



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR JANUARY 23, 2017

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis;
Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Absent: Councilor Nancy Grimes

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele;

Present: Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris;
Associate Planner Charles Benson; Public Works Director Jerry Postema

A. CALL TO ORDER

Pledge of Allegiance

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

B. ANNOUNCEMENTS

1. New Employee Introduction- James Moore, Utility Technician 1

Public Works Director Jerry Postema introduced Utility Technician James Moore.
The Council welcomed him.

C. CITIZEN COMMENTS

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.

Tualatin Chamber Director Linda Moholt invited Council to a meet and greet to be held prior to the State of the City.

Representative Len Schaber of the Stafford Hamlet provided the Council with a brief history on the Stafford Hamlet Compromise. City Manager Lombos stated the County Board of Commissioners has been working with Metro on the remand of the area. She noted staff will be working with the County on the project. Updates will be provided soon.

D. 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. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, Items Removed from the Consent Agenda. The entire

Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.

MOTION by Council President Joelle Davis, SECONDED by Councilor Frank Bubenik to adopt the consent agenda.

Aye: Mayor Lou Ogden, Council President Joelle Davis, Councilor Frank Bubenik, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Work Session and Regular Meeting of January 9, 2017
2. Notice and File with the City Council the 2016 Tualatin Development Commission Annual Financial Report
3. Consideration of **Resolution No. 5308-17** Making Council Appointments to the Architectural Review Board and Core Area Parking District Board.

E. PUBLIC HEARINGS – Quasi-Judicial

1. Consideration of a Conditional Use Permit for Calmax Technology to Allow a Machine Shop of 7,500 Gross Square Feet or Larger in the Light Manufacturing (ML) Planning District at 10850 SW Leveton Drive (Tax Map 2S1 22AD, Tax Lot 00400) (CUP-16-0001)

Mayor Ogden opened the public hearing for consideration of a conditional use permit (CUP) for Calmax Technology to allow a machine shop of 7,500 gross square feet or larger in the Light Manufacturing (ML) Planning District at 10850 SW Leveton Drive. He read the rules of the hearing in accordance with ORS 197.765(5) and (6) and ORS 197.79(3)(b).

Planning Manager Aquilla Hurd-Ravich and Associate Planner Charles Benson presented an application for conditional use permit for Calmax Technology. The staff report and attachments were entered into the record. Planner Benson stated the applicant is proposing to reuse a existing building in the light manufacturing park. The need for the CUP was triggered because the proposed machine area is greater than the 7,500 square feet. Planner Benson reviewed the CUP approval criteria and covered staff recommendations. Standard conditions of approval were recapped. Planner Benson stated based on staff analysis and findings the proposed application met the CUP criteria and recommended approval with the identified conditions in the staff report.

Director of Operations for Calmax Technologies Ethan Pond and their Legal Council Zoe Powers thanked staff for all their hard work. They made themselves available to answer questions.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS

Councilor Bubenik asked about the hours of operations. Mr. Pond stated the facility is currently a daytime operation with the hope of adding a swing shift in the future.

Councilor Morrison asked about the inability to meet parking criteria when the prior tenant was able to. Manager Hurd-Ravich stated parking is based on facility use so the previous tenant had a lower requirement.

COUNCIL DELIBERATIONS

None.

MOTION by Councilor Jeff DeHaan, SECONDED by Councilor Paul Morrison to approve the conditional use permit for Calmax Technology and direct staff to prepare a resolution granting Conditional Use Permit (CUP) 16-0001 with recommended conditions.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED


F. COMMUNICATIONS FROM COUNCILORS


Councilor Bubenik complemented the Operations crew on their outstanding work during the last snow storm.

G. ADJOURNMENT

Mayor Ogden adjourned the meeting at 7:36 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor