




MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager 
DATE: February 4, 2008
SUBJECT: Work Session for February 11, 2008

Work Session will begin at 5:00 p.m.

There are five items to be discussed at this work session:

1) 5:00 p.m. (30 min) – Tualatin Commons East Project. In April 2007 the City Council discussed the East Commons project and gave direction to do nothing at that time but asked staff to revisit the project in February 2008. Attached is a policy memo and a PowerPoint presentation that will be used during the discussion.

Action requested: Direction from the Council on whether to move ahead with the East Commons project and if so, determine the scope of the project.

2) 5:30 p.m. (30 min) – Single Family Dwelling Standards. At the November 26th work session, Council discussed this issue and directed staff to return with the basis of an ordinance that would address flat, unarticulated, blank walls on single family houses. Attached is a policy memo, PowerPoint and draft ordinance language for the discussion.

Action requested: Direction from the Council on the type of construction to which the standards will apply and agreement on the elements and design criteria that should be included.

3) 6:00 p.m. (30 min) – Transient Update. In June 2007 the City Council adopted several ordinances to address issues encountered by the Police Department when dealing with local transients. There was a subsequent discussion about some interest in a no camping on private property ordinance. Tonight's discussion is a review of the impact of the new ordinances and a discussion about how the Police

Department is dealing with the issue of transients on private property. Attached is a policy memo and a PowerPoint that will be used during the discussion.

Action requested: Direction to staff regarding any further ordinances needed.

- 4) **6:30 p.m. (15 min) – November 2008 Bond Measure Update.** Staff will give a brief update of the progress since the last Council meeting. An update will be given of the Ad Hoc Committee's first meeting on February 7th.

Action requested: No specific direction is requested.

- 5) **6:45 p.m. (10 min) – Council agenda review & Council communications.**

Action requested: Council review the agenda for the February 11th City Council and Development Commission meetings.

Other items of interest:

Upcoming Council Meetings & Work Sessions: Attached is a three-month look ahead for upcoming Council meetings and work sessions. If you have any questions, please let me know.

Dates to Note: Attached is the updated community calendar for the next three months. There are several key dates to note:

- *February 6 (Wednesday), 8:00 am* – Ribbon Cutting/Grand Opening for the Oregon Employment Center (WorkSource) – 7995A SW Mohawk.
- *February 6 (Wednesday), 4:00 pm* – Special Work Session (Transportation & Site Selection for Community Center) – Council Chambers.
- *February 8 (Friday), 7:30 am* – Chamber Networking AM – Heritage Center.
- *February 28 (Thursday), 11:30 am* – Mayor's State of the City address – Tualatin Country Club.
- *March 14 (Friday), 6:30 pm* – Police Awards Banquet – Hazelbrook School.
- *April 17 (Thursday), 5:30 pm* – Celebrate Tualatin – Tualatin Country Club.

As always, if you need anything from your staff, please feel free to let me know.


Attachments:


- A. Memorandum and PowerPoint for the East Commons project discussion
- B. Memorandum and PowerPoint for the single family dwelling standards discussion
- C. Memorandum and PowerPoint for the transient issues discussion
- D. Tualatin Calendar of Events (February – April)
- E. Upcoming meeting and work session items (February – April)



MEMORANDUM CITY OF TUALATIN

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator 

FROM: Doug Rux, Community Development Director 

DATE: February 11, 2008

SUBJECT: TUALATIN COMMONS EAST UPDATE

POLICY CONSIDERATIONS:

Based on the direction from the Commission to revisit the Tualatin Commons East project in February 2008 from their discussion in April 2007:

1. Should the East Commons project be budgeted to start design in FY 08/09 and construct in FY 09/10.
2. If yes, what should the project scope be should be based on the five (5) options.

ISSUES TO BE DISCUSSED:

- Summary of April 2007 Commission discussion.
- What is the scope of the project – 5 options?
- What is the project schedule or timeline?
- What is the estimated project cost?
- How does the project relate to the Library/City Office remodel project?

DESIRED OUTCOME:

1. Determination if the East Commons project should be budgeted to start design in FY 08/09 and construct in FY 09/10.
2. Determination on project scope.

Attachments: A. Power Point Presentation

Summary of April 2007 Council discussion

- Recap of Nov. 2006 discussion on project
- Should the project coincide with redevelopment of the K-Mart site?
- Unresolved if bike lanes should be added
- Would it be more advantageous to use funds for other projects such as Tual-Sher. Rd enhancements?
- Option to improve only Seneca and Nyberg and not Martinazzi
- Consensus to do nothing on East Commons at this time
- Return in Feb 08 to see what the Commission determines is a priority
- Fund storm line for library

2/11/08

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Option 1 Scope

This is a scaled down scope from the original 2002 project that extended east down Nyberg St



- Widen Martinazzi 12' east for bike lanes plus storm drainage & water line
- 12' sidewalk Martinazzi, 10' sidewalks Nyberg & Seneca
- Decorative street lights, trees in tree wells
- New traffic signals at Nyberg St. and Tuolatin-Sherwood Rd.
- Special crosswalk features Nyberg/Mart., Seneca/Mart., Mart./BF Rd Intersections

2/11/08

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Option 2 Scope

- Reduced scope to meet financing capabilities from 11/27/06 Commission Work Session
- Widen Martinazzi 12' east for bike lanes, storm drainage, water line north of Nyberg St
- 12' sidewalk, Martinazzi each side, 10' sidewalks Nyberg & Seneca each side
- Decorative street lights, trees in tree wells
- New traffic signal at Nyberg St
- Special crosswalk features Nyberg/Mart., Seneca/Mart., Mart./BF Rd Intersections

2/11/08

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**Option 3
Scope**



- Reduced scope to meet financing capabilities from 11/27/06 Commission Work Session
 - Not widen Marinazzi 12' east for bike lanes.
 - Replace water line north of Nyberg St
 - 12' sidewalk Marinazzi each side, 10' sidewalks Nyberg & Seneca each side
 - Decorative street lights, trees in tree walls
 - New traffic signal at Nyberg St
 - Special crosswalk features Nyberg/Mari, Seneca/Mari, Mari/BF Rd Interactions
- 2/11/08

**Option 4
Scope**



- Reduced scope to meet financing capabilities from 11/27/06 Commission Work Session
 - Not widen Marinazzi 12' east for bike lanes.
 - Replace water line north of Nyberg St
 - 12' sidewalk Marinazzi west side only, 10' sidewalks Nyberg & Seneca each side
 - Decorative street lights, trees in tree walls
 - New traffic signal at Nyberg St
- 2/11/08

**Option 5
Scope**



- Reduced scope to meet financing capabilities from 11/27/06 Commission Work Session
 - Not widen Marinazzi 12' east for bike lanes.
 - 10' sidewalks only Nyberg & Seneca each side
 - Decorative street lights, trees in tree walls
- 2/11/08

What is the project schedule/timeline?

- ✓ FY 08/09 start design for all options
- ✓ Options 2-5 require less time to design
- ✓ Construction in FY 09/10
- ✓ Approx 1 year to construct Options 1-4
- ✓ Approx 6 months construct Option 5

7/11/08

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What is the estimated project cost?

- Option 1 - \$3.3 million (2007 \$).
- Option 2 – \$2.4 million (2007 \$) Insufficient funds to do the full East Commons project (excludes Nyberg St to Tual-Sher Road segment)
- Option 3 - \$1.8 million (2007 \$)
- Option 4 - \$1.5 million (2007 \$)
- Option 5 – \$800K (2007 \$)
- Funding is entirely from CURD all options

2/11/08

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How does the project relate to the Library/City Office Remodel project?

- ❖ Martinazzi Ave. is directly in-front of the Library/City Office project
- ❖ Will take approx. 1- year to design, permit, acquire ROW, award const. contract
- ❖ When library opens in June/July 2008. East Commons project will be starting design
- ❖ Timing does not allow construction of East Commons at the same time as library
- ❖ The Library project design acknowledges and anticipates the future Commons East project
- ❖ Both projects continue enhancing the downtown area

2/11/08

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FUTURE COMMISSION PROJECTS

- ◆ Boones Ferry Phase 1 – DEQ/Hanegan environmental monitoring/testing.
- ◆ Tualatin Commons East (reduced project scope) – under discussion
- ◆ Tualatin-Sherwood Road Enhancements (landscaping, lighting, water feature)
- ◆ Boones Ferry Phase 3 (limited funding)
- ◆ Commons Landmark (limited funding)
- ◆ Eastside Downtown (Kmart area) (limited funding)

2/11/08

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FUNDING

	07/08 Budget	08/09 Est.	09/10 Est.
Boones Ferry Road Phase 1	50,000	50,000	
Commuter Rail Station	380,000		
Library Expansion	-1,570,000		
Tualatin Commons East	50,000	700,000	1,800,000
Tualatin-Sherwood Road Enhancements	300,000	1,180,000	
Green Lot Expansion	270,000		
Boones Ferry Phase 3			50,000
Commons Landmark			30,000
Eastside Downtown			50,000
Total	5,620,000	2,230,000	1,930,000

2/11/08

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OUTCOMES:

- Determine if the project should be budgeted to start design in FY 08/09, construct FY 09/10

- Determine project scope

2/11/08

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MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Doug Rux, AICP, Community Development Director *DR*
Cindy Hahn, AICP, Assistant Planner *CH*

DATE: February 11, 2008

SUBJECT: SINGLE-FAMILY DWELLING STANDARDS (PTA-06-05)

POLICY CONSIDERATIONS:

Given the direction from Council to pursue single-family design standards:

1. To what type of construction should the design standards apply (new construction, additions, etc.)?
2. Do the draft purpose and objectives appropriately reflect Council's goals in pursuing single-family design standards?
3. What level I (Clear & Objective) design elements and Level II (Discretionary) design criteria should be included?
4. What is the timeline for decision and implementation?

DESIRED OUTCOMES:


1. Agreement on the type of construction to which the design standards will apply.
2. Agreement on the purpose and objectives for single-family design standards.
3. Agreement on Level I (Clear & Objective) design elements and Level II (Discretionary) design criteria that should be included.
4. Timeline for decision, and schedule.

Attachments:


- A. Power Point Presentation
- B. Recommended TDC Amendment
- C. Suggested changes to Recommended TDC Amendment from Joe Lipscomb (TPAC)


Single-Family Dwelling Design Standards

PTA 06-05




February 11, 2008






Policy Considerations




Given the direction from Council to pursue single-family design standards to address blank walls visible from the front, side and rear:

1. To what type of construction should the design standards apply (new construction, additions, etc.)?
2. Do the draft purpose and objectives appropriately reflect Council's goals in pursuing single-family design standards?
3. What Level I (Clear & Objective) design elements (in a menu of roof and wall features) and Level II (Discretionary) design criteria should be included?
4. What is the timeline for decision and implementation?

Feb 11, 2008 Council Work Session 2



Applicability



Single-family design standards may apply to:

1. New single-family dwelling construction.
2. An addition to a single-family dwelling.
3. An addition to a single-family dwelling for the purpose of creating an accessory dwelling unit that results in an increase to the gross floor area of the structure.
4. Remodel of a single-family dwelling.

Staff recommends the standards under consideration apply only to #1 and #3.

Feb 11, 2008 Council Work Session 3



Purpose



Single-family design standards are intended to:

- Promote functional, safe, innovative and attractive buildings that are compatible with the surrounding environment. This concerns the building form including articulation of walls, roof design, materials, and placement of elements such as windows, doors, and identification features.

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Council Work Session

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Objectives



Single-family structures shall be designed, to the maximum extent practicable, to:

- Enhance Tualatin through the creation of attractively designed housing and streetscapes.
- Encourage originality, flexibility and innovation in structure design.
- Avoid stark unarticulated building facades and encourage sufficient relief in facades of dwellings to avoid a single block or box appearance by mixing contrasting vertical and horizontal elements in the roof and walls of structures.

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Objectives





- Provide continuity in design by utilizing architectural materials and style employed on the front façade on the remaining sides of the structure.
- Discourage monotonous, drab, unsightly, dreary and inharmonious development.
- Provide guidelines for good design at reasonable costs and with multiple options to achieve the purposes of single-family structure design.

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Council Work Session



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 **Levels of Review** 

Two levels of Single-family Architectural Review:

- Level I (Clear & Objective); and
- Level II (Discretionary).



