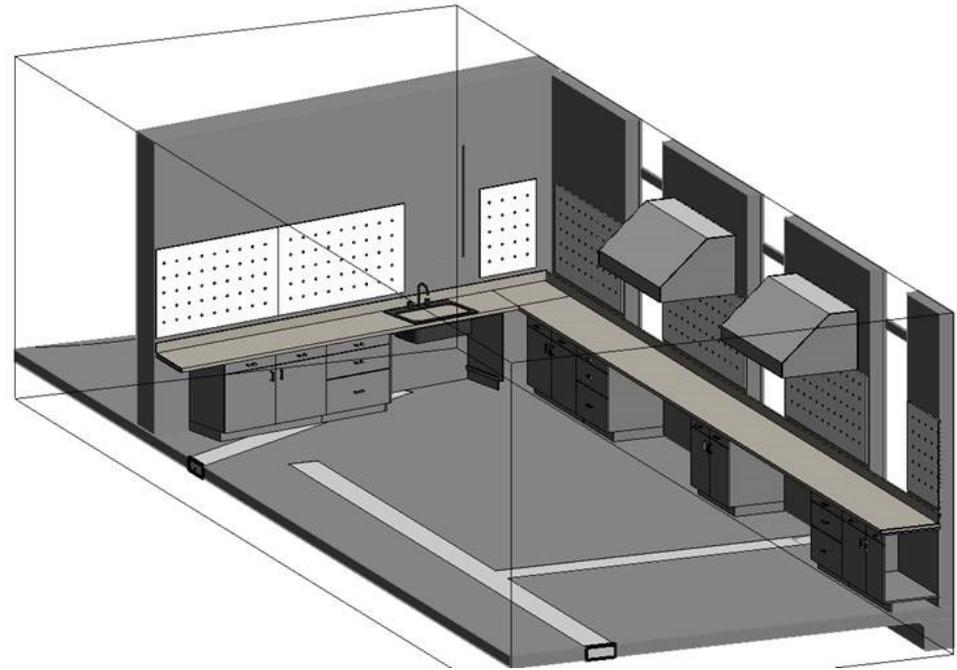
Consult with Library Manager on all matters affecting Library operational policy

- Provided recommendations on policies: Child Safety and Children's Room & Teen Room
- Provided comments & recommendations: library operations, Summer Reading, utilization trends, public art



Recommendations regarding Library services, facilities, and improvements

- Support of WCCLS overdue fine-free proposal
- Recommendation to construct makerspace inside the Library



Hear and consider complaints about Library policies or materials

- Review comment cards, provide feedback



Tualatin Library Advisory Committee (TLAC)

Questions?



CITY OF

TUALATIN OREGON

Stafford Hamlet Community Vision Plan Update

Mon. April 12th, 2021

Tualatin City Council

Working Together to Create Our Future!

Presenters: Bill Markt Stafford Hamlet Chairman

Rich Fiala Stafford Hamlet Vice Chairman





STAFFORD HAMLET Community Vision Plan Special Report



- Stafford Hamlet Timeline
- Updated Community Vision Plan
- 3 Party IGA Amendment Request
- Supporting Facts and Data
- Review and Conclusions
- Q and A



Stafford Hamlet Timeline

- 1993, a Joint Statement of Position was created by the Stafford Area Task Force and signed by 9 representatives of our communities Tualatin, Lake Oswego, West Linn, Clackamas County, West Linn-Wilsonville School District, Stafford-Tualatin Valley CPO and 2 Neighborhood Representatives. *(included in your packet)*
- Summary of Conclusions:
- Stafford should not be urbanized but maintained for its rural character and open spaces.
- Inadequate existing transportation system and corresponding funding capacity concerns.
- Planning for agricultural uses and practices.
- Concerns of fiscal capacity to fund urbanization by the area's residents.
- Decisions for the area should be left to the communities.

Stafford Hamlet Timeline

(2006-2017)

- Stafford Hamlet is formed in 2006
- 2010 Urban Reserves are initially designated.
- 2010 West Linn and Tualatin contest the Metro Areas 4A - 4D designation as Urban Reserves.
- 2014 LCDC Remands the Urban Reserve Designation of these Areas back to Metro and Clackamas County.
- 2015 The Hamlet approves and presents The Stafford Hamlet Compromise and passes it as our Community Vision Plan.
- 2017 28th of June- Lake Oswego, Tualatin, West Linn, Clackamas County and Metro unanimously approve 31-0 the: Intergovernmental Agreement Stafford Urban Reserve Areas “5 Party IGA”

Stafford Hamlet Timeline

(2018-2020))

- 2018-2019 The “3 Party IGA” is confirmed and signed by the 3 cities.
- 2018 in November at Athey Creek Middle School – Engineers and Planners hired by pro-development groups propose a plan for urbanization with infrastructure costs at 2.7 Billion Dollars and suggest a 60/40 split of this cost with the cities.
- 2019 Hamlet starts on the path towards a new Community Vision Plan.
- 2019-2020 Hamlet representatives met with over 60 elected officials, staff members, candidates and concerned citizens.
- 2019-2020 the Hamlet engages the PSU Masters of Urban Studies program to work with the Board.



