



TUALATIN CITY PLANNING COMMISSION MEETING

THURSDAY, FEBRUARY 18, 2021 AT 6:30 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/83673581282?pwd=K3MyM3AzL1NlNmRlL2xJYWtJV2tQdz09>

Meeting ID: 836 7358 1282

Passcode: 542101

One tap mobile

+13462487799

Bill Beers, Chair

Mona St. Clair, Vice Chair

Daniel Bachhuber Mitch Greene

Alan Aplin Janelle Thompson

Ursula Kuhn

CALL TO ORDER & ROLL CALL

ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION

APPROVAL OF MINUTES

[Consideration of Planning Commission minutes of December 10, 2020](#)

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

Limited to 3 minutes

ACTION ITEMS

[Consideration](#) of a recommendation to City Council on a Plan Map Amendment and corresponding Plan Text Amendment to adjust to existing boundary location of Neighborhood Commercial (CN) zoning in the Basalt Creek area with no net change to acreage, east of Boones Ferry Road and north of Greenhill Lane in the Basalt Creek area (File Nos. PMA 20-0002 and PTA 20-0005).

COMMUNICATION FROM CITY STAFF

[Discussion](#) of draft Housing Policies of Tualatin's Housing Production Strategy

FUTURE ACTION ITEMS

ADJOURNMENT



UNOFFICIAL

**TUALATIN PLANNING COMMISSION
MINUTES OF December 10, 2020**

TPC MEMBERS PRESENT:

William Beers, Chair
Mona St. Clair, Vice Chair
Commissioner Alan Aplin
Commissioner Janelle Thompson
Commissioner Daniel Bachhuber
Commissioner Ursula Kuhn
Commissioner Mitch Greene

STAFF PRESENT

Steve Koper
Tabitha Boschetti
Erin Engman
Karen Perl Fox

GUESTS: Beth Goodman- Senior Policy Project Director - ECONorthwest
Sadie DiNatale- Associate - ECONorthwest
Sean Edging – DLCD

1. CALL TO ORDER AND ROLL CALL:

Chair Beers called the meeting to order 6:30 PM and reviewed the agenda. Roll call was taken.

2. ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION

None.

3. REVIEW OF MINUTES:

The Planning Commission members voted unanimously to adopt the Tualatin Planning Commission Minutes of November 19, 2020.

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4. ACTION ITEMS

None.

5. COMMUNICATION FROM CITY STAFF

Discussion on and Introduction to Tualatin's Housing Production Strategy.

Karen Perl Fox, Senior Planner introduced Beth Goodman of ECONorthwest, who has been working as a consultant with Tualatin over the past year, and has done housing studies for other cities in the area for over 15 years. The Oregon DLCDC has provided a consultant assistance grant to connect ECONorthwest and Tualatin. Ms. Goodman explained her presentation has a lot of data and about Tualatin's Housing Production Strategy.

Ms. Goodman explained how the Housing Production Strategy takes a look at a variety of issues including the following: Buildable Lands Inventory, housing market, demographics/socioeconomic characteristics, affordability, forecast for new housing, and assessment of land sufficiency. She also explained how they received information from the public from the following: 15 interviews, group stakeholder interview with Tualatin Aging Task Force, 4 meetings with the Technical Advisory Committee, 7 meetings with Community Advisory Committee, a pop-up event and online survey, 2 Severely Rent Burdened public forums (Under One Roof Luncheon (2019), and Our Home, Our Health Event (2020)). Ms. Goodman asked if Ms. Perl Fox had anything she wanted to add. Ms. Perl Fox mentioned Tualatin has a head-start relative to other cities by starting development of its Housing Production Strategy at this time. Ms. Goodman opened up the floor for questions before moving onto the next slides.

Chair Beers had a question on identifying housing producers/service providers and understanding what a service providers is. Ms. Goodman answered that a service provider might be for example a non-profit organization in working with people with disabilities who have a more in-depth understanding of their housing needs. She mentioned her colleagues have done a fair amount of work in the region, including with Tigard, and have a few ideas of people they would like to talk with and get input. Steve Koper, Assistant Community Development Director added in that one of two housing developers were a part of the Tualatin|2040 vision planning on their perspectives on middle income housing. Commissioner Thompson asked if there was a certain timing that needed to have this plan completed. Ms. Goodman answered that Tualatin is a part of a test case of three cities for the Housing Production Strategy and

that a new Housing Needs Analysis will need to be done every 6 years, and a Housing Production Strategy will need to be completed 1 year after that..

Ms. Goodman explained the upcoming stakeholder engagement which will include: 6 interviews with housing producers and service providers focusing on key housing needs, and additional discussions with stakeholders if needed. She went thru data highlighting how different groups of people in the city have varying degrees of cost burden and ability to afford housing. Ms. Goodman also provided data showing income levels, and ages of Tualatin residents.

Ms. Goodman presented the data explaining housing burden can differ by racial or ethnic groups as well as by disability. She stated a big take away is that 62% of people in the Portland Region are rent burdened. She discussed people Age 65 and older and their ability to pay for housing. Ms. Goodman explained that seniors have a variety of factors to think about when comes to housing including physically accessible housing, access to affordable unit, access to housing with needed services and access to housing without discrimination.

Vice Chair St. Clair asked to clarify what physically accessible housing means. Ms. Goodman responded that physically accessible housing might include modifications of a home such as: ramps, doors wider, bathroom space, location and access to transit, etc.

Ms. Goodman stated that that another group of people to consider is those experiencing houselessness. She stated the data correlated with this issue and the unique housing needs for this group include, emergency assistance, including rent support, permanent supportive housing with services and access to an affordable unit.

Ms. Goodman explained before getting into the specific strategies, it would be useful to look at the factors that influence housing development. She mentioned that Tualatin can directly influence public policy, land, and infrastructure by looking at policies and the Development Code.

The Commissioners present discussed whether rezoning would help all categories for affordable housing, and what that would look like. The discussion also included what they could possibly do for seniors and involving RVs and manufactured homes. Ms. Goodman asked the group members to do a “round robin” of each of their concerns they had after hearing the presentation and what they are interested in knowing more about to help with affordable housing in Tualatin.

Commissioner Alpin wanted to know how much land is available to rezone and stated that Tualatin is a bedroom community and not much other than single family homes. Ms. Goodman answered there are opportunities in commercial zoning as of now and could intergrade. Mr. Koper added in that Tualatin does have some of these vertical housing opportunities in the Bridgeport Village area now.

Vice Chair St. Clair said her concerns were about the homeless and also where all the seniors are going to go. She mentioned concerns about sustainability and what the City can do.

Commissioner Kuhn expressed concerns about young people who have kids who can't afford housing. She mentioned her personal experience of trying to own a house and the affordability was tough.

Chair Beers wanted to know more on senior housing in particular people who are ageing and have disabilities. He added that more housing options near transit corridors would be something he would like to see explored.

Commissioner Thompson expressed interest in looking at transit oriented areas and downtown Tualatin for rezoning. She also mentioned that newer floor plans often include multiple generation living.

Commissioner Greene mentioned the traffic and lack of robust downtown area. He noted he likes how Tualatin is a bedroom community but really close to I-5 and Boones Ferry becomes a parking lot. Putting up more housing on Boones Ferry would make it worse.

Commissioner Bachhuber stated that he would like to evaluate potential impacts and timelines to frame conversation. He mentioned that the gap is not having the right incentives and how much Tualatin has failed to produce low income housing. He noted that while there are vacant areas of downtown, Tualatin also has big industrial employers and the idea of workforce housing is a bit unexplored.

Ms. Perl Fox added that Tualatin has been working on incentives and that there will be a wide range to review in the future as part of the Housing Production Strategy.

ADJOURNMENT

MOTION by Aplin to adjourn the meeting at 8:24pm



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Tabitha Boschetti, AICP, Assistant Planner

DATE: February 18, 2021

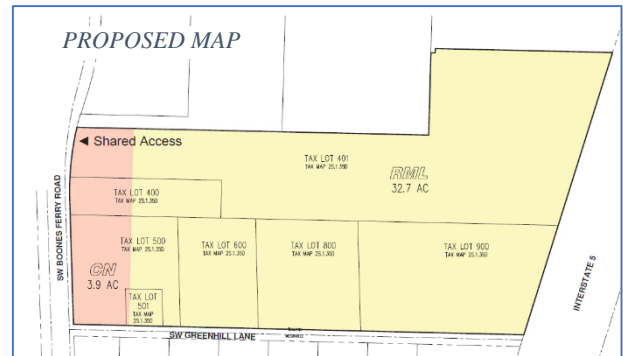
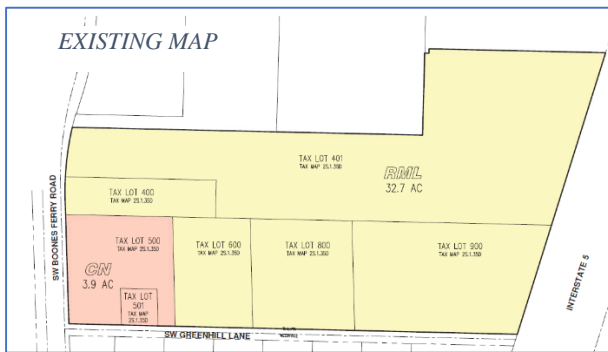
SUBJECT:

Consideration of a recommendation to City Council on a Plan Map Amendment and corresponding Plan Text Amendment to adjust to existing boundary location of Neighborhood Commercial (CN) zoning in the Basalt Creek area with no net change to acreage, east of Boones Ferry Road and north of Greenhill Lane in the Basalt Creek area (File Nos. PMA 20-0002 and PTA 20-0005).

EXECUTIVE SUMMARY:

The applicant proposed to modify the boundary location of the Neighborhood Commercial (CN) zoning with no net change to acreage as shown below and in Attachment 2. The applicant has provided a Conceptual Development Plan (Attachment 3) which shows how the proposed reconfiguration would interact with the future proposed street system and development patterns in the surrounding area.

The effected parcels include Tax Map 2S135D, Lots 400, 401, 500, and 501. The maps below compare the existing and proposed zoning, with the RML zone in yellow, and CN zone in pink.



The applicant also proposes to amend Chapter 51 of the development code which eliminate a preexisting prohibition on siting of the CN zone within 300 feet of a school, which due to the site's location adjacent to the Horizon Christian Church and School would otherwise preclude the proposed reconfiguration.

RECOMMENDATION:

Staff respectfully recommends that the Planning Commission forward a recommendation of approval of the proposed Plan Map and Text Amendments (File No. PTA File Nos. PMA 20-0002 and PTA 20-0005).

ATTACHMENTS:

- Attachment 1: Presentation
- Attachment 2: Existing and Proposed Zoning
- Attachment 3: Conceptual Development Plan
- Attachment 4: Proposed Development Code Chapter 51 Text Amendment
- Attachment 5: Application Package
- Attachment 6: Findings and Analysis

Basalt Creek
Neighborhood Commercial
Map/Text Amendment
PMA 20-0002/PTA 20-0005

Tualatin Planning Commission
February 18, 2021



PROPOSAL

The applicant is requesting to:

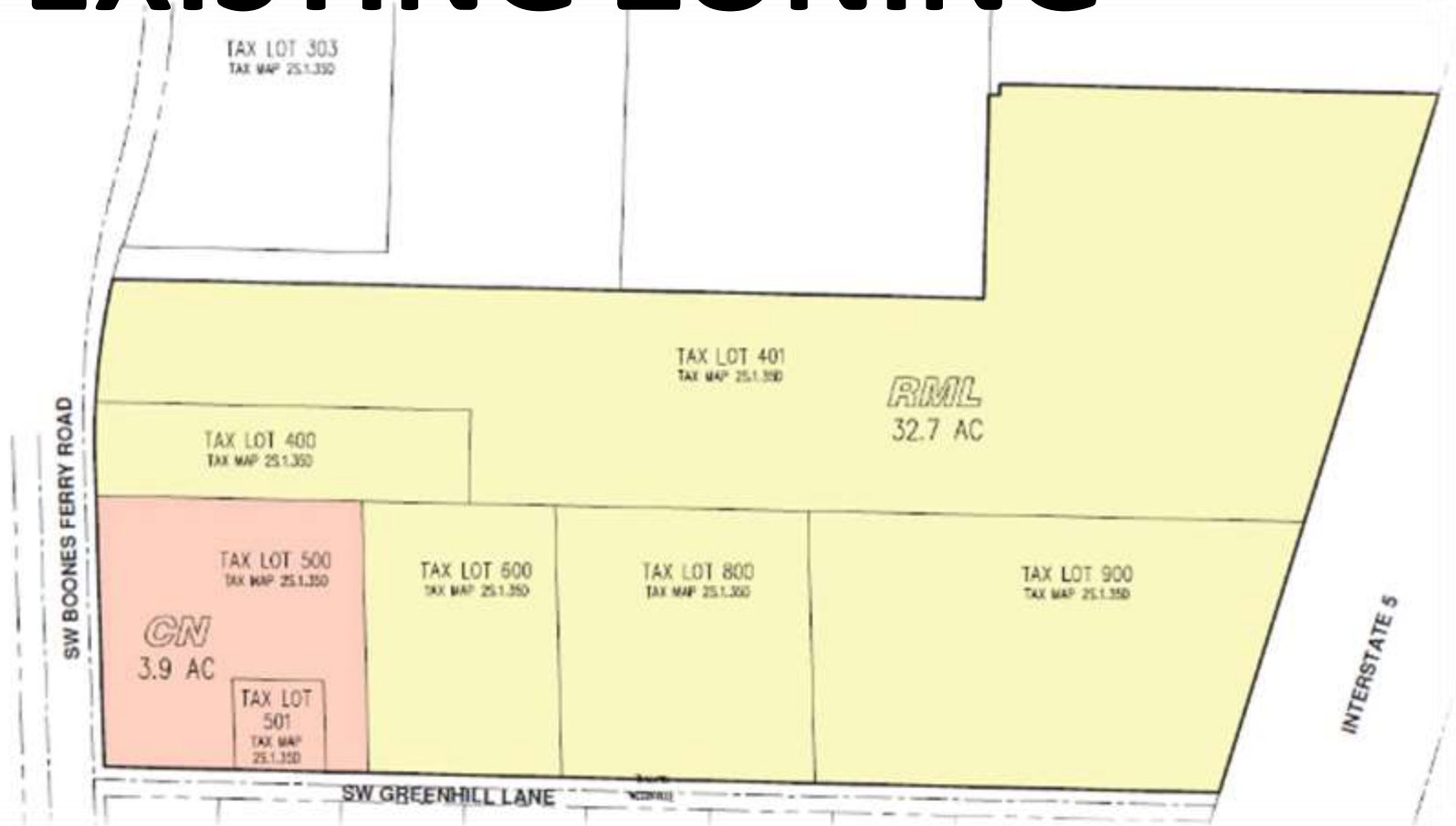
- Change the configuration of the existing Neighborhood Commercial (CN) zone with no net change in acreage; and
- Update Development Code Chapter 51 to remove siting prohibition with 300 feet of a school to accommodate proposed reconfiguration



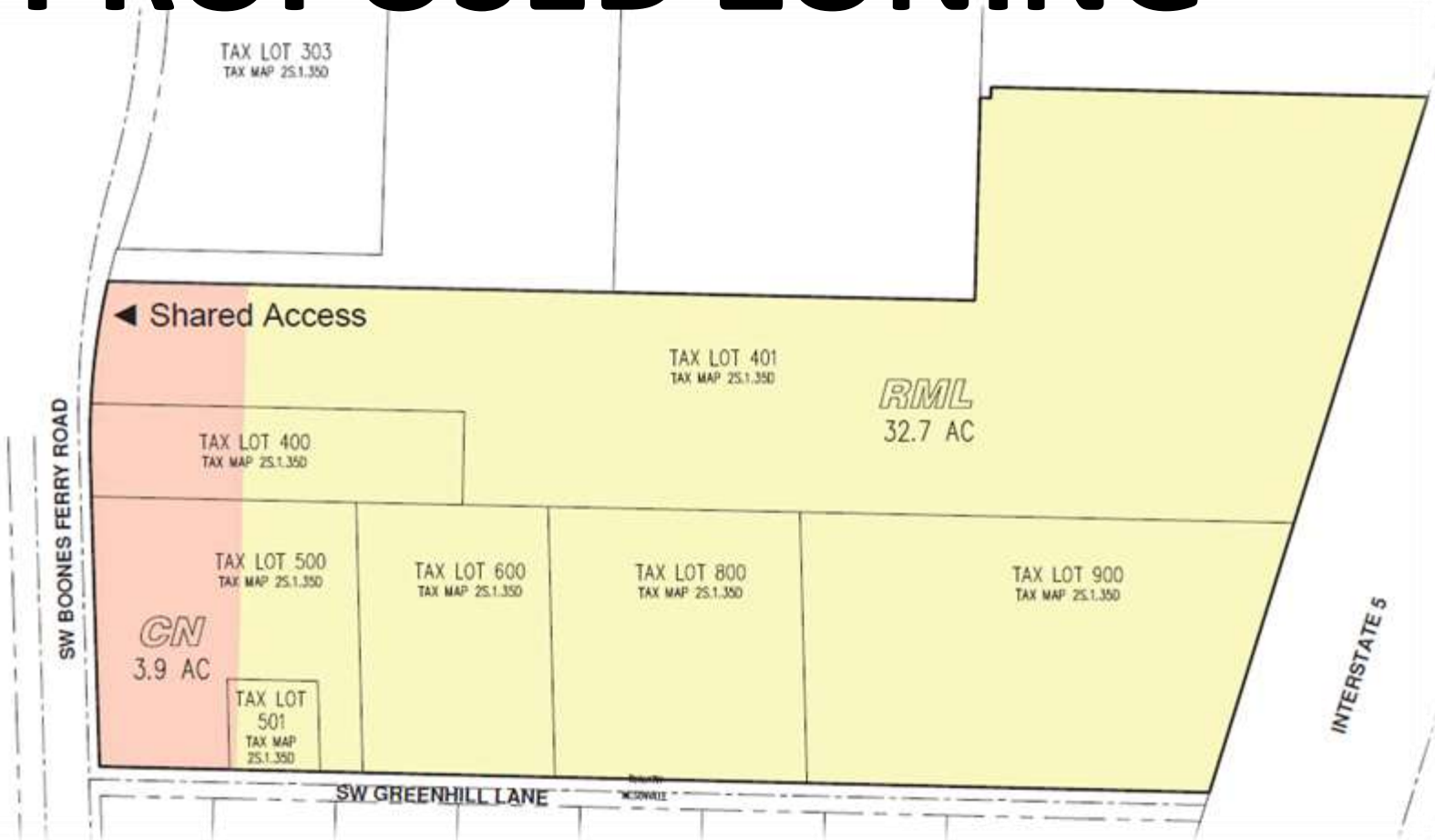
SUBJECT AREA



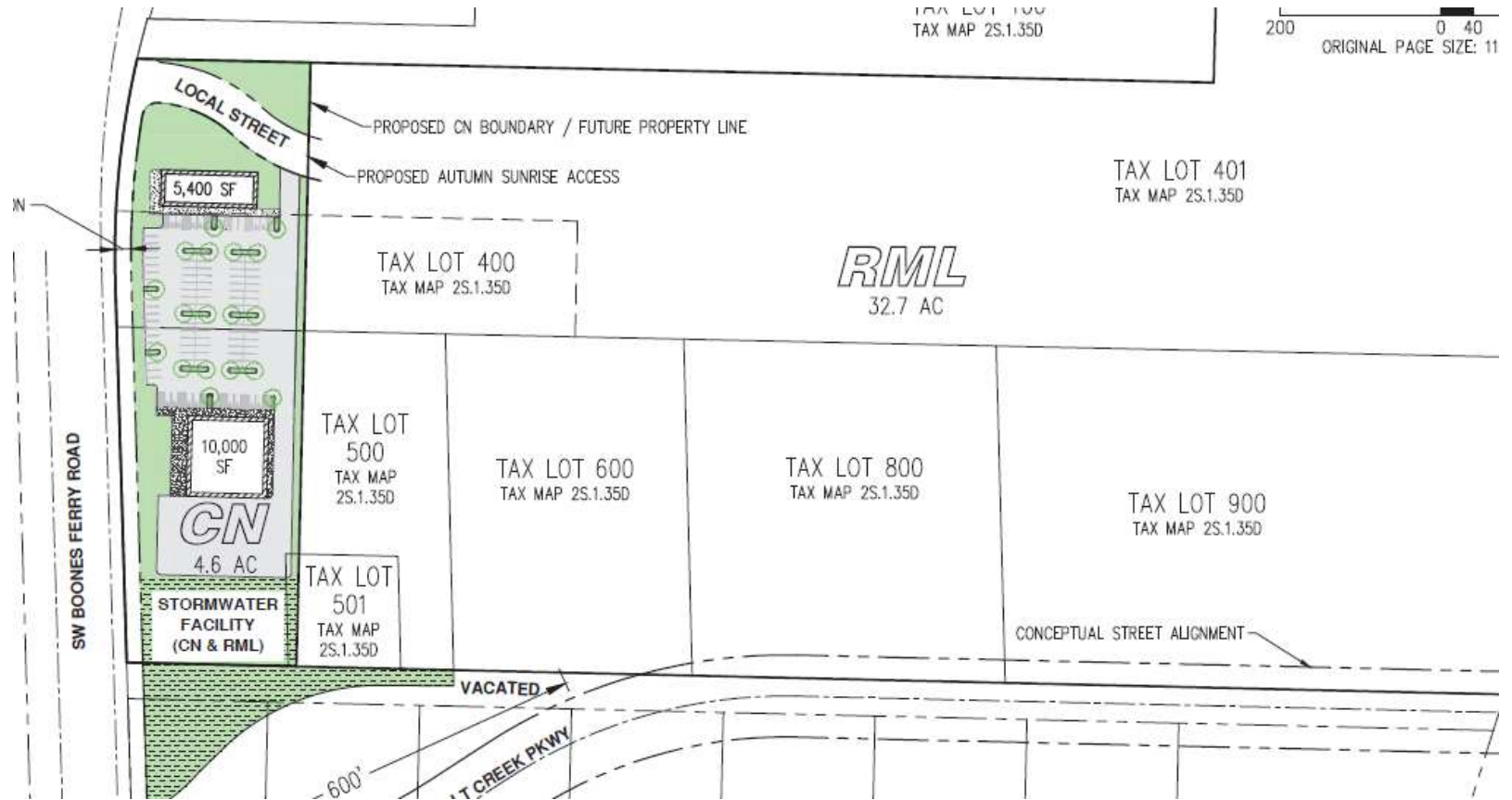
EXISTING ZONING



PROPOSED ZONING



CONCEPTUAL DEVELOPMENT DIAGRAM



TEXT AMENDMENT

TDC 51.110. - District Location Standards.

(1) *District Location.* ~~The boundaries of a CN district must be separated from school property by not less than 300 feet.~~ The boundaries of a CN District must be separated from all other CN, CC, and CG districts by at least 1,320 feet.

(2) *Street Frontage.* At least one-fourth of the total street frontage of the CN District area must be on an Arterial or Major Collector street.



TEXT AMENDMENT



APPLICABLE CRITERIA

- TDC 33.070 requires findings that:
 - Granting the Amendment is in the Public interest
 - The Amendment Conforms with Tualatin Community Plan
 - The Recommendation Considers the characteristics of city, land development trends, health and safety, natural resources
 - The Amendment is Consistent with Oregon Statewide Planning Goals and Administrative Rules



RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval of the proposed Map and Text Amendments PMA 20-0002/PTA 20-0005) to City Council.

The TPC may alternatively recommend to the Council:

- *Approval with additional changes;*
- *Neither approval nor denial (i.e. a “neutral” recommendation); or*
- *Denial*



QUESTIONS?