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 **Level I (Clear & Objective)** 

Application and Review Procedure:

- Ministerial decision
- Administrative approval by Community Development Director if all design standards are met
- Variances prohibited
- Apply for Level II (Discretionary) review if unable to meet Level I design standards


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 **Dwellings shall provide:** 

- Windows that occupy at least 15% of the wall plane, excluding the roof and any windows in a garage door.
- Front façade. At least 3 of the roof design elements and at least 5 of the wall design elements.
- Each remaining side of dwelling. At least 2 of the roof design elements and at least 4 of the wall design elements.

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Roof Design Elements



- Dormer, such as hipped, gabled, shed, or eyebrow dormer design.
- Pitched or sloping roof, such as a gable or hip roof.
- Roof overhang or eave of at least 8 inches.

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Roof Design Elements



- Variation in roof pitch, height of roof planes, or roof orientation, such as in a roof with multi-level eaves.

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Wall Design Elements



- On the front façade, recessed entry at least 2 feet behind the wall plane and at least 8 feet wide.
- At least 2 vertical offsets, either projecting or recessed, of at least 16 inches in depth and 8 feet long.

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Wall Design Elements

- Horizontal offset, either projecting or recessed, of at least 16 inches in depth.
- Bay window, which projects at least 12 inches outward from the wall plane and forms a bay or alcove in an interior room of the dwelling.

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Wall Design Elements

- Column or pilaster, either complete or engaged, and in the wall plane, at a change in wall plane, or at a corner of the dwelling.
- Covered porch at least 36 square feet in area and at least 4 feet deep.



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Wall Design Elements

- Balcony, which projects from the wall plane and is enclosed by a railing or parapet.
- Exterior chimney of brick, stone, composite masonry or similar materials.

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 **Wall Design Elements** 



- Window trim or surround at least 4 inches wide that completely surrounds the window.
- Window grids or windows with multi-paned sashes.



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 **Wall Design Elements** 

- Variation in wall cladding, wall-surface pattern, or decorative materials such as shakes, shingles, brick, stone or other similar.





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 **Level II (Discretionary)** 

Application and Review Procedure:

- Limited land use decision
- Administrative approval by Community Development Director if all design criteria are met
- Must demonstrate consistency with the objectives of the specific standard from which relief is sought in light of the discretionary guidelines
- Allows for creativity and flexibility in design



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 **Discretionary Guidelines** 



- All roofs should be pitched or sloping and articulated by use of such elements as dormers, gables, overhangs or eaves, and should have variations in roof pitch, height of roof planes, or roof orientation that create visual interest and void monotony in appearance.



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 **Discretionary Guidelines** 



- Architectural articulation and other design elements, such as balconies, porches, dormers, bay windows, vertical or horizontal offsets, variations in cladding, or moldings should be used on all sides of the dwelling to avoid stark unarticulated building facades, to minimize the scale and visual impact of a continuous flat wall surface, and to create a sense of visual interest for passersby and neighboring property owners.

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 **Discretionary Guidelines** 



- The architectural character (i.e., exterior materials, architectural articulation, design elements, etc.) of the front façade of the dwelling should be utilized on all sides of the structure to create a unified appearance and to avoid a single block or box appearance.

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Discretionary Guidelines



- New dwellings should be designed and situated on a property in order to create and maintain a visual sense of harmony with surrounding development and should not overwhelm the scale of surrounding development.
- The overall architectural design of the dwelling should foster a compatible, positive relationship with the scale and character of the street, and the scale and character of surrounding existing development.

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Desired Outcomes



1. Agreement on the type of construction to which the design standards will apply.
2. Agreement on the purpose and objectives for single-family design standards.
3. Agreement on Level I (Clear & Objective) design elements and Level II (Discretionary) design criteria that should be included.
4. Timeline for decision, and schedule.

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Discussion

Recommended TDC Amendment

CHAPTER 31

GENERAL PROVISIONS

TDC 31.071 is amended as follows...

Section 31.071 Architectural Review Procedure.

(1) *Except for an applicant for a new single-family dwelling or an addition to a single-family dwelling for the purpose of creating an accessory dwelling unit that results in an increase to the gross floor area of the structure subject to Level I (Clear and Objective) or Level II (Discretionary) Single-Family Architectural Review procedures in TDC 31.071(7), an applicant for a building or other permit subject to architectural review shall discuss preliminary plans with the Community Development Director and City Engineer in a pre-application conference prior to submitting an application. An applicant for Architectural Review of a development in the Central Design District shall conduct a Neighborhood Meeting subject to TDC 73.071(5). An applicant for Architectural Review of a development in other parts of the City shall conduct a Neighborhood/Developer Meeting subject to TDC 31.063. Following the pre-application conference and the Neighborhood/Developer Meeting, the applicant shall submit to the Community Development Director an Architectural Review Plan application which shall contain: ...*

TDC 31.071(7) is added as follows:

DRAFT

(7) An application for Level I (Clear and Objective) or Level II (Discretionary) Single-Family Architectural Review shall be filed on form(s) provided by the Community Development Director, shall be accompanied by a filing fee established by Council resolution, and shall be accompanied by the following information and submittals:

(a) Level I (Clear and Objective) Single-Family Architectural Review application:

- (i) A completed City fact sheet;*
- (ii) The names, addresses, and telephone numbers of the property owners and applicants;*
- (iii) The signatures of the property owners and applicants;*
- (iv) The site address and the assessor's map number and tax lot number;*
- (v) Three copies of a plot plan (minimum size 8.5"x11") drawn to a legible scale, which includes north arrow, scale, property lines or lot lines, public and/or private easements, lot dimensions, setbacks, structure footprint, roof lines, deck/porch/balcony lines, impervious ground surfaces, driveway location and driveway slope, and trees 8" or greater in diameter;*
- (vi) Three copies of building elevations, drawn to scale; and*
- (vii) All other information and building plans required by the City Building Official.*

(b) Level II (Discretionary) Single-Family Architectural Review application:

- (i) All information required for Level I Single-Family Architectural Review in TDC 31.071(7)(a);*
- (ii) One black and white copy (no larger than 11"x17") of each submittal, of a size suitable for reproduction and distribution;*
- (iii) A narrative statement that describes the manner in which the proposed development meets each of the approval criteria set forth in TDC 73.190.*

- (iv) Neighborhood/Developer Meeting information specified in TDC 31.063(10);*
- (v) A verified statement showing that required signage, as described in TDC 31.071(2), has been posted on the property in a conspicuous location; and*
- (vi) Current notification information for all owners of properties within 300 feet of subject property as specified in TDC 73.071(3).*

CHAPTER 40

LOW DENSITY RESIDENTIAL PLANNING DISTRICT (RL)

TDC 40.140 is amended as follows...

Section 40.140 Community Design Standards.

~~Refer to TDC Chapter 73.~~

(1) Development of the following is subject to the provisions set forth in TDC 40.140(2) and standards or criteria set forth in TDC Chapter 73, in addition to all other applicable TDC standards:

(a) A new single-family dwelling, where a building permit application is submitted to the City on or after (effective date of ordinance).

(b) Addition to a single-family dwelling for the purpose of creating an accessory dwelling unit, which results in an increase to the gross floor area of the structure, where a building permit application is submitted to the City on or after (effective date of ordinance).

(i) Where a single-family dwelling addition described in TDC 40.140(1)(b) is proposed, TDC 40.140(2) applies only to the portion of the structure being altered or added.

DRAFT

(2) No building permits shall be issued for development described in TDC 40.140(1) until plans for the proposed development have been approved pursuant to one of the following two review options, and all other applicable TDC standards are met:

(a) LEVEL I – Clear and Objective Single-Family Architectural Review.

(i) A Level I Single-Family Architectural Review decision is a ministerial decision.

(ii) Application for Level I (Clear and Objective) Single-Family Architectural Review shall be made pursuant to the application procedures set forth in TDC 31.071(7)(a).

(iii) Proposed development that meets all standards set forth in TDC 73.190(1)(a) shall be administratively approved by the Community Development Director.

(iv) Variances to standards set forth in TDC 73.190(1)(a) are prohibited.

(v) Development unable to meet one or more of the standards set forth in TDC 73.190(1)(a) may alternatively submit application for Level II (Discretionary) Single-Family Architectural Review.

(b) LEVEL II – Discretionary Single-Family Architectural Review.

(i) Proposed development that meets all approval criteria set forth in TDC 73.190(1)(b) shall be approved by the Community Development Director.

(ii) Application for Level II (Discretionary) Single-Family Architectural Review shall be made pursuant to the application procedures set forth in TDC 31.071(7)(b).

(iii) A Level II (Discretionary) Single-Family Architectural Review application shall be processed as a limited land use decision pursuant to the provisions set forth in TDC 31.071(7)(b).

(3) Where a site, structure, or object is designated a historic landmark, and proposed development is subject to TDC Chapter 68 Historic Certificate of Appropriateness review,

conditions of Certificate of Appropriateness approval may, at the discretion of the decision-making authority, include modification of one or more of the standards set forth in TDC 73.190(1)(a), or modification of one or more of the discretionary approval criteria set forth in TDC 73.190(1)(b), in order to meet the Certificate of Appropriateness approval criteria.

CHAPTER 41

MEDIUM LOW DENSITY RESIDENTIAL PLANNING DISTRICT (RML)

TDC 41.130 is amended as follows...

Section 41.130 Community Design Standards.

~~Refer to TDC Chapter 73.~~

(1) Development of the following is subject to the provisions set forth in TDC 40.140(2) and standards or criteria set forth in TDC Chapter 73, in addition to all other applicable TDC standards:

(a) A new single-family dwelling, where a building permit application is submitted to the City on or after (effective date of ordinance).

(b) Addition to a single-family dwelling for the purpose of creating an accessory dwelling unit, which results in an increase to the gross floor area of the structure, where a building permit application is submitted to the City on or after (effective date of ordinance).

(i) Where a single-family dwelling addition described in TDC 41.130(1)(b) is proposed, TDC 40.140(2) applies only to the portion of the structure being altered or added.

DRAFT

(2) *No building permits shall be issued for development described in TDC 41.130(1) until plans for the proposed development have been approved pursuant to one of the following two review options, and all other applicable TDC standards are met:*

(a) *LEVEL I – Clear and Objective Single-Family Architectural Review.*

(A) *A Level I Single-Family Architectural Review decision is a ministerial decision.*

(B) *Application for Level I (Clear and Objective) Single-Family Architectural Review shall be made pursuant to the application procedures set forth in TDC 31.071(7)(a).*

(C) *Proposed development that meets all standards set forth in TDC 73.190(1)(a) shall be administratively approved by the Community Development Director.*

(D) *Variances to standards set forth in TDC 73.190(1)(a) are prohibited.*

(E) *Development unable to meet one or more of the standards set forth in TDC 73.190(1)(a) may alternatively submit application for Level II (Discretionary) Single-Family Architectural Review.*

(b) *LEVEL II – Discretionary Single-Family Architectural Review.*

(i) *Proposed development that meets all approval criteria set forth in TDC 73.190(1)(b) shall be approved by the Community Development Director.*

(ii) *Application for Level II (Discretionary) Single-Family Architectural Review shall be made pursuant to the application procedures set forth in TDC 31.071(7)(b).*

(iii) *A Level II (Discretionary) Single-Family Architectural Review application shall be processed as a limited land use decision pursuant to the provisions set forth in TDC 31.071(7)(b).*

(3) *Where a site, structure, or object is designated a historic landmark, and proposed development is subject to TDC Chapter 68 Historic Certificate of Appropriateness review,*

conditions of Certificate of Appropriateness approval may, at the discretion of the decision-making authority, include modification of one or more of the standards set forth in TDC 73.190(1)(a), or modification of one or more of the discretionary approval criteria set forth in TDC 73.190(1)(b), in order to meet the Certificate of Appropriateness approval criteria.

CHAPTER 73

COMMUNITY DESIGN STANDARDS

TDC 73.040 is amended as follows...

Section 73.040 Architectural Review Plan Approval Required.

(1) Except for ~~single family dwellings~~ and the creation of an accessory dwelling unit that does not increase the gross floor area of ~~the~~ a single family dwelling, as permitted by these standards, no new building, condominium, townhouse, ~~accessory dwelling unit that increases the gross floor area of the single family dwelling~~, manufactured dwelling park, small-lot subdivision, landscape improvement (excluding green-ways, parks and other Parks and Recreation Department road side improvements), parking lot improvement or expansion, above ground public utility facility (sewer or water pump stations, pressure reading stations and water reservoir), electrical substation, above ground natural gas pumping station, installation of decorative lighting (e.g. neon), exterior painting, awnings, murals, wireless communication facility, attached wireless communication facility or exterior major remodeling shall occur until the architectural review plan required under TDC 31.071 has been reviewed and approved by the Community Development Director and City Engineer or their designees, or by the Architectural Review Board or City Council for conformity with applicable *standards or* criteria.

(2) No new single-family dwelling or accessory dwelling unit that increases the gross floor area of a single-family dwelling, as permitted by these standards, shall occur until the architectural review application under TDC 31.071(7) has been reviewed and approved by the Community Development Director or their designee for conformity with the applicable standards or criteria.

~~(2)~~ (3) Construction, site development and landscaping shall be carried out in substantial accord with the approved architectural review plan *or application*. Review of the proposed architectural review plan *or application* and any changes thereto shall be conducted in accordance with Chapter 31.

TDC 73.170 is amended as follows...

Section 73.170 Structure Design – *Single-family and Multi-family Uses.*

(1) Purpose - Single-family Uses.

The purpose of single-family, including accessory dwelling units that increase the gross floor area of a single-family dwelling, building design objectives and standards is to implement the purposes and objectives of TDC 73.020(2). The objectives and standards are intended to promote functional, safe, innovative and attractive buildings that are compatible with the surrounding environment. This concerns the building form including the articulation of walls, roof design, materials, and placement of elements such as windows, doors, and identification features.

(2) Purpose - Multi-family Uses. The purpose of multi-family, including townhouse, building design objectives and standards is to implement the purposes and objectives of TDC 73.020(2). The objectives and standards are intended to promote functional, safe, innovative and attractive

buildings which are compatible with the surrounding environment. This concerns the building form including the articulation of walls, roof design, materials, colors, placement of elements such as windows, doors, mechanical equipment and identification features.

TDC 73.180 is amended as follows...

Section 73.180 Objectives – *Single-family and Multi-family Uses.*

(1) Objectives - Single-family Uses.

All new single-family dwellings, including accessory dwelling units that increase the gross floor area of a single-family dwelling, should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. Development subject to Level I (Clear and Objective) Single-Family Architectural Review approval may be permitted to vary from one or more of the clear and objective standards set forth in TDC 73.190(1)(a), provided that the Level II (Discretionary) approval criteria set forth in TDC 73.190(1)(b) are considered. New single-family dwellings, including accessory dwelling units that increase the gross floor area of a single-family dwelling, shall be designed, to the maximum extent practicable, to:

(a) Enhance Tualatin through the creation of attractively designed housing and streetscapes.

(b) Encourage originality, flexibility and innovation in structure design.

(c) Avoid stark unarticulated building facades and encourage sufficient relief in facades of dwellings to avoid a single block or box appearance by mixing contrasting vertical and horizontal elements in the roof and walls of structures.

(d) Provide continuity in design by utilizing architectural materials and style employed on the front façade on the remaining sides of the structure.

(e) Discourage monotonous, drab, unsightly, dreary and inharmonious development.

(f) Provide guidelines for good design at reasonable costs and with multiple options to achieve the purposes of TDC 73.170(1).

(2) Objectives - Multi-Family Uses.

All multi-family projects, including townhouses, should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments, such as apartments. Buildings shall be designed, to the maximum extent practicable, to:

(1)(a) Provide a composition of building elements which responds to function, land form, identity and image, accessibility, orientation and climatic factors.

(2)(b) Enhance energy efficiency through the use of landscape and architectural elements, such as arcades, sunscreens, lattice, trellises, roof overhangs and window orientation.

(3)(c) Create subclusters and stagger unit alignments.

(4)(d) Utilize functional building elements such as carports and garages, balconies, entry areas and sun screens where possible to accomplish unit identity, pride of place and visual diversity.

(5)(e) Give consideration to organization, design and placement of windows as viewed on each elevation. The system may be a variation on a theme or consistent symmetry and must operate in concert with the provision of adequate interior privacy, safety, daylight and ventilation.

(6)(f) Select building materials which contribute to the project's identity, form and function, as well as to the existing site and surrounding natural landscape and development.

(7)(g) Select colors in consideration of lighting conditions under which the structure is viewed, the ability of the material to absorb, reflect or transmit light, and the color's functional role (whether to blend into the environment, express a particular character, discriminate materials, define form and volume or simply as an identification feature such as with color coding).

(8)(h) Minimize disruption of natural site features such as topography, trees and water features.

TDC 73.190 is amended as follows...

Section 73.190 Standards – *Single-family and Multi-family Uses.*

(1) Standards - Single-family Uses.

Except for the side of a dwelling located in a sideyard where the sideyard of the dwelling abuts the sideyard of an adjacent dwelling, the standards in this section shall apply to all sides of a new single-family dwelling or accessory dwelling unit that increases the gross floor area of a single-family dwelling.

(a) Level I (Clear and Objective) Single-Family Architectural Review. Dwellings shall provide:

(i) Windows that occupy at least fifteen (15) percent (%) of the wall plane, excluding the roof and any windows in a garage door.

(ii) Front façade. At least ___ of the residential roof design elements in TDC 73.190(1)(a)(iv) and at least ___ of the residential wall design elements in TDC 73.190(1)(a)(v).

DRAFT

(iii) *Each remaining side of dwelling. At least ___ of the residential roof design elements in 73.190(1)(a)(iv) and at least ___ of the residential wall design elements in TDC 73.190(1)(a)(v) on each wall.*

(iv) *Residential Roof Design Elements.*

(A) *Dormer, such as hipped, gabled, shed, or eyebrow dormer design, which is a projecting structure built out from a sloping roof and housing a window.*

(B) *Pitched or sloping roof, such as a gable roof, which slopes downward in two parts from a central ridge forming a gable at each end, or hip roof, which has sloping ends and sides that meet at an inclined projecting angle.*

(C) *Roof overhang or eave of at least eight (8) inches.*

(D) *Variation in roof pitch, height of roof planes, or roof orientation, such as in a roof with multi-level eaves.*

(v) *Residential Wall Design Elements.*

(A) *On the front façade, recessed entry at least two (2) feet behind the wall plane and at least eight (8) feet wide.*

(B) *At least two (2) vertical offsets, either projecting or recessed, of at least sixteen (16) inches in depth and eight (8) feet long.*

(C) *Horizontal offset, either projecting or recessed, of at least sixteen (16) inches in depth.*

(D) *Bay window, which projects at least twelve (12) inches outward from the wall plane and forms a bay or alcove in an interior room of the dwelling.*

(E) *Column or pilaster, either complete or engaged (where one part of its surface is in contact with a wall plane), and in the wall plane, at a change in wall plane, or at a corner of the dwelling.*

(F) Covered porch at least thirty-six (36) square feet in area and at least four (4) feet deep.

(G) Balcony, which projects from the wall plane and is enclosed by a railing or parapet.

(H) Exterior chimney of brick, stone, composite masonry or similar materials.

(I) Engaged tower, either square, rectangular, circular or polygonal in form.

(J) Window trim or surround at least four (4) inches wide that completely surrounds the window.

(K) Window grids or windows with multi-paned sashes.

(L) Variation in wall cladding, wall-surface pattern, or decorative materials such as shakes, shingles, brick, stone or other similar.

(b) Level II (Discretionary) Single-Family Architectural Review. Dwellings shall demonstrate consistency with the objectives of the specific standard from which relief is sought as outlined in TDC 73.180(1), in light of the following discretionary guidelines:

(i) All roofs should be pitched or sloping and articulated by use of such elements as dormers, gables, overhangs or eaves, and should have variations in roof pitch, height of roof planes, or roof orientation to create visual interest and avoid monotony in appearance.

(ii) Architectural articulation and other design elements, such as balconies, porches, dormers, bay windows, vertical or horizontal offsets, variations in cladding, or moldings should be used on all sides of the dwelling to avoid stark unarticulated building facades, to minimize the scale and visual impact of a continuous flat wall surface, and to create a sense of visual interest for passersby and neighboring property owners.

(iii) The architectural character (i.e., exterior materials, architectural articulation, design elements, etc.) of the front façade of the dwelling should be utilized on all sides of the structure to create a unified appearance and to avoid a single block or box appearance.

(iv) New dwellings should be designed and situated on a property in order to create and maintain a visual sense of harmony with surrounding development and should not overwhelm the scale of surrounding development.

(v) The overall architectural design of the dwelling should foster a compatible, positive relationship with the scale and character of the street, and the scale and character of surrounding existing development.

(2) Standards – Multi-family Uses.

The following standards are minimum requirements for multi-family and townhouse development.

(1)(a) Storage

~~(a)~~**(i)** Except as provided in Subsection ~~(1)(b)~~**(2)(a)(ii)**, enclosed storage areas are required and shall be attached to the exterior of each dwelling unit to accommodate garden equipment, patio furniture, barbecues, bicycles, etc. Garages are not intended to satisfy storage requirements. Each storage area shall be a minimum of 6 feet in height and have a minimum floor area of:

~~(i)~~**(A)** 24 square feet for studio and one bedroom units;

~~(ii)~~**(B)** 36 square feet for two bed-room units; and

~~(iii)~~**(C)** 48 square feet for greater than two bedroom units.

~~(b)~~**(ii)** For townhouses and residential and mixed use residential developments in the Central Design District, some provision shall be made for outdoor storage adjacent to private outdoor areas. Such provisions shall be reviewed for adequacy through Architectural Review and shall be designed to accommodate barbecues or other small deck equipment.

~~(2)~~(b) Carports and Garages

~~(a)~~(i) If carports and garages are provided for multi-family development, except townhouses, the form, materials, color and construction shall be compatible with the complex they serve.

~~(b)~~(ii) At least one garage space shall be provided for townhouses.

CINDY HAHN

From: Joe Lipscomb [tgc205@comcast.net]
Sent: Monday, January 14, 2008 4:27 PM
To: CINDY HAHN
Cc: Doug Rux; David Adent; Jim Harvey; William Hawley; Nic Herriges; Gunnar Olson; Paul Sivley; Curtis Thiessen; Guy Wherity
Subject: Single Family Design Standards

I have reviewed your new language for Section 73.190 and may I say you have done a very nice job of setting out the objectives.

I have the following suggestions for you to consider in your draft text where specific detail is mentioned.

(1) In section 73.190, (1), (a), (iv), (C): Residential Roof Elements
I think the you should separate the minimum standards for overhangs and eaves.
From my design perspective I think over hangs should be between 12 inches up to 24 inches depending on the design style of the house and roof. Thus I would suggest a minimum of 12 inches for the overhang. As to the projection for eaves depending again upon the design style of the house and roof these could be anywhere between 3 inches and 12 inches. If you do not like the 3 inch projection I would suggest a minimum of 6 inches. I think these changes keep us from micro managing design and perhaps reduce the number of good designs being require to file for a Level II (Discretionary) Architectural Review process which will just add unnecessary cost to the project while still keeping our objectives as well as our desire for an improved visual product.

(2) In section 73.190, (1), (a), (v), (A): Residential Wall Design Elements
I feel that 8 feet is excessive as a minimum width and am not sure what type of interior space elements would result from this requirement.
Also I feel that a 2 foot recessed entry is to small. As to width, most homes use the standard 3-0 door and a minimum width of 42 inches would provide opportunity for good design. It can always be wider if the entry floor plan dictates. As to the recessed portion, although the 3-0 door projects inward, most homes provide for a storm door element which projects outward. Under this condition a person is forced to step off of the entry stoop if the minimum is only 24 inches. I would suggest the minimum recessed depth be between 36 inches and 48 inches so as not to force a person to have to step off of the entry when the door is opened.

(3) In section 73.190, (1), (a), (v), (J): Residential Wall Design Elements
Here I think that we are really micro managing design. There are many good design styles, depending on siding used, that do not require any window surround. As written, all of these designs would have to proceed to a Level II (Discretionary) Architectural Review process which will just add unnecessary cost to the project while still keeping our objectives as well as our desire for an improved visual product.

As all finished lumber used in exterior trim elements is a 'finished size', that is, a 1x4 is 3-1/2 inches in width. To specify that all trim must be 4 inches is saying that we only want a 1x6 trim used which gives us a 5-1/2 inch visual trim. This I do not like at all. If it becomes necessary that we must specify a trim size if used, I would suggest 1x3 as a minimum, which gives us a 2-1/2 exposed face and further, not make it mandatory that all windows be required to have a trim.- leave this up to design style.

(4) In section 73.190, (1), (a), (v), (K): Residential Wall Design Elements
Here I am not sure what you mean - I read this as requiring all windows must contain grid inserts or be of the multi-pane style.

Attachment C
Suggested changes to
Recommended TDC Amendment
from Joe Lipscomb (TPAC)

If this is the case then again I am against micro managing of design approach, as there are many elevation styles where this type of window would not be appropriate as a design element. I think this sub-section could be left completely out and not impact our objectives of obtaining good design and visual appeal.


If you would like to talk with me further, I would be happy to meet with you anytime to discuss my concerns.

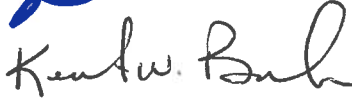
Regards,
Joe



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager 

FROM: Kent W. Barker, Chief of Police 

DATE: February 11, 2008

SUBJECT: Homeless-Transient Update

POLICY CONSIDERATIONS:

Council gave direction to staff to review the impact of the implementation of new ordinances to deal with unacceptable behavior by homeless-transient individuals.

1. Were the new ordinances effective?
2. Should Council add any additional ordinances to address homeless-transient issues?

ISSUES TO BE DISCUSSED:


A PowerPoint Presentation will be given to show the following:

- History of homeless-transient related problems
- New Ordinances established June 2007
- Police response to homeless-transient related problems
- Police Calls for Service
- Current procedures for Camping/Trespassing on public and private property

DESIRED OUTCOMES:

1. Agreement that the new ordinances have made a positive impact on the problems and no further ordinances are needed at this time
2. Agreement that the current procedures for unlawful camping is sufficient
3. Agreement to revisit the "camping on private property" issue if it should become a problem in the future


Attachments: A. PowerPoint Presentation



Tualatin Transient Issues


Presented by:
Kent Barker
Chief of Police

Council Work Session – February 11, 2008



Transient v. Homeless & Needy

<ul style="list-style-type: none">Estimated 40-50 Needy and Homeless people who seek assistance from the Resource Center, food pantry, and/or other social services that are available	<ul style="list-style-type: none">Emergency Shelters have been identified throughout Washington County.Police have list of shelters for referrals
--	--



Transient v. Homeless & Needy

<ul style="list-style-type: none">The Police Department has a four year history dealing with <u>specific</u> individual transients who display inappropriate behavior and/or commit crimes
--

History

- 2005-2006 transient related issues increased significantly
- 2006 Businesses and citizens were fed up
- Police were getting a more resistive response from transients

Media Coverage

KATU News – November 2006



"We do what we want but we don't hurt anybody... but we drink a lot."
"The cops are always harassing us just 'cause we want to drink and everything."



He described transients urinating on his floor, stealing liquor and scaring away customers.
"I don't really want my customers to think that every time they come here, they're going to get accosted by somebody."

Police/Council Response

- **May 2007 Presentation to Council**
- **June 2007 Adoption of Five new Ordinances**
 1. **Prohibiting Alcoholic Beverage Consumption**
 2. **Prohibiting Urinating or Defecating in Public**
 3. **Prohibiting Nudity**
 4. **Prohibiting Camping on Public Property**
 5. **Providing Penalties and Severability**

Police Response

Summer 2007

A more aggressive approach using the new toolbox



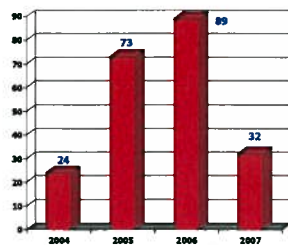
Police Response

- Being proactive instead of just reactive
- Zero Tolerance for unacceptable behavior
- Educating Business Owners
- Arrests v. Warnings for Criminal Activity
- Enforcing New Ordinances (10 Citations Issued)
- More Eyes on the Problem (Park Rangers, Park Maintenance, businesses, etc)

Calls for Service (Frequent Flyers)

Number of actual incidents involving eight specific individuals

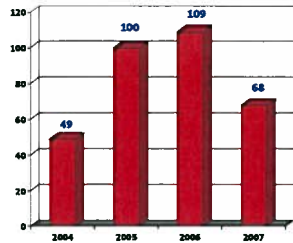
- Property Damage
- Garbage
- Urination/Defecation
- Disorderly Conduct
- Indecent Exposure
- Intoxication – Detox.
- Theft
- Warrant Arrests





Calls for Service

- Including the eight most troublesome transients, We have identified a total of **18 transients** who have been contacted by the police due to transient-related issues





Camp Sites





Camp Sites



Camping-Trespassing Issues

<p>CURRENT PRACTICE</p> <ul style="list-style-type: none"> Can be <u>arrested</u> for trespassing on Private/Public Property Police work with property owner to enforce Police can get a "Trespass Letter" from property owner to use for frequent locations 	<p>CAMPING PERMIT</p> <ul style="list-style-type: none"> Would allow camping if permit was obtained Administration of a permit process Opens the door Is it really needed?
--	---

Camping-Trespassing Issues


OTHER OPTIONS

- Continue partnerships with property owners (e.g. ODOT, CenterCal Properties, Nyberg, etc.)
- Continue property inspections with owner's permission



Other Considerations

- Caring for the "needy" and dealing with the law-breakers
- Please don't confuse the homeless and needy people with the individuals who cause the majority of the problems
- Give Police the opportunity to continue the aggressive enforcement of current ordinances and laws

 Questions or Comments?

TUALATIN CALENDAR

February

2008

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1 7:30a Chamber Networking AM, Haggen's 4:00p Ribbon Cutting/Open House Lee/Eastman Design Studio, 18035 SW Lower Boones Ferry Road	2
3	4	5 6:30p TLAC	6 8:00a Oregon Employment Dept. Open House, 7995 SW Mohawk Street 1:15p Tualatin Historical Soc 4:00p Special Work Session re: Transportation 5:30p Alive After 5, River Valley Senior Community 19200 SW 65th Avenue	7	8 7:30a Chamber Networking AM, Heritage Center, 8750 SW Sweek Drive	9
10	11 5:00p Work Session 7:00p Council/TDC Mtg	12 6:00p TPARK	13 9:45a Sr. Center Steering Committee	14 7:00p TPAC	15 7:30a Chamber Networking AM, ClubSport, 8120 SW Lower Boones Ferry Road	16
17	18 Presidents' Day Holiday CITY OFFICES CLOSED LIBRARY OPEN 12:30-8:30	19 6:30p TAAC	20 12:00p Core Area Parking District Council Chambers 5:30p Alive After Five, Pacific Continental Bank, 7111 SW Nyberg Street 6:30/7:30p Tualatin Tomorrow VIC Meeting, & VIC Steering Committee	21	22 7:30a Chamber Networking AM, TBA	23
24	25 5:00p Work Session 7:00p Council/TDC Mtg	26	27 7:00p ARB (if necessary)	28 11:30a Chamber Luncheon @ Country Club	29 7:30a Chamber Networking AM, TBA 4:30pm Retirement Reception for Sgt. Bob Petersen @ Police Dept.	

TUALATIN CALENDAR

March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
						1
2	3	4 6:30p TLAC	5 1:15p Tualatin Historical Soc 5:30p Alive After Five, Umpqua Bank, 18757 SW Martinazzi Avenue 7:00p ARB (if necessary)	6	7 7:30a Chamber Networking AM, Wine Styles, Nyberg Woods, 7009 SW Nyberg Street	8
9	10 5:00p Work Session 7:00p Council/TDC Mtg	11 6:00p TPARK	12 9:45a Sr. Center Steering Committee 6:30p Tualatin Tomorrow VIC Meeting, Council Chambers 7:30p TT VIC Steering Committee	13 7:00p TPAC	14 7:30a Chamber Networking AM, Oregon Employment Dept., 7995 SW Mohawk Street 6:30pm Police Dept. Awards Banquet @ Hazelbrook School	15
16	17	18 6:30p TAAC	19 5:30p Alive After Five, Rumours Day Spa, 19245 SW Martinazzi Avenue 7:00p ARB (if necessary)	20	21 7:30a Chamber Networking AM, Pacific Continental Bank, 7111 SW Nyberg Street	22
23	24 5:00p Work Session 7:00p Council/TDC Mtg	25	26 7:00p ARB (if necessary)	27 11:30a Chamber Luncheon @ Country Club	28	29
30	31					

2008

TUALATIN CALENDAR

April

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 1:15p Tualatin Historical Soc	3	4	5
		8	9 7:00p ARB (if necessary)	10 7:00p TPAC	11	12
		15	16 7:00p ARB (if necessary)	17 5:30p Celebrate Tualatin @ Country Club 7:00p Urban Renewal Advisory Committee, Council Chambers	18	19
		22	23 7:00p ARB (if necessary)	24 11:30a Chamber Luncheon @ Country Club	25	26
		29	30 7:00p ARB (if necessary)			
		6	7			
		13	14 5:00p Work Session 7:00p Council/TDC Mtg			
		20	21			
		27	28 5:00p Work Session 7:00p Council/TDC Mtg			

2008

WORK SESSION ITEMS

PowerPoint?

1. Advisory Committees Structure – Admin. _____
2. Town Center Presentation – Comm. Dev. _____ **yes**
3. Residential Housing Standards – Legal _____
4. Bond Measure Update _____
5. Library Art discussion _____

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Swearing-in of Police Officers – Chet Lemon, Mike Pratt, Chris Ernst & Adam Schwartz _____
2. Vision Action Network (Sia Lindstrom & Walt Peck) _____
3. _____

CONSENT CALENDAR ITEMS

1. Approval of 2008 Liquor License Renewals (*Admin.*) _____
2. Resolution Modifying Fee Schedule (*Comm. Dev.*) _____
3. Resolution Approving Metro Greenspaces IGA (*Comm. Svcs.*) _____
4. Resolution Authorizing Sanitary Sewer Easements – Killarney Lane (*E&B*) _____
5. Acceptance of Tualatin Library Advisory Committee (TLAC) Annual Report (*Comm. Svcs.*) _____
6. Library Project Change Order No. 2 (*Comm. Svcs.*) _____
7. Resolution Approving IGA Amendment – Towing Agreement (*Police*) _____

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. Hearing M37 ZIAN (M37-06-1) continued from October 8, 2007 – Comm. Dev. (*Other*) _____
2. Proposed Renaming of a Portion of SW Boones Ferry Rd to SW McEwan Rd (*Other*) (City Eng) _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Water Update – authorize Truax to begin discussions about 20-yr agreement w/Portland _____
2. IGA with Clackamas County for a Clackamas County Library District (*Comm. Svcs.*) _____
3. Award of Early Authorization of Library Art (*Comm. Svcs.*) _____

EXECUTIVE SESSION ITEMS

1. _____

MEETING DATE: Monday, March 10, 2008

WORK SESSION ITEMS

PowerPoint?

1. CURD Milestones for Increasing Maximum Indebtedness; preliminary project list – *Comm. Dev.*

2. Bond Measure Update

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Youth Advisory Council Update

2. Tigard-Tualatin Resource Center Update – Catherine West, Exec. Director

3.

CONSENT CALENDAR ITEMS

1. Resolution M37-06-01 ZIAN (Legal)

2. Update Public Works Construction Code (Engineering)

3. Acceptance of Urban Renewal Advisory Committee (URAC) Annual Report (*Comm. Dev.*)

4. Acceptance of Tualatin Planning Advisory Committee (TPAC) Annual Report (*Comm. Dev.*)

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Development Agr City of Tualatin/Trammell Crow Residential - **Tentative** (*Comm. Dev.*)

2. Ordinance – Core Area Annual Tax (*Comm. Dev.*)

3. Ordinance – Core Area Parking Time Regulations (*Comm. Dev.*)

4.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. _____
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5. _____

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

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CONSENT CALENDAR ITEMS

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PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. PTA-06-05 Single Family Design Standards _____
2. _____
3. _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. _____
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4. _____

EXECUTIVE SESSION ITEMS

1. _____

WORK SESSION ITEMS

PowerPoint?

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5. _____

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Youth Advisory Council Update
2. _____
3. _____

CONSENT CALENDAR ITEMS

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PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

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GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

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EXECUTIVE SESSION ITEMS

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WORK SESSION ITEMS

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PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

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CONSENT CALENDAR ITEMS

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PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

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GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

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EXECUTIVE SESSION ITEMS

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