- We were asked by the surrounding cities to identify what the Hamlet envisions for our future. We are here to present our new Community Vision Plan voted on and approved by 89% of the residents.
- Our revised CVP, entailing countless hours of thought and research, does not include a plan for urbanization.
- Instead, we envision a future that all the communities can embrace-our Community Vision Plan.

STAFFORD HAMLET COMMUNITY VISION PLAN

The Community Vision Plan embraces Stafford Hamlet's uniqueness in a way that works within the current Urban Reserves designation while preserving the character of the Hamlet. We will work to encourage conservation partnerships that protect open spaces and forestland, expand and enhance wildlife and riparian corridors, and explore ways to encourage and promote active agriculture.

Our goals will target residents' wishes to enact best practices that:

- *Safeguard clean air and groundwater;*
- *Maintain our secure and serene environment;*
- *Minimize additional traffic and infrastructure impacts;*
- *Educate regional communities and Hamlet members about the area's heritage, importance and potential; and*
- *Expand small farm possibilities.*

(89% approval by Hamlet voters Jan. 2021)



The Stafford Hamlet Ask

That Tualatin, Lake Oswego and West Linn adopt an Amendment to the 3 Party IGA supporting and embracing the Stafford Hamlet 2021 Community Vision Plan.

Your support will allow the Hamlet to realize the potential of the Community Vision Plan as we partner with interested agriculture and conservation focused entities.

Together we will realize the possibilities of our joint endeavor, and energize our communities with this shared vision.

A Shared Compatible Vision



"If (Metro) determined we need to expand the UGB, we want to have local jurisdictions that support that expansion and are able to provide urban services," said Tim O'Brien, Metro's principal regional planner.

“Metro, which administers growth in the region, isn't especially worried about a potential proliferation of easements. The government is more focused on adding housing within the existing boundary than expanding outward.”

(March 17 2021 WEST LINN TIDINGS)

Fiscal Responsibility

December 10, 2018 Lake Oswego Review

In regards to the Stafford Hamlet, the chief engineering manager at 3J Consulting stated this is “a project that would take about \$2.7 billion to complete infrastructure.”

3J suggested that the, “cost could be split 60/40 between developers and the three cities.”

That adds \$1.08 billion to the already over burden capital improvement budgets for the three cities. The additional tangential future costs will be on the shoulders of the three cities residents.

Stafford Regional Carbon Sequestration Zone



June 2020
Clackamas County
Climate Action Plan

Inspires Idea for
Regional Carbon
Sequestration Zone



During a Clackamas County Coordinating Committee meeting June 4th 2020 on the CC Climate Action Plan, it became apparent that the Stafford Hamlet and the Stafford / Tualatin Valley CPO were situated right in the middle of three of the larger GHG (green-house-gas) contributors in the region. A Climate "Hotspot" if you will.

Clackamas County 2018 Community GHG Inventory

Table 3: Summary Table of Clackamas County 2018 Estimated GHG Emissions by City.

City	2018 Population	2018 GHG Emissions (estimated)
Lake Oswego	38,215	348,567
Tualatin	27,602	251,764
West Linn	25,830	235,601

Which brought to mind again, that the Stafford Hamlet area is one of the last remaining vicinity with the capacity for a Carbon Sequestration Zone to help off-set our regional GHG impacts



A Rural/Urban Interface thru an Active Agriculture plan would use Conservation Easements - Purchase of Properties - Leases, avoiding huge fiscal obstacles large development to the area would burden residents with.

A safe, secure, environmentally sound local food source for the region, while protecting watersheds, wildlife and open space for a sustainable lifestyle.



Review, Conclusions, Q and A

Presentations to Cities:

TUALATIN - April 12th 2021

WEST LINN - April 19th 2021

LAKE OSWEGO – April 20th 2021

- Brief Stafford Hamlet History & Timetable
- Updated Community Vision Plan
 - Promoting Agriculture and Conservation
- Supporting Facts and Data
 - Infill existing UGB
 - Easements/Purchases /Lease
 - Fiscal Burden.
 - Carbon Sequestration
- Amendment
- Q and A

We appreciate the opportunity to present the Stafford Hamlet Community Vision Plan with you.

Looking forward to building a strong partnership in the future!

Contacts: Bill Markt Stafford Hamlet Chairman
marktbill@gmail.com

Rich Fiala Stafford Hamlet Vice-chairman.
rcfiala@gmail.com

A JOINT STATEMENT OF POSITION OF THE STAFFORD AREA TASK FORCE
REGARDING THE FUTURE LAND USE PATTERN OF
THE NORTH STAFFORD

I. STATEMENT OF FINDINGS:

1. The area known as the North Stafford Area, consisting of approximately 3000 acres located outside the current Portland Metropolitan Urban Growth Boundary and the Urban Service Boundaries of Lake Oswego, Tualatin, West Linn and north of Interstate 205 is of mutual interest to Clackamas County, Lake Oswego, Tualatin, West Linn and the residents and property owners of the area, and:
2. Representatives of the cities of Lake Oswego, West Linn and Tualatin, Clackamas County, the S Stafford-Tualatin Community Planning Organization, and the Unified Sewerage Agency of Washington County, formed the Stafford Area Task Force on June 11, 1992. West Linn – Wilsonville School District became a member in August, 1993, and:
3. The Stafford Area Task force has met quarterly beginning November 5, 1992 to be informed of and discuss land use and public facility issues pertaining to the North Stafford Area, especially events that might cause the area to be included within the Portland Metropolitan Urban Growth Boundary, and,
4. Past planning and public facilities studies and investigations by the Stafford Area Task Force have shown the provision of public facilities and services, including sanitary sewer, water, transportation, surface water management, public, safety, etc. at urban levels to the North Stafford Area would be difficult and beyond the fiscal capacity of area residents and surrounding jurisdictions, and,
5. Development within the North Stafford Area necessary to make if financially feasible to provide adequate infrastructure pursuant to Statewide Planning Goals would require urban level densities to the extent that negative and irrevocable impacts on surrounding communities would occur, and,
6. Urbanization of the North Stafford Area would result in severe impacts on the regional and local transportation system, including degrading the capacity of Interstate 205, I-5, and Highway 43, and local street and roadway system, and,
7. Urban development of the North Stafford Area would create increased demand for already limited federal, state and local funds necessary to fund street and roadway safety and capacity improvements required to accommodate increased automobile travel in the Portland Metropolitan Area, and,
8. The provision of new urban infrastructure in the North Stafford Area would divert public funds from other areas of more critical need such as improving existing public facilities and services already at capacity, providing water and sewer services to areas already within the UGB, and implementing regional transportation alternatives such as light rail, and.

9. Urbanization of the North Stafford Area would have negative and irrevocable impacts on the air, water, and land resource quality of the area and on surrounding jurisdictions, and
10. Including the North Stafford Area into the Portland Metropolitan Urban Growth Boundary would result in urban sprawl and a decline in livability of the Portland Metropolitan area because of increased traffic congestion and auto dependency: degraded air, water and natural resources quality; diminishment of the area's tranquility, and: high public costs for infrastructure including public schools: and, therefore would be contrary to Statewide Planning Goals and Metro Regional Urban Growth Goals and Objectives, and,
11. The cost of providing services made necessary by including the North Stafford Area into the Portland Metropolitan Urban Growth Boundary would result in increased tax burdens on existing and future residents of the future residents of the area and on surrounding jurisdictions who have clearly objected to increased taxes. Continuation of the existing planned development pattern in the North Stafford Area would more likely resulting in a balance of taxes revenues and require services and continue to lend value as open space to adjacent communities.
12. Including the Stafford Area into the Portland Metropolitan Urban Growth Boundary and the provision of publicly funded facilities and services would continue to enhance private land values at public expense.

II. CONSLUSIONS

1. The future land use pattern of the North Stafford Area should not be "urban" but should maintain the rural character and open space values of the area. This requires most of the area to remain outside the Portland Metropolitan Urban Growth Boundary: not be designated as a future satellite city as part of the Metro 2040 Plan and not be designated as an Urban Reserve Area.
2. The future land use pattern of the Stafford Area should be consistent with the capacity of the existing transportation system and commensurate funding capacity to accommodate future transportation needs.
3. The future land use pattern should be compatible with areas planned for agricultural uses and allow agricultural activities to continue in these areas.
4. The future land use pattern should be consistent with the capacity and availability of existing public facilities and services, including education, and the provision of these services should not exceed the fiscal capacity of area residents and local governments to provide these services.

5. The future land use pattern of the Stafford Area should be comprehensively planned by Clackamas County, citizen groups and involved area jurisdiction to:
- a. Preserve the air, water and land resource quality of the area, and;
 - b. Provide safe, and efficient transportation consistent with the area's needs and;
 - c. Encourage continued use of planned agricultural lands and ensure future development is compatible with agricultural practices, and;
 - d. Ensure future development is consistent with the capacity of existing public facilities and services, and;
 - e. Preserve the rural character and open space values of the, area and;
 - f. Establish criteria to evaluate and future Urban Growth Boundary expansion.

SIGNATURES:

Alice L. Schlenker 12/9/93

Mayor Alice Schlenker
City of Lake Oswego

Judie Hammerstad 12/9/93

Commissioner Judie Hammerstad
Clackamas County

Jill Thorn 12/9/93

Mayor Jill Thorn
City of West Linn

Richard Hager 12/0/93

Councilor Richard Hager
City of Tualatin

W. James Kuhl 12/9/93

Dr. James Kuhl Neighborhood
Neighborhood Rep

Marlys Rutherford 12/9/93

Marlys Rutherford Chair
Stafford Tualatin CPO

Carol Markt 12/9/93

Carol Markt
Neighborhood Rep

Debra Wall 12/9/93

Debra Wall
Neighborhood Rep

Dr. Roger Wecht 12/9/93

Superintendent W.L. Wilsonville SD