TAX LOT 303
TAX MAP 2S.1.35D

TAX LOT 401
TAX MAP 2S.1.35D

RML
32.7 AC

TAX LOT 400
TAX MAP 2S.1.35D

TAX LOT 500
TAX MAP 2S.1.35D

CN
3.9 AC

TAX LOT 600
TAX MAP 2S.1.35D

TAX LOT 800
TAX MAP 2S.1.35D

TAX LOT 900
TAX MAP 2S.1.35D

TAX LOT
501
TAX MAP
2S.1.35D

SW GREENHILL LANE

INTERSTATE 5

DATE: 7/15/2020

SCALE: 1" = 150 FEET



ZONE CHANGE EXISTING ZONING		EXHIBIT
AUTUMN SUNRISE		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MTS CHKD: MTS AKS JOB: 7454



TAX LOT 303
TAX MAP 2S.1.35D

◀ Shared Access

TAX LOT 401
TAX MAP 2S.1.35D

RML
32.7 AC

TAX LOT 400
TAX MAP 2S.1.35D

TAX LOT 500
TAX MAP 2S.1.35D

CN
3.9 AC

TAX LOT 600
TAX MAP 2S.1.35D

TAX LOT 800
TAX MAP 2S.1.35D

TAX LOT 900
TAX MAP 2S.1.35D

TAX LOT
501
TAX MAP
2S.1.35D

SW GREENHILL LANE

INTERSTATE 5

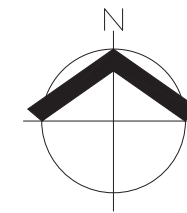
DATE: 7/15/2020

SCALE: 1" = 150 FEET

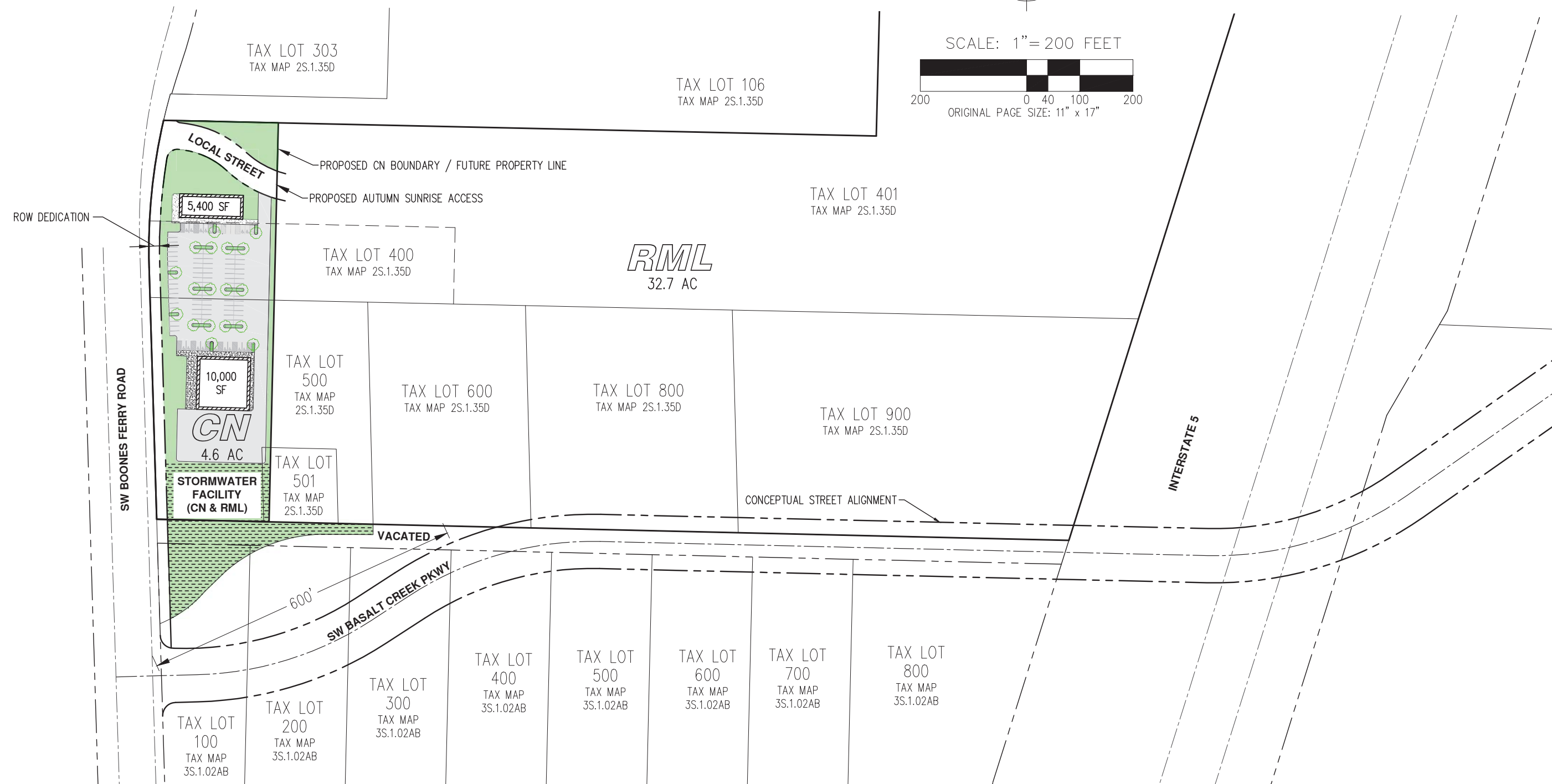


ZONE CHANGE PROPOSED ZONING		EXHIBIT
AUTUMN SUNRISE		B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MTS CHKD: MTS AKS JOB: 7454





SCALE: 1" = 200 FEET
200 0 40 100 200
ORIGINAL PAGE SIZE: 11" x 17"



DATE: 1/12/2021 AKS JOB: 7454

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CONCEPTUAL COMMERCIAL LAYOUT AUTUMN SUNRISE

CHAPTER 51 - NEIGHBORHOOD COMMERCIAL ZONE (CN)

TDC 51.100. - Purpose.

The purpose of this district is to provide locations for commercial uses within close proximity to residential areas, to provide opportunities to serve the needs of residents for convenience shopping and services. The primary uses are intended to include professional offices, services, and retail oriented to the day-to-day needs of adjacent neighborhoods. Neighborhood commercial uses are intended to be pedestrian oriented and should serve to reduce automobile trips and energy consumption. The purpose is also to assure that development is of a scale and design that is compatible with the residential environment and is an enhancement to neighborhood areas. It is not the purpose of this district to allow for large scale commercial facilities, such as large grocery or department stores, which are more appropriately located within the downtown area.

TDC 51.110. - District Size and Location Standards.

- (1) *District Location.* ~~The boundaries of a CN district must be separated from school property by not less than 300 feet.~~ The boundaries of a CN District must be separated from all other CN, CC, and CG districts by at least 1,320 feet.
- (2) *Street Frontage.* At least one-fourth of the total street frontage of the CN District area must be on an Arterial or Major Collector street.

(Ord. No. 1418-19, § 4, 4-22-19)

TDC 51.200. - Use Categories.

- (1) *Use Categories.* Table 51-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the CN zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 51-1 and restrictions identified in TDC 51.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.
- (2) *Overlay Zones.* Additional uses may be allowed in a particular overlay zone. See the overlay zone Chapters for additional uses.

**Table 51-1
Use Categories in the CN Zone**

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
RESIDENTIAL USE CATEGORIES		
Household Living	P (L)	Permitted uses limited to one (1) dwelling unit for each business located on the lot.
COMMERCIAL USE CATEGORIES		
Retail Sales and Services	P (L)	Permitted uses limited to: General merchandise or variety stores; • Food stores, subject to TDC 51.210(1);

Land Use Application for a Plan Map and Text Amendment

Date: August 2020
Revised January 2021

Submitted to: City of Tualatin
18800 SW Martinazzi Avenue
Tualatin, OR 97062

Applicants: Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

AKS Job Number: 7454



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

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Exhibits

- Exhibit A:** Proposed Zoning Configuration
 - Exhibit B:** Proposed Development Code
 - Exhibit C:** Land Use Application
 - Exhibit D:** Property Title Information
 - Exhibit E:** Neighborhood/Developer Meeting Noticing Information
 - Exhibit F:** Map Amendment Legal Description
 - Exhibit G:** Conceptual Development Sketches
-

Land Use Application for a Plan Map and Text Amendment

Submitted to:	City of Tualatin – Planning Division 18800 SW Martinazzi Avenue Tualatin, OR 97062
Applicant:	Lennar Northwest, Inc. 11807 NE 99 th Street, Suite 1170 Vancouver, WA 98682
Property Owner:	Autumn Sunrise, LLC 485 S State Street Lake Oswego, OR 97034
Applicant’s Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 Contact: Mimi Doukas, AICP, RLA Email: mimid@aks-eng.com Phone: (503) 563-6151
Site Location:	23620 & 23740 SW Boones Ferry Road; 9415 SW Greenhill Lane South of SW Norwood Road, east of SW Boones Ferry Road, and north of SW Greenhill Lane; Tualatin, OR
Washington County Assessor’s Map:	Map 2S 1 35D, Tax Lots 400, 401, 500, and 501
Site Size:	A plan map amendment affecting four lots totaling ±23.51 acres: ±3.90 acres (Tax Lots 500, 501) and ±19.34 acres (Tax Lots 400, 401).
Land Use District:	Medium-Low Density Residential (RML) (Tax Lots 400, 401) Neighborhood Commercial (CN) (Tax Lots 500, 501)

I. Executive Summary

Lennar Northwest, Inc. (Applicant) is submitting this application for a plan map and text amendment to the Tualatin Plan Map requesting a reconfiguration of Neighborhood Commercial (CN) zoning on the subject properties. This zoning reconfiguration will affect Tax Lots 400, 401, 500, and 501 of Washington County Assessor’s Map 2S 1 35D, which were recently annexed to the City of Tualatin through annexation petition ANN-19-0002.

The Applicant proposes to reconfigure the Neighborhood Commercial zone in the Basalt Creek Planning Area, as shown in Exhibit A, to allow for a single shared access point for the commercial district, the residential district, and the Horizon High School campus. The zone is currently in a square at the northeast corner of SW Lower Boones Ferry Road and SW Greenhill Lane. The proposed boundary will stretch the district north along SW Lower Boones Ferry Road to the shared access point, resulting in a rectangular shape. Changing the shape—but not the quantity—of the CN area will allow ±950 feet of separation between the planned local roadway shown on the Local Street Plan (Figure 11-3, below) and the future Basalt Creek Parkway, providing safe and efficient access, and minimizing traffic congestion and collisions.

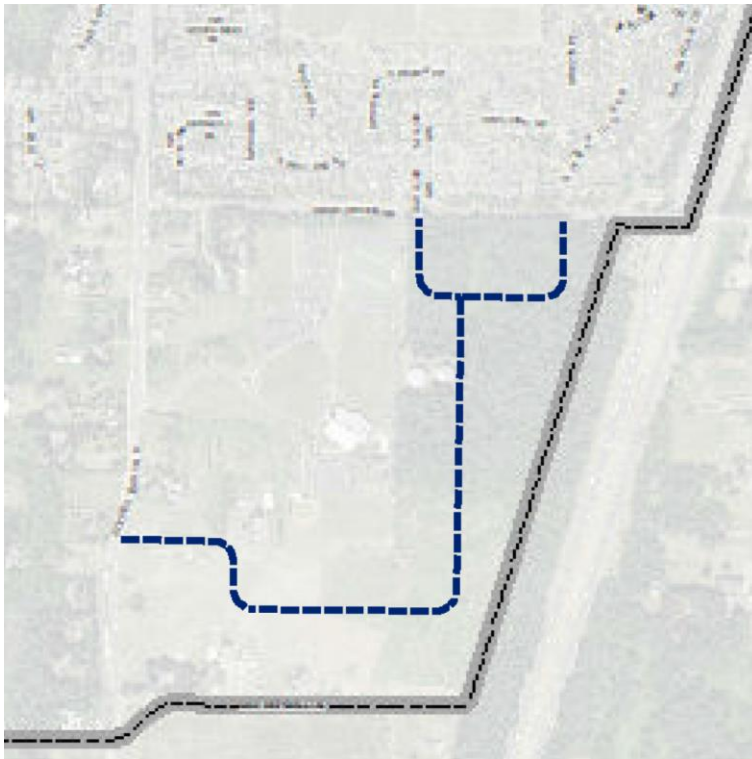


Figure 11-3 Local Street Plan, Tualatin Development Code Appendix B

The County spacing standards force connection to the existing Neighborhood Commercial district through the residential area and push commercial traffic onto residential streets. This situation is undesirable both in regard to livability and safety for the residences along these access streets, but also to the marketability of the commercial sites. SW Boones Ferry Road is classified as an arterial street by Washington County and a major arterial by Tualatin. Access spacing is regulated by Washington County; permanent access is limited to a minimum of 600 feet between access locations. As currently planned and illustrated in Figure 11-3 and within Exhibit A, the local street plan identified within the Basalt Creek Concept Plan, the planned location of the Basalt Creek Parkway intersection, as well as the current location and eventual vacation of

SW Greenhill Lane each preclude direct driveway connections to the Neighborhood Commercial site. Direct access to Basalt Creek Parkway also cannot be provided since the same spacing standards will apply to any connection to the future Major Arterial. Reconfiguration of the CN-zone will allow access to the commercial site through a single access shared with the new residential community, the existing school, and the future multifamily site to the north.

With the proposed reconfiguration, the CN zone will gain frontage, which is beneficial and attractive to commercial development; the Medium Low-Density Residential (RML) zone will retain safe access to SW Boones Ferry Road, and neighboring development, such as the existing Horizon High School; and High-Density Residential (RH) land to the north can share access to a high-volume arterial street. The proposed changes would not change the quantity or quality of lands zoned either Neighborhood Commercial or Medium Low-Density Residential.

The current text of the Tualatin Development Code (TDC) does not permit the location of CN zoning within 300 feet of school properties. The property immediately to the north of the proposed CN zoning includes Horizon High School. Because of the odd shape of the property, with multiple driveways extending to SW Boones Ferry Road and SW Norwood Road, the code as it exists results in CN zoning prohibited more than 700 feet from Horizon High School buildings. The proposed text amendment will permit the use of lands near large school properties with configurations that would prevent nearby development. In this case, the reconfiguration would benefit the school property as well as other surrounding properties. To provide needed housing, the applicant plans to submit a residential subdivision application in the future for the properties zoned RML.

The Plan Map Amendment proposed is consistent with relevant goals and policies of the City of Tualatin's Comprehensive Plan, Economic Opportunities Analysis, and Housing Needs Analysis. The proposal satisfies the applicable approval criteria for Plan Map Amendments outlined within the Tualatin Development Code. This application includes the City application forms and written materials necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

II. Site Description/Setting

The potential areas affected by this application for a plan map and text amendment are located at the southernmost extent of the City's Urban Growth Boundary (UGB). An area totaling ±32.64 acres, comprised of Tax Lots 400, 401, 600, 800, and 900, has been annexed into the City of Tualatin and is now zoned RML. An area totaling ±3.90 acres, comprised of Lots 500 and 501 are zoned CN. The potential project sites lie east of SW Boones Ferry Road, west of Interstate 5, north of SW Greenhill Lane, and south of SW Norwood Road in the northeastern corner of the Basalt Creek Planning Area.

Tax Lot 400 is currently vacant and undeveloped. Tax Lots 401, 500, and 501 are partially developed with single-family residences.

III. Applicable Review Criteria

TUALATIN DEVELOPMENT CODE (TUALATIN COMMUNITY PLAN)

CHAPTER 5 – RESIDENTIAL PLANNING GROWTH

TDC 5.020. - Assumptions.

The following are general objectives used to guide the development of the residential housing element of the Plan. They describe the Plan's intent to:

- (1) Provide for the housing needs of existing and future City residents.
- (2) Provide housing opportunities for residents with varied income levels and tastes that are esthetically and functionally compatible with the existing community housing stock.

TDC 5.030. - General Objectives.

The following are general objectives used to guide the development of the residential housing element of the Plan. They describe the Plan's intent to:

- (1) Provide for the housing needs of existing and future City residents.
- (2) Provide housing opportunities for residents with varied income levels and tastes that are esthetically and functionally compatible with the existing community housing stock.
- (4) Locate higher density development where it is convenient to the City's commercial core, near schools, adjacent to arterial and collector streets and, as much as possible, in areas with existing multi-family housing and provide residential opportunities in selected commercial areas through the Mixed Use Commercial Overlay District.

Response: The areas of RML-zoned properties affected by the proposed plan map amendment are not conveniently located near the City's commercial core; they are two miles from Tualatin-Sherwood Road and one mile from Argyle Square, an auto-oriented retail center. The project area is located near convenient arterial streets and schools but is not an ideal location for multi-family housing. The proposal will allow the reconfiguration of the Autumn Sunrise RML and CN-zoned areas to provide a more convenient development layout and easier, safer shared access from SW Boones Ferry Road. As the quantity of lands designated CN is not changing from its present state, the surrounding neighborhoods will be able to enjoy nearby and accessible commercial development. No changes to these or other residential provisions are proposed. The amount of RML-zoned land will remain the same and will remain in the same general location. These provisions are satisfied.

TDC 5.040. - Planning District Objectives.

This section describes the purpose of each residential planning district.

- (2) *Medium-Low Density Residential Planning District (RML).* To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential

use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

Response: The plan map amendment is in line with the purpose of the RML zone. This reconfiguration of the commercial district will allow for safer access and more efficient use of urban area. No residential or commercial lands will be lost with this reconfiguration. No changes to these or other residential provisions are proposed as part of this application. These criteria are met.

CHAPTER 6 – COMMERCIAL PLANNING DISTRICTS

TDC 6.010. - Background.

- (8) As Tualatin grows in terms of residents and employees, and as these individuals disperse more throughout the City rather than concentrating near the downtown area, there is an ever-increasing demand for commercial services in close proximity to the people. This demand is primarily for day-to-day shopping and service needs such as small grocery purchases, hair cutting and styling, etc. The creation of neighborhood commercial centers, through the use of the new Neighborhood Commercial (CN) Planning District, will not only provide these services to the residents and employees, it will work to reduce traffic by eliminating trips to the downtown commercial areas. This concept is not seen as having any negative impact on the downtown area, as the types of goods and services to be provided are small and limited in nature. It is critical, however, that the design of neighborhood commercial uses be such that they are of a residential character and enhance rather than detract from neighborhoods.

Response: The area of Neighborhood Commercial zoning adjacent to SW Boones Ferry Road is important to the commercial activity of the area. Tualatin’s commercial core is more than two miles to the north. The applicant has not proposed a reduction or increase in area for this important Neighborhood Commercial area, but rather a reconfiguration in order to accommodate site factors, limited access availability, and future development needs. The current configuration would require driveway access for this property close to the planned intersection of SW Boones Ferry Road and the future extension of Basalt Creek Parkway, only ±150 feet to the south.

The zone remains, after reshaping, a commercial district that will enhance surrounding neighborhoods. The types of goods and services that will eventually be provided within this area are small and limited in nature and will not detract from the quality of the downtown commercial areas or neighborhoods nearby. Shared access will allow safe and convenient access from the adjacent RML residential areas and those traveling along SW Boones Ferry Road. These requirements are met.

TDC 6.020. - Assumptions.

The following are general assumptions used to formulate this Plan:

- (7) The creation of residential and employment concentrations away from the downtown core will create the need for neighborhood commercial centers. These centers are intended to provide for day-to-day shopping and service needs and are not intended to be serious competition with businesses in the downtown area.

Response: This area was brought into the Tualatin Urban Growth Boundary in 2004. Zoning and plan designations were determined at that time to serve the needs of residential neighborhoods and industrial areas adjacent to the district. With the proposed

reconfiguration, these designated commercial areas will continue to be available to serve adjacent development. As Tualatin Development Code restricts floor area of commercial development in the CN zone, this area will not provide the same types of businesses prevalent within the downtown area. This area will serve smaller establishments such as general retail, personal care businesses such as salons, and other types of community services. After reconfiguration, the Neighborhood Commercial area will continue to meet these assumptions. These provisions are satisfied.

TDC 6.030. - Objectives.

The following are general objectives used to guide the development of this Plan:

- (1) Encourage commercial development.
- (2) Provide increased employment opportunities.
- (3) Provide shopping opportunities for surrounding communities.
- (4) Locate and design commercial areas to minimize traffic congestion and maximize access.
- (5) Continue to utilize specific and enforceable architectural and landscape design standards for commercial development.
- (6) Encourage developers to consider solar access when designing commercial development projects.
- (7) Provide for limited and carefully designed neighborhood commercial centers.

Response:

The proposed reconfiguration of this CN district will provide greater development opportunities than the current configuration. Development on the CN-zoned properties affected by this application will gain greater and safer access to surrounding arterials, the area will benefit from minimized traffic congestion by spacing access away from intersections, businesses will receive greater frontage for commercial building orientation towards the street, and Tualatin will have increased development area for residential housing on neighboring lots. These factors increase the attractiveness of commercial development of the property, leading to increased employment and shopping opportunities for surrounding communities. Other factors to be considered will be addressed upon commercial development of the lots. These criteria are met.

TDC 6.040. - Commercial Planning District Objectives.

This section describes the purpose of each commercial planning district.

- (2) **Neighborhood Commercial Planning District (CN).** To provide locations for commercial uses within close proximity to residential areas. It is to provide for opportunities to serve the needs of residents for convenience shopping and services. Such uses will be limited to professional offices, services, and retail trade that are oriented to the day-to-day commercial needs of the residential neighborhood. Neighborhood commercial uses are intended to be pedestrian oriented and should serve to reduce automobile trips and energy consumption. The purpose is also to assure that such development is of a scale and design so that it is compatible with the residential environment and is an enhancement to neighborhood areas. It is not the purpose of this district to create large scale commercial facilities that will compete with similar uses, such as large grocery or department stores, located in the downtown area.

Response: The reconfiguration of the Neighborhood Commercial area as proposed will not prevent the area from being used to its full extent and capability. The area will provide commercial opportunities for nearby residential areas as well as the larger industrial districts of the Basalt Creek Planning Area. Review of the uses proposed will be accomplished at the time of development proposal. The location of the Neighborhood Commercial district will serve to reduce automobile trips and be pedestrian-oriented through its proximity to nearby neighborhoods. The reconfigured commercial district will be compatible with nearby neighborhoods. Additionally, the text amendment proposed will not alter the district's compatibility nor its purpose or function. These provisions are met.

CHAPTER 9 – PLAN MAP

TDC 9.010. - Background.

This Plan section includes the Plan Map, (Map 9-1) classification of planning district boundaries, and brief descriptions of the land uses in each Plan area. The Plan Map is a synthesis of the objectives contained in each Plan element that can be portrayed graphically in map form. The Map is based on an analysis of data contained in the Phase I—Technical Memoranda, Northwest Tualatin Concept Plan 2005 and an analysis of Plan objectives and the Statewide Planning Goals of the Land Conservation and Development Commission.

TDC 9.020. - Planning District Boundaries.

The boundaries between planning districts, as portrayed on the Plan Map, are intended to follow property lines (or extensions thereof), roadways, or natural features such as creeks. Where such definition was not possible, the Map is drawn to scale and district boundaries can be determined by using this scale. It should be noted that property lines shown on the Plan Map were derived from County Assessor's Maps and are therefore relatively accurate. Consequently, the planning districts shown on the Plan shall be considered zoning districts, as normally termed. This eliminates the need for two sets of maps and simplifies the understanding of what land uses may be allowed on an individual property.

Response: The boundaries of this district are proposed to change slightly by extending the district north and increasing lot frontage along SW Boones Ferry Road. The current configuration would not permit adequate access onto the planned location of the Basalt Creek Parkway, the final location of which has shifted to the south and no longer aligns with or provides frontage for CN-zoned neighboring properties to the south. By altering the configuration, safe and properly-spaced access opportunities onto SW Boones Ferry Road can be provided from a shared local street. The reconfiguration allows adequate access to comply with County access spacing standards, prevents commercial traffic travelling through residential areas, minimizes traffic collisions and congestion, and provides shared access between neighboring developments. The quantity and quality of lands is not proposed to change. The district boundaries will follow those property lines to be created as part of a future subdivision application. A legal description (Exhibit F) has been provided to illustrate this district boundary.

TDC 9.046. - Area 16 Basalt Creek Planning Area.

The Basalt Creek Planning Area is generally located north of Basalt Creek Parkway, south of Helenius Road and Norwood Road, east of 124th Avenue, and west of I-5. The Basalt Creek Planning Area includes a mix of residential zones at various densities, a small neighborhood commercial node, an employment lands, as further described below.

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- (2) An area with the RML (Medium Low Density Residential) Zone is planned south of Norwood Road, east of Boones Ferry Road, and west of I-5. An additional area of RML Zone is also planned east of Grahams Ferry Road between the two above described areas of RL Zone. These areas lends themselves to a slightly higher density than traditional single—family due to the excellent transportation access and the close relationship to the employment centers. The use of the RML Zone in this area provides for the needed higher densities with a Zone that will allow development that is similar in character and density to the RL lands.

Response: The affected portion of the RML district is east of SW Boones Ferry Road. The proposed text and map amendments will not affect the planned densities or quantities of these areas, just the configuration and apportioning of residential lands. These requirements are met.

- (4) A small area with the CN (Neighborhood Commercial) Zone is planned north of Greenhill Road and east of Boones Ferry Road. This CN Zone is intended to provide locations for commercial uses within close proximity to residential areas, to provide opportunities to serve the needs of residents for convenience shopping and services. This area lends itself to the CN Zone due to the excellent transportation access and the close proximity to abutting residential areas of medium to higher densities.

Response: The affected Neighborhood Commercial areas represent the majority of CN-zoned territories within the City of Tualatin. This application for plan map amendment does not affect the small CN portion south of SW Greenhill Lane at the furthest extent of the UGB along the planned route of the Basalt Creek Parkway. The reconfiguration of CN-zoned lands will not affect this CN-zoned portion’s ability to meet the purposes listed above. The proposed plan text amendment will not affect the intended purposes of the zone, only where the zone may be located. These provisions are satisfied.

TUALATIN DEVELOPMENT CODE

CHAPTER 32 – PROCEDURES

TDC 32.010. – Purpose and Applicability

- (1) *Purpose.* The purpose of this Chapter is to establish standard procedures for the review and processing of land use applications and legislative land use proposals, as well as ministerial actions. This Chapter is intended to enable the City, the applicant, and the public, where applicable, to reasonably review applications and participate in the local decision-making process in a timely and effective way. Table 32-1 provides a key for determining the review procedure and the decision-making body for particular applications.
- (2) *Applicability of Review Procedures.* All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s).
- (d) *Type IV-A Procedure (Quasi-Judicial Review—City Council Public Hearing).* Type IV-A procedure is used when the standards and criteria require discretion, interpretation, or policy or legal judgment and is the procedure used for site-specific land use actions initiated by an applicant. Type IV-A decisions are made by the City Council and require public notice and a public hearing. Appeals of Type IV-A decisions are heard by the Land Use Board of Appeals (LUBA).

Table 32-1

Application/ Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood / Developer Mtg Required	Applicable Code Chapter
Plan Amendments						
Map or Text Amendments for a specific property	IV-A	CC	LUBA	Yes	Yes	TDC 33.070

Response: The applicant has submitted an application for a plan map and text amendment that affects four parcels owned by the applicant. The amendment does not propose to change the quantity or quality of CN or RML lands. The purposes of the districts will continue to be served following the reconfiguration and text change. The requested reconfiguration affects a limited number of properties and will require public notice and a public hearing before the City Council.

TDC 32.110. – Pre-Application Conference.

- (1) *Purpose of Pre-Application Conferences.* Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.
- (2) *When Mandatory.* Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a pre-application conference for any land use action even if it is not required.
- (3) *Timing of Pre-Application Conference.* A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.

Response: The applicant and their representatives have attended pre-application conferences with the City of Tualatin to discuss the overall project and this specific reconfiguration of commercial lands. The required pre-application conference was held with City of Tualatin Staff on January 22, 2020, prior to the application submittal date.

- (4) *Application Requirements for Pre-Application Conference.*
 - (a) *Application Form.* Pre-application conference requests must be made on forms provided by the City Manager.
 - (b) *Submittal Requirements.* Pre-application conference requests must include:
 - (i) A completed application form;
 - (ii) Payment of the application fee;
 - (iii) The information required, if any, for the specific pre-application conference sought; and

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- (iv) Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.
 - (5) *Scheduling of Pre-Application Conference.* Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.
 - (6) *Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences.* A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:
 - (a) An application relating to the proposed development that was the subject of the pre-application conference has not been submitted within six months of the pre-application conference;
 - (b) The proposed use, layout, and/or design of the proposal have significantly changed; or
 - (c) The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

Response: The required pre-application conference was held on January 22, 2020.

TDC 32.120. - Neighborhood/Developer Meetings.

- (1) *Purpose.* The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may consider whether to incorporate solutions to these issues prior to application submittal.
- (2) *When Mandatory.* Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.
- (3) *Timing.* A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.
- (4) *Time and Location.* Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:
 - (a) If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.
 - (b) If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.
- (5) *Notice Requirements.*
 - (a) The applicant must provide notice of the meeting at least 14 calendar days and no more than 28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.
 - (b) The applicant must mail notice of a neighborhood/developer meeting to the following persons:
 - (i) All property owners within 1,000 feet measured from the boundaries of the subject property;

- (ii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and
- (iii) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.
- (c) The City will provide the applicant with labels for mailing for a fee.
- (d) Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.
- (6) *Neighborhood/Developer Sign Posting Requirements.* The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.
- (7) *Neighborhood/Developer Meeting Requirements.* The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

Response: A Neighborhood/Developer Meeting is required for this type of application and one was held on July 28, 2020. The required information is provided in Exhibit E. A meeting was held following the City of Tualatin’s Temporary Guidance for Neighborhood/Developer Meetings and these criteria are satisfied.

TDC 32.130. - Initiation of Applications.

- (1) *Type I, Type II, Type III, and Type IV-A Applications.* Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:
 - (a) The owner of the subject property;
 - (b) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;
 - (c) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or
 - (d) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.
- (2) *Type IV-A or B Applications.* Type IV-A or B applications may be initiated by the City.

Response: This application has been submitted by the property owner and contract purchaser of all properties affected by the proposed text amendment.

TDC 32.140. - Application Submittal.

- (1) *Submittal Requirements.* Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must

be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:

- (a) A completed application form. The application form must contain, at a minimum, the following information:
 - (i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
 - (ii) The address or location of the subject property and its assessor's map and tax lot number;
 - (iii) The size of the subject property;
 - (iv) The comprehensive plan designation and zoning of the subject property;
 - (v) The type of application(s);
 - (vi) A brief description of the proposal; and
 - (vii) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).
 - (b) A written statement addressing each applicable approval criterion and standard;
 - (c) Any additional information required under the TDC for the specific land use action sought;
 - (d) Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;
 - (e) Recorded deed/land sales contract with legal description.
 - (f) A preliminary title report or other proof of ownership.
 - (g) For those applications requiring a neighborhood/developer meeting:
 - (i) The mailing list for the notice;
 - (ii) A copy of the notice;
 - (iii) An affidavit of the mailing and posting;
 - (iv) The original sign-in sheet of participants; and
 - (v) The meeting notes described in TDC 32.120(7).
 - (h) A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;
 - (i) Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;
- (2) Application Intake. Each application, when received, must be date-stamped with the date the application was received by the City, and designated with a receipt number and a notation of the staff person who received the application.

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- (3) **Administrative Standards for Applications.** The City Manager is authorized to establish administrative standards for application forms and submittals, including but not limited to plan details, information detail and specificity, number of copies, scale, and the form of submittal.

Response: Required information, city forms, and this narrative have been submitted to the City of Tualatin for approval. These requirements are satisfied.

TDC 32.150. - Sign Posting.

- (1) **When Signs Posted.** Signs in conformance with these standards must be posted as follows:
- (a) Signs providing notice of an upcoming neighborhood/developer meeting must be posted prior to a required neighborhood/developer meeting in accordance with Section 32.120(6); and
 - (b) Signs providing notice of a pending land use application must be posted after land use application has been submitted for Type II, III and IV-A applications.
- (2) **Sign Design Requirements.** The applicant must provide and post a sign(s) that conforms to the following standards:
- (a) Waterproof sign materials;
 - (b) Sign face must be no less than 18 inches by 24 inches (18" x 24"); and
 - (c) Sign text must be at least two inch font.
- (3) **On-site Placement.** The applicant must place one sign on their property along each public street frontage of the subject property. (Example: If a property adjoins four public streets, the applicant must place a sign at each of those public street frontages for a total of four signs.) The applicant cannot place the sign within public right-of-way.
- (4) **Removal.** If a sign providing notice of a pending land use application disappears prior to the final decision date of the subject land use application, the applicant must replace the sign within 40-eight (48) hours of discovery of the disappearance or of receipt of notice from the City of its disappearance, whichever occurs first. The applicant must remove the sign no later than 14 days after:
- (a) The meeting date, in the case of signs providing notice of an upcoming neighborhood/developer meeting; or
 - (b) The City makes a final decision on the subject land use application, in the case of signs providing notice of a pending land use application.

Response: Signs will be posted in accordance with the above provisions of Tualatin Development Code. Signs for the Neighborhood/Developer Meeting were posted in accordance with Section 32.120(6). Signage providing notice of the pending land use application hearing will be posted when applicable. These criteria have been or will be met when applicable.

CHAPTER 33 – APPLICATIONS AND APPROVAL CRITERIA

TDC 33.070. – Plan Amendments.

- (1) **Purpose.** To provide processes for the review of proposed amendments to the Zone Standards of the Tualatin Development Code and to the Text or the Plan Map of the Tualatin Community Plan.

Response: The applicant is applying for a plan map amendment in order to reconfigure an area, currently within the bounds of Tax Lots 500 and 501, to provide for greater development

flexibility and shared access. The reconfiguration will not change the quantity of lands provided, only their orientation and dimensions.

The applicant has also applied for a plan text amendment in order to allow for the designation of lands as Neighborhood Commercial within 300 feet of a property containing a school. The Neighborhood Commercial district is currently slightly more than 300 feet from a property containing a school. Reconfiguring the lands for efficiency and safety requires amending the Tualatin Development Code.

The required materials have been attached to this narrative as exhibits, providing justification for this plan map and text amendment request.

(2) *Applicability.* Quasi-judicial amendments may be initiated by the City Council, the City staff, or by a property owner or person authorized in writing by the property owner. Legislative amendments may only be initiated by the City Council.

Response: A pre-application conference with City of Tualatin staff has identified this application for plan map and text amendment, with a limited scope affecting a small number of properties, as requiring a quasi-judicial process. This application has been submitted by the property owner and their authorized representatives. This criterion is met.

(3) *Procedure Type.*

(a) Map or text amendment applications which are quasi-judicial in nature (e.g. for a specific property or a limited number of properties) is subject to Type IV-A Review in accordance with TDC Chapter 32.

(b) Map or text amendment applications which are legislative in nature are subject to Type IV-B Review in accordance with TDC Chapter 32.

Response: The applicant requests that this quasi-judicial application, which affects a limited number of properties, be subject to a Type IV-A Review in accordance with the procedures outlined within TDC Chapter 32.

(4) *Specific Submittal Requirements.* An application for a plan map or text amendment must comply with the general submittal requirements in TDC 32.140 (Application Submittal).

Response: The applicant has submitted the required materials in accordance with TDC 32.140. These specific materials were outlined previously within this application. This criterion is met.

(5) *Approval Criteria.*

(a) Granting the amendment is in the public interest.

(b) The public interest is best protected by granting the amendment at this time.

Response: The proposed plan map amendment would allow safe access to this and surrounding sites. Granting the plan map amendment would have no ill consequences, as the quantity of RML and CN lands would remain the same, but in a more useable configuration. The change would also reduce the development of driveways along SW Boones Ferry Road, adding to the safety of this arterial corridor.

The proposed plan text amendment would allow development of the Neighborhood Commercial district as outlined above without the constraints of a buffer between this district and the adjacent school. Because granting this amendment will permit the

development of the proposed CN district and allow shared access between adjacent developments, the amendment is in the public interest. The application satisfies these criteria.

- (c) The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.

Response: The Tualatin Community Plan is incorporated into the TDC as Chapters 1 through 30. The criteria and objectives of the Tualatin Community Plan have been reviewed and responses provided previously within this application. This criterion is satisfied.

- (d) The following factors were consciously considered:

- (i) The various characteristics of the areas in the City;

Response: The CN zoning designation is not currently applied within any other areas of the city. The design requirements contained in Chapter 51 of the TDC prevent any retail space above 10,000 square feet. While this zone does not exist elsewhere within the city, other commercial zones allow the types of uses permitted in the CN zone without the restrictions of the school property distance requirement. With the proposed removal of the school separation, the CN area will be consistent with examples elsewhere within the city. This criterion is met.

- (ii) The suitability of the areas for particular land uses and improvements in the areas;

Response: The general location of the CN district will not change. The Basalt Creek Concept Plan describes this zone as being “at or near” the intersection of SW Boones Ferry Road and the Basalt Creek Parkway. The reconfigured CN district will still meet this description as planned. The land use and development patterns will match those along other similar corridors. The rearrangement of the zoning districts at this intersection will not change the suitability of the area for the land uses and will improve the safety and usability of the properties. This requirement is satisfied.

