



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL SPECIAL WORK SESSION MEETING FOR MARCH 17, 2022

Present: CIO Member Cathy Holland, Alex Thurber, Brian Fant, Councilor Bridget Brooks, Councilor Christen Sacco, Dana Holland, Deb Fant, Del Moore, Doug Ulmer, Ed Casey, Mayor Frank Bubenik, Grace Lucini, Janine Wilson, Katie Pinamonti, Margarita Crowell, Maria Reyes, Patricia Parsons, Parks and Recreation Director Ross Hoover, Sallie Olson, City Manager Sherilyn Lombos, Councilor Valerie Pratt

Mayor Bubenik called the meeting to order at 6:30 p.m.

Discussion with Community Involvement Organization (CIO) Leadership

CIO Member Cathy Holland presented the CIO's history of tackling tough problems with the City Council including items such as the Good Neighbor Agreement, rewriting zoning for Blocks 28 and 29, establishment of CERT, the East CIO Legacy Development Plan, and code enforcement for odor reduction. She stated the CIO's have used grant funds to help with local projects such as dog waste control, park benches, Neighborhood Night Out, and other community events. Member Holland stated the CIO's have launched their new website. She stated CIO activities since September have included virtual meetings, public comment at planning commission hearings, planning annual meetings, preparing grant requests, attending CERT trainings, and conducting Neighborhood Ready presentations.

Member Patricia Parsons spoke on noise pollution since the completion of construction on 124th Avenue. She stated the noise from the gun club is creating noise pollution in the surrounding neighborhoods. Member Parsons expressed concern with the noise pollution in relation to effects to children, veterans, and property values. She stated residents have identified potential solutions. They have reached out to the Mayor and County Commissioners so they can work in partnership to put solutions in place.

Member Janine Wilson presented information on the Riverpark Community Fair on May 14th. She stated it focuses on families and children. Member Wilson stated they will be applying for a grant to purchase the shelter rental, snacks, and supplies. She stated non-profit groups will be there including Neighbors Nourishing Communities, Friends of the Library, CERT, and an animal rescue display.

Member Holland presented three issues including the Washington County Development process, traffic, and noise and tree loss. She stated Washington County has a pattern of ignoring public input. She presented examples including the issue with the Basalt Creek Parkway Bridge. Member Holland stated it does not help traffic in the area and is a bridge to nowhere without a commitment from Clackamas County to build an extension over I-5 and with a connection to I-205. She stated members want to see the Council secure a commitment from Clackamas County before Washington County begins construction on the parkway. Member Holland stated the environmental report is not consistent with previous Metro studies. She expressed concern with the noise analysis, which concluded that buffers were too expensive and feels this should not be a reason to exclude them from the project. Member Holland stated the noise study only included existing housing and not proposed housing across from the bridge. The CIOs are requesting the Council

consider recommending a delay until the Clackamas County connection is confirmed and the noise buffers are included.

Member Holland presented CIO concerns with traffic. She stated the traffic studies that were conducted during COVID understated normal peak traffic. She stated the studies for new developments with the understated studies will overwhelm existing neighborhoods. Member Holland stated transit improvements continue to be limited or have no services for essential workers which is forcing them to park and drive. She stated currently it is dangerous to enter traffic on SW Boones Ferry Road from SW Iowa Street. Member Holland stated the CIOs are asking the Council to consider updating traffic studies for after COVID to accurately determine the impact of increased development and commit to transit solutions for SW Boones Ferry Road and SW 65th Street.

Member Holland presented CIO concerns regarding noise and trees. She stated the development of SW 124th has caused neighborhood noise levels to increase. Member Holland stated trees are able to reduce sound depending on their physical characteristics. She stated ODOT requires a barrier of trees along highways to protect businesses and residents from highway noise. Member Holland stated current city development standards require an arborist report but do not require trees be saved or replaced if they interfere with the building site. She provided two examples of tree loss which will further hurt sound absorption at Autumn Sunrise and Tualatin Logistics Park. Member Holland would like the Tualatin Development Code to require landscaping with tall evergreen trees to reduce noise and create sound buffers. She stated there is an opportunity to change landscaping requirements for new development in Basalt Creek along 124th Avenue. Member Holland stated the CIOs are requesting the Council update ordinances for increased evergreen tree planting, public right-of-way codes to add more tree barriers, and work with Washington County to plant trees in the reclaimed area not expected for development.

CIO and Council Member Comment

Member Parsons stated when she contacted the county regarding the noise pollution along 124th they stated not many trees were removed. She noted the amount of concrete and ground they moved has created a lot of sound reverberation in the area.

Mayor Bubenik stated he has always been vocal about being reluctant to have the bridge built in the area. He agrees there needs to be more public involvement surrounding the construction of the bridge.

Councilor Brooks stated her concerns with the bridge are shared. She stated she met with Chair Harrington and Commissioner Rogers and they stated it was an agreement that has been had for decades to have this bridge built. Councilor Brooks stated they plan to add an additional lane to help with traffic in the area. She stated she shares the concerns with the potential noise impacts to the area and is very interested in finding solutions for noise mitigation in the area. Councilor Brooks stated the city is rolling out a Climate Action Plan and they are beginning community engagement; she encouraged everyone to contribute. She stated this will help to update the codes to be greener and more modern and increase the quality of life in the area. Councilor Brooks stated she is not in favor of the bridge and will work towards better alternative solutions.

Councilor Sacco stated when they met with Washington County they discussed the history of the conversations regarding the bridge. She stated conversations started in 1980 regarding the bridge and it is unknown when it will be built. Councilor Sacco stated they requested the County have a seat at the table for Tualatin during these discussions.

Councilor Pratt stated she is not in favor of the bridge as she has concerns with livability, traffic, and noise. She has concerns with the lack of noise barriers planned around the bridge. Councilor Pratt stated over a decade ago this was put in the Transportation Plan and the surrounding cities had discussions about the bridge when the area was slated to be industrial land. She stated she is committed to Climate Action Planning and making sure it applies to transportation projects like this.

Mayor Bubenik stated the point of 124th was to relieve truck traffic from going down Tualatin-Sherwood Road. He stated the bridge will help to get truck traffic off Day Road because it is a City of Wilsonville road and it is not meant to handle truck traffic. Mayor Bubenik stated he has been advocating for MSTIP funding to be used toward traffic issues along Lower Boones Ferry Road.

Mayor Bubenik stated the city does not generate traffic studies; they rely on traffic firms. He stated they push back on the timing and numbers in the studies. Mayor Bubenik stated they will push for studies from pre-COVID in 2019 to be used.

Mayor Bubenik stated 65th Avenue is on the border between the two counties and transit solutions in the area are difficult. He is looking too SMART to provide additional reliable transit solutions for the area.

Councilor Brooks stated commuter transportation is part of the Housing Strategy. She stated she would like to see the code updated to reflect those changes so our transit system can work better for our city.

Councilor Brooks stated the Council is concerned with tolling and they have been pushing back against it due to the potential impacts to traffic. She encouraged residents to share their feedback on tolling and transportation to ODOT to help advocate against it.

Mayor Bubenik asked for clarification on the location of the reclaimed land along 124th Avenue. Member Holland stated it is the mining operation area where dirt is being dumped. Mayor Bubenik stated that is the SW Concept Area for the City and is about 20 years out from development. Member Holland stated she would like to have conversations with that land owner about potentially planting trees in the area to help with noise mitigation.

Member Holland wants to plan for the bridge to be the original plan in Norwood as the connector to Clackamas County and not the current plan for a bridge to nowhere.

Mayor Bubenik stated he sent a letter to the Washington County Commissioners regarding the noise from the gun club. He stated he heard back from several commissioners and he will be meeting with them to discuss solutions. Member Parsons thanked the Mayor for taking this issue up and is glad to see a step in the right direction towards a solution.

Councilor Brooks stated the city is now a Bee City and part of it is about habitat loss. She wants those priorities included in all the planning processes when updating City codes.

Councilor Brooks asked for clarification around questions regarding the Comprehensive Plan. Mayor Bubenik stated the City is working on updating the plan. He stated the plan drives development in the area.

Councilor Pratt thanked everyone for their commitment to the community and showing up tonight. She requested everyone's help to advocate with the County Commissioners on these types of projects.

Councilor Brooks addressed concerns with no longer being a Tree City with the removal of trees during development. She stated the city is committed to retaining its Tree City status.

Adjournment

Mayor Bubenik adjourned the meeting at 7:54 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor