




MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager 

DATE: September 20, 2010

SUBJECT: WORK SESSION FOR SEPTEMBER 27, 2010

Councilor Maddux will not be in attendance at the September 27, 2010 meeting.

5:00 p.m. (30 min) – Conditional Uses Allowed in Residential Planning Districts. On August 23rd you spent considerable time going through the list of conditional uses allowed in residential districts. You gave direction on all but two of the uses (nursing/convalescent home and electrical substations), in addition to wanting to have some more discussion on building height. Attached is a memo from Doug and Will that includes as Attachment E the list of conditional uses and your direction thus far.

Action Requested: Direction on conditional uses allowed in residential planning districts.

5:30 p.m. (30 min) – Tonquin Trail Alignment. On August 9th you discussed the Tonquin Trail and reviewed the various alignment alternatives. On September 17th several of you went on a driving tour of the alignments to physically see some of the issues associated with the alternatives. The steering committee is looking for feedback from the city of Tualatin about the alignments. Attached is a memo with the relevant information and maps for discussion.

Action Requested: Feedback on the Tonquin Trail alignment alternatives.

6:00 p.m. (20 min) – Pedestrian Bridge to Lake Oswego. This bridge is one of the action items in the Council's Strategic Management Goals (Complete feasibility study for a bike and pedestrian bridge near 50th). Lake Oswego staff has been the lead on this project, but work has stalled for a variety of reasons. At least one of you has asked for a more proactive, lead role for the city of Tualatin, so tonight's discussion is for the Council to talk about the project with staff and to give direction regarding moving forward.

Action Requested: Direction regarding the priority and staff's role on a pedestrian bridge to Lake Oswego.

6:20 p.m. (20 min) – Barbur Light Rail to Sherwood Alignment. The project to bring light rail down Barbur to Sherwood is in the concept phases. The alignment that has been discussed most frequently is down 99W. Staff is involved in the project at the regional level and would like some direction from Council about the alignment (are there other alternatives that are viable or preferred, i.e., to the Town Center area) as well as any other feedback about the project that can be used in the discussions to ensure we are all on the same page.

Action Requested: Discussion on the light rail to Sherwood project.

6:40 p.m. (15 min) – Council / Commission Meeting Agenda Review, Communications & Roundtable. This is the opportunity for the Council to review the agenda for the September 27th 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*
William Harper, Associate Planner *WH*

DATE: September 27, 2010

SUBJECT: CONDITIONAL USE PERMITS IN RESIDENTIAL PLANNING DISTRICTS—WORK SESSION V (PTA-09-09)

ISSUE BEFORE THE COUNCIL:

Information for the Council to consider following the 4th Work Session (August 23, 2010) on discussion of the questions: Are there conditional uses allowed in the RL (Low-Density Residential) (Single-Family) and other Residential Planning Districts that are no longer suitable or compatible with residential development? What uses should be allowed in Residential Planning Districts as permitted or conditional? What uses should be removed from Residential Planning Districts and either eliminated or designated to other Planning Districts?

POLICY CONSIDERATIONS:

1. Are there uses currently listed as conditional uses in any of the residential zones that are not suitable or desirable and should be removed? If removed, should the uses be allowed in another Planning District such as Commercial or Institutional?
2. What effects are possible when revising allowed residential uses and removing land from the Tualatin residential land inventory in respect to compliance with housing requirements in the Statewide Land Use Planning Goal 10-Housing and the Metro Urban Growth Management Functional Plan (MUGMFP) Title 1–Table 1 Dwelling Unit Capacity?
3. How best to deal with existing development that would become non-conforming in a residential district and allowed only in another Planning District? If a use is allowed in a non-residential district, should there be ways to encourage an owner of a non-conforming use property to change designation?
4. Are there uses currently listed as conditional uses in any of the residential zones that should be permitted outright rather than listed as conditional?

BACKGROUND:

On October 12, 2009, the Council held a Work Session discussion of issues related to non-residential uses and development in residential areas. The Council requested the discussion in response to its concerns about the suitability and appropriateness of the conditional uses currently allowed in the RL Planning District and other residential districts and the Council's ability to address development issues in the conditional use process.

At the Work Session, Council members reviewed the list of conditional uses in Residential Planning Districts and requested Staff to provide information and evaluation of their recommendations. The recommendations ranged from:

1. Retaining the conditional use as currently listed;
2. Removing a conditional use in residential districts while retaining the use or allowing the use in another Planning District (such as Institutional, Commercial or Medical Center);
3. No longer allow the particular use.

The Council asked for better definition of or distinctions between certain uses, a review of certain uses in respect to State standards & requirements (such as nursing homes and care facilities) or the current need for or appropriateness for the use (keeping agricultural animals on designated properties, allowing "clubs" in residential areas). The minutes of the work sessions are included in Attachment A. The Council's recommendations on Conditional Uses are listed in the Discussion section below. No changes to the list of RL permitted uses were proposed by Council members at the October 12, 2009 Work Session.

On November 12, 2009, Staff provided the Tualatin Planning Advisory Committee (TPAC) an update of the Council's work on PTA-09-09 and the CUP questions. TPAC members had a discussion about a Country Club/Private Club use (referring to the Stafford Hills Racquet & Fitness Club development approved in CUP-09-01) and the idea that K-12 schools are integral to residential areas.

On February 8, 2010 the Council again discussed the CUP uses in residential and started down the list of uses. During this process it was determined that the issue was complicated and the Council concluded a special work session would be necessary. Minutes of that Work Session are included in Attachment B.

On July 12, 2010 the Council continued the discussion on CUP uses in residential planning districts. The Council asked staff to prepare information about allowed uses in other cities to consider at an upcoming work session. Minutes of the July 12, 2010 Work Session are included in Attachment C.

At the August 23, 2010 Work Session (Minutes are Attachment D), the Council discussed the worksheet of conditional uses allowed in Tualatin's residential planning districts that was reviewed at the February 8, 2010 Work Session (II) with Council Recommendations from the October 12, 2009 Work Session (I) and considerations. A brief PowerPoint presentation showing slides of local examples of conditional uses was viewed. The Council also reviewed the lists of uses allowed in the residential zones excerpted from the

Development Codes of the nearby cities of Tigard, Wilsonville, Hillsboro, Gresham and Beaverton for comparison. The Council progressed through most of the list of uses and their preliminary consensus on the particular uses is shown in the updated worksheet included as Attachment E.

DISCUSSION:

The uses left to discuss in Work Session V are “Nursing or Convalescent Home”; and “Electrical substation & Natural Gas pump station” (Highlighted in Attachment E). Further discussion on “Increased Building Height” may be desired.

RECOMMENDATION:

Staff seeks direction from Council regarding the current conditional use provisions in the TDC.

- Attachments:**
- A. Council Work Session Minutes of October 12, 2009
 - B. Council Work Session Minutes of February 8, 2010
 - C. Council Work Session Minutes of July 12, 2010
 - D. Council Work Session Minutes of August 23, 2010
 - E. Work Sheet—Work Session V - Table of Conditional Uses in Residential Planning Districts



City of Tualatin

www.ci.tualatin.or.us

Approved By Tualatin City Council
Date 11-9-09
Recording Secretary M. Smith

TUALATIN CITY COUNCIL WORK SESSION MINUTES OF OCTOBER 12, 2009

PRESENT: Council President Chris Barhyte; Councilors Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager, Mike McKillip, City Engineer; Brenda Braden, City Attorney; Dan Boss, Operations Director; Kent Barker, Police Chief; Paul Hennon, Community Services Director; Eric Underwood, Development Coordinator; Maureen Smith, Recording Secretary

ABSENT: Mayor Ogden* [* denotes excused]

*[Unless otherwise noted, **MOTION CARRIED** indicates all in favor.]*

A. CALL TO ORDER

Mayor Pro tem Barhyte called the work session to order at 5:00 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

Council reviewed the Consent Agenda with no changes.

1. Conditional Use Permits in Residential Planning Districts

Associate Planner Will Harper presented information regarding what uses are allowed in residential planning districts and whether they are suitable or compatible with residential development, particularly given the differences in the process that a conditional use goes through versus a plan map/text amendment, and the level of discretion by Council in each. The list of conditional uses in the current Tualatin Development Code (TDC) is similar to the list of conditions in earlier versions, dating back to the 60s and 70s.

The TDC allows various land uses as conditional uses in the Low Density Residential (RL) Planning District and also in the RML, RMH, RH and RH/HR Planning Districts. Council reviewed the list and discussion followed. The use of archaic terminology was mentioned, and staff said it is what the State uses. Among the list of uses, Council suggested cemeteries be taken out of the RL district and place in the Institutional (IN) district, or another appropriate district. Churches was also discussed and the problems with excluding a church in the RL, particularly with federal regulations. Council continued with the review of the list with suggested modifications.

Staff will come back with more information for Council review, from this discussion.

2. Public Hearing/Land Use Notification Requirements

The issue before Council is whether to amend sections of the TDC relating to public hearing/land use notification requirements, with regards to mailed notification of property owners within 300 feet of a property that is the subject of a land use application. Discussion



City of Tualatin

www.ci.tualatin.or.us

Approved By Tualatin City Council
Date 2-22-10
Recording Secretary M. Smith

TUALATIN CITY COUNCIL WORK SESSION MINUTES OF FEBRUARY 8, 2010

PRESENT: Mayor Lou Ogden; Councilors Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Doug Rux, Community Development Director; Don Hudson, Finance Director; Dan Boss, Operations Director; Paul Hennon, Community Services Director; Larry Braaksma, Police Captain; Carina Christensen, Assistant to the City Manager; Eric Underwood, Development Coordinator; Stacy Crawford, Recording Secretary

ABSENT: None.

*[Unless otherwise noted, **MOTION CARRIED** indicates all in favor.]*

A. CALL TO ORDER

Mayor Ogden called the work session to order at 5:00 p.m. and recessed the work session at 5:01 p.m. to go into executive session pursuant to ORS 192.660(2)(e) to discuss real property transactions.

The Council Work Session reconvened at 6:05 p.m.

Council/Commission Meeting Agenda Review

Council reviewed the Agenda and removed Item B4 –Crime Report Update from the Council Meeting agenda.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. Conditional Uses in Residential Planning Districts

Associate Planner William Harper gave an update based on a previous work session where the Council went through the list of current conditional uses in Residential Planning Districts. A discussion occurred regarding the impacts and consequences of removing or leaving in an activity, particularly cemeteries, from the Residential Planning Districts. Council asked for additional information and discussed the cost of traffic impact analysis for a Plan Amendment and a Conditional Use. Councilor Barhyte suggested this topic be discussed further during a special work session.

C. CITIZEN COMMENTS – N/A

D. CONSENT AGENDA

Council reviewed the Consent Agenda at the beginning of the work session with changes made as noted above.

FEB 22

Official

3. **Basalt Creek Planning Area – Agreements with Washington County and City of Wilsonville**
City Manager Lombos said staff has been in discussions with Wilsonville on the area of land between the two cities. She noted Wilsonville's Assistant Community Development Director Stephan Lashbrook was present and intern Ben Bryant, shared with Wilsonville to begin concept planning on the Urban Growth Boundary (UGB) Expansion Area.

Community Development Director Doug Rux gave an overview of the Memorandums of Understanding (MOU) and what has taken place to date. The concept planning process will take approximately one and a half to two years to complete and Metro's requirement is to complete the work by September 2012.

Brief discussion followed. It was asked and explained in the MOU about the mention of cities and counties working together and what it is intended to accomplish.

4. **Neighborhood Traffic Mitigation Process**

City Engineer Mike McKillip and Civil Engineer Kaaren Hofmann presented information on a process to facilitate neighborhood requests for traffic mitigation measures. Ms. Hofmann presented a PowerPoint displaying a page on the City's website that will go into effect if Council approves. A petition application and form will be part of the information available to citizens, and Ms. Hofmann explained the proposed process. It was asked and explained this process does not include signalization requests at this time. Questions were asked and explained about how the process could work and how staff would address the surrounding areas. Ms. Hofmann said she spoke with some property owners and their favorable response to the proposed process and webpage. Discussion followed on how to best address the process with respect to the requestor. It was suggested to have the application and petition forms on the website to be stamped as "samples". Council agreed to have staff move forward with the newly revised process

5. **List of Conditional Uses Allowed in Residential Districts**

City Manager Lombos said this issue has been discussed in two separate work sessions. The second session brought back additional information and a considerable amount of time was spent discussing what conditional uses should be allowed in residential. It was explained by the mayor his thoughts on involving residents in the process. Mention was made of the some of the uses that are *currently* allowed in the RL district that don't seem to belong. Discussion followed on what would be appropriate uses and whether or not to have a special work session.

It was suggested by Council to survey what other cities allow in their RL Planning Districts and also bring back information that Council has previously discussed. It was suggested instead of a special work session to start an early regular work session to allow for continued discussion.

6. Community Development Director Doug Rux gave a brief update on the Tonquin Employment Area. He noted staff has had discussions with Sherwood on this issue, and have made some changes.
7. A brief update was given by Assistant to the City Manager Carina Christensen on the first Council "Meet 'n Greet" session held Saturday. Council mentioned some of the issues that were brought up by citizens. The next Meet 'n Greet is scheduled during the Crawfish Festival in August.

Attachment C

*Council Work Session
Minutes July 12, 2010*

Monday-Friday and Saturdays 8:00 a.m. to 5:00 p.m. Saturdays. Drilling and blasting will be restricted to the hours of 9:00 am to 4:00 pm Monday through Friday. There will be no operation on Sundays and legal holidays. The main access will be from SW Morgan Road, with a secondary access from SW Tonquin Road. It is outside Metro's service district boundary. Currently the land designation is part undesignated, part rural reserve. A large amount of trucks would be traveling in and out of the site, with 80% of traffic going east of Tonquin Road. Assistant Planner Hahn described the various utilities surrounding the property. Also, attached the conditions of approval that have been proposed.

It was asked and Community Development Director Rux explained the issues that would affect Tualatin, such as truck traffic up to 390 trucks per day, noise issues, testing and monitoring not set up to deal with residential areas, buffering issues, and affect the possible construction of 124th. Wilsonville has concerns about environment, water discharge, and also truck traffic. Sherwood is currently evaluating.

Staff will be gathering factual information to deal with this issue and get back to Council for review, and to testify at the county's hearing. Discussion followed on getting as much information as possible and staff will get information on the City's website, Twitter, RSS feed, Facebook, and it was also asked to put information on FlashNews Alert. It was asked how this can be dealt with and explained how the process works with a Hearings Officer. Community Development Director Rux noted a staff report is going to be available in the next few days. Discussion followed. It was mentioned that to possibly have Metro brought into this discussion, with respect to the Urban Growth Boundary (UGB) expansion.

3. *Conditional Uses Allowed in Residential Zones*

City Manager Lombos began the discussion on Council consideration of conditional uses currently allowed in residential that are no longer suitable or compatible with residential development.

Associate Planner Will Harper presented a PowerPoint on PTA-09-09, review of conditional uses in residential planning districts and examples of existing conditional use facilities/activities.

A table of conditional uses in residential planning districts was reviewed with Council and determining whether each conditional use listed is suitable or should be removed.

Discussion followed and it was asked and answered that the City has authored its own rules when it comes to conditional use permits process.

Council continued review and determination of conditional uses listed in the table, and will review electrical substations and nursing homes/assisted living at a future work session. It was suggested to also revisit the City's conditional use permit process.

C. CITIZEN COMMENTS

N/A

D. **CONSENT AGENDA**

Council reviewed the Consent Agenda at the beginning of the

Attachment D
Council Work Session Minutes
from 8/23/10

**Council Work Session V—Conditional Uses in
Residential Planning Districts
9-27-10 Version**

Council Recommendation	List of Conditional Uses in Residential	Considerations when Revising Use
Retain as CUP in RL	40.030(1) Common-wall dwellings. (RL only)	None when Unchanged
Retain as CUP in RL	40.030(2) Condominium dwelling units. (RL only)	None when Unchanged
Retain as CUP in RL-RML	40.030(3) Small-lot subdivisions. (RL & RML only)	None when Unchanged
Remove as CUP from Residential List/ Grandfather in Existing Cemetery (WkSession IV)	40.030(4)(a) Cemeteries.	Existing Winona Cemetery can remain in Residential Planning District. Inventory of Residential Land is unchanged.
Consider allowing smaller churches as a conditional use in Residential and allow larger churches in Institutional. Consider changing to a more inclusive term for a religious facility such as a "place of worship" (WkSession IV)	40.030(4)(b) Churches and accessory uses.	Existing Churches in Residential may become Non-Conforming. May remove land area from Inventory of Residential Land – Potential Impacts on Compliance w/ State & Metro Housing Requirements
Remove from Residential/ Allow in Institutional. (WkSession IV)	40.030(4)(c) Colleges.	No current Colleges located in CUP. No effect.
Define-Incorporate with 40.030(4)(f).	40.030(4) (d) Community buildings (public).	Retain as CUP under 40.030(4)(f). No effect.
Retain as CUP. Consider size maximum. (WkSession IV)	40.030(4) (e) Child day care center.	Existing Child Day Care centers may/may not become Non-conforming, depending on proposed maximum size.
Include "Community Buildings" in (4)(f). Classify City parks & playgrounds as a permitted use. Specify uses as City-ie City "public" library, City "public" museum. (WkSession IV)	40.030(4)(f) Governmental structure or land use including public park, playground, recreation building, fire station, library or museum.	Effects depend upon definitions and any changes to list of 40.30(4)(f) uses.

Council Recommendation	List of Conditional Uses in Residential	Considerations when Revising Use
Remove as use in Residential. (WkSession IV)	40.030(4) (g) Retail nursery.	Existing SW108th/Blake St. Retail Nursery not in City, but site is designated RL
Remove Sanitarium from Residential. No consensus on "hospitals" in WkSession IV. Considering rewriting CUP Criteria to include specific development standards to better address building height, setbacks access, public facility improvements, etc. (WkSession IV)	40.030(4) (h) Hospital or sanitarium.	No existing facility in RL. If no longer allowed in Residential, may impact compliance w/ State & Metro Housing requirements.
Leave as Conditional Use. Considering rewriting CUP Criteria to include specific development standards. (WkSession IV)	40.030(4) (i) School.	Establish appropriate CUP Criteria and Standards.
Retain as CUP in Residential RL-RH/HR (WkSession IV)	40.030(4) (j) Water Reservoir.	None when Unchanged
Remove from Residential as an allowed use. (WkSession IV)	40.030(4) (k) Any business, service, processing, storage or display essential or incidental to any permitted use in this zone and not conducted entirely within an enclosed building.	This kind of use has not been established. No (approved or legal) existing application that will be impacted if removed.
Remove "Private Club". Define traditional golf course/country club and list as Conditional in a Residential District. No consensus on other kinds of athletic/sport centered social organizations and facilities. (WkSession IV)	40.030(4) (l) Golf Course, Country Club, Private Club	Depending on changes to list & definitions, CUP Criteria or "Grandfathered Use" provisions, approved Stafford Hills Racquet & Fitness Club facilities in RL may become non-conforming. May result in removal of land area from Inventory of Residential Land - Potential Impacts on Compliance w/ State & Metro Housing Requirements

Council Recommendation	List of Conditional Uses in Residential	Considerations when Revising Use
Remove as allowed use in Residential Planning Districts. (WkSession IV)	40.030(4)(m) Agricultural animals, limited to cattle, horses and sheep, and agricultural structures such as barns, stables, sheds, but excluding feed lots, in areas designated on the Tualatin Community Plan Map.	Eligible properties include properties north of SW Hazelbrook Road, and undeveloped areas along Nyberg Creek east of I-5. No current CUPs active in City Limits.
Change building height maximum to 45 or 50 ft., but allow water reservoirs a greater height. (WkSession IV)	40.030(4)(n) Increased building height to a maximum of 75 feet.	If changed to 45 or 50 ft. in RL or other Residential Districts, existing buildings with a height over 45 or 50 ft. (obtained thru a CUP) will be non-conforming.
Consider limitations on facility size or number of residents - review State definitions & regulations. (Address in WkSession V)	40.030(4) (o) Nursing or convalescent home.	Existing care facilities such as Farmington Center, CedarCrest, Riverwood, and Marquis were classified as Retirement or Residential Care Facilities. In 1988, the existing care facility on the Meridian Park Medical Center campus (currently River Valley Landing) was granted CUP in RL as "residential care similar to nursing or convalescent home".
Consider retaining as CUP in Residential RL-RH/HR. (Address in WkSession V)	40.030(4)(q) Electrical substation and above ground natural gas pump station.	None when Unchanged.



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager 

FROM: Paul Hennon, Community Services Director 
Carl Switzer, Parks and Recreation Manager 

DATE: September 27, 2010

SUBJECT: TONQUIN TRAIL ALIGNMENT DISCUSSION

ISSUE BEFORE THE COUNCIL:

Council will to discuss the Tonquin Trail draft alignments.

DISCUSSION:

The Tonquin Trail Master Plan process builds on the Tonquin Trail Feasibility Study completed in 2004. The Tonquin Trail will be a regional trail connecting the Willamette River and Tualatin River with safe pedestrian and bicycle-friendly connections between Wilsonville, Sherwood and Tualatin. The Tonquin Trail will serve commuter and recreational users. Throughout the process, Metro and project partners have and will continue to gather community and stakeholders' input and consider environmental and land use information to determine the preferred trail alignment.

The Tonquin Trail Master Plan is being developed with involvement of the cities of Tualatin, Wilsonville, and Sherwood, Washington and Clackamas counties, the Oregon Department of Transportation, and other stakeholders. Tualatin is contributing \$13,000 to assist in funding the Tonquin Trail Master Plan.

The Tonquin Trail Master Plan process is at the critical phase of evaluating alternative trail alignments. The preferred alignments will have numerous implications for acquisition; constructability; cost, accessibility; directness of route; intermodal connections; use for commuter and recreational purposes; and connection to recreation facilities and open spaces, schools, and commercial/employment areas.

The Tonquin Trail Master Plan will influence and be influenced by other Tualatin planning projects such as the Transportation System Plan, Southwest Concept Plan, Town Center Plan, and the Basalt Creek Concept Plan.

Please see the attachments to this memorandum for a route map of potential alignments, tile maps of potential alignments, public comments, and notes from the council/staff field

MEMORANDUM: TONQUIN TRAIL MASTER PLAN UPDATE

September 27, 2010

Page 2 of 2

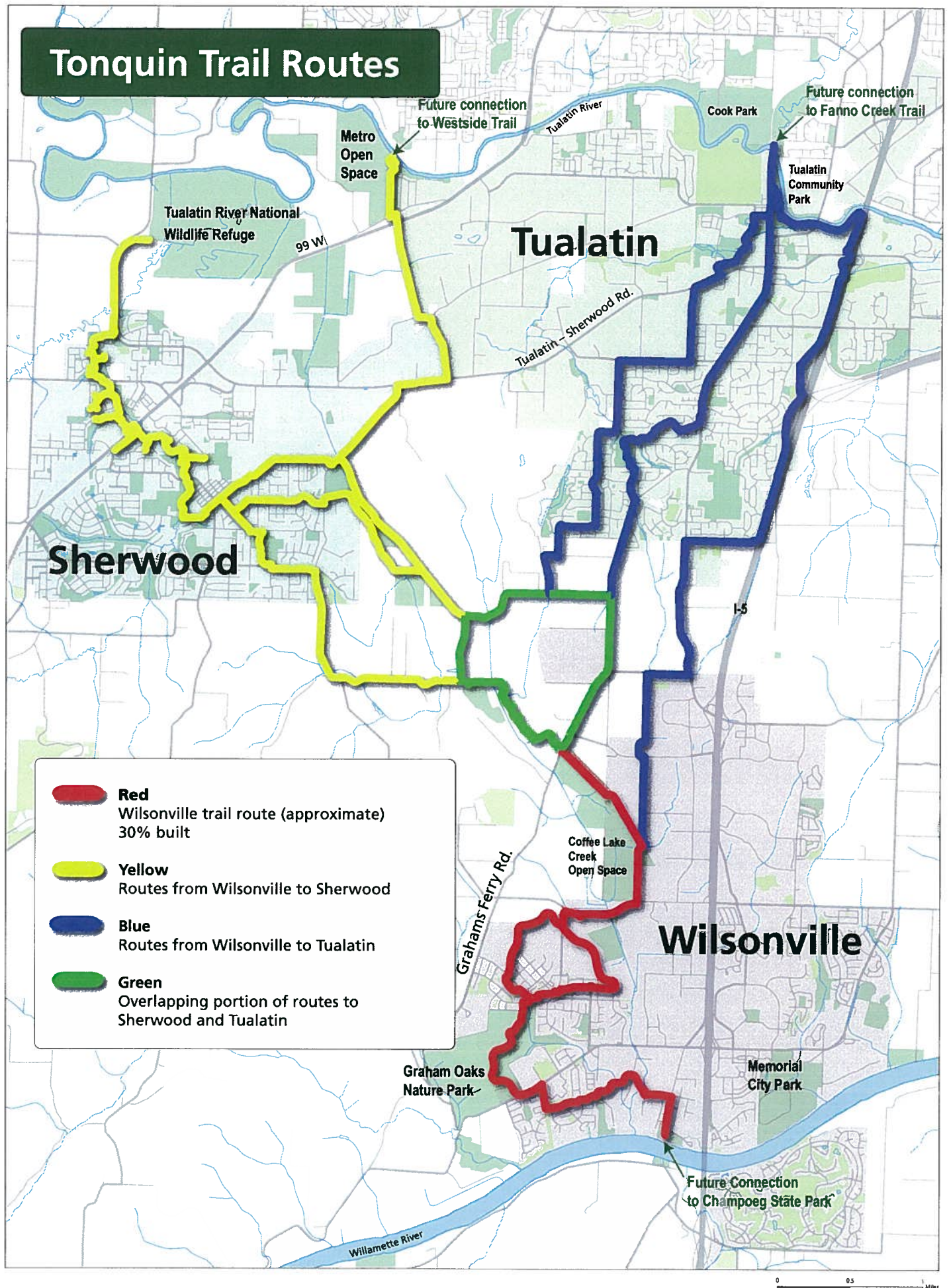
trip on September 17, 2010. Additional information on the Tonquin Trail Feasibility Study and Tonquin Trail Master Plan process is available at the Metro web site: www.oregonmetro.gov, then enter Tonquin Trail Master Plan in the Search box.

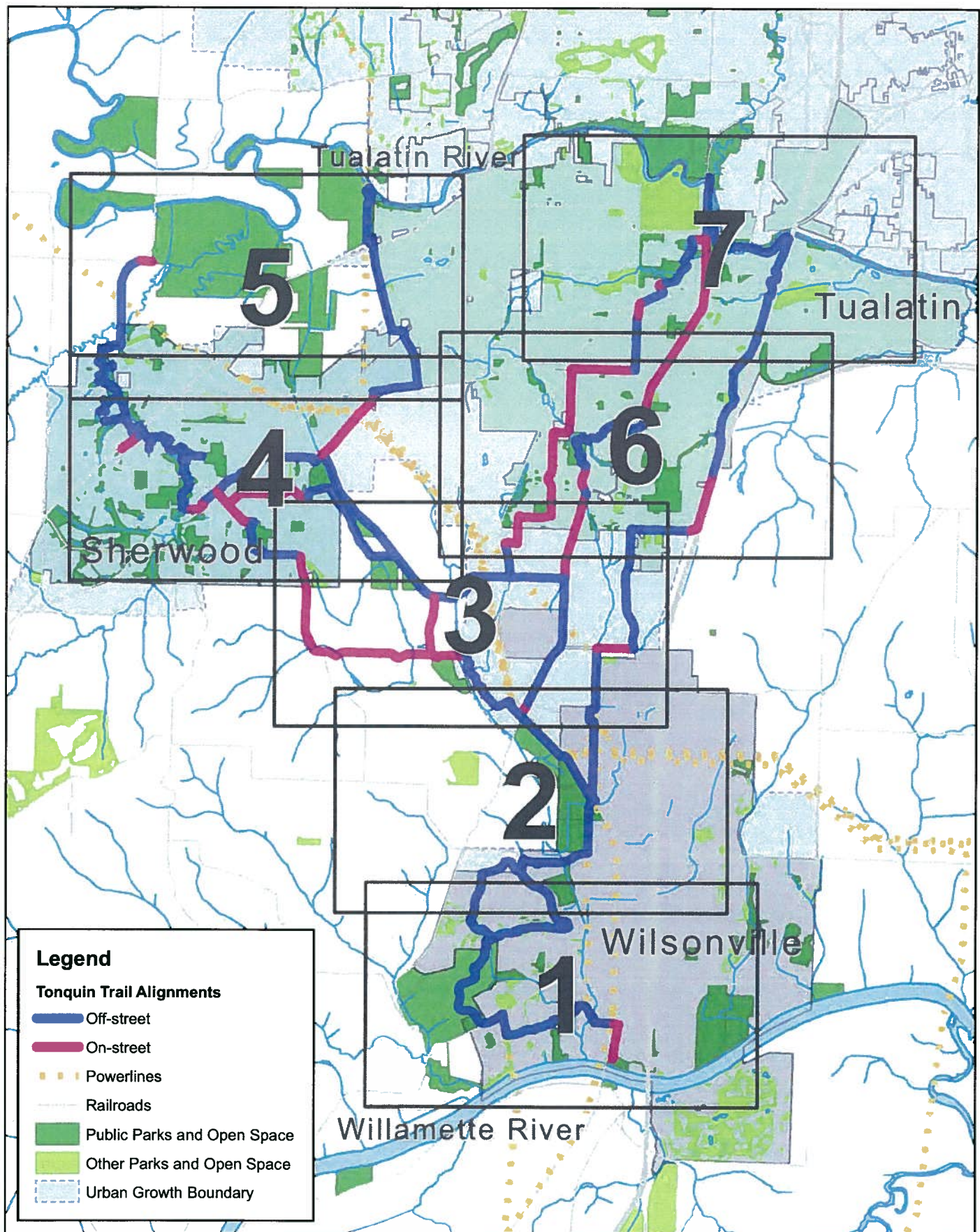
Attachments:

- A. Route Map
- B. Tile Maps
- C. Tonquin Trail Comments from Crawfish Festival Open House
- D. Summary of council/staff Tonquin Trail site tour

C: Members of TPARK

Tonquin Trail Routes

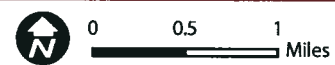


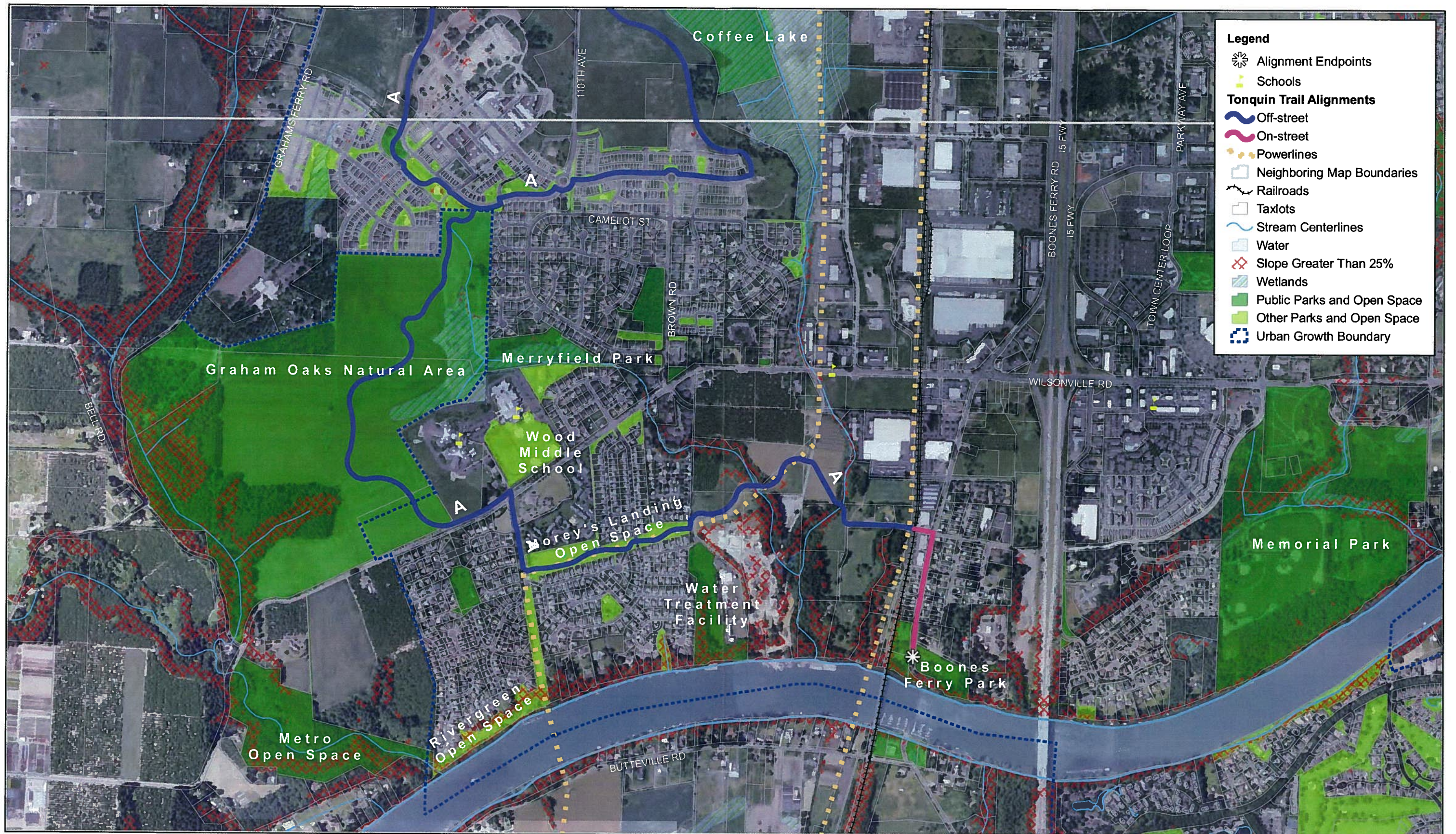


Tile Key Map

Tonquin Trail Master Plan Alignment Alternatives

Source: Metro Data Resource Center
Author: EAS
Date: May 2010

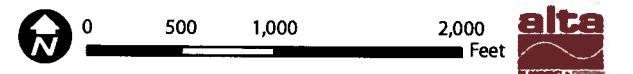


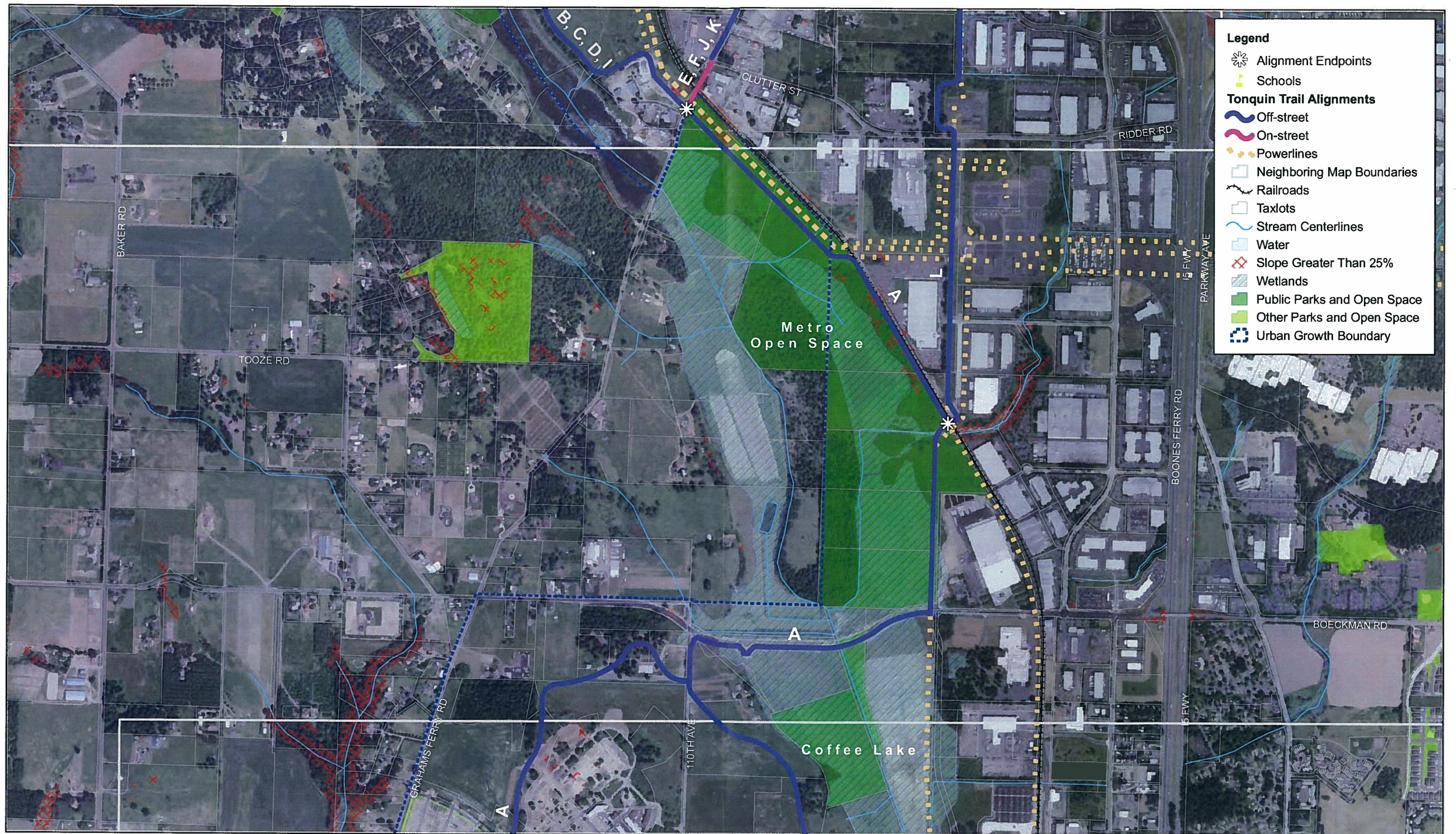


Tile 1

Tonquin Trail Master Plan Alignment Alternatives

Source: Metro Data Resource Center
Author: EAS
Date: May 2010

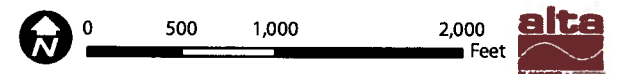


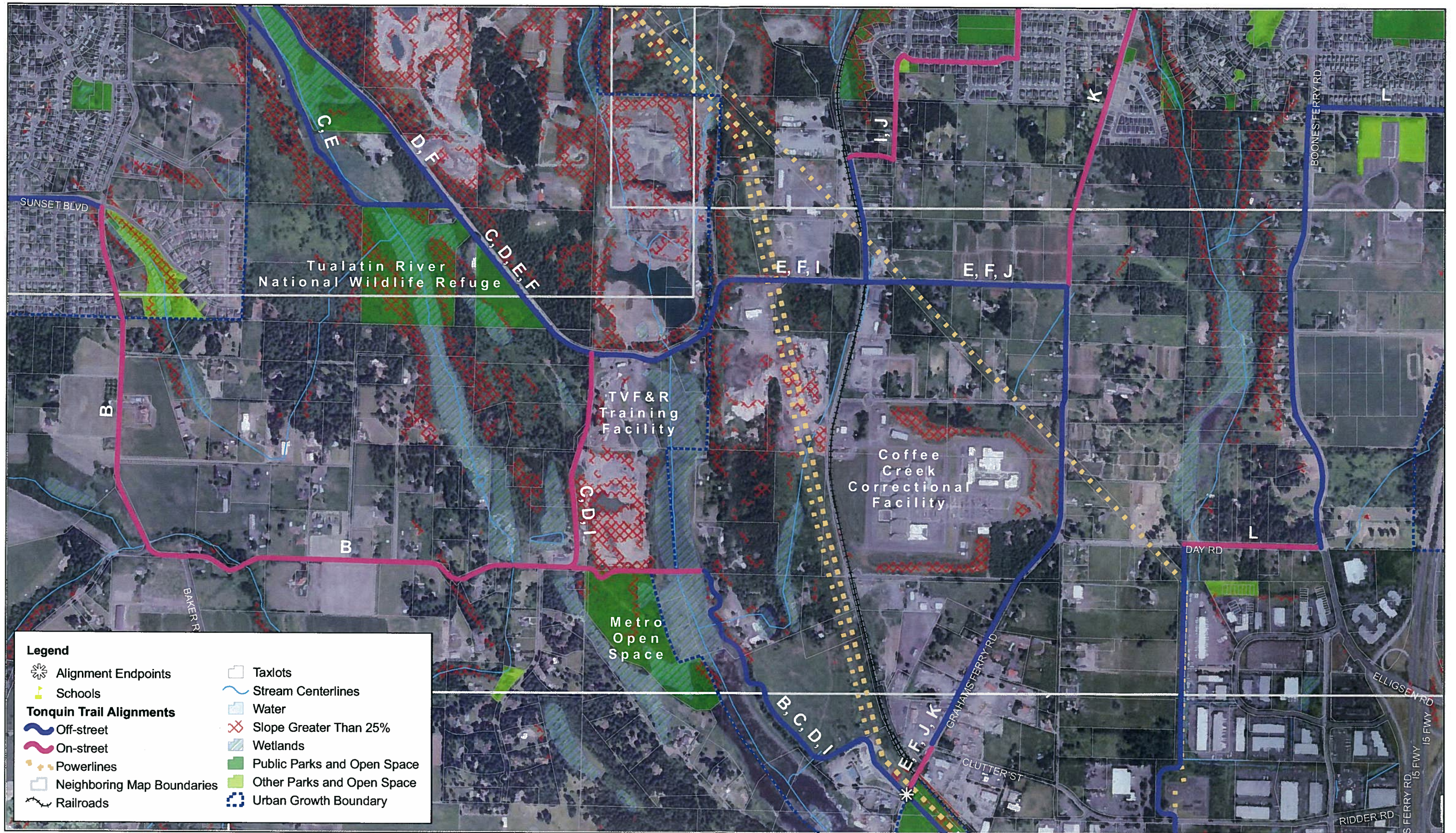


Tile 2

Tonquin Trail Master Plan Alignment Alternatives

Source: Metro Data Resource Center
Author: EAS
Date: May 2010

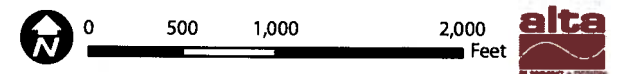


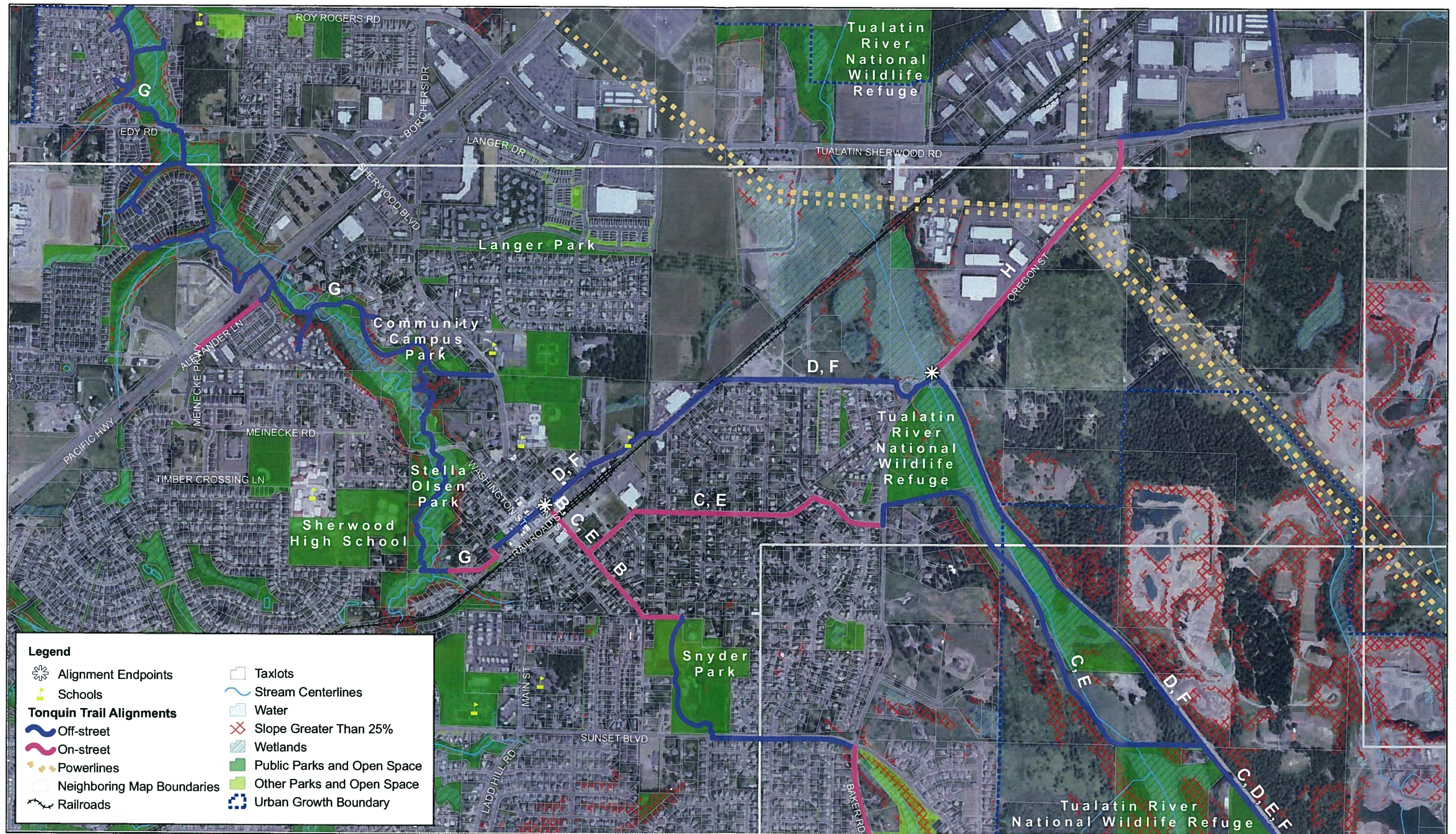


Tile 3

Tonquin Trail Master Plan Alignment Alternatives

Source: Metro Data Resource Center
Author: EAS
Date: May 2010





Tile 4

Tonquin Trail Master Plan Alignment Alternatives

Source: Metro Data Resource Center
Author: EAS
Date: May 2010

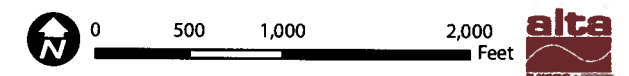


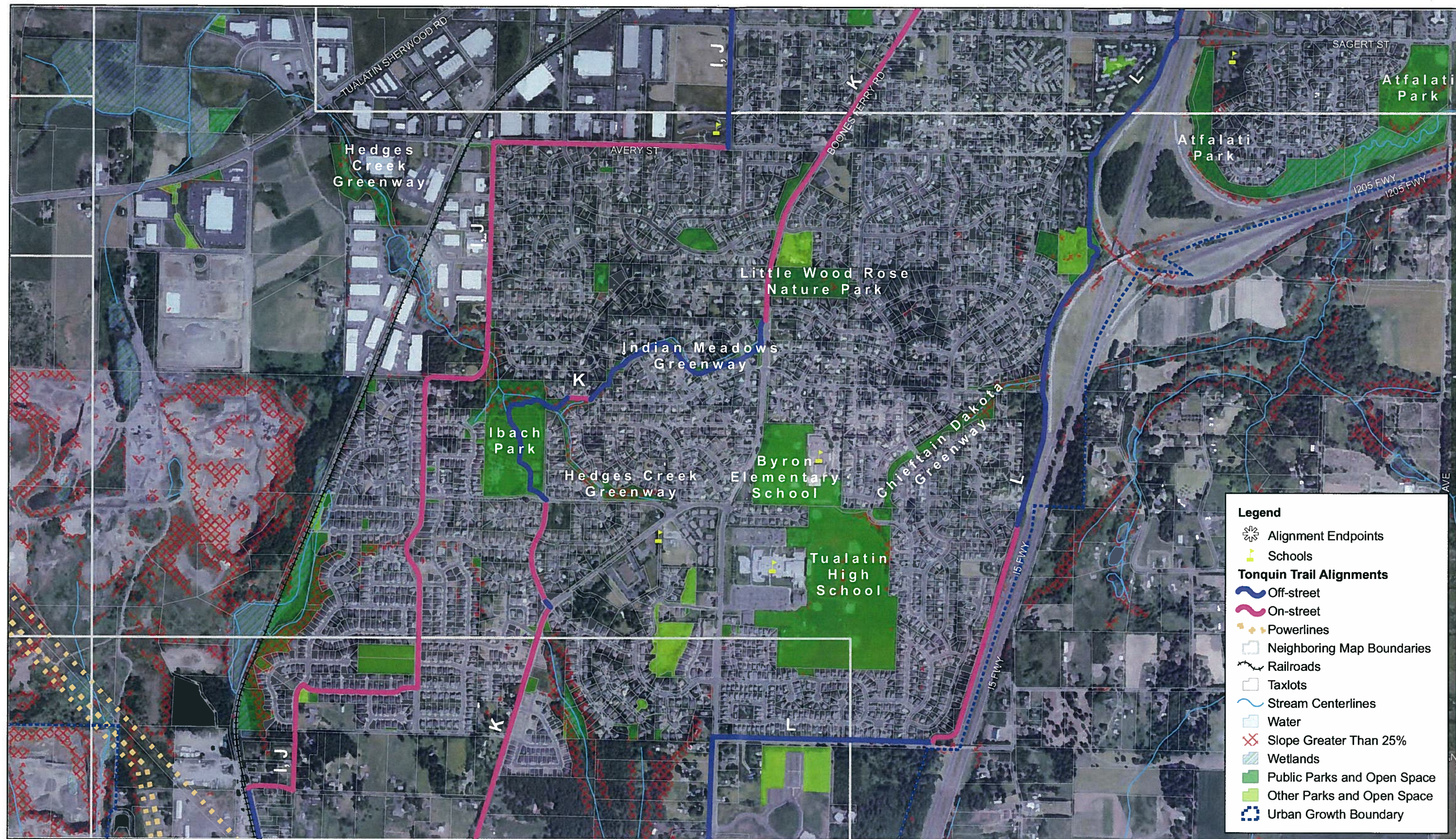


Tile 5

Tonquin Trail Master Plan Alignment Alternatives

Source: Metro Data Resource Center
Author: EAS
Date: May 2010

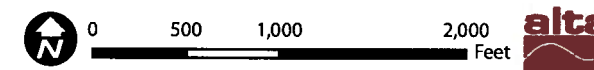


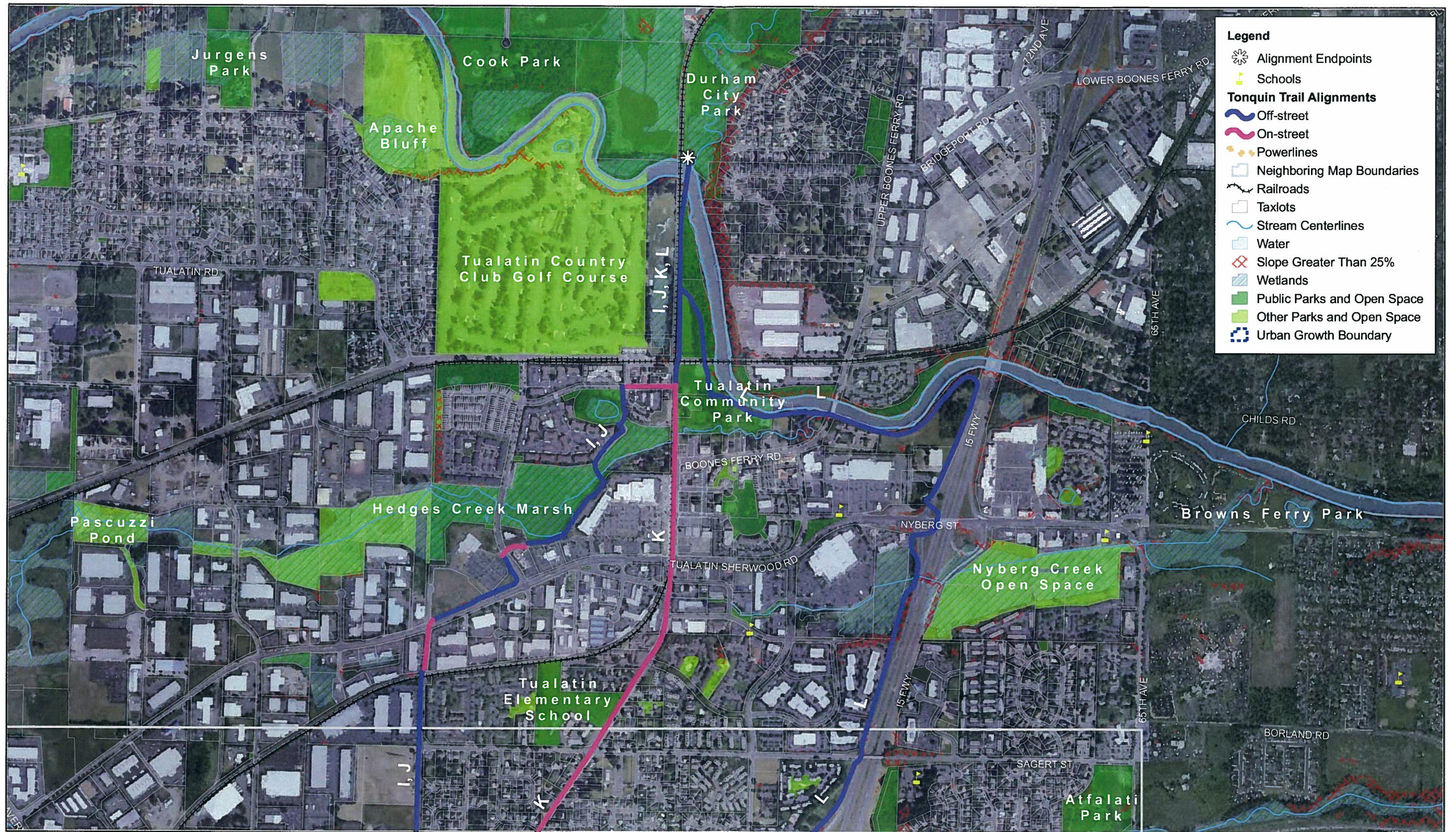


Tile 6

Tonquin Trail Master Plan Alignment Alternatives

Source: Metro Data Resource Center
Author: EAS
Date: May 2010

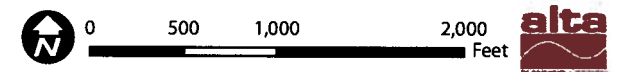




Tile 7

Tonquin Trail Master Plan Alignment Alternatives

Source: Metro Data Resource Center
Author: EAS
Date: May 2010



Public Input on the Tonquin Trail – Tualatin Crawfish Festival - August 14, 2010

1. At 103rd and Graham Ferry Rd. the route should bear right to continue on Grahams Ferry Rd. There is a 30' break in sidewalk on Grahams Ferry Rd in that stretch, and if the trail goes there, it will fill the gap in sidewalk that makes it unsafe and life threatening for kids walk to Byron E.S. from the surrounding neighborhoods.
2. 108th and 105th on segments I & J has a dangerous blind corner. It is a county road now, people get killed on that corner.
3. If going to develop Grahams Ferry then don't put money in Indian Meadows segment, better to keep route on Grahams Ferry so more direct route for kids to get to Byron Elementary.
4. It would be nice to make the old railway station near Tonquin Road into a restaurant.
5. Need signage to get to Fanno Creek due to gaps.
6. Death curve @ Blake & 105th.
7. Would like to have access to coffee shops and meander thru nature. It would be nice if the trail would make it possible for kids to walk from school to library.
8. Would like the alignment that goes through the most parks - most scenic route away from cars (not Boones Ferry Rd.)
9. I ride for recreation and to get away from traffic so put alignment away from traffic (not I-5), would like a route that goes more through neighborhoods and nature.
10. Doesn't like Boones Ferry (route K) – too much like what's already there.
11. Southern section of Grahams Ferry very dangerous now for bike riders.
12. Like the connection via future French Prairie bridge to Champoege Park
13. Connect w/a park & ride so people can ride transit to trail
14. Favor segment C over B because (1) off road, (2) flatter but don't like the proximity to trucks on C.
15. Do not favor I-5 due to fumes/noise, but also don't like the other on-street options. Not Tualatin Sherwood Rd. before intersection at McDonalds.
16. Avid street biker
 - a. Like I-5
 - b. Does not like paths with slow riders
 - c. Ok with trail on roads as long as not too busy.
17. I-5 route to Avery I-205 path is built, Sagert to Warm Springs – trail is graded. Tualatin River @ Hwy 5 – ODOT will allow undercrossing.
18. Southern portion of Boones Ferry Road is very bad for bikes. Need to redesign this if it is the preferred route.
19. I-5 – 99W connector should be high priority. Too much development in Sherwood / Newberg and adds to traffic through Tualatin. Route needs to consider Hwy connection.
20. Neighbors in Indian Meadows prefer the Indian Meadows route. It's great. They said most is already paved.
21. Chieftan Dakota GW residents – Good w/I-5 route – Need to be well maintained ;recommend lights.

22. 108th – 105th dangerous curve, Blake Rd. Garden corner - this needs improvement. Use Westside for trail. Prefer 'J', people are already using this.
23. Please put a bike path on Boones Ferry Rd.
24. Needs signs about dogs allowed on trail but not in Graham oaks.

**Notes from the Council/Staff Tonquin Trail and SW Concept Plan Field Trip
September 17, 2010**

- A bike/pedestrian bridge would be useful to cross Highway 99W. This would eliminate many delay and safety concerns.
- Why couldn't the trail follow the powerline corridor all the way through Tualatin?
- Discussion of the merits of the Tonquin Trail having the off-street alignment along the new 124th and connecting to the neighborhoods via Blake Street with a bicycle/pedestrian connection. The benefits to Tualatin users of this vs. an Oregon Street/Tonquin Road were discussed.
- An off-street facility is preferred at all times.
- Consider taking Segments I and J east from Ibach Park via existing facilities like Byrom campus paths, Cheifan Dakota Greenway, etc. all the way to I-5.
- Consider taking a Nyberg Creek path between Martinazzi Avenue to I-5 (and to points east).
- How is 95th off-street alignment even possible?
- Why use Norwood Road to get to I-5? Why not just cut across from Day Road?
- Consider using a Nyberg Creek path to the Tualatin River Greenway to avoid Nyberg property.

9.21.2010 HANDOUT AT WORK SESSION BY MIKE MCULLOP

SW CORRIDOR REFINEMENT PLAN

Map of Mobility Corridors

2

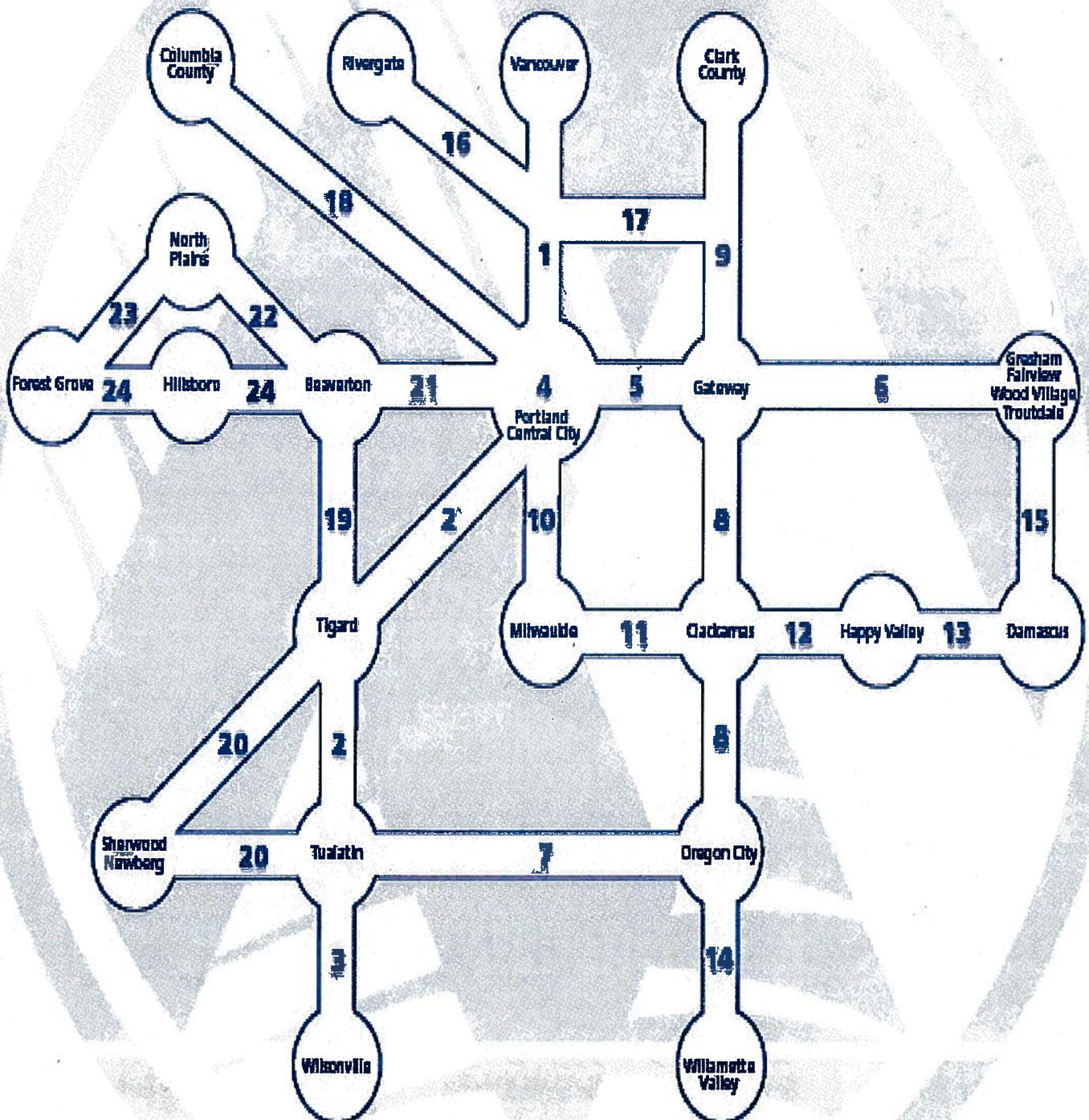


Figure 2.8 summarizes the priority tiers and (with figures 2.9 to 12) shows which projects were ranked in each tier. Priority tiers will be updated each time the Regional Transportation Plan is updated or by amendment to the RTP.

Figure 2.8: Summary of HCT priority tiers

Tier	Tier description	Corridors* (not listed in order of performance)
Near-term regional priority corridors	Corridors that are most viable for implementation in next four years.	10 – Portland to Gresham in the vicinity of Powell corridor 11 – Portland to Sherwood in the vicinity of Barbur/Highway 99W corridor 34 – Beaverton to Wilsonville in the vicinity of WES**
Next phase regional priority corridors	Corridors where future HCT investment may be viable if recommended planning and policy actions are implemented.	8 – Clackamas Town Center to Oregon City in the vicinity of I-205 corridor 9 – Park Avenue to Oregon City in the vicinity of McLoughlin corridor (extension) 17 – Sunset Transit Center to Hillsboro in the vicinity Highway 26 corridor/ Evergreen 17D – Tanasbourne (extension) 28 – Clackamas Town Center to Washington Square in the vicinity of I-205/ Highway 217 corridors 29 – Clackamas Town Center to Washington Square in the vicinity of railroad right of way 32 – Beaverton to Hillsboro in the vicinity of TV Highway 55 – Gateway to Salmon Creek in the vicinity of I-205 corridor***
Developing regional priority corridors	Corridors where projected 2035 land use and commensurate ridership potential are not supportive of HCT implementation, but which have long-term potential due to political aspirations to create HCT supportive built form.	12 – Hillsboro to Forest Grove (extension) 13 – Gresham to Troutdale (extension)
Regional vision corridors	Corridors where projected 2035 land use and commensurate ridership potential are not supportive of HCT implementation.	13D – Troutdale to Damascus 16 – Clackamas Town Center to Damascus 38S – Sherwood to Tualatin

*Corridors presented in each tier are sorted by numeric order only; corridor numbers refer to identifications used in the scoring and evaluation processes.

**Corridor 34: WES frequency improvements to 15-minute all day service are currently included in the state RTP financially constrained list of projects. The project as included in the RTP represents this level of improvement phased in over time, not construction as light rail as evaluated in the Regional HCT Plan technical evaluation.

***Corridor 55 (Gateway to Salmon Creek) was selected as part of the Southwest Washington Regional Transportation Council HCT System Plan and was not ranked based on evaluation criteria used in this plan.

What it takes for light rail...

Figure 3.9 provides a guide for the average land use densities (within one-half mile of stations) that support various transit mode investments.

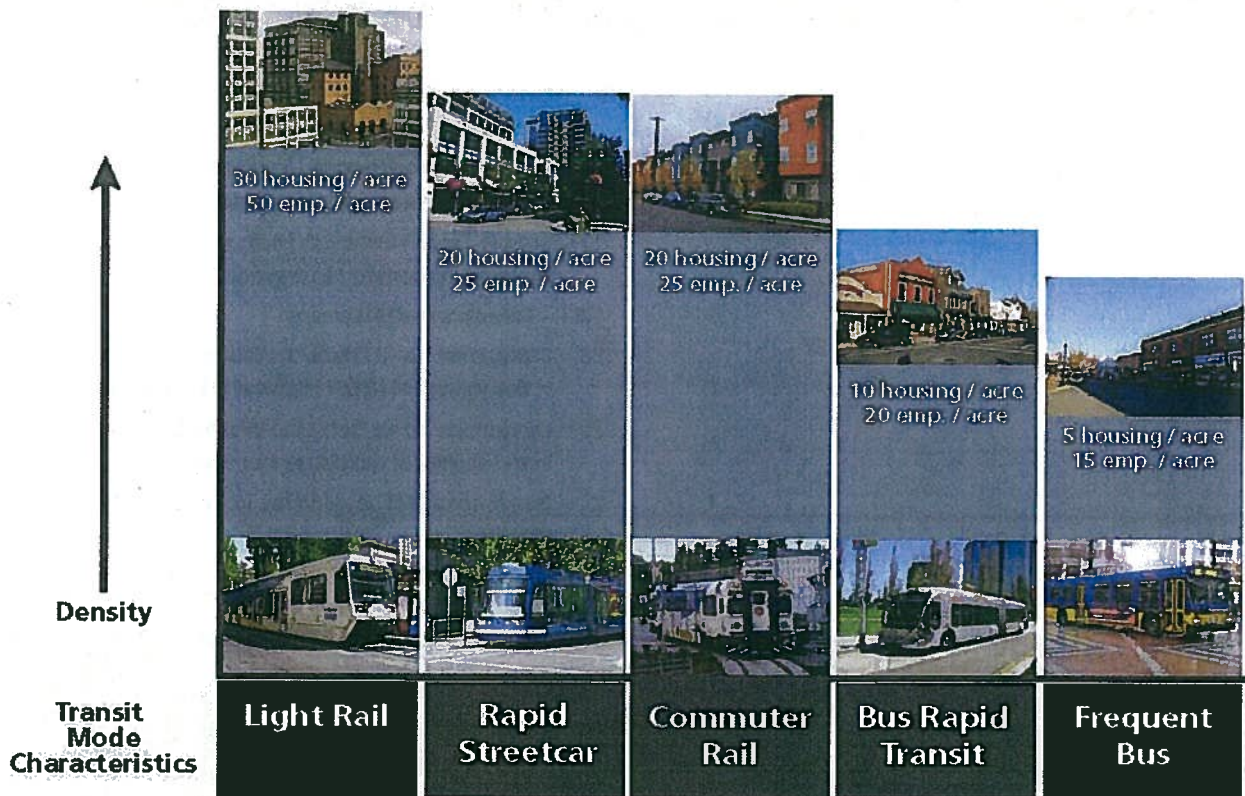


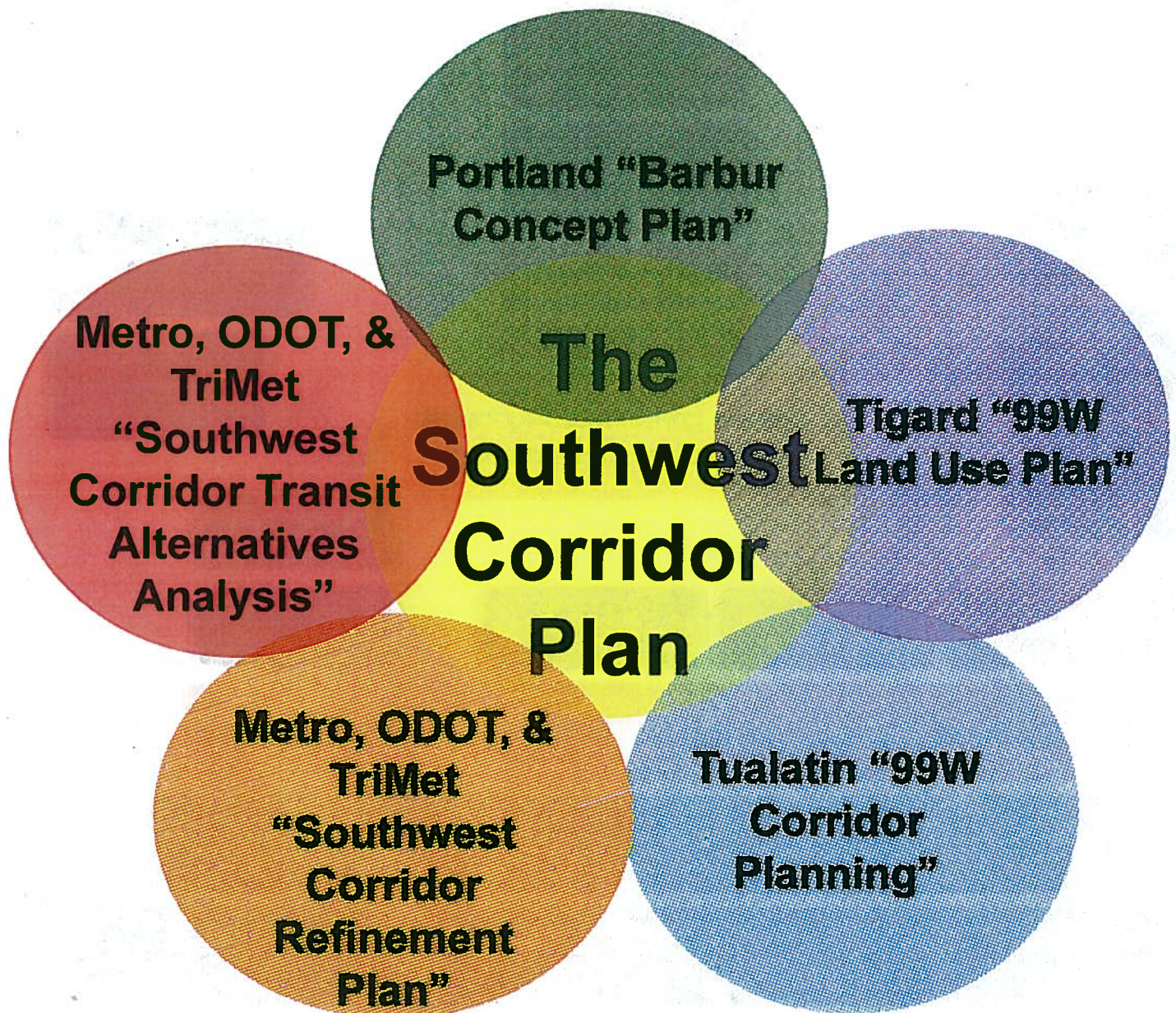
Figure 3.9: Station area density targets for high capacity transit modes

The transit systems that support the great cities of the world (London, New York, Tokyo, etc.) are emblematic and were essential to the evolution of each city's urban fabric and pedestrian-friendly streets. It is important to note that HCT systems tend to organize development differently than locally serving modes.

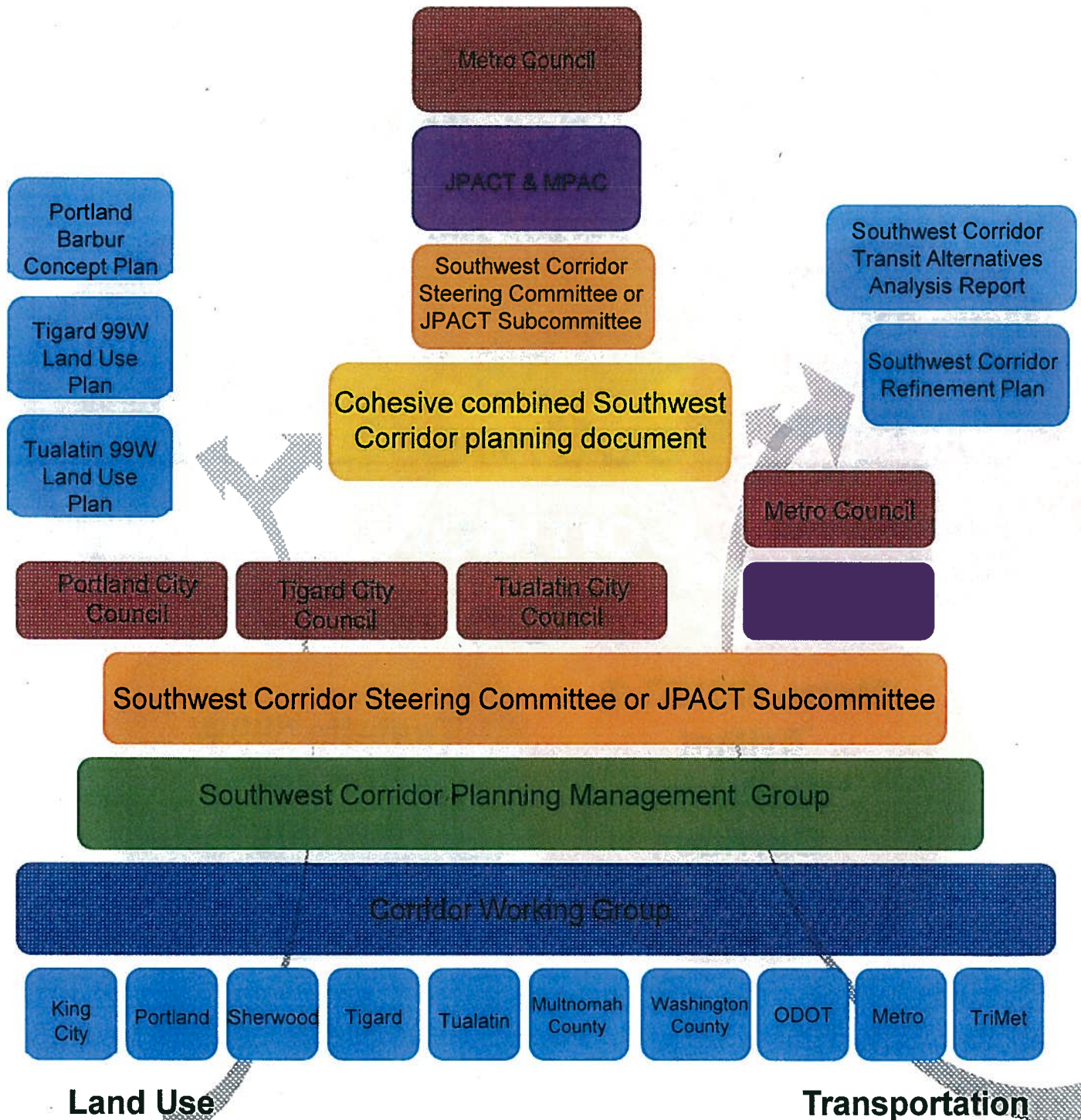
- **Linear development.** Local bus and streetcar typically have a linear impact on density and overall mix of land uses in a corridor since these modes have close stop spacing and provide consistent pedestrian access along the entire line.
- **Nodal development.** Light rail and bus rapid transit typically provide regional service with wider stop spacing and more developed stations. These modes typically have an impact on density and land use types within a one-third to one-half mile radius of the station.
- **Mixed.** Rapid bus (on-street bus rapid transit) or modes that mix right of way treatments and/or stop spacing may spur both types of development in different segments of the line.

Corridor Planning

5



6



How Do We Decide?

7

Part of TSP

Separate from TSP

Based on Land Use

Committee Involvement

WORK SESSION ITEMS

PowerPoint?

1. PTA-09-03 Historic Regs (Comm. Dev.) *(tentative)*
2. Water Discussion – Contract w/Portland (Eng)
- 3.
- 4.
- 5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. YAC Update
2. Washington County Library Levy Renewal (Abigail)
3. Life Saving Award – Gabe Grossman (Police) *[Honor Guard will be present]*
4. Commuter Rail Update
5. West Coast Giant Pumpkin Regatta Announcement
6. Introduction of new Captain, Lieutenant, and Sergeant (Police)

CONSENT CALENDAR ITEMS

1. Meeting Minutes
2. Reso – MOU re Basalt Creek between Wilsonville & WashCo (Comm Dev) *(tentative)*
3. Reso – IGA Metro CET Grant Basalt Creek (Comm. Dev.) *(tentative)*
- 4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

- 1.
2. PMA-09-03 Zone Change from RL to MC *[cont'd from July 12, 2010]*
- 3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Southwest Concept Plan Acceptance
2. Development Agreement for Legacy Health Systems *[cont'd from July 12, 2010]*

EXECUTIVE SESSION ITEMS

- 1.

SPECIAL WORK SESSION: Tuesday, October 12, 2010
Location: TBD

start time:

SPECIAL WORK SESSION ITEMS

PowerPoint?

1.

2.

3.

WORK SESSION ITEMS

PowerPoint?

1. Stoneridge discussion

2. Discussion on "Chickens"

3. Utility Undergrounding

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Washington County Library Levy Renewal (Abigail)

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.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. Future Urban Renewal Areas Discussion (Comm. Dev.)

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-09-09 CUP List of Uses Residential (**Legislative**) (Comm. Dev.) (*tentative*)

2.

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.

2.

3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2. Award Gateway Artist Contract (TDC) (Comm. Dev.)

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. PTA SW Concept Plan (**Legislative**) (Comm. Dev.) (*tentative*)

2. PMA SW Concept Plan (**Legislative**) (Comm. Dev.) (*tentative*)

3. PTA-09-03 Historic Regs (**Legislative**) (Comm. Dev.) (*tentative*)

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Resolution Awarding Gateway Artist Contract (Comm. Dev.)

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.

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

October

<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 @ Tualatin Community Park	2
3	4 6:00p CIC Meeting	5 6:00p TLAC @ Lib Comm Rm 7:00p TPAC Meeting, Council Chambers	6	7 6:45p ClackCo C-4 Mtg @County Dev Svcs Bldg.	8 7:30a Chamber Networking @ MITCH Charter School	9
10	11 12p WCCC 5:00p Work Session 7:00p Council/TDC Mtg	12 6:00p TPARK @ Council Chambers	13	14	15 7:30a Chamber Networking @ Sterling Savings Bank	16
17 9a Fund Run-Make a Wish Tualatin HS	18	19 6:00p TAAC @ Council Chambers	20	21 7:00p Urban Renewal Advisory Committee Council Chambers 18880 SW Martinazzi Avenue	22 7:30a Chamber Networking @ Tualatin School House Pantry	23 8a-5p - 7th Annual Giant Pumpkin Regatta and Regatta Run; Tualatin Commons 10-2p Bulky Waste Day Allied - Wilsonville
24	25 5:00p Work Session 7:00p Council/TDC Mtg	26 6:30p Tualatin Tomorrow VIC Steering Committee @ Council Chambers	27	28 11:30a Chamber Luncheon	29 7:30a Chamber Networking @ Meridian Park Orthodontics	30
31						

2010

November

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2 6:00p TLAC @ Lib Comm Rm 7:00p TPAC Meeting, Council Chambers Election Day	3	4 6:45p ClackCo C-4 Mtg @ County Dev Svcs Bldg.	5	6
7	6:00p CIC Meeting 8 12p WCCC 5:00p Work Session 7:00p Council/TDC Mtg	9 6:00p TPARK @ Council Chambers	10	11 Veterans Day Holiday CITY OFFICES CLOSED	12	13
14	15	16 6:00p TAAC @ Council Chambers	17 12:00p Core Area Parking District Board, Council Chambers	18	19	20
21	22 5:00p Work Session 7:00p Council/TDC Mtg	23 6:30p Tualatin Tomorrow VIC Steering Committee, Council Chambers	24	25 Thanksgiving Holiday CITY OFFICES CLOSED	26 Thanksgiving Holiday CITY OFFICES CLOSED	27
28	29	30				

2010

December

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1	2 11:30a Chamber Holiday Luncheon and Auction 6:45p ClackCo C-4 Mtg @ County Dev Svcs Bldg.	3 7:30 – 10:00a Holiday Chamber Mixer @ Wilsonville Costco 6pm – Starry Nights Holiday Lights	4
5	6	7 7:00p TPAC Meeting, Council Chambers	8	9	10	11
12	13 6:00p CIC Meeting 12p WCCC 5:00p Work Session 7:00p Council/TDC Mtg	14	15	16	17	18
19	20	21	22	23	24 Christmas Holiday CITY OFFICES CLOSED	25
26	27	28	29	30	31 New Year's Day Holiday CITY OFFICES CLOSED	

2010