- (iii) Trends in land improvement and development;

Response: Future development of this and surrounding sites was considered when creating this plan map and text amendment proposal. The proposed rearrangement of lands would meet the trends in development for both residential lands and small commercial retail sites. Reconfiguring the site will accommodate future growth on both the commercial and adjacent residential lands.

- (iv) Property values;

Response: The effects of the proposed changes on property values were considered. However, these cannot be effectively determined. The reconfiguration of the commercial site may result in an increase in property values due to the increased frontage provided.

- (v) The needs of economic enterprises and the future development of the area; needed right-of-way and access for and to particular sites in the area;

Response: Access and economic viability were the major considerations for seeking plan and map amendments. The map amendments are needed to facilitate safe and shared access to

SW Boones Ferry Road for this site and the residential site. Rearrangement of the properties will also improve the possibility of future development of both the commercial and residential sites. The amendments propose to retain the same quantities of commercial and residential lands in order to preserve the planned development potentials of the Neighborhood Commercial and Medium Low-Density Residential zones. This provision is satisfied.

- (vi) Natural resources of the City and the protection and conservation of said resources;
- (vii) Prospective requirements for the development of natural resources in the City;

Response: There are no mapped natural resources on the site affected by the plan map and text amendment. The site is largely vacant and under-developed with single-family residences and no significant stands of vegetation.

- (viii) The public need for healthful, safe, esthetic surroundings and conditions; and
- (ix) Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.

Response: While there was no mistake in the plan text or map for the property under consideration, these properties were not previously under the same ownership and the orientation of the tax lots did not allow the commercial arrangement proposed. Approving this request will serve the purposes of the plans outlined within this narrative as well as meet the public need for efficient and safe future development of the area, protection of property values and natural resources, and trends in development in the area. The application complies with these criteria.

- (e) If the amendment involves residential uses, then the appropriate school district or districts must be able to reasonably accommodate additional residential capacity by means determined by any affected school district.

Response: The proposed plan map amendment will reconfigure an area of land designated CN and an area designated RML. This rearrangement and proposed plan text amendment will not have any effect on the density of any future housing on the RML lands, as the quantity of lands is not proposed to change. This section is not applicable.

- (f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

Response: The proposed amendments are consistent with Oregon Statewide Planning Goal 1 – Citizen Involvement and Goal 2 – Land Use Planning. Goal 1 is not encoded in Oregon Administrative Rules (OAR), but this proposal complies by satisfying the citizen involvement criteria of Tualatin Development Code. The plan and map amendments are compliant with Goal 2 because the amendments satisfy the City’s established land use planning processes and procedures.

The amendments are also compliant with Oregon Statewide Goal 10 (OAR 660-015-0000(10)) as they do not propose changes to the RML zone.

The text amendment, as proposed, is consistent with Oregon Administrative Rule 660-007 (the Metropolitan Housing Rule), as it does not propose to change any aspects of housing provided within the RML district.

The proposal will allow the construction of needed housing and the efficient use of lands within the City of Tualatin. Oregon's Transportation Planning Rule (OAR 660-012-0060) does not apply to this proposal, as this proposal does not functionally increase the effect of development on transportation facilities. No material change in possible traffic demand has been proposed. No transportation facilities will be degraded or have their functional classifications changed by this amendment. These criteria have been met.

- (g) Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan.

Response:

The Metropolitan Service District's Urban Growth Management Functional Plan is established in Metro Code as Section 3.07. Since the proposed amendment does not seek to adjust minimum or maximum densities or uses required by the CN and RML zones, this amendment is consistent. The proposed map changes also do not decrease housing supply or capacity, nor do they change the amount of provided commercial lands within the City of Tualatin. The proposed text amendment does not affect the uses proposed within commercial districts or increase or decrease housing supply or capacity. This criterion is met.

- (h) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's planning area.
- (i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to TDC 12.020, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.
- (j) The applicant has entered into a development agreement. This criterion applies only to an amendment specific to property within the Urban Planning Area (UPA), also known as the Planning Area Boundary (PAB), as defined in both the Urban Growth Management Agreement (UGMA) with Clackamas County and the Urban Planning Area Agreement (UPAA) with Washington County. TDC Map 9-1 illustrates this area.

Response:

The proposed plan map amendment and plan text amendment will not alter the transportation needs of the affected parcels in the City's Transportation System Plan. The zoning configuration changes provide reasonable solutions to alleviating traffic issues caused by commercial traffic in residential areas and inadequate driveway and street spacing along Major Arterial streets. Density requirements for commercial types will remain as outlined within TDC 51.200 and density requirements for housing types will remain as outlined within TDC 41.220. Applications for future development will be required to provide Traffic Impact Analyses per the Tualatin Development Code. The proposal is consistent and these criteria are met.

CHAPTER 41 – MEDIUM LOW DENSITY RESIDENTIAL ZONE (RML)

TDC 41.100 - Purpose

The purpose of this zone is to provide areas of the City suitable for townhouses, condominiums, duplexes, triplexes and other multi-family dwellings, as well as areas for small-lot, small home subdivisions, and manufactured dwelling parks in designated areas.

Response: The proposed changes to the dimensions of the area zoned CN will not affect the quantity or quality of RML lands. These lands will continue to serve their intended purpose following the reconfiguration of neighboring CN lands. No changes to these lands other than their arrangement is proposed.

The proposed text changes do not affect the RML district. These criteria are met or are not applicable.

CHAPTER 51 – NEIGHBORHOOD COMMERCIAL ZONE (CN)

TDC 51.100. - Purpose.

The purpose of this district is to provide locations for commercial uses within close proximity to residential areas, to provide opportunities to serve the needs of residents for convenience shopping and services. The primary uses are intended to include professional offices, services, and retail oriented to the day-to-day needs of adjacent neighborhoods. Neighborhood commercial uses are intended to be pedestrian oriented and should serve to reduce automobile trips and energy consumption. The purpose is also to assure that development is of a scale and design that is compatible with the residential environment and is an enhancement to neighborhood areas. It is not the purpose of this district to allow for large scale commercial facilities, such as large grocery or department stores, which are more appropriately located within the downtown area.

Response: The change in district shape does not affect the quantity of lands zoned Neighborhood Commercial. The Neighborhood Commercial district will remain available to serve the professional office, services, and retail needs of the residents of the area.

The proposed text amendment does not affect the purpose or intent of the Neighborhood Commercial district. These criteria are met.

TDC 51.110. - District Size and Location Standards.

(1) **District Location.** The boundaries of a CN district must be separated from school property by not less than 300 feet. The boundaries of a CN District must be separated from all other CN, CC, and CG districts by at least 1,320 feet.

Response: The proposed text amendment will change the distance buffer between CN districts and neighboring school land uses. Because the school property is a flag lot, the 300-foot required buffer from school properties effectively doubles the physical separation from the school building.

The applicant has proposed the removal of the school separation portion of the code (Exhibit B). The CN designation is only applied to this location within the City of Tualatin's Urban Growth Boundary. Because of the zone's location, the text amendment will not affect other schools within the City and will remain an appropriate distance from Horizon High School. The district will remain separated from other commercial zones and uses and remain intended to serve surrounding neighborhoods and industrial areas.

Concerns about specific uses which may possibly be located within CN-zoned areas and within 300 feet of school properties hinder the efficient development of these areas by regulating the placement of commercial businesses near residential areas. Uses permitted in this area include personal services like salons, barber shops, and childcare centers; small retailers; food and drug stores; and pharmacies. Lack of these retail sales and services near residential areas increases the need to use an automobile for short errands, increasing vehicle trips and neglecting the possibilities for more sustainable development in the area.

The proposed map change, with approval of the proposed text amendment, will be consistent with the regulations contained within the Tualatin Development Code.

- (2) **Street Frontage.** At least one-fourth of the total street frontage of the CN District area must be on an Arterial or Major Collector street.

Response: The reconfigured lands will have an increased frontage SW Boones Ferry Road, a Major Arterial. This criterion is met.

BASALT CREEK CONCEPT PLAN

Concept Plan for Basalt Creek

Development Types

Tualatin

Housing. Most of the remaining land north of the proposed Basalt Creek Parkway (beyond employment land) is allocated to a mix of residential uses at varying densities. The Concept Plan organizes residential land uses into two general areas that are intended to have easy access to services and be connected to parks, schools, and natural areas.

1. The plan focuses the lowest density housing (a mixture of low-density and medium-low density) along the northern portion of the Planning Area and low density along the west side of Boone's Ferry Road, adjacent to existing neighborhoods of Tualatin. This land is expected to accommodate 134 new households.
2. The eastern portion of the Tualatin future annexation area is anticipated to be a mixture of high and medium-low density residential; the land immediately east of Boones Ferry Rd is intended for high density housing; The remainder of the land east and south of Horizon School is planned for medium-low density residential. This eastern subarea is expected to accommodate 407 new housing units in Tualatin. This land is near the intersection between Boones Ferry Road and the new Basalt Creek Parkway.

Response: This plan map and text amendment does not propose to change the quantity or quality of lands provided for the Basalt Creek Planning Area. Housing can still be provided within this area as planned, following the CN zoning district text adjustment and reconfiguration.

Commercial. Neighborhood Commercial is planned north of the jurisdictional boundary and east of the Basalt Creek Canyon at, or near, the northeast corner of the intersection of Boones Ferry Road / Basalt Creek Parkway. It is intended to serve residents and workers.

Response: The reconfiguration of the commercial lands as proposed would still meet the intent of the designated area as stated within the Basalt Creek Concept Plan. This area of

Neighborhood Commercial would remain northeast of the intersection of Boones Ferry Road and Basalt Creek Parkway. The area would remain connected to the intersection by other lands zoned Neighborhood Commercial outside of the current city limits and south of the present location of Greenhill Lane – immediately north of the future location of the parkway.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Tualatin Development Code and the Tualatin Community Plan. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve this application.

Exhibit A: Proposed Zoning Configuration

TAX LOT 303
TAX MAP 2S.1.35D

TAX LOT 401
TAX MAP 2S.1.35D

RML
32.7 AC

TAX LOT 400
TAX MAP 2S.1.35D

TAX LOT 500
TAX MAP 2S.1.35D

CN
3.9 AC

TAX LOT 600
TAX MAP 2S.1.35D

TAX LOT 800
TAX MAP 2S.1.35D

TAX LOT 900
TAX MAP 2S.1.35D

TAX LOT
501
TAX MAP
2S.1.35D

SW GREENHILL LANE

INTERSTATE 5

DATE: 7/15/2020

SCALE: 1" = 150 FEET



ZONE CHANGE EXISTING ZONING		EXHIBIT
AUTUMN SUNRISE		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MTS CHKD: MTS AKS JOB: 7454



TAX LOT 303
TAX MAP 2S.1.35D

◀ Shared Access

TAX LOT 401
TAX MAP 2S.1.35D

RML
32.7 AC

TAX LOT 400
TAX MAP 2S.1.35D

TAX LOT 500
TAX MAP 2S.1.35D

CN
3.9 AC

TAX LOT 600
TAX MAP 2S.1.35D

TAX LOT 800
TAX MAP 2S.1.35D

TAX LOT 900
TAX MAP 2S.1.35D

TAX LOT
501
TAX MAP
2S.1.35D

SW GREENHILL LANE

INTERSTATE 5

DATE: 7/15/2020

SCALE: 1" = 150 FEET



ZONE CHANGE PROPOSED ZONING		EXHIBIT
AUTUMN SUNRISE		B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MTS CHKD: MTS AKS JOB: 7454



Exhibit B: Proposed Development Code

CHAPTER 51 - NEIGHBORHOOD COMMERCIAL ZONE (CN)

TDC 51.100. - Purpose.

The purpose of this district is to provide locations for commercial uses within close proximity to residential areas, to provide opportunities to serve the needs of residents for convenience shopping and services. The primary uses are intended to include professional offices, services, and retail oriented to the day-to-day needs of adjacent neighborhoods. Neighborhood commercial uses are intended to be pedestrian oriented and should serve to reduce automobile trips and energy consumption. The purpose is also to assure that development is of a scale and design that is compatible with the residential environment and is an enhancement to neighborhood areas. It is not the purpose of this district to allow for large scale commercial facilities, such as large grocery or department stores, which are more appropriately located within the downtown area.

TDC 51.110. - District Size and Location Standards.

- (1) *District Location.* ~~The boundaries of a CN district must be separated from school property by not less than 300 feet.~~ The boundaries of a CN District must be separated from all other CN, CC, and CG districts by at least 1,320 feet.
- (2) *Street Frontage.* At least one-fourth of the total street frontage of the CN District area must be on an Arterial or Major Collector street.

(Ord. No. 1418-19, § 4, 4-22-19)

TDC 51.200. - Use Categories.

- (1) *Use Categories.* Table 51-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the CN zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 51-1 and restrictions identified in TDC 51.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.
- (2) *Overlay Zones.* Additional uses may be allowed in a particular overlay zone. See the overlay zone Chapters for additional uses.

**Table 51-1
Use Categories in the CN Zone**

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
RESIDENTIAL USE CATEGORIES		
Household Living	P (L)	Permitted uses limited to one (1) dwelling unit for each business located on the lot.
COMMERCIAL USE CATEGORIES		
Retail Sales and Services	P (L)	Permitted uses limited to: General merchandise or variety stores; • Food stores, subject to TDC 51.210(1);

		<ul style="list-style-type: none"> • Drug store and pharmacy; • Laundry and dry cleaning, subject to TDC 51.210(2); • Beauty and barber shops; Shoe repair; and <ul style="list-style-type: none"> • Child day care center, subject to TDC 34.100. All commercial uses subject to floor area limitation, see TDC 51.210(3).
INSTITUTIONAL USE CATEGORIES		
Community Services	P(L)	Permitted uses limited to a community center, community recreation facility, or community aquatic center, when open to the general public and operated by a non-profit community organization.
INFRASTRUCTURE AND UTILITIES USE CATEGORIES		
Greenways and Natural Areas	P	—
Transportation Facilities	P	—

TDC 51.210. - Additional Limitations on Uses.

- (1) *Food Stores.* Food stores must not exceed 4,000 square feet of gross floor area.
- (2) *Laundry and Dry Cleaning.* Laundry and dry cleaning establishments must be exclusively for the cleaning of clothing and materials of the resident population and must not involve laundry or cleaning of commercial, industrial, or institutional clothing and materials.
- (3) *Commercial Floor Area Limit.* A nonresidential occupant must not occupy more than 10,000 square feet of any building or combination of buildings within a single CN District area.

TDC 51.300. - Development Standards.

Development standards in the CN zone are listed in Table 51-2. Additional standards may apply to some uses and situations, see TDC 51.310.

**Table 51-2
Development Standards in the CN Zone**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MINIMUM LOT SIZE		
All Uses	20,000 square feet	—

MINIMUM LOT WIDTH		
Minimum Average Lot Width	100 feet	When lot has frontage on public street, minimum lot width is 100 feet.
Minimum Lot Width at the Building Line	100 feet	—
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM SETBACKS		
Front	20 feet	
Side and Rear	0— 15 feet	As determined through Architectural Review Process.
Corner Lots	0—10 feet along each frontage	Must be a sufficient distance to provide adequate sight distance for vehicular and pedestrian traffic at an intersection, as determined through the Architectural Review process.
Parking and Vehicle Circulation Areas	5 feet	Except as approved through Architectural Review process.
Fences	5 feet	From public right-of-way.
MAXIMUM LOT COVERAGE		
All Uses	75 percent	Includes both building and parking areas. All land not covered by buildings or parking must be landscaped.
MAXIMUM STRUCTURE HEIGHT		
All Uses	25 feet	In addition to meeting the maximum height limit, where a property line or alley separates CN land from land in a residential district, a building must not be greater than 20 feet in height at the setback line; and a building or structure must not extend above a plane beginning at 20 feet in height above that setback line and extending inward and upward at a slope of 45 degrees.

TDC 51.310. - Additional Development Standards.

- (1) *Building and Driveway Orientation.* All commercial uses in CN District must be oriented and have primary driveway access to an Arterial or Major Collector street. No more than one driveway may access Minor Collector, Local Residential, or Cul-De-Sac street.
- (2) *Building Design.* All commercial buildings must be of a general residential character, including the following design elements:
 - (a) *Facade Design.* All building facades must be of wood or brick and, if painted, must be in muted, earth tone colors.
 - (b) *Roof Forms.* All roofs must be compatible with the surrounding residential area as determined through the Architectural Review process.
- (3) *Setback Reduction for Developments Adjacent to Greenways and Natural Areas.* To preserve natural areas and habitat for fish and wildlife, the decision-making authority may provide a front yard setback reduction for developments that are adjacent to Greenways or Natural Areas that dedicate land for conservation or public recreational purposes, in accordance with the following standards.
 - (a) *Setback Reduction.* All permitted uses may be allowed a reduction of up to 35 percent of the front yard setbacks, as determined through the Architectural Review process, if as a result the buildings are farther away from fish and wildlife habitat areas.
 - (b) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:
 - (i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or
 - (ii) Clean Water Services Vegetated Corridor.
 - (c) *Ownership of Greenway or Natural Area Lot.* The ownership of each Greenway or Natural Area Lot must be one of the following:
 - (i) Dedicated to the City at the City's option;
 - (ii) Dedicated in a manner approved by the City to a non-profit conservation organization; or
 - (iii) Retained in private ownership.
 - (d) *Ownership Considerations.* The decision-making authority must consider, but not limited to, the following factors when determining the appropriate ownership of the Greenway or Natural Area Lot:
 - (i) Does the Park and Recreation Master Plan designate the lot for a greenway, pedestrian or bike path, public park, recreation, overlook or interpretive facility, or other public facility;
 - (ii) Does the lot include one or more designated Heritage Trees, or one or more significant trees;
 - (iii) Does the lot provide a significant view or esthetic element, or does it include a unique or intrinsically valuable element;
 - (iv) Does the lot connect publicly owned or publicly accessible properties;
 - (v) Does the lot abut an existing park, greenway, natural area or other public facility;
 - (vi) Does the lot provide a public benefit or serve a public need;
 - (vii) Does the lot contain environmental hazards;

- (viii) Geologic stability of the lot; and
- (ix) Future maintenance costs for the lot.

(Ord. 1414-18, 12-10-18; Ord. [1427-19](#), § 25, 11-25-19)

Exhibit C: Land Use Application



Land Use Application

Project Information		
Project Title: Autumn Sunrise Plan Text/Map Amendment		
Brief Description: An application for a Plan Text Amendment & Plan Map Amendment to the Tualatin Development Code to reconfigure designated Neighborhood Commercial (CN) lands on the applicant's property to accommodate future development and shared access and removal of a required buffer between the CN district and neighboring school uses.		
Property Information		
Address: 23680, 23740 SW Boones Ferry Rd.; 9415, 9470 SW Greenhill Ln.		
Assessor's Map Number and Tax Lots: 2S135D, Lots 400, 401, 500, and 501		
Applicant/Primary Contact		
Name: Mimi Doukas, AICP, RLA	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: mimid@aks-eng.com	
Property Owner		
Name: Autumn Sunrise, LLC		
Address: 485 S. State Street		
City: Lake Oswego	State: OR	ZIP: 97034
Phone: Please contact applicant	Email: Please contact applicant	
Property Owner's Signature: 		Date: 07/30/2020
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.		
Applicant's Signature: 		Date: 7/14/2020

Land Use Application Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)
<input type="checkbox"/> Architectural Review (AR)
<input type="checkbox"/> Architectural Review—Single Family (ARSF)
<input type="checkbox"/> Architectural Review—ADU (ARADU)
<input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Historic Landmark (HIST)
<input type="checkbox"/> Industrial Master Plan (IMP)
<input checked="" type="checkbox"/> Plan Map Amendment (PMA)
<input checked="" type="checkbox"/> Plan Text Amendment (PTA)
<input type="checkbox"/> Tree Removal/Review (TCP) | <input type="checkbox"/> Minor Architectural Review (MAR)
<input type="checkbox"/> Minor Variance (MVAR)
<input type="checkbox"/> Sign Variance (SVAR)
<input type="checkbox"/> Variance (VAR) |
|--|---|---|

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

Exhibit D: Property Title Information



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

R560253, R560262, R560299, R560306, R560315
2S135D00400, 2S135D00401, 2S135D00600, 2S135D00800, 2S135D00900
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

03/31/2020

PREPARED BY

bkelner@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC
CoOwner:
Site: 23620 SW Boones Ferry Rd Tualatin OR 97062
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560262
Ref Parcel #: 2S135D000401
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34924660 / -122.76892857
Watershed: Fanno Creek-Tualatin River
Legal: ACRES 17.55

ASSESSMENT AND TAXATION

Market Land: \$3,880,480.00
Market Impr: \$0.00
Market Special: \$0.00
Market Total: \$3,880,480.00 (2019)
% Improved: 0.00%
Assessed Total: \$644,220.00 (2019)
Levy Code: 88.13
Tax: \$9,971.63 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,414 SqFt	Year Built:
Baths, Total: 2.00	First Floor: 1,414 SqFt	Eff Year Built: 1999
Baths, Full:	Second Floor:	Lot Size Ac: 17.55 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 764,478 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls: Wood
Building Style:	Garage: Garage 420 SqFt	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
GRACE COMMUNITY CHURCH	9/28/2007	0000105096		Grant		Conv/Unk
GRACE COMMUNITY CHURCH	6/17/2005	0000069065		Trust	\$4,500,000.00	Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC
CoOwner:
Site: 9335 SW Greenhill Ln Tualatin OR 97062
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560299
Ref Parcel #: 2S135D000600
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34763348 / -122.77267464
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 2.87

ASSESSMENT AND TAXATION

Market Land: \$638,010.00
Market Impr: \$83,170.00
Market Special: \$0.00
Market Total: \$721,180.00 (2019)
% Improved: 12.00%
Assessed Total: \$297,710.00 (2019)
Levy Code: 88.13
Tax: \$4,608.13 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 1,548 SqFt	Year Built: 1940
Baths, Total: 2.00	First Floor: 1,548 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor:	Lot Size Ac: 2.87 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 125,017 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Baseboard	Attic Total:	Ext Walls: Siding
Building Style:	Garage: Garage 480 SqFt	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
ROOT HOLDINGS LLC	9/28/2007	0000105096		Warranty		Conv/Unk
ROOT HOLDINGS LLC	6/17/2005	0000069069	\$1,600,000.00	Warranty		

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Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC
CoOwner:
Site: 9185 SW Greenhill Ln Tualatin OR 97062
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560306
Ref Parcel #: 2S135D000800
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34764703 / -122.77136150
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 3.75

ASSESSMENT AND TAXATION

Market Land: \$829,050.00
Market Impr: \$46,430.00
Market Special: \$0.00
Market Total: \$875,480.00 (2019)
% Improved: 5.00%
Assessed Total: \$254,740.00 (2019)
Levy Code: 88.13
Tax: \$3,943.04 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,178 SqFt	Year Built: 1920
Baths, Total: 1.00	First Floor: 954 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor: 224 SqFt	Lot Size Ac: 3.75 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 163,350 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin: 224 SqFt	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total: 224 SqFt	Ext Walls: Siding
Building Style:	Garage:	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	9/28/2007	0000105096				Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560315

Ref Parcel #: 2S135D000900

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat: Tualatin Orchard Tract

Land Use: 1900 - Urban Developable Tract - Vacant

Std Land Use: RCON - Condominium, Pud

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34768533 / -122.76930598

Watershed: Abernethy Creek-Willamette River

Legal: TUALATIN ORCHARD TRACT, LOT PT 4, ACRES 6.68

ASSESSMENT AND TAXATION

Market Land: \$1,033,910.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$1,033,910.00 (2019)

% Improved: 0.00%

Assessed Total: \$789,420.00 (2019)

Levy Code: 88.13

Tax: \$12,219.12 (2019)

Millage Rate: 15.4786

Exemption:

Exemption Type:

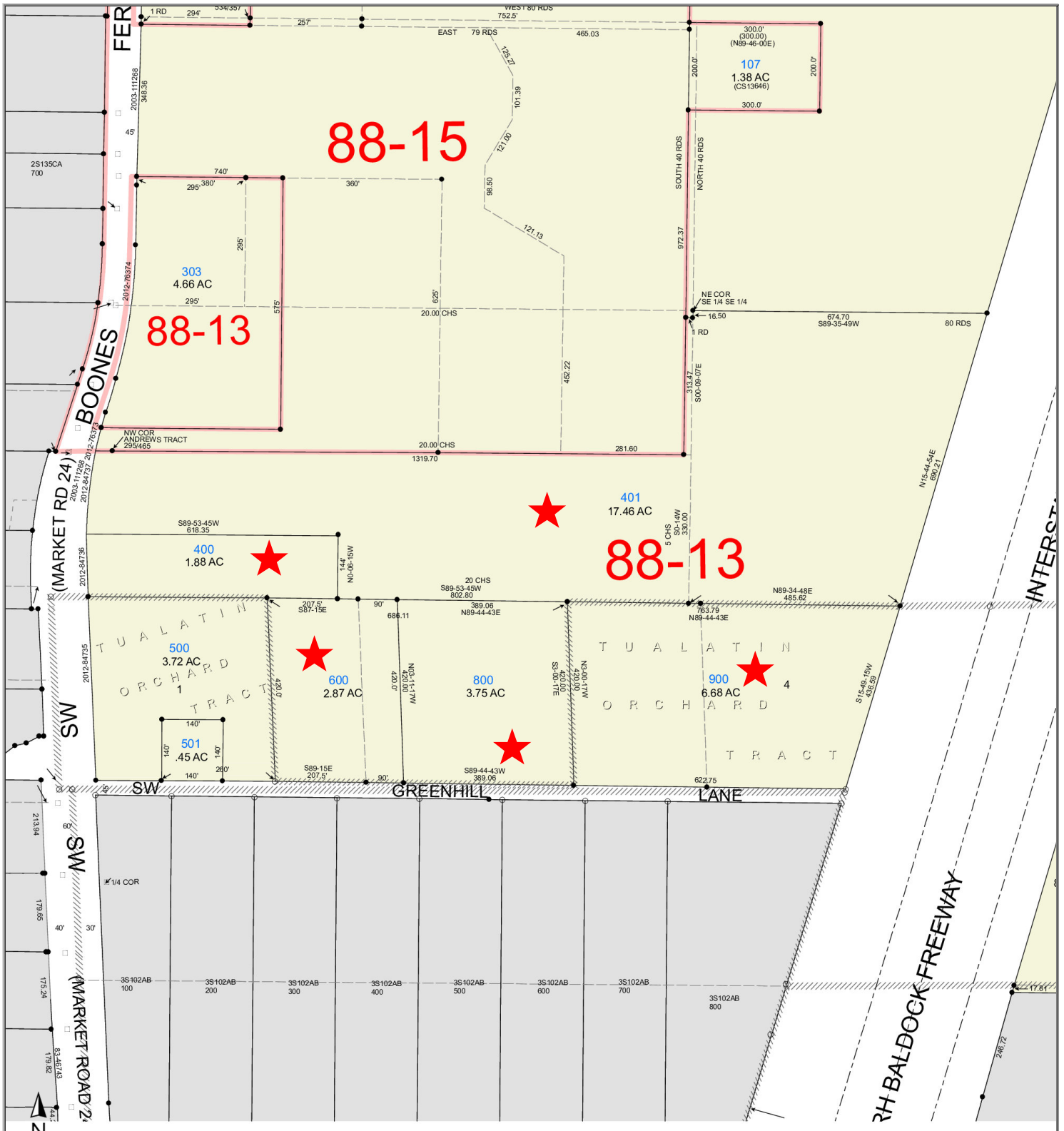
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 6.68 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 290,981 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: Wood
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
AUTUMN SUNRISE LLC	9/26/2007	2007105096	\$7,143,000.00	DW		
ROOT HOLDINGS LLC	9/19/2005	0000114105	\$1,640,000.00	Grant	\$4,500,000.00	Conv/Unk
WILLEY,ANNIE M	10/7/2004	0000116501		Quit Claim		Conv/Unk

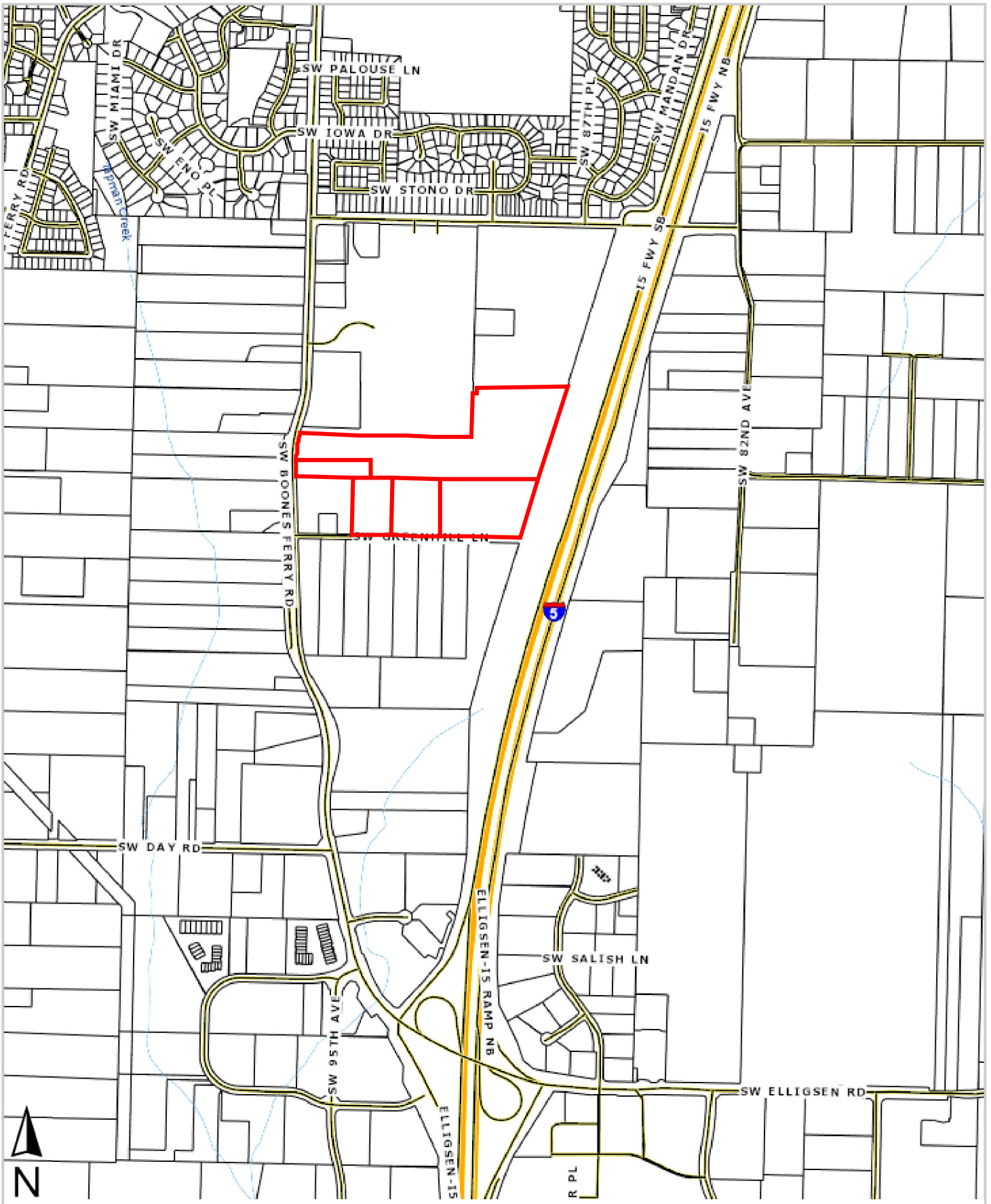
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

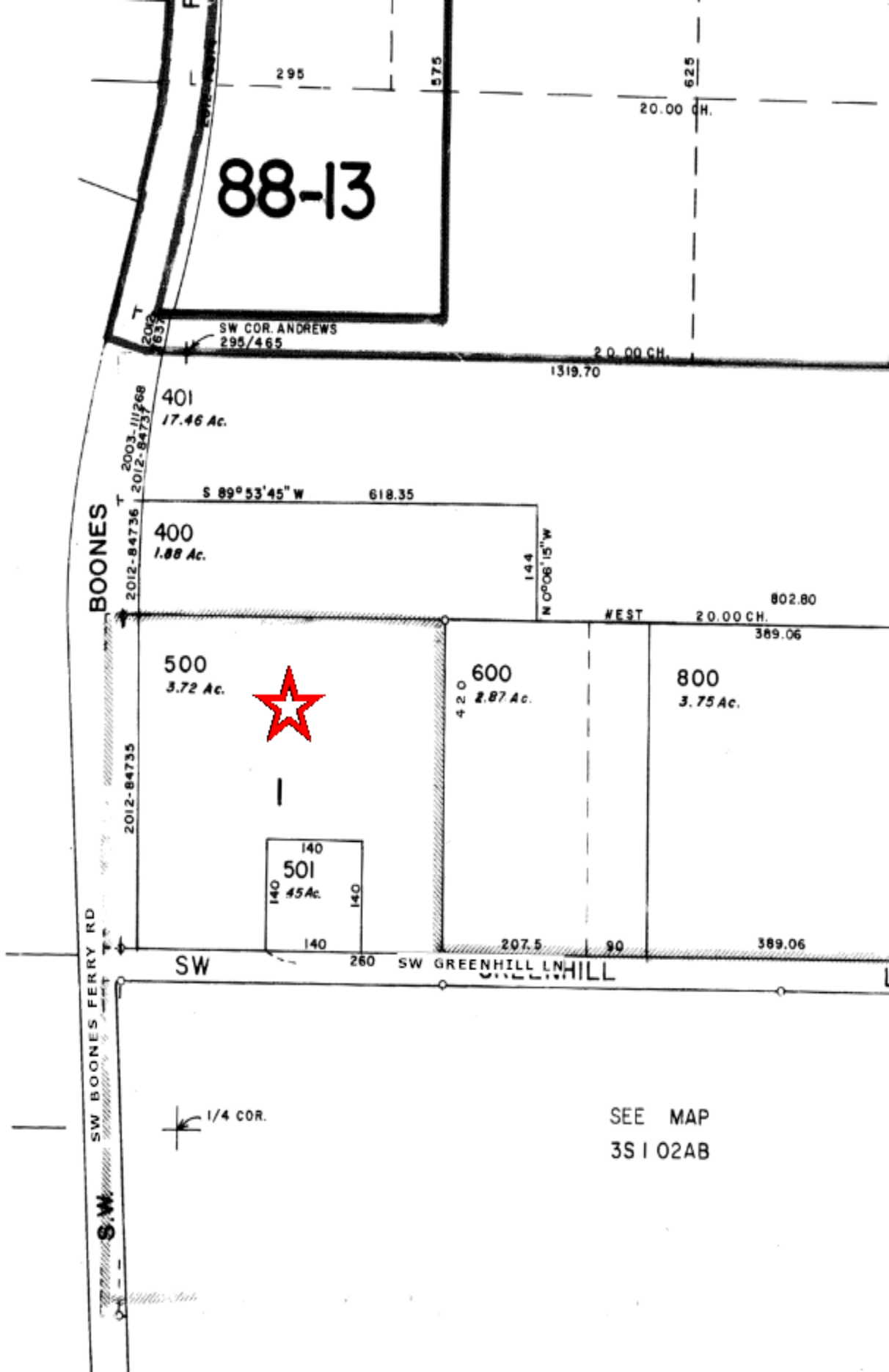
ParcelID: R560253
23740 SW Boones Ferry Rd
Tualatin, OR 97062

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



First American Title™

SEE MAP
2S | 35CD



SEE MAP
3S | 02AB

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

7/1/18 TO 6/30/19 REAL PROPERTY TAX STATEMENT
WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION

MAP: 2S135D-00500

ACCOUNT NO: R560271

SITUS: ,

2018-2019 CURRENT TAX BY DISTRICT:

COLLEGE-PORTLAND COMMUNITY	23.26
ESD-NW REGIONAL	12.65
SCH-SHERWOOD	395.76
EDUCATION TAXES:	\$431.67
WASHINGTON COUNTY	184.91
REG-METRO SERVICE DISTRICT	7.94
PORT-PORTLAND	5.77
FIRE-TV FIRE & RESCUE	125.43
REG-METRO-AFTER 1/1/2013	7.90
FIRE-TV FIRE & RESCUE-AFTER 1	37.01
WASHINGTON COUNTY LOL AFTER 1	52.63
SWC-TUALATIN	5.68
GENERAL GOVERNMENT TAXES:	\$427.27
BOND-TV FIRE & RESCUE AFTER	8.94
BOND-WASHINGTON COUNