



## MEMORANDUM CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Sherilyn Lombos, City Manager   
**DATE:** April 19, 2010  
**SUBJECT:** Work Session for April 26, 2010

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**Food:** We will be having salad and pasta from California Pizza Kitchen.

***5:00 p.m. (30 min) – Tree Preservation Regulations with Future Annexation.***

Based on direction from the January 25, 2010 work session, staff did some additional research on the experience of surrounding cities with their similar tree preservation regulation. Attached is a memo from Colin Cortez with the information. Staff is asking direction from Council whether to prepare an ordinance regulating tree preservation in areas outside Tualatin but that might one day annex into Tualatin.

***5:30 p.m. (25 min) – Urban Growth Boundary Expansion Discussion.*** Metro is starting the evaluation for possible UGB expansion and has asked cities to provide feedback on adjacent lands they have an interest in being considered for UGB expansion evaluation. There are several areas around Tualatin that could be considered. Attached is a memo from Doug Rux with additional information. Staff is asking direction from Council on what areas, if any, to recommend be included in the UGB expansion evaluation.

***5:55 p.m. (20 min) – Regional Transportation Plan Comment Period.*** The third and final 45-day public comment period on the 2035 Regional Transportation Plan runs until May 6, 2010 (the full report can be viewed on Metro's website: ([http://library.oregonmetro.gov/files//03\\_22\\_10\\_2035\\_rtp\\_final\\_web.pdf](http://library.oregonmetro.gov/files//03_22_10_2035_rtp_final_web.pdf))). Attached is a spreadsheet that shows the Tualatin projects that appear in the 2035 RTP. You will see that the 124<sup>th</sup> extension is project #10736 and is a Federal Fiscally Constrained Project. You will also see that the Tualatin Road/Lower Boones Ferry Road project is project

#10731, and is NOT marked as a Federal Fiscally Constrained Project. The project description reads as follows:

*“Complete project development and begin construction of the connection of Tualatin Road from Herman Rd intersection to I-5 at Lower Boones Ferry Road (Exit 290). Consider alternative alignments including the existing route and bridge across the Tualatin River and potential new routes and bridges across the Tualatin River. Consider additional freeway crossing capacity in the vicinity of the I-5/Lower Boones Ferry Road interchange.”*

Staff is requesting direction from the Council regarding a letter to Metro to be included in this final public comment period. Attached is a beginning draft, to be finalized after Council direction.

**6:15 p.m. (30 min) – Discussion Regarding a Possible Charter Amendment Addressing a Bridge Over Tualatin Community Park.** There has been some discussion about the potential for a petition referral which would prohibit the construction of a bridge over Community Park without a vote of the people. There has also been some discussion of whether or not the City Council would refer the item to the ballot, thereby bypassing the petition process. Staff is asking for direction from the Council whether to do the staff work necessary to have the Council refer such an item.

**6:45 p.m. (10 min) – Council / Commission Meeting Agenda Review, Communications & Roundtable.** This is the opportunity for the Council to review the agenda for the April 26<sup>th</sup> City Council and Development Commission meetings and take the opportunity to brief the rest of the Council on any issues of mutual 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.

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



# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager *SL*

**FROM:** Doug Rux, Community Development Director *DR*  
Colin Cortes, Assistant Planner *C.C.*

**DATE:** April 26, 2010

**SUBJECT:** TREE PRESERVATION REGULATIONS – FUTURE ANNEXATIONS (PTA-09-04)

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### ISSUE BEFORE THE COUNCIL:

The issue before the Council is a review of tree preservation regulations, specifically regarding properties that might annex into the City in the future.

### POLICY CONSIDERATIONS:

- Should the City adopt a policy on tree removal prior to annexation?
- How would tree preservation in the context of annexation fit with existing tree preservation regulations?

### BACKGROUND:

The City has regulated tree removal since 1987 when the City began to require developers to plant street trees. Council direction regarding review of tree regulation began with Phase 1, which led to Plan Text Amendment PTA-06-01 of the Tualatin Community Plan to clarify both the City's comprehensive plan goal related to tree preservation and the planning district tree preservation standards. Phase 2 focused on street trees and culminated in PTA-08-04, which the Council approved on March 23, 2009, to strengthen regulations protecting street trees. This satisfied Objective 5 of Goal 2 of the Strategic Management Plan (2009).

The Council discussed this issue again on August 24, 2009 and directed staff to research other cities in the metro area on tree preservation in the context of annexation. Staff returned to the January 25, 2010 work session with research showing whether and if so how other cities in the metro area regulated trees on properties to be annexed into the limits of a given city. The eight surveyed cities were Beaverton, Gresham, Hillsboro, Lake Oswego, Sherwood, Tigard, West Linn, and Wilsonville. Of these, Lake Oswego, Sherwood, West Linn, and Wilsonville had such regulations. Excepting Sherwood, staff

from these cities provided copies of, each city codifying its policy through resolution. Staff presented maps of the areas to which the City might apply similar policy: unincorporated Washington County within the Tualatin Urban Planning Area, Southwest Tualatin, South Tualatin, and the Washington County portion of the Stafford Basin.

Council directed staff to obtain follow-up information concerning how Lake Oswego, West Linn, and Wilsonville have charged fees and how well their policy implementation has fared.

**GOALS:**

*I. Tualatin Strategic Management Plan (2009):*

The relevant objectives in the Strategic Management Plan (2009) are:

**Goal No. 2**

Manage development, redevelopment, and projected change that will occur within the city to maintain Tualatin's quality and what the citizens value as a community.

Two-year Performance Objective 6 (Objective 2.6).

Adopt phase III of the tree program (new development – protecting stands of groves and trees, cutting restrictions, heritage tree program). May have some overlap with 5.5.

**Goal No. 5**

Preserve Tualatin's unique and important natural features and resources.

Two-year Performance Objective 5 (Objective 5.5).

Review the development code to ensure preservation of green spaces and trees in development and redevelopment areas (suggest possible amendments to City Codes).

**Goal No. 7**

Seek marked achievements and maintain established green sustainability standards and criteria.

Two-year Performance Objectives:

2 (Objective 7.2). Define what environmental sustainability means and is in the City's operations.

3 (Objective 7.3). Review the city's codes for opportunities to insert sustainability.

5 (Objective 7.5). Take advantage of what other groups and programs are doing relative to environmental sustainability issues.

*II. Tualatin Tomorrow Community Vision & Strategic Action Plan (September 2009):*

**Strategy PRN 9: City of Trees.**

Promote continued and ongoing recognition of Tualatin as a "City of Trees" through active preservation activities and expansion of its tree canopy.

**Strategy GLC 10: Community Information.**

Work to maximize community resources to keep community members informed through regular, consistent, dedicated sources of information.

**DISCUSSION:**

The attachments to this memo include a comparative table and maps that were attachments A through F to the January 25, 2010 work session memo. Their order is preserved for this memo. Attachment G is the minutes of the January 25, 2010 Council work session related to tree preservation.

*The Three Cities*

During the last work session on January 25, 2010, the Council directed staff to obtain follow-up information concerning how Lake Oswego, West Linn, and Wilsonville have charged fees and how well their policy implementation has fared.

*Lake Oswego*

Lake Oswego staff planner Paul Espe described Resolution No. 04-38 overall as having worked as intended. There have been a few property owners who have removed trees in violation of the policy, being unaware or feigning ignorance of the policy. As an example, in 2002 an owner of property near Cherry Lane removed hillside trees. The City enforced the resolution by requiring replacement of these trees in lieu of fees, and the owner complied. Fewer owners appeared to have removed trees as a cold calculation, namely that they wished to remove trees and accepted the resulting moratorium on annexation as a cost. One owner of property off Boones Ferry Road removed trees in 2005, waited out the punitive annexation moratorium of five years, and is now having his property annexed.

On a more positive note, the Lake Oswego resolution accomplishes its main intent. The City created the ordinance following intense development, particularly along Goodall Road, in the late 1990s and early 2000s during which owners tore down existing homes and built houses that covered most of their lots, i.e. "McMansions." Since adoption of the ordinance, loss of trees due to large houses has plummeted. The increase in owners applying for post-annexation permits specific to tree removal from single-family lots indicates awareness of and compliance with the resolution. Additionally, the usual impetus to annex is for owners reliant on septic tanks to obtain connection to municipal sanitary sewer, and so unpermitted tree removal would jeopardize obtaining sewer service. Lake Oswego has processed between five to ten annexations a year to 2005 and two or three a year since.

Lake Oswego has never imposed a tree removal fee in the context of annexation even though the resolution allows it at the discretion of the city manager. Staff prefers mitigation because they are uncomfortable with imposing a fee prior to annexation when the City has no clear and unchallenged jurisdiction to enforce payment or allow for bonding or bancrofting. If the City were ever to attempt a fee as a result of a violation, it would default to the fees in its fee schedule as if a tree removal violation had occurred within city limits. The fee for unpermitted removal of a tree between 5 and 10 inches diameter at breast height (DBH) on a single-family lot (Type I) is \$106, while all other unpermitted removals (Type II) are a fee of \$470 plus \$33 per tree.

*West Linn*

Mike Perkins, City Arborist of West Linn, explained that the impetus for Resolution No. 06-09 was owners who obtained logging permits through Clackamas County with the intent to clear cut rather than log and then applied for annexation immediately following clear cutting, which upset the West Linn City Council. Since implementation of the ordinance in 2006, such activity has ceased, and the City has not had cause to enforce the resolution.

If the City were ever to attempt a fee as a result of a violation, it would implement Section I(2)(d)(3) of the resolution:

Pays a restoration fee into the City of West Linn in the amount of the value of the removed tree as determined to the satisfaction of the City Manager in accordance with the methods set forth in the "Guide for Plant Appraisal" published by the International Society of Arboriculture, or such other method as may be deemed appropriate by the City Manager.

Mr. Perkins gave an example in which applying this method for a 34 inch DBH Douglas-fir would yield a fee of \$7,800. He confirmed that if a violation actually arose that involved more than a few large trees, the City would probably avoid strict application of the fee section and work with the violator to ameliorate the situation.

*Wilsonville*

Dan Pauly, Assistant Planner, commented on Wilsonville Resolution No. 2025 in an e-mail dated April 1, 2010:

While there hasn't been any annexations to date where this has come into play, we do feel it has had a positive impact as developers have spoken to property owners about future development. Developers seem to be encouraging property owners to leave the trees as they are so the issue doesn't have to be dealt with when application is made for annexation.

Kerry Rappold, Natural Resources Program Manager, added over the phone that the policy is often discussed during scoping and pre-application meetings and also through informal consultation. Major developers are familiar with the policy, and the City had conducted a lot of outreach to affected property owners while drafting the resolution. The City also works with the Oregon Department of Forestry by alerting property owners who obtain ODF permits to consult Wilsonville about whether the resolution applies or not.

Since implementation of the ordinance in 2007, the City has not had cause to enforce the resolution. The resolution does not address or allow for fees. Mr. Pauly said in a follow-up conversation that Wilsonville would not attempt to impose a fee for a given violation because, similar to Lake Oswego, Wilsonville will not impose a fee prior to annexation when the City has no clear and unchallenged jurisdiction to enforce payment.

### *County Regulations*

Both Clackamas and Washington Counties have no tree protection regulations at this time, though both are drafting or might soon draft such regulations.

### *Clackamas County*

Clackamas County is drafting a tree preservation ordinance (ZDO-219) that would apply within unincorporated areas of the county that are urbanized, within the UGB, or both. The County is considering exemption of land specially assessed as forestland as of the effective date of the proposed ordinance and lots of record developed with a single-family dwelling, that are not divisible, and are within an urbanized area. Relative to Tualatin, the nearest applicable geographic areas would be the two unincorporated enclaves adjacent to Lake Oswego: the southern one bound by Lake Oswego, Rivergrove, and Tualatin; and, the northern one centered along Carman Drive. (Refer to the map in Attachment H.)

Regarding trees themselves, the Clackamas ordinance would exempt:

- Trees with a diameter at breast height (DBH) of less than eight (8) inches
- Trees required to be removed by state, federal or fire district regulations
- Orchard, Christmas, and commercial nursery trees
- Nuisance trees
- Dead trees
- Diseased or hazardous trees
- Trees obstructing a pre-existing view easement with an arborist's report, and
- Trees regulated by a Habitat Conservation Area District or Water Quality Resource Area District Development Permit.

Attachment I is a frequently asked questions (FAQs) sheet about the Clackamas ordinance.

In short, Clackamas County has no tree protection regulations, yet is drafting such regulations.

Clackamas County does have regulations concerning river and stream conservation that involve tree protection within corridors. Section 704 of the Zoning Development Ordinance (ZDO) establishes the River and Stream Conservation Area (RSCA). This applies to an area within a ¼-mile of the Tualatin River and within 50, 70, or 100 ft of other streams depending on their type. Because the maps that the ZDO referenced were not available electronically to show how the County classified streams near Tualatin, staff decided to have the map in Attachment H show only the smallest possible corridor of 50 feet along all streams, a width which happens to mimic the Clean Water Services (CWS) proxy boundary discussed in the subsection below. Below are the vegetation preservation requirements that apply within the Clackamas County RSCA:

#### 704.07 Vegetation Preservation Requirements

- A. A minimum of 75 percent of the setback area (distance) shall be preserved with native vegetation.
- B. Tree cutting and grading shall be prohibited within the buffer or filter strip, with the following exceptions:
  - 1. Trees that endanger life or structures may be removed.
  - 2. Tree cutting and grading may be permitted in conjunction with those uses listed in Subsections 704.05 and 704.06 to the extent necessary to accommodate those uses. Disturbed areas that are outside the footprint of structures and other improvements shall be restored with native vegetation.
  - 3. Vegetation removal may occur when approved by the Oregon Department of Fish and Wildlife upon written notification that such removal is required as part of a river or stream enhancement project.
- C. Commercial forest activities and harvesting practices outside an urban growth boundary shall be subject to the Oregon Forest Practices Act. Commercial forest harvesting activities inside an urban growth boundary shall be reviewed pursuant to the Forest Policies of the Comprehensive Plan.

### *Washington County*

Washington County is drafting a comprehensive work plan regarding trees of which one action item would be to establish a permit process for tree removal. The Joint Citizen Participation Organization (CPO) Tree Group is tasked with creating the work plan and has its own website for this purpose at [www.washcotreegroup.org](http://www.washcotreegroup.org).

The Joint CPO draft a report, "Washington County Joint CPO Tree Group – Research Committee Report," that summarizes and details the findings of the Joint CPO Tree Code Group Research Committee and summarizes the tree ordinances and policies of other select jurisdictions the Committee has studied along with its analysis and recommendations for the County. The intent is for elected officials and staff who are involved in writing a comprehensive tree ordinance and policy for the County to consider the report.

The Joint CPO summarizes the current state of Washington County tree regulations on p. 13 of the report, which is Revision 1.2 dated December 2008 and still the most recent report:

#### **Permits**

Our research has shown that currently Washington County has virtually no regulations regarding tree removal<sup>10</sup>. Washington County has an existing section on tree preservation and removal permits in its development code (section 407-3) however it is not clear how or if this section actually applies to non-development tree removals. We have heard concerns about implementation and enforcement of this code expressed by county staff.

<sup>10</sup> Relevant Washington County codes relating to trees: Section 430-72.3 provides for a buffer and is used for privacy considerations where an additional set-back may be allowed.

Section 407-3 addresses exemptions and submission requirements for applications to remove trees. Sections 407-7 and 407-8 address the requirements for trees to be put in by developments.

Washington County tree protection might apply to all unincorporated areas. Within or adjacent to the Tualatin Urban Planning Area (UPA), such areas are the group of properties along the south bank of the Tualatin River – generally near U.S. 99W (SW Pacific Highway) and Tualatin Road – as well as both the Southwest and South Tualatin Concept Plan Areas. (Refer to the map in Attachment H.)

In short, Washington County has no tree protection regulations, yet may begin to draft regulations in the near future.

#### *Clean Water Services (CWS)*

Clean Water Services (CWS) is the sewer and stormwater agency for both incorporated and unincorporated areas of urbanized Washington County. The present CWS district boundary does not extend into Southwest or South Tualatin or the Washington County portion of the Stafford Basin.

CWS Design and Construction Standards, cited in short as CWS Standards, serve as de facto tree protection regulations for those areas to which they are applicable. Table 3-1 within Chapter 3 “Sensitive Areas and Vegetated Corridors” of CWS Standards requires vegetated corridors along streams and water bodies varying in minimum width from 15 to 200 feet from top of bank depending on whether the site is wetland, water body, or stream; seasonal flow; and bank slope. For the Tualatin River, the minimum varies from 125 to 200 feet. All other perennial streams – streams that flow year round – are protected with a minimum corridor of 50 to 200 feet in width.

According to CWS, the Tualatin River is the only river in Washington County, with other streams being tributaries to the river. The typical vegetated corridor is a minimum of 50 feet. In short, tree protection in unincorporated urbanized areas near city limits presently incidentally occurs only within the CWS District within vegetated corridors of 15 to 200 feet, usually 50 feet, from top of bank of a water body or stream.

Because CWS imposes its regulations during development or redevelopment on a site by site basis, it has no district wide map of corridors. Instead, CWS maintains a map of 50-ft wide proxy stream corridors. If a proposed development or redevelopment encroaches upon a proxy corridor, it triggers further CWS review. For this reason, the map in Attachment H illustrates these proxy corridors of 50 feet along all streams, excepting the Tualatin River, which has the minimum possible corridor of 125 feet. The map also illustrates 50-ft corridors along streams in Clackamas County as discussed earlier for the County, forest canopy based on Geographic Information Systems (GIS) data maintained by Metro and provided to City GIS staff, the CWS District boundary, and the boundaries of other areas of interest such as city limits, the Tualatin Urban Planning Area (UPA), county lines, and the Southwest and South Tualatin Concept Plan Areas.

In short, outside of 50-ft wide proxy stream corridors and actual corridors with widths determined through individual site review by CWS, CWS Standards alone provide little of the extensive tree protection in which the Council has expressed interest.

**RECOMMENDATION:**

Staff recommends that Council provide direction to staff.

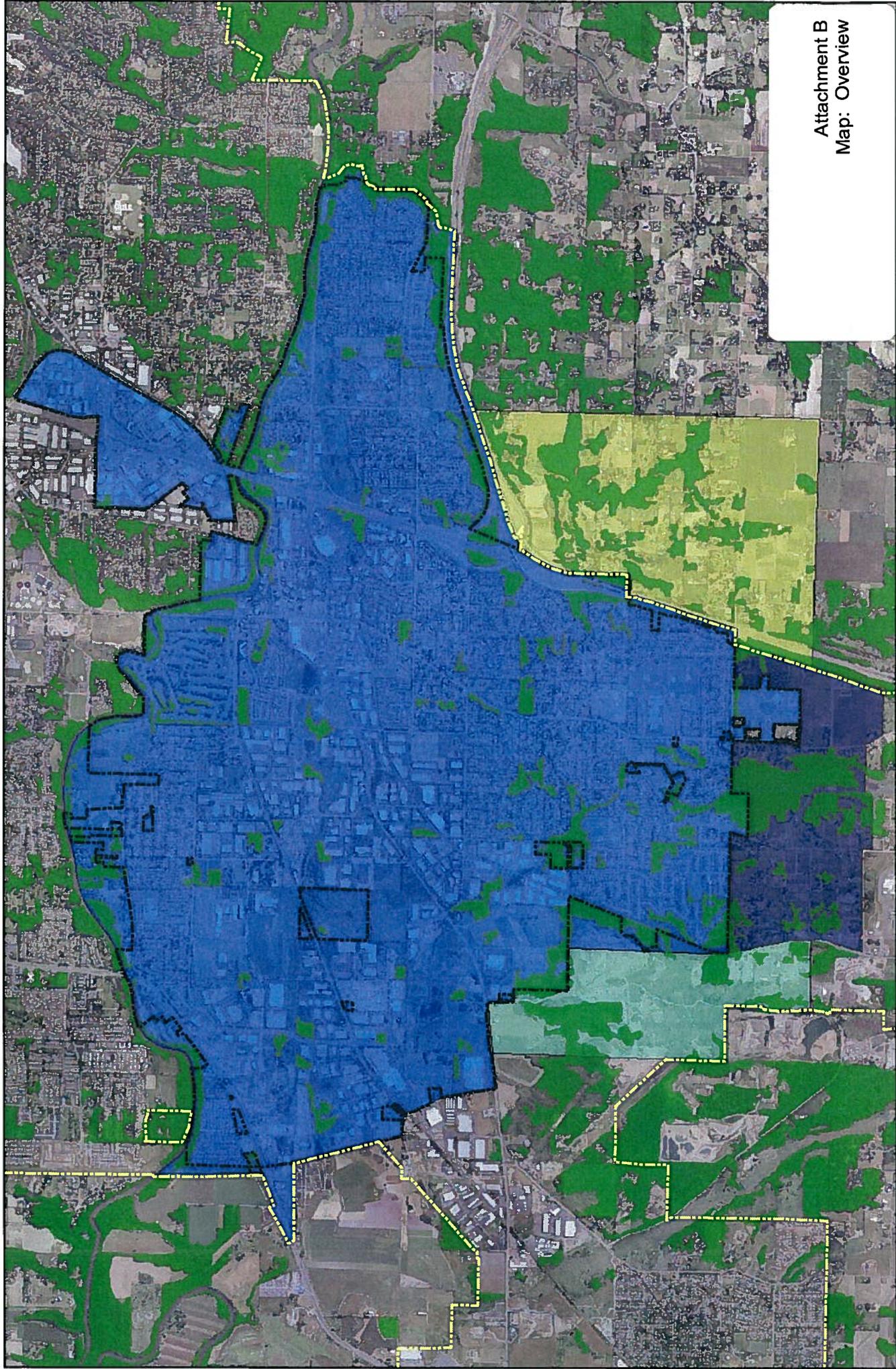
- Attachments:**
- A. Comparative Table of Annexation Tree Regulations
  - B. Map: Overview
  - C. Map: Tualatin
  - D. Map: Southwest Tualatin
  - E. Map: South Tualatin
  - F. Map: Stafford Area
  - G. Minutes of the January 25, 2010 Council Work Session – “Tree Preservation Policy for Annexation of New Land”
  - H. Map: Stream Corridors and Forest Canopy
  - I. Clackamas County Proposed Tree Preservation Ordinance FAQs

PTA-09-04 ATTACHMENT A:

COMPARATIVE TABLE OF ANNEXATION TREE REGULATIONS

The table below compares Lake Oswego, West Linn, and Wilsonville. (As of this writing, Sherwood had not provided a copy of its regulations.)

City	Lake Oswego	West Linn	Wilsonville
Past Time Period	1 year prior	1 year prior	On or after July 16, 2007
Tree Species	All with five emphasized	All with three emphasized	All except hazelnut (filbert)
Tree Caliper (DBH)	8 to 20 in. based on species	6.37 to 12.10 in. based on species	Replacement must be at least 2 in. DBH
Mitigation: (1) Replacement	Replace a removed tree with one similar to the removed one	Replace a removed tree with one similar to the removed one	In general, one for one replacement with replacements at least 2 in. DBH
Mitigation: (2) Fee	Yes	If (3) not exercised, then yes.	Other than application fee, fee only if removal without permit
Mitigation: (3) Time Frame	Min. care of 3 years prior to reconsideration of annexation	If (2) not exercised, then min. care of 3 years prior to reconsideration of annexation	In general, within a year of removal of original tree



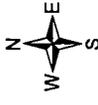
Attachment B  
Map: Overview

Planning Area Boundary  
SW Tualatin Boundary

South Tualatin Boundary  
Stafford Area Boundary

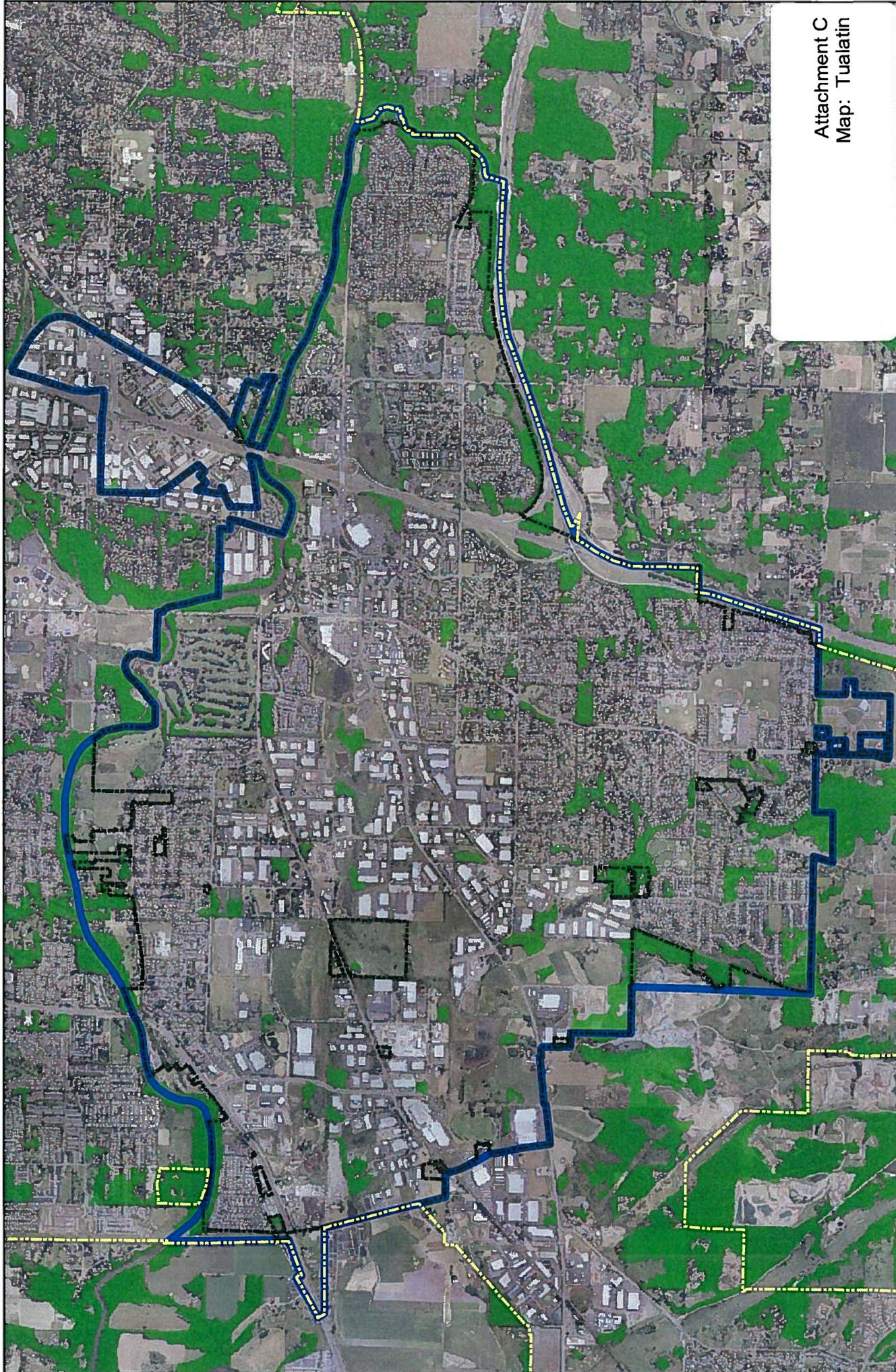
Forest  
Urban Growth Boundary

City Boundary



RF 1:38,000

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualgis, OR assumes no responsibility for any errors that may appear. The City of Tualgis, OR is not responsible for any errors that may appear. Please refer to the City of Tualgis, OR website for more information.



Attachment C  
Map: Tualatin

Planning Area Boundary  
 Forest

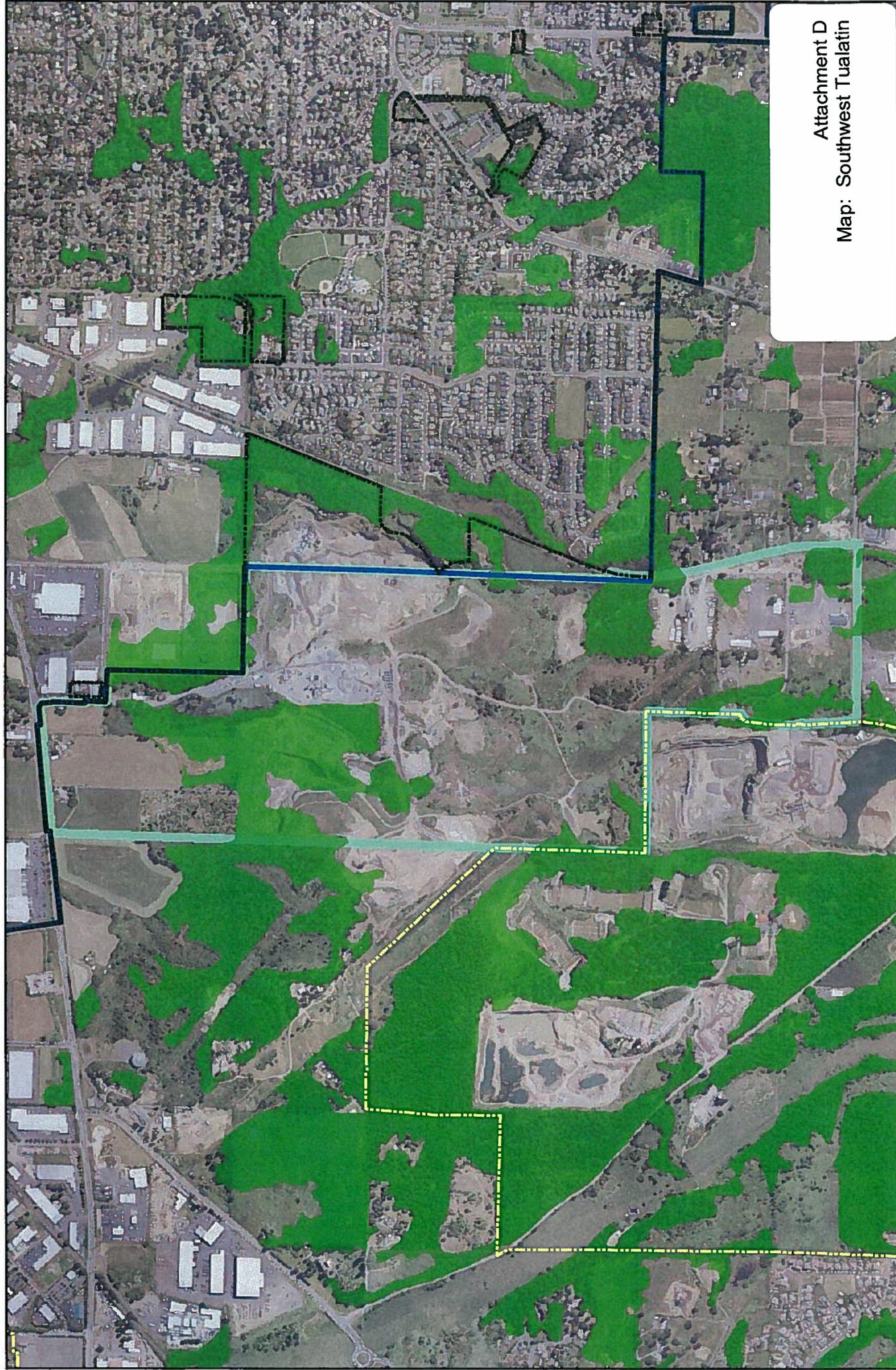
City Boundary

Urban Growth Boundary



RF 1:34,000

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR, assumes no responsibility for liability provided for in its Zoning Ordinance and Building Dept. Permit Ordinance.



SW Tualatin Boundary

City Boundary

Forest

Planning Area Boundary

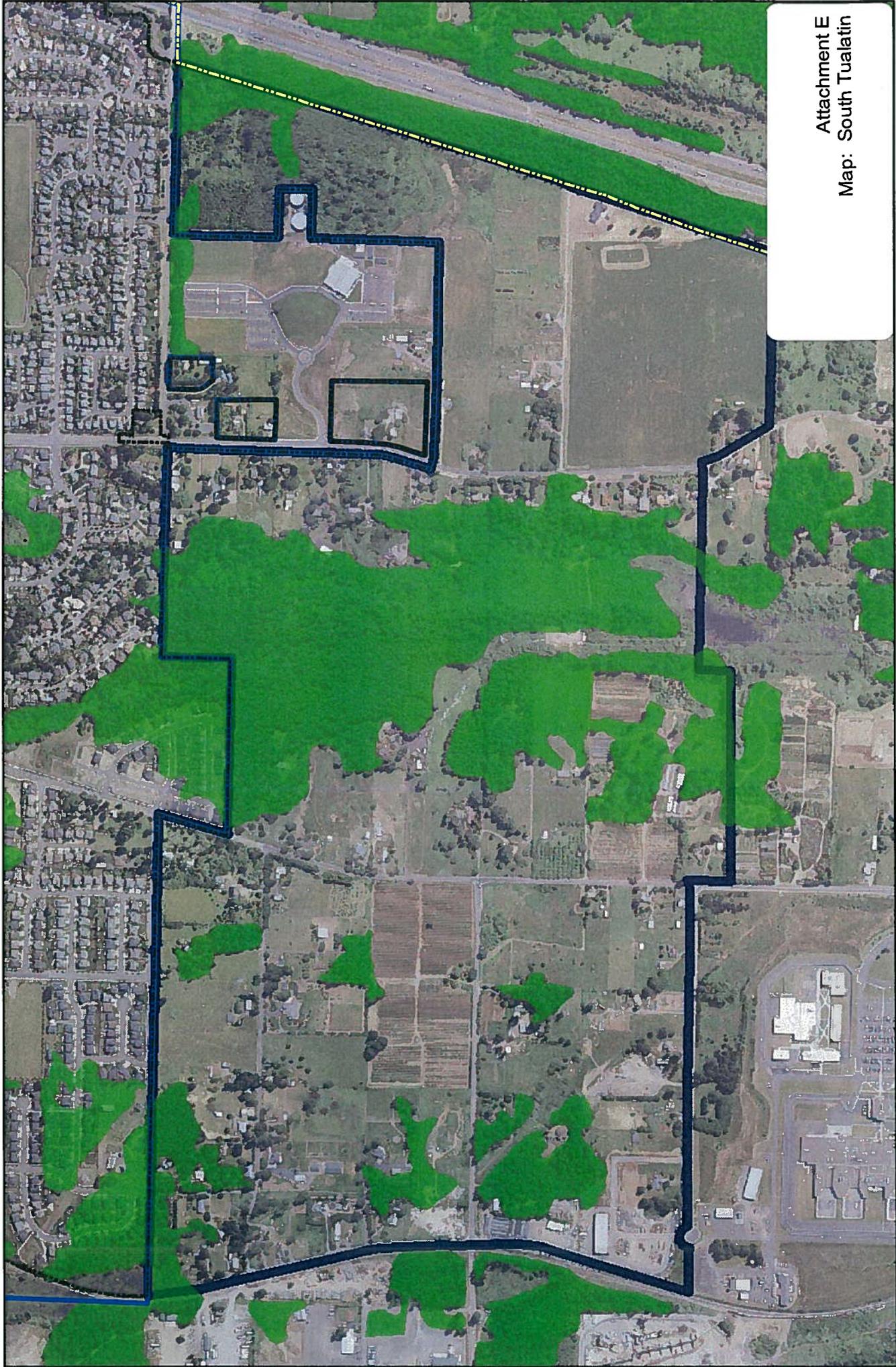
Urban Growth Boundary

Attachment D  
Map: Southwest Tualatin



RF 1:15,000

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City and its employees assume no liability for any errors or omissions in the information. The map is provided "as is" - Zoning and Building Dept. Permit (1/1/2008)



South Tualatin Boundary

City Boundary

Forest

RF 1:9,500

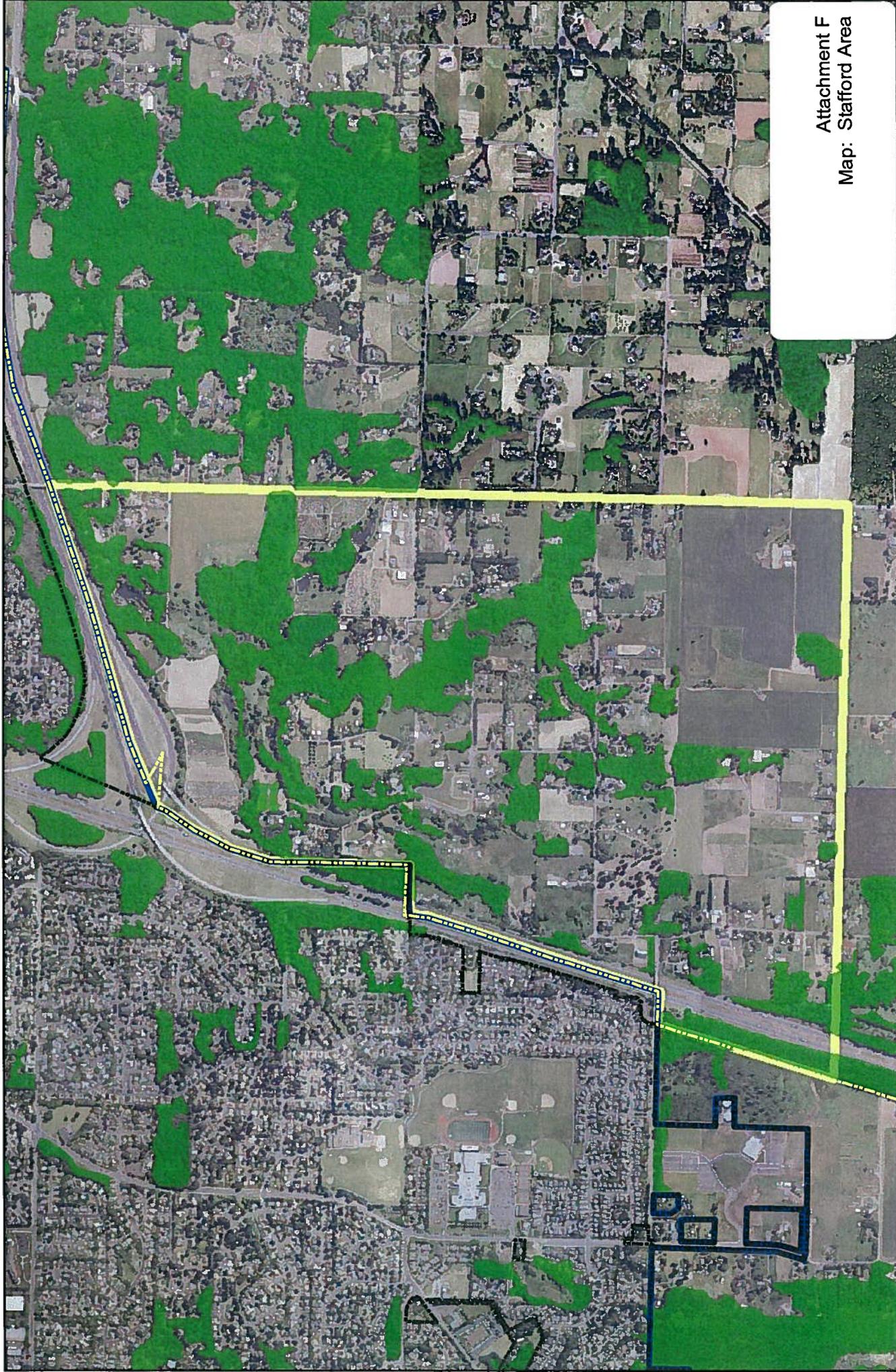


Attachment E  
Map: South Tualatin

Planning Area Boundary

Urban Growth Boundary

This map is derived from vector digital database sources. While an effort has been made to provide as accurate a map as possible, the user should not rely on this map for any critical applications. The information is provided "as is" - representing the best available data.



Attachment F  
Map: Stafford Area

Stafford Area Boundary  
 Planning Area Boundary

City Boundary  
 Urban Growth Boundary

Forest



RF 1:16,500

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the user should not rely on this map for any critical applications. The user is advised to verify the accuracy of the information provided by the City of Stafford and the Planning Dept. (2010/11/20)

## C. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

### ***Land Acquisition and Trails Update***

City Manager Lombos stated that Community Services Director Paul Hennon is here tonight because Council requested at their September 14, 2009 to receive updates.

Mr. Hennon had a PowerPoint slide depicting parcels owned, parcels the City may hope to acquire, and the current trail system along with the pieces the City hopes to acquire to fully connect the system. Mr. Hennon noted the land/trail behind Stones Throw Apartments and RV Park of Portland, and then onto Nyberg property. Brief discussion followed regarding the Nyberg property. It was noted that Mr. Nyberg did not want to have lengthy legal discussions until after bond passed. Mr. Hennon went on to point out the land behind the Riverhouse project that would tie into Community Park.

Mr. Hennon then noted the gravel path along the Lower Tualatin Pump Station project (in Community Park). If the Tualatin Country Club changes from 18 holes to a 9 hole course in the future, land would be available. He then continued to describe the properties heading west along the Tualatin River that may become available for the City. There is the Van Rijn property, then under 99W, along Roamer's Rest, heading southwest several pieces of property are currently for sale and possibly when those are purchased the City may be able to negotiate for land acquisition with those new owners.

Councilor Harris thought that if properties are available now it would be a good time to try to be creative with thinking and potential ways to purchase those parcels; Mayor Ogden concurred. Mr. Hennon said there is approximately \$800,000 from Metro; approximately \$430,000 involved with land stabilization costs; which leaves approximately \$350,000 available, but can only use these funds for lands on the Tualatin River (Metro's stipulation for the money). He noted there is potentially \$250,000 from sale of land that the City owns. There are issues with Clean Water Services (CWS) due to its location; the City has been trying to work with CWS to no avail.

Mr. Hennon reminded Council their previous direction to staff was to try to get property behind RV Park of Portland. Councilor Harris asked staff to please come back with more information regarding which properties are for sale and the conditions; Mayor Ogden asked that staff explore other funding options that would potentially allow the City the ability to buy needed land. City Manager Lombos noted many of the parcels are in the outlying areas; however, there are a few major pieces closer to the "central" area that would make a major difference in the more core area of the trails. Councilor Harris went on to say he was interested in a parks maintenance fee and exploring moving that forward. Councilor Barhyte noted he spoke with someone recently that said the School District is looking at additional sports fields; he said there is a group investigating the needs and looking towards 2011 or 2012. City Manager Lombos said the Van Rijn property will have to come back at a later meeting for discussion.

### ***Tree Preservation Policy for Annexation of New Land***

Colin Cortex, Assistant Planner, noted he and Doug Rux, Community Development Director, had last spoken with Council on August 24<sup>th</sup>. The "phase" dealt with before this issue was adoption of street trees regulations and this is the next phase. Last time, direction from Council was to get information from surrounding cities. Staff found that Lake Oswego, West Linn, and Wilsonville do express their desires to save trees for tree canopy. Lake Oswego and West Linn limit policy to specific species and sizes.

Wilsonville's policy is specifically a "guiding" policy. Mr. Cortes pointed out that the memorandum in the Work Session packet specified the areas that are not currently annexed, but would be the most likely. Councilor Maddux asked and received clarification regarding policies and that they were addressing specific species, but ended up applying to all species.

Mr. Rux said policy question was whether or not Council wished staff to move ahead with this policy. It was noted that most want the trees to be "in the ground" for three years before they would consider annexing the property into the City. Councilor Maddux asked if that 3-year lag has been an issue. Mr. Cortes said the Lake Oswego planner he spoke with said it has not been an issue; trees get cut, they pay the fee, and mitigate. It was noted that some people feel the fee is cheaper than complying. Brief discussion followed regarding fee amounts. City Manager Lombos noted there are areas that could annex into the City that have significant amount of trees. The question was raised whether the policy was working well for the three cities; City Manager Lombos said more research could be done on this. Mr. Cortes comment that Lake Oswego noted their policy is not having the desired effect; West Linn and Wilsonville did not express similar issues. Discussion followed. Mayor Ogden expressed some reservations about regulating properties not yet in the City; he felt it sounds like it could preclude a property owner from doing anything to trees on their property a year prior to annexation.

Mr. Cortes asked Council if particular species or size of trees are of concern. Washington County does not regulate unless in sensitive areas. It was reiterated that the City's current regulations regarding tree cutting addresses tree caliper only; not species. Discussion continued regarding some of the memorandum exhibits that show areas that appear to be quite heavily treed. It was clarified that many of these areas shown in green are in riparian and/or sensitive areas.

City Manager Lombos asked if Council would like staff to continue to explore what works and what does not; not the "bones" of an ordinance. Councilor Barhyte asked staff to show Level 3 for Maps E and F (attachments to the memorandum); Mr. Rux said he will have our GIS folks contact the County for that information.

### ***Land Use Notification Requirements***

Doug Rux, Community Development Director; Colin Cortes, Assistant Planner. City Manager Lombos noted that staff had come before Council in October; the issue - notifying public about land use. At that time, Council asked staff to perform a cost analysis of mailing for 300-feet vs increasing buffer to 500-feet. Examples of each - residential, commercial, and industrial, were taken. Cost can vary greatly depending upon location and land use.

Mr. Cortes stated that Tualatin posts signs for architectural review, partitions, subdivisions, and demolition of historic structures. He showed Council examples of actual signs used by the City. Councilor Harris commented that he thought most complaints were concerning the Neighborhood Developer meeting signs, typically 8-1/2" x 11", and provided by the developer. These particular signs do not have size regulations.

Mr. Rux said if notification requirements are increased to 500-feet, the increase in cost would be rolled into the application cost. Councilor Barhyte wondered if a common sign could be provided for all uses. Councilor Davis preferred the idea that the City provide the sign so there is a consistency in signage. Councilor Truax agreed, stating he likes the standardized sign idea. He did note that the City currently only requires one sign;

-  County Line
-  Urban Growth Boundary
-  City Boundary
-  CWS District
-  Urban Planning Area
-  Stream
-  Proxy Stream Corridor

 Forest Landcover  
\*Collected via interpretation using 2002 Aerial Photography

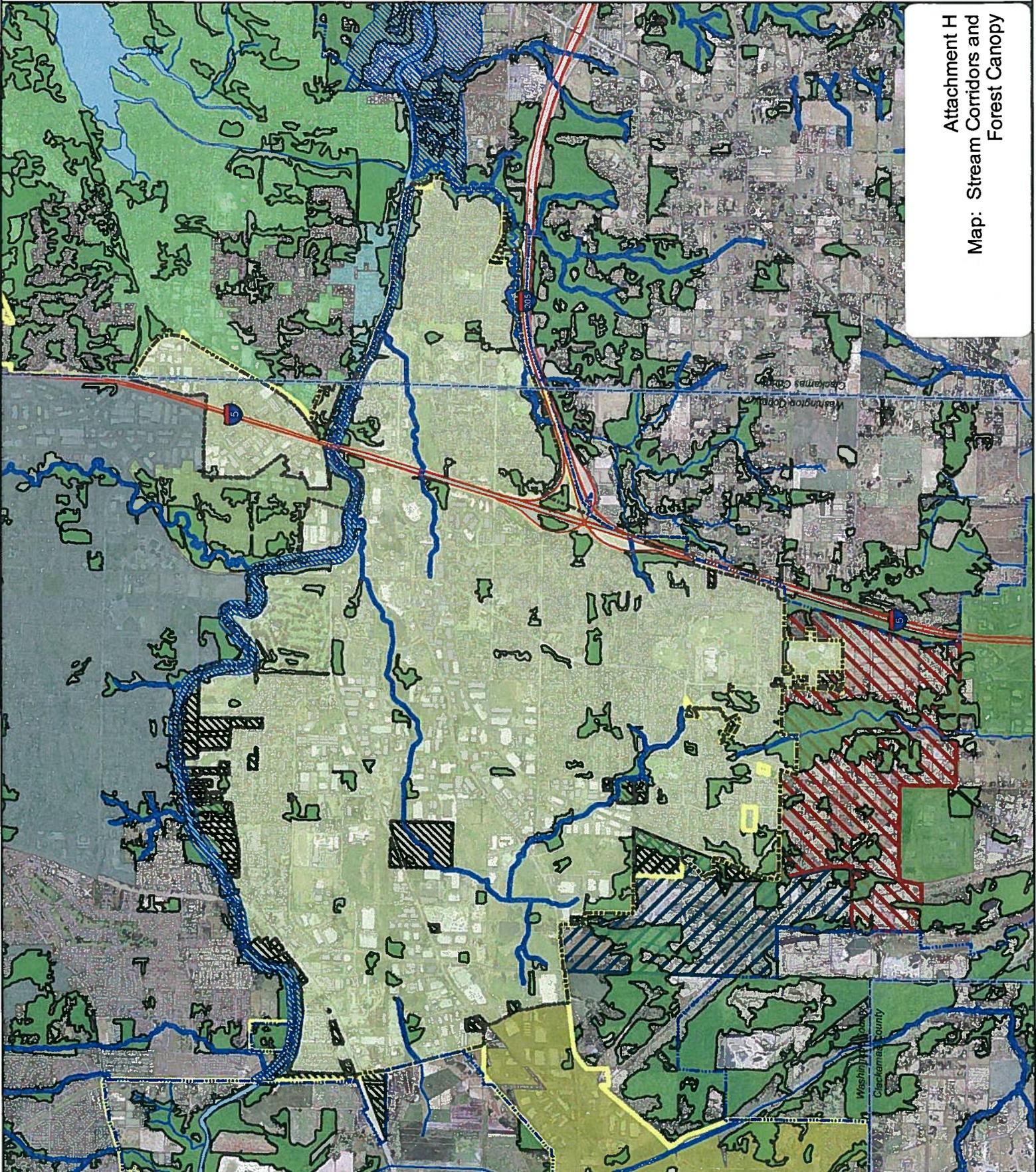
-  Unincorporated Parcel within Urban Planning Area
-  South Tualatin Concept Plan Area
-  Southwest Concept Plan Area

-  Durham
-  Lake Oswego
-  Rivergrove
-  Sherwood
-  Tigard
-  Wilsonville

RF 1:41,500



This map is intended for informational purposes only. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility for liability for any errors or omissions. The City of Tualatin, OR is not responsible for any damages, including but not limited to, arising from the use of this map. Prepared 6/15/09



Attachment H  
Map: Stream Corridors and Forest Canopy



Frequently Asked Questions  
**Proposed Clackamas County Tree Preservation Ordinance**  
March 2010

*NOTE: The following information applies to the current draft of the proposed ordinance. This may change through the public hearing and decision-making process.*

**1. Where would the ordinance apply?**

The proposed ordinance applies in urban, unincorporated areas of Clackamas County, inside the Portland Metropolitan Urban Growth Boundary but outside incorporated cities. In addition, the County is *considering* exempting:

- Land specially assessed as forestland as of the effective date of the proposed ordinance
- Lots of record zoned Urban Low Density Residential (R-2.5 through R-30), VR-4/5 or VR-5/7; developed with a single-family dwelling; and not divisible

**2. Are some trees exempt from regulation?**

Yes. The ordinance would exempt:

- Trees with a d.b.h. (diameter at breast height) of less than eight inches;
- Trees required to be removed by state, federal or fire district regulations
- Orchard, Christmas and commercial nursery trees
- Nuisance trees
- Dead trees
- Diseased or hazardous trees, with an arborist's report
- Trees obstructing a pre-existing view easement
- Trees regulated by a Habitat Conservation Area District or Water Quality Resource Area District Development Permit

**3. May a regulated tree be removed?**

Yes, but only with an approved permit. Four types of permits are proposed.

**Type A** permits allow the removal of two trees (or 10% of the total number of trees, whichever is greater) per two-year period for any reason.

**Type B** permits are for certain public infrastructure or public utility projects.

**Type C** permits allow unlimited tree removal in exchange for a five-year moratorium on most development of the property. Type C permits are not available for property in open space, commercial, industrial or multifamily zones, or for property not already developed with a single-family dwelling, unless the property is specially assessed as farmland.

**Type D** permits allow tree removal if the tree interferes with the healthy growth of other trees, is located too close to an existing structure, violates corner vision or sight distance standards; or is needed to allow solar access to a solar energy system. Tree removal is allowed for construction, if there is no practicable alternative location on the property for the proposed improvement.

**4. Are there any special conditions I should be aware of to get a Tree Removal Permit?**

- **Type B and D permits** require mitigation for tree removal and protection of remaining trees during construction. Mitigation alternatives include on- and off-site replacement tree planting or payment into a county tree fund.
- **Type C permits** may require the applicant to demonstrate compliance with the Oregon Forest Practices Act, as stipulated by a forester retained by the applicant.
- **Type D permits** include notice to neighboring property owners and an opportunity to appeal the initial decision to the county's Land Use Hearings Officer. Also, a Type D permit that involves new construction requires the applicant to demonstrate that there is no practicable location alternative on the property for the proposed improvement. In the case of a land division, practicable access, utility and lot design alternatives also must be considered.

**5. When would the ordinance go into effect?**

Unless special provisions are made by the Board of County Commissioners, new ordinances go into effect 90 days after the Board holds a second "reading" of a proposed ordinance and approves it. Since the Board's first hearing on this proposed ordinance is scheduled for June 8, 2010, the effective date of a new ordinance, if one is adopted, would be sometime after that.

**6. Who makes the final decision on the ordinance?**

The final decision is made by the Board of County Commissioners after receiving a recommendation from the Planning Commission and holding at least one public hearing.

**7. Does the County have any rules now on tree preservation?**

Yes, the County currently has tree preservation regulations that apply to development applications for land divisions and commercial, industrial or multifamily projects. Pre-development tree cutting is unregulated outside designated riparian and wetland areas.

**8. Why is it important to preserve trees? Why does the County care about this?**

Clackamas County cares about the preservation of trees because of the various ways that trees benefit the environment and improve quality of life for citizens. Trees are much more than pretty to look at or the source of leaves to be raked in the fall. They also benefit the environment and life for humans and other animals in a variety of ways.

- Trees make effective sound barriers. Planted at strategic points in a neighborhood or around a house, trees can abate major noises from freeways and airports.
- Trees produce oxygen. A mature leafy tree produces as much oxygen in a season as 10 people inhale in a year.
- Trees store carbon dioxide. To produce its food, a tree absorbs and locks away carbon dioxide.
- Trees help clean the air by intercepting airborne particles, reducing heat, and absorbing such pollutants as carbon monoxide, sulfur dioxide, and nitrogen dioxide.
- Trees shade and cool, thereby reducing the need for air conditioning in summer.
- During windy and cold seasons, trees act as windbreaks that can lower home heating bills.
- Trees help prevent soil erosion, conserve rainwater, and reduce water runoff and sediment deposit after storms.

## 9. Do other counties have tree preservation ordinances?

A number of counties around the country have tree ordinances, and many cities, including some in Clackamas County, also have ordinances to protect and/or encourage preservation of trees.

## 10. Where can I get more information about this issue?

- The Minnesota Department of Natural Resources has developed A Guide to Developing a Community Tree Preservation Ordinance: <http://www.mnstac.org/RFC/preservationordguide.htm> or call 1-800-766-6000.
- The Oregon Department of Forestry, <http://www.oregon.gov/ODF/index.shtml> or 503-745-9200, has extensive information about forestry practices and laws in Oregon.
- The US Department of Agriculture Natural Resources Conservation Service, <http://www.nrcs.usda.gov/feature/backyard/TreePtg.html> or 503-655-3144 (for the office in Clackamas County), has useful tips about tree-planting.
- Find good information about trees, forestry and related issues, and links to more resources at:
  - International Society of Arboriculture, <http://www.isa-arbor.com/home.aspx>
  - The Oregon State University Forestry & Natural Resources Extension Program, <http://extensionweb.forestry.oregonstate.edu/>
  - Oregon Community Trees, <http://www.oregoncommunitytrees.org/>
  - National Arbor Day Foundation, <http://www.arborday.org/>
  - Portland's Friends of Trees, <http://www.friendsoftrees.org/>

## 11. Who can I talk to about this proposed ordinance?

The staff person working with this ordinance is Senior Planner Jennifer Hughes, who can be reached by calling 503-742-4518 or by sending an email to [jenniferh@co.clackamas.or.us](mailto:jenniferh@co.clackamas.or.us). She is the appropriate person to contact if you have questions about the proposed ordinance or the adoption process.

If you wish to express your views about the ordinance, send an email or letter to: Planning Commission, c/o Clackamas County Planning Division, Development Services Bldg., 150 Beaver Creek Rd, Oregon City, OR 97045 or send an email to [zoninginfo@co.clackamas.or.us](mailto:zoninginfo@co.clackamas.or.us).



# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager 

**FROM:** Doug Rux, Community Development Director 

**DATE:** April 26, 2010

**SUBJECT:** RECOMMENDATION TO METRO ON URBAN RESERVE LANDS TO BE EVALUATED AS PART OF THE URBAN GROWTH BOUNDARY EVALUATION PROCESS

---

### ISSUE BEFORE THE COUNCIL:

Does the City Council desire to recommend to Metro any lands designated urban reserve on Tualatin's borders to be evaluated for potential Urban Growth Boundary (UGB) expansion as part of the current UGB analysis process?

### POLICY CONSIDERATIONS:

- Should Area of Interest 1 (the area north and south of SW Tonquin Road) be considered for inclusion in the evaluation for UGB expansion for industrial land and transportation improvements (124<sup>th</sup> Avenue Extension)?
- Should any of the lands off of our eastern border in either Washington County or Clackamas County be considered for inclusion in the evaluation for UGB expansion?

### BACKGROUND:

As part of Metro's "Making the Greatest Place" program, the City of Tualatin conducted an evaluation of lands adjacent to its current borders for consideration as possible urban reserves. During the City's development of Local Aspirations as part of this Metro program, the City Council indicated and provided to Washington County lands at its southwest border (118 acres) and 840 acres east of I-5, south of I-205, west of SW 65<sup>th</sup> Avenue and north of SW Frobese Road for consideration as urban reserves (Attachments A, B and C). The City also communicated to Clackamas County no desire for urban reserves in the Stafford Basin area both north and south of I-205.

Through the urban reserve program Metro and the counties of Washington, Clackamas and Multnomah entered into Intergovernmental Agreements in February 2010 identifying urban reserve areas. The total acreage region wide for urban reserves designation is 28,615. For Tualatin this includes lands off of our southwest border identified as a portion

of Area 5F and lands to the east of the City in both Washington and Clackamas Counties identified as Areas 4C, 4D, 4E, 4F (Attachments D & E).

**DISCUSSION:**

Metro is now in the process of starting the evaluation for possible UGB expansion. Metro has asked cities within the region to provide feedback by April 30, 2010 on any lands adjacent to their jurisdictions they would have an interest in being considered for UGB expansion evaluation. Metro is required to study the entire 28,615 acres of urban reserve land but would like to reduce that acreage down 10,000 – 12,000 acres to analyze. One of the first cuts in this process is to determine if there is a jurisdiction willing to provide governance of any of the urban reserve areas. Attachment F is a draft outline of the Metro process for conducting the UGB analysis.

The City of Tualatin, through the Local Aspiration process indicated that the area on our southwest border as an urban reserve to meet two issues. First was for the area to assist in facilitating the construction of SW 124<sup>th</sup> Avenue between SW Tualatin-Sherwood Road and SW Tonquin Road. The concept is for the road to take a straight alignment between the two existing roadways rather than a circuitous route around the Knife River facility. Second, was the area would further our long term economic position to provide industrial employment land either as general industrial or as large lot industrial. To assist in furthering these two issues, the City included this area as a subset in the SW Concept Plan analysis that is currently underway and which should be completed this fall.

For the areas on our east border, the City Council has previously indicated to Metro, Washington County and Clackamas County that only the 840 acre area identified in Attachment C be an urban reserve. This area was envisioned to be a location for future, 20 – 50 years, residential development with a small node of retail to serve the area. Any other lands outside of the 840 acres, the City indicated no desire for urban reserve designation. With the expansive urban reserve designation off of the City's eastern border, future Councils will need to discuss what the options may be for governance and land use.

**RECOMMENDATION:**

Staff recommends that Council direct the Mayor to forward a letter to Metro stating:

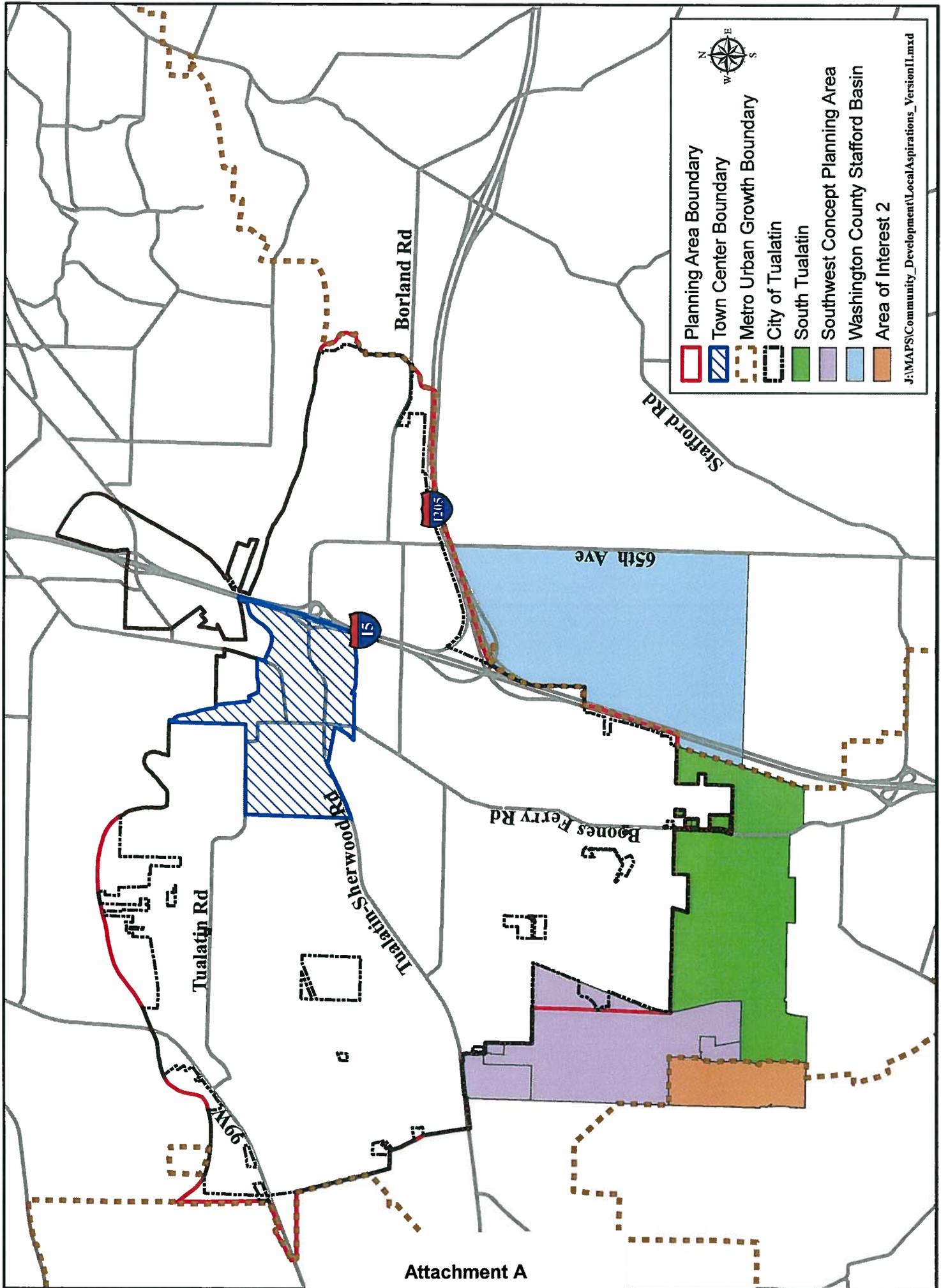
- That a portion of Area 5F totaling 118 acres be considered in the evaluation for Urban Growth Boundary expansion in 2010 to assist in the development of SW 124<sup>th</sup> Avenue and for industrial land to meet either the industrial land need or the large lot industrial land need. The City is willing to provide governance for this area.
- That the City has no desire to provide governance at this time for Areas 4C, 4D, 4E and 4F and that these areas should not be evaluated as part of the 2010 Urban Growth Boundary analysis process.

MEMORANDUM: Metro - UGB Evaluation Recommendation

April 26, 2010

Page 3 of 3

- Attachments:**
- A. Local Aspirations Areas of Interest Map
  - B. Area of Interest Map Southwest Knife River Area
  - C. Area of Interest Map Stafford Basin Washington County
  - D. Urban Reserves Map Washington County
  - E. Urban Reserves Map Clackamas County
  - F. Metro Work Program Outline 4/1/10
  - G. Draft Letter to Metro



Legend:

- Planning Area Boundary
- Town Center Boundary
- Metro Urban Growth Boundary
- City of Tualatin
- South Tualatin
- Southwest Concept Planning Area
- Washington County Stafford Basin
- Area of Interest 2

North arrow (N, S, E, W)

J:\MAPS\Community\_Development\Local\Aspirations\_VersionII.mxd

Attachment A



 Knife River Area  
 I-5 to 99W Connector Option

 124th Ave Future Extension  
 City Boundary

Scale: 1:11,000



**Attachment B**

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. Plotted 07/24/2009

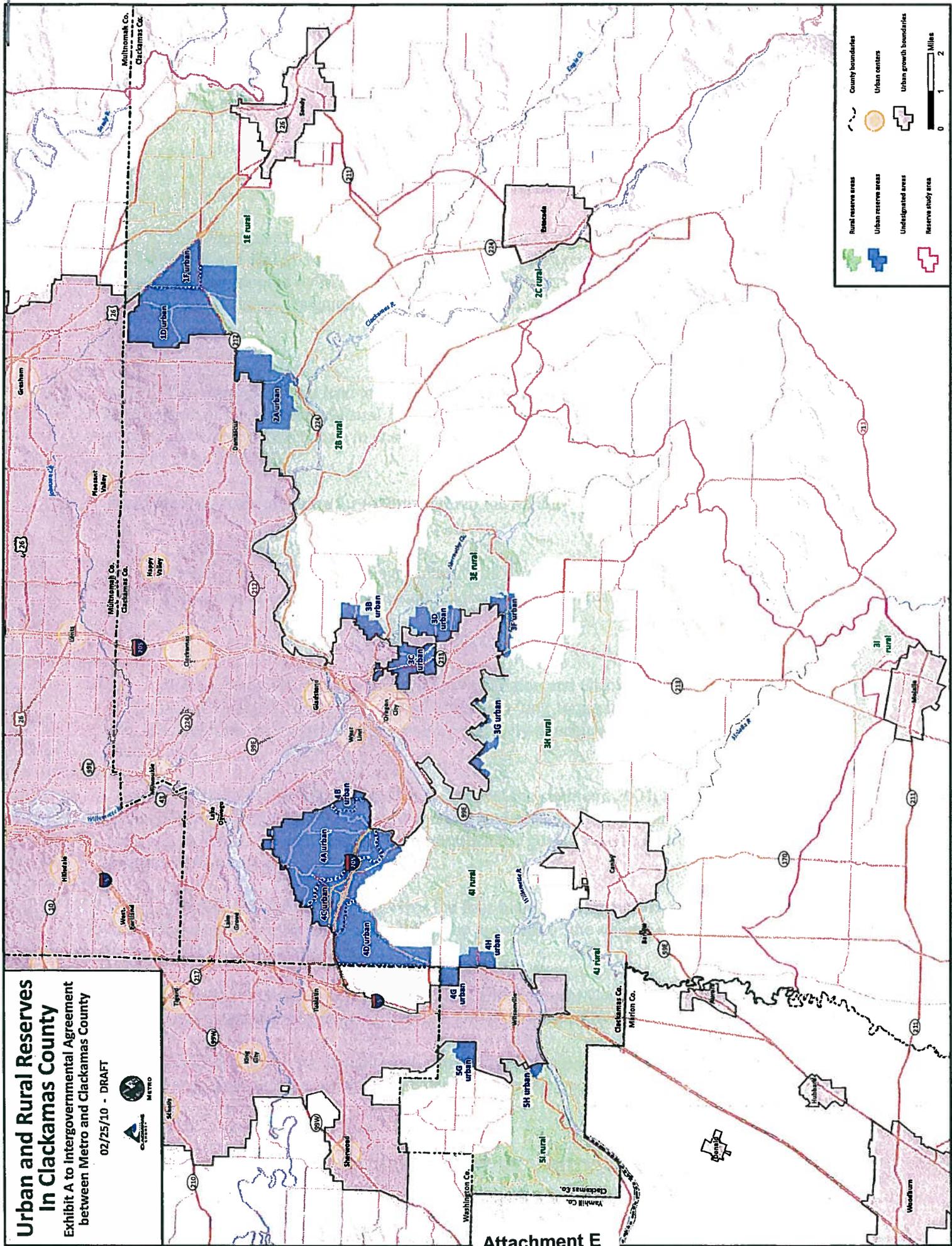




# Urban and Rural Reserves In Clackamas County

Exhibit A to Intergovernmental Agreement  
between Metro and Clackamas County

02/25/10 - DRAFT



	Rural reserve areas		County boundaries
	Urban reserve areas		Urban centers
	Undeveloped areas		Urban growth boundaries
	Reserve study area		0 1 2 Miles

## Washington County Planning Directors Meeting – 4/1/10

### I. Goal 14 Locational Factors – Metro Code 3.01.020(c) & (d)

Shall determine which areas are better considering the following factors:

- Efficient accommodation of identified land needs;
- Orderly and economic provision of public facilities and services;
- Comparative environmental, energy, economic and social consequences;
- Compatibility of proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB;
- Equitable and efficient distribution of housing and employment opportunities throughout the region;
- Contribution to the purposes of Centers;
- Protection of farmland that is most important for the continuation of commercial agriculture in the region;
- Avoidance of conflict with regionally significant fish and wildlife habitat; and
- Clear transition between urban and rural lands, using natural and built features to mark the transition.

### II. Legal staff indicates we need to look at all 28,165 acres

### III. Propose a two-step process to narrow down the acreage

- MetroScope scenario and
- Goal 14 factors

### IV. The assumptions that will go into the MetroScope scenario are:

- Sequence and timing of prospective UGB expansions (in 5-year increments)
- Residential capacity (dwelling units per gross acre)
- System development charges
- Neighborhood score
- Access index

We are looking for your guidance on the sequence and timing of the prospective UGB expansions (the first assumption). This assumption is expected to reflect local willingness to provide services as well as expected funding mechanisms in place for infrastructure. The other assumptions will remain constant for all areas. However, if possible the identification of industrial land areas as well as single-family/multi-family split for residential areas is needed.



# City of Tualatin

www.ci.tualatin.or.us

DRAFT

April 27, 2010

Mr. David Bragdon, Council President  
Metro  
600 NE Grand Avenue  
Portland, OR 97232-2736

RE: City of Tualatin Recommendation on Urban Reserve Land for Urban Growth  
Boundary Analysis

Dear David:

As Metro begins to conduct an analysis of the designated urban reserve lands for consideration for Urban Growth Boundary expansion in 2010, the City of Tualatin would like to provide our recommendation in regard to what lands around Tualatin should be considered. The Tualatin City Council is aware that Metro has the task to evaluate 28,615 acres of urban reserve land. The City would like to make your task easier, providing clarity on which lands should be analyzed and those lands that should not.

## Area 5F

A portion of Area 5F should be analyzed (Attachment 1). This area, totaling 118 acres, will assist in facilitating the construction of SW 124<sup>th</sup> Avenue between SW Tualatin-Sherwood Road and SW Tonquin Road. SW 124<sup>th</sup> Avenue has been discussed extensively to address traffic congestion in the Tualatin area for many years. With the Metro decision to bring in lands in 2002 and 2004 into the Urban Growth Boundary (UGB) for Regionally Significant Industrial Area (RSIA) land and industrial land in this general area, the addition of the 118-acre urban reserve area into the UGB will help facilitate a transportation system to serve not only Tualatin but the City of Sherwood. As envisioned, the concept is for the road to take a straight alignment between the two existing roadways (SW Tualatin-Sherwood Road and SW Tonquin Road) rather than a circuitous route around the Knife River facility. Additionally, the area would further our long term economic position to provide industrial employment land either as general industrial or as large lot industrial. The City is willing to provide governance for this area.

Areas 4C, 4D, 4E, 4F

The City has no desire to provide governance at this time for Areas 4C, 4D, 4E, 4F and these areas should not be evaluated as part of the 2010 Urban Growth Boundary analysis process. Area 4E is the only area the City supported as an urban reserve to respond to the community's long term (20-50 year horizon) for future residential development. We have other areas we are focusing our planning efforts on at this time such as our Town Center mixed-use development and the area between Tualatin and Wilsonville for residential. We believe that these two areas we will provide us with enough of our share of regional residential capacity until at least 2030.

In regard to Areas 4C, 4D and 4F the City Council has consistently opposed their designation as urban reserve. Infrastructure costs to serve these areas are too expensive. Any consideration of these areas in the analysis for UGB expansion is opposed by the City of Tualatin.

Sincerely,

Lou Ogden  
Mayor

dr  
Enclosures: [1]

cc: Tualatin City Council



Knife River Area

--- 124th Ave Future Extension

RF 1:11,000



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. Plotted 07/24/2009

 I-5 to 99W Connector Option

--- City Boundary

Attachment 1



# City of Tualatin

[www.ci.tualatin.or.us](http://www.ci.tualatin.or.us)

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Mr. David Bragdon  
April 27, 2010  
Page 2 of 2

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Mayor

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Enclosures: [1]

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 Knife River Area

 124th Ave Future Extension

 I-5 to 99W Connector Option

 City Boundary

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Appendix 1.1: 2035 RTP Project List

FINAL PUBLIC REVIEW DRAFT

Metro Project ID	Nominating Agency	Facility Owner / Operator	Project/Program Name	Project Start Location	Project End Location	Local Functional Classification	Description	Estimated Cost (\$2007)	Time Period	Federal FC Project
10709	Tualatin	Tualatin	Sagert	Martinazzi	N/A	Local	Signalize intersection and change grades to provide better sight distance.	\$ 1,700,000	2008-2017	x
10710	Tualatin	Tualatin	Cipole	Herman	N/A	Local	Signalize intersection & realign railroad crossing.	\$ 5,600,000	2018-2025	
10711	Tualatin	Tualatin	Teton	Tualatin Rd	N/A	Local	Signalize intersection.	\$ 307,000	2018-2025	
10712	Tualatin	Tualatin	Boones Ferry	Martinazzi	Lower Boones Ferry	Minor Arterial	Reconstruction/widen from Martinazzi to Lower Boones Ferry Road.	\$ 12,300,000	2018-2025	
10713	Tualatin	Tualatin	Leveton	130th	Cipole Rd	Local	Extension.	\$ 9,070,000	2018-2025	
10714	Tualatin	Tualatin	105th Ave/Avery Street	Blake	105th	Local	Realign curves, signalize intersection of Avery/105th, sidewalks on 105th from Avery to 108th.	\$ 5,000,000	2008-2017	x
10715	Tualatin	Tualatin	Herman	Teton	Tualatin	Local	Reconstruct and widen to 3 lanes from Teton to Tualatin.	\$ 2,500,000	2008-2017	x

Appendix 1.1: 2035 RTP Project List

FINAL PUBLIC REVIEW DRAFT

Metro Project ID	Nominating Agency	Facility Owner / Operator	Project/Program Name	Project Start Location	Project End Location	Local Functional Classification	Description	Estimated Cost (\$2007)	Time Period	Federal FC Project
10716	Tualatin	Tualatin	Myslony	112th	124th Ave	Local	Reconstruct/widen from 112th to 124th to fill system.	\$ 9,400,000	2008-2017	x
10717	Tualatin	Tualatin	Cipole	ORE 99W	Tualatin-Sherwood	Local	Reconstruct/widen to 3 lanes from 99W to Tualatin-Sherwood Road.	\$ 13,000,000	2018-2025	
10718	Tualatin	Tualatin	Herman	Cipole	124th Ave	Local	Reconstruction from Cipole to 124th.	\$ 4,100,000	2008-2017	x
10719	Tualatin	Tualatin	Leveton Ind. Area	108th	118th	Local	Widen Leveton Drive to 5 lanes, signalize the 108th/Leveton intersection, signalize 108th/Tualatin intersection.	\$ 10,400,000	2018-2025	
10720	Tualatin	Tualatin	Boones Ferry	Tualatin-Sherwood	lback	Minor Arterial	Widen to 5 lanes from Tualatin-Sherwood to lback.	\$ 16,500,000	2026-2035	x
10721	Tualatin	Tualatin	McEwan	65th	Lake Oswego	Local	Widen to 3 lanes from 65th to Lake Oswego.	\$ 3,520,000	2026-2035	x
10722	Tualatin	Tualatin	65th	Nyberg	Childs Rd	Local	Extension across the Tualatin River from Nyberg to Childs Road.	\$ 15,000,000	2026-2035	x

Appendix 1.1: 2035 RTP Project List

FINAL PUBLIC REVIEW DRAFT

Metro Project ID	Nominating Agency	Facility Owner / Operator	Project/Program Name	Project Start Location	Project End Location	Local Functional Classification	Description	Estimated Cost (\$2007)	Time Period	Federal FC Project
10723	Tualatin	ODOT	ORE 99W	Cipole	River	Major Arterial	Widen to 6 lanes from Cipole to the Tualatin River.	\$ 14,400,000	2026-2035	
10725	Tualatin	Tualatin	65th	Sagert	Nyberg	Collector	Widen to 5 lanes from Sagert to Nyberg.	\$ 19,000,000	2026-2035	x
10726	Tualatin	Tualatin	Sagert	Martinazzi	65th	Local	Widen to 5 lanes from Martinazzi to 65th, signalize 65th/Sagert intersection & sidewalks on overpass.	\$ 40,000,000	2026-2035	
10727	Tualatin	Tualatin	90th	Tualatin	Tualatin-Sherwood	Local	Widen to 5 lanes from 90th to Tualatin-Sherwood.	\$ 36,250,000	2026-2035	
10728	Tualatin	Tualatin	Boones Ferry	N/A	N/A	Minor Arterial	Interconnect signals on Boones Ferry Road from Tualatin-Sherwood Road to Ibach (6 signals).	\$ 78,000	2008-2017	x
10729	Tualatin	Tualatin	Loop Rd	Martinazzi	Boones Ferry	Collector	Construct street from Tualatin-Sherwood to Boones Ferry Rd to Martinazzi.	\$ 6,900,000	2026-2035	x
10730	Tualatin	Tualatin	E-W connection	108th	112th	Local	Construct new street.	\$ 18,200,000	2008-2017	x

Appendix 1.1: 2035 RTP Project List

FINAL PUBLIC REVIEW DRAFT

Metro Project ID	Nominating Agency	Facility Owner / Operator	Project/Program Name	Project Start Location	Project End Location	Local Functional Classification	Description	Estimated Cost (\$2007)	Time Period	Federal FC Project
10731	Tualatin	Tualatin	Tualatin Rd/Lower Boones Ferry Rd	Herman Rd/Tualatin Rd intersection	Exit 290 at I-5	Minor Arterial	Complete project development and begin construction of the connection of Tualatin Road from Herman Rd intersection to I-5 at Lower Boones Ferry Road (Exit 290). Consider alternative alignments including the existing route and bridge across the Tualatin River and potential new routes and bridges across the Tualatin River. Consider additional freeway crossing capacity in the vicinity of the I-5/Lower Boones Ferry Road interchange.	\$ 44,900,000	2018-2025	
10732	Tualatin	ODOT	Boones Ferry	Norwood	Day	Minor Arterial	Widen to 5 lanes from Norwood to Day Rd.	\$ 40,050,000	2018-2025	
10735	Tualatin	Tualatin	Herman	108th	Teton	Local	Widen to 5 lanes from 108th to Teton.	\$ 1,250,000	2018-2025	x
10736	Tualatin	Tualatin	124th Ave	Tualatin-Sherwood	Tonquin	Minor Arterial	Construct new street from Tualatin-Sherwood to Tonquin Rd - 5 lanes.	\$ 82,500,000	2008-2017	x
10737	Tualatin	Tualatin	Central Design District Pedestrian Improvements			Major Arterial	Pedestrian improvements & bike lanes.	\$ 10,600,000	2008-2017	x
10738	Tualatin	Tualatin	Teton	Herman	Tualatin-Sherwood	Local	Add bikelanes to Teton from Avery to Tualatin Rd.	\$ 3,800,000	2026-2035	x
10739	Tualatin	Tualatin	Nyberg	Tualatin-Sherwood	65th	Minor Arterial	Add bikelanes on Nyberg from I-5 to 65th.	\$ 7,000,000	2026-2035	x

Appendix 1.1: 2035 RTP Project List

FINAL PUBLIC REVIEW DRAFT

Metro Project ID	Nominating Agency	Facility Owner / Operator	Project/Program Name	Project Start Location	Project End Location	Local Functional Classification	Description	Estimated Cost (\$2007)	Time Period	Federal FC Project
10740	Tualatin	Tualatin	65th Ave.	Borland	Childs Rd	Other	Add bikelanes on 65th Ave from Sagert to Nyberg. Construct a pedestrian bridge over the River from Tualatin to Childs Rd.	\$ 8,000,000	2026-2035	x
10741	Tualatin	Tualatin	95th Ave.	Avery	Tualatin-Sherwood	Local	Add bikelanes from Avery to Tualatin-Sherwood Rd.	\$ 2,400,000	2026-2035	x
10742	Tualatin	Tualatin	108th Ave.			Other	Pedestrian bridge over Tualatin River and connecting paths.	\$ 2,000,000	2026-2035	x
10743	Tualatin	ODOT	99W	City Limits	City Limits	Major Arterial	Install sidewalks from Cipole to Tualatin River.	\$ 10,400,000	2026-2035	
10744	Tualatin	Tualatin	Tualatin River Pathway			Other		\$ 8,600,000	2018-2025	x
10745	Tualatin	Tualatin	Pedestrian Trail	65th	Martinazzi	Other	Pedestrian trail from 65th to Martinazzi.	\$ 1,600,000	2018-2025	x
11056	Tualatin	Tualatin	108th Ave.	Leveton Dr	Herman Rd	Major Arterial	Widen 108th Ave from one travel lane in each direction to two travel lanes in each direction with a continuous left turn lane.	\$ 5,600,000	2018-2025	

## MEMORANDUM

TO: Metro Council

FROM: Tualatin City Council

COPIES:

DATE: May 6, 2010

SUBJECT: RTP comments

Thank you for the opportunity to comment on the 2035 Regional Transportation Plan, Final Draft Plan.

We would like to take this opportunity to thank you and your staff and advisory committees for all the work in this plan. Changing the direction of Regional Transportation Planning from reducing congestion to making the Portland Metropolitan Area one of the "Greatest Places" is tremendous achievement. We wish us all "Good Luck" in getting this implemented.

We do have concerns about Project #10731 that we would like to be sure you are aware of.

The extension of Tualatin Road from the east end of the Tualatin Country Club to the intersection of BFR and LBFR has been part of the Tualatin Transportation Plan since about 2000. This project would cross over the Tualatin Community Park and Tualatin River. The potential traffic benefit of this project is to move thru traffic impact out of the Tualatin Town Center. The potential of impacts to the Park and River along with potentially increasing traffic on Tualatin Road has generated a significant amount of discussion and concern among the residents living north of Tualatin Road.

Based on these local discussions we would like you to be aware that as we move forward to update our TSP and Development Code we will probably not be considering the extension of Tualatin Road as currently shown in our Development code. We are committed to maintaining a pedestrian oriented Town Center and are proud of our Industrial Areas, which are some of the largest and most vibrant in the Region, and as such will work diligently with the community on transportation alternatives that have broad community support while serving our transportation needs.

Our location puts us a unique position in the region. Adjacent to two Interstate Highways moving some of the largest traffic volumes in the state, providing a gateway to the Yamhill Valley and the Central Oregon Coast.

We are committed to a discussion with ALL of our citizens, private and corporate, of the impacts of all of the projects that we evaluate in our TSP update.

We ask that you work with us to continue to develop the City of Tualatin as we have done in the last 30 years.

**WORK SESSION ITEMS**

**PowerPoint?**

1. 1<sup>st</sup> Budget Advisory Committee Mtg (*held during Work Session w/Council & Budget Comm*) **1<sup>st</sup> hour**
2. PTA-09-09 CUP Criteria and List of Uses (Comm Dev) (*Item to be moved to a "Special Work Session"?*)
3. Enterprise zone
4. Neighborhood Traffic Mitigation Process (*Stop Sign/Speed Hump Review*) (Eng)
- 5.

**PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS**

**PowerPoint?**

1. YAC Update (Project F.R.I.E.N.D.S Update)
2. Commuter Rail Update
3. Public Works Week Proclamation
4. City Bicycle Event Presentation

**CONSENT CALENDAR ITEMS**

1. Meeting Minutes
- 2.
- 3.
- 4.

**PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other**

**PowerPoint?**

1. PTA -08-06 Sign Design Standards (**Legislative**) (Comm. Dev.)
- 2.
- 3.

**GENERAL BUSINESS ITEMS (not consent)**

**PowerPoint?**

1. Clackamas County TDT ordinance
- 2.
- 3.
- 4.
- 5.

**EXECUTIVE SESSION ITEMS**

1. Labor Negotiations (TPOA)

**WORK SESSION ITEMS**

**PowerPoint?**

1. Council Meet and Greet Discussion
2. PTA-09-03 Historic Regs Update (Comm Dev)
3. Pohl Center Programming *[tentative]*
- 4.
- 5.

**PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS**

**PowerPoint?**

- 1.
- 2.
- 3.

**CONSENT CALENDAR ITEMS**

1. Meeting Minutes
- 2.
- 3.
- 4.

**PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other**

**PowerPoint?**

1. PTA-09-07 Land Use Notification Requirements (Comm. Dev.)
2. CUP-10-03 Sherwood School District Maintenance Facility (Comm. Dev.)
3. CUP-10-04 Noble Motors (Auto Repair)
4. PTA-10-01 Doggie Day Care in CG (Legislative) *[continued from April 12, 2010]*

**GENERAL BUSINESS ITEMS (not consent)**

**PowerPoint?**

- 1.
- 2.
- 3.
- 4.
- 5.

**EXECUTIVE SESSION ITEMS**

- 1.

**WORK SESSION ITEMS**

*PowerPoint?*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS**

*PowerPoint?*

1. YAC Update
2. \_\_\_\_\_
3. \_\_\_\_\_

**CONSENT CALENDAR ITEMS**

1. Meeting Minutes
2. Commuter Rail Update
3. Resolution re Du Jour Bonds (Comm Dev)
4. \_\_\_\_\_

**PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other**

*PowerPoint?*

1. PTA-09-09 CUP Criteria and List of Uses (**Legislative**) (Comm. Dev.) (*tentative*)
2. PTA-09-04 Tree Preservation Regs Phase 3 (**Legislative**) (Comm. Dev.) (*tentative*)
3. \_\_\_\_\_

**GENERAL BUSINESS ITEMS (not consent)**

*PowerPoint?*

1. \_\_\_\_\_
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3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**EXECUTIVE SESSION ITEMS**

1. \_\_\_\_\_

**WORK SESSION ITEMS**

**PowerPoint?**

1. Sustainability Update
- 2.
- 3.
- 4.
- 5.

**PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS**

**PowerPoint?**

- 1.
- 2.
- 3.

**CONSENT CALENDAR ITEMS**

1. Meeting Minutes
2. Tualatin Tomorrow – Governance/Leadership/Community Engagement
- 3.
- 4.

**PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other**

**PowerPoint?**

1. PTA-09-08 Mitigation Impacts – Sewer, Water, Storm (**Legislative**) (Comm. Dev.)
2. Public Hearing – Adoption of 2010/11 Budget
- 3.

**GENERAL BUSINESS ITEMS (not consent)**

**PowerPoint?**

- 1.
- 2.
- 3.
- 4.
- 5.

**EXECUTIVE SESSION ITEMS**

- 1.

**WORK SESSION ITEMS**

*PowerPoint?*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS**

*PowerPoint?*

1. YAC Update
2. Commuter Rail Update
3. \_\_\_\_\_

**CONSENT CALENDAR ITEMS**

1. Meeting Minutes
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

**PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other**

*PowerPoint?*

1. PTA-09-03 Historic Regs (*Legislative*) (Comm. Dev.) (*Tentative*)
2. \_\_\_\_\_
3. \_\_\_\_\_

**GENERAL BUSINESS ITEMS (not consent)**

*PowerPoint?*

1. Tualatin Tomorrow Annual Report
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**EXECUTIVE SESSION ITEMS**

1. \_\_\_\_\_

**WORK SESSION ITEMS**

*PowerPoint?*

1. \_\_\_\_\_
2. \_\_\_\_\_
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4. \_\_\_\_\_
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**PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS**

*PowerPoint?*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**CONSENT CALENDAR ITEMS**

1. Meeting Minutes
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

**PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other**

*PowerPoint?*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**GENERAL BUSINESS ITEMS (not consent)**

*PowerPoint?*

1. \_\_\_\_\_
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3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**EXECUTIVE SESSION ITEMS**

1. \_\_\_\_\_

# April

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				<b>1</b> 6:45p Clackamas County C-4 Meeting @ County Develop. Services Bldg. 7:00p Urban Renewal Forum Police Dept.	<b>2</b> 7:30a Chamber Networking @ Glass Doctor, 6510 SW Rosewood, Lake Oswego	<b>3</b> 9a-12p Easter Egg Hunt (TCP)
<b>4</b>	<b>5</b> 6:00p CIC Meeting	<b>6</b> 11:30a – Tasty Tuesday (Bellagio's Pizza)	<b>7</b>	<b>8</b> 5-9p Tip-A-Cop @ Claim Jumper Restaurant 7:00p TPAC Meeting, Council Chambers	<b>9</b> 7:30a Chamber Networking sponsored by AFLAC @ Heritage Ctr.	<b>10</b> 8:30a-10:30a Reason to Run 5k (TCP)
<b>11</b> 7a-5p Electric Radio Controlled Unlimited (boats) – Lake of Commons	<b>12</b> 5:00p Work Session 7:00p Council/TDC Mtg	<b>13</b> 11:30a – Tasty Tuesday (Mashita's) 6:00p Sp. Work Session: Budget review (Police Bldg)	<b>14</b>	<b>15</b> 7:00p Urban Renewal Advisory Committee, City Offices 18876 SW Martinazzi Avenue	<b>16</b> 7:30a Chamber Networking sponsored by National Processing Company @ Police Dept.	<b>17</b> 9:00a Fit City 5K Walk and Run 10a-1p Health & Safety Fair (Pohl Center)
<b>18</b>	<b>19</b>	<b>20</b> 11:30a – Tasty Tuesday (Hot Seat)	<b>21</b>	<b>22</b> 11:30a Chamber Celebrate Tualatin Luncheon @ Country Club 5:30p Volunteer BBQ @ Hazelbrook	<b>23</b> 7:30a Chamber Networking, Keller Williams, 17700 SW Upper Boones Ferry Suite 100	<b>24</b>
<b>25</b> 8a-12p Club Sport 10k	<b>26</b> 5:00p Work Session 7:00p Council/TDC Mtg	<b>27</b> 11:30a – Tasty Tuesday (Fred Meyer) 6:30p Tualatin Tomorrow VIC Steering Committee; Council Chambers	<b>28</b> 6:30p – ClackCo Library Annexation Public Info Mtg (Bridgeport Elem Gym)	<b>29</b> 6:30p – ClackCo Library Annexation Public Info Mtg (Tualatin Comm Rim)	<b>30</b> 7:30a Chamber Networking @ Best Buy, Nyberg Woods	

2010

# May

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 6:00p CIC Meeting	4 11:30a – Tasty Tuesday (Famous Dave's) 7:00p ASR Open House (or 5/5/10)	5 7:30a – Walk + Bike to School Day 10:00a -Public Works Week Shadow Day @ OPS	6 5p Metro RTP Public Hearing 6:45p Clackamas County C-4 Meeting @ County Develop. Services Bldg.	7	8 10-2:00p Bulky Waste Day @ Allied in Wilsonville
9	10 5:00p Work Session: 1st Budget Committee Mtg. 7:00p Council/TDC Mtg	11 5:30p-7:30p Tualatin Tomorrow Annual Event; Juanita Pohl Center	12 1:15-3:40p Public Works Week Fair Day @ Hazelbrook Elem	13 7:00p TPAC Meeting, Council Chambers	14 9:30a YAC Project F.R.I.E.N.D.S.	15 10-2:00p Yard Debris Drop Off Event @ Grimm's Fuel
16 7a-12p Tualatin Trail 10 Miler	17 Chamber Crawdadddy Open Golf Tournament	18 Election Day (Primary)	19 12:00p Core Area Parking District Board, Council Chambers	20	21 12:00-1:00p Public Works Week Picnic @ Community Park	22
23 7a-12p 10 Cane 10k Run - Commons 9a-1p Pedaling in the Park event - Commons 7a-5p Electric Radio Controlled Unlimited (boats) - Lake of Commons	24 Public Works Week 2010	25 6:00p 2nd Budget Committee Meeting 6:30p Tualatin Tomorrow VIC Steering Committee	26	27 6:00p 3rd Budget Committee Mtg (if needed)	28	29
30	31 Memorial Day Holiday CITY OFFICES AND LIBRARY CLOSED					

2010

# June

<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	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

2010

*Sun*

*Mon*

*Tue*

*Wed*

*Thu*

*Fri*

*Sat*

6:45p Clackamas County  
C-4 Meeting @ County  
Develop. Services Bldg.

6:00p CIC Meeting

7:00p TPAC Meeting,  
Council Chambers

5:00p Work Session  
7:00p Council/TDC Mtg

6:30p Tualatin Tomorrow  
VIC Meeting @ Police  
Training Room

8a-5p Tualatin  
Riverkeepers' Discovery  
Day - Brown's Ferry  
Park (take-out)

7a-5p Electric Radio  
Controlled Unlimited  
(boats) - Lake of  
Commons

5:00p Work Session  
7:00p Council/TDC Mtg

# July

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				<b>1</b>	<b>2</b>	<b>3</b>
				<b>6:45p</b> Clackamas County C-4 Meeting @ County Develop. Services Bldg.		
<b>4</b>	<b>5</b> Independence Day Holiday CITY OFFICES CLOSED	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
		<b>6:00p</b> CIC Meeting (tentative date)		<b>7:00P</b> TPAC Meeting, Council Chambers		
<b>11</b>	<b>12</b> 5:00p Work Session 7:00p Council/TDC Mtg	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>
				<b>7:00p</b> Urban Renewal Advisory Committee, City Offices 18876 SW Martinazzi Avenue		<b>7a-5p</b> Electric Radio Controlled Unlimited (boats) – Lake of Commons <b>10p-10p</b> Relay for Life @ TuHS artificial turf field
<b>18</b> 8a-12p Relay for Life @ TuHS artificial turf field	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b> 5:00p Work Session 7:00p Council/TDC Mtg	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>

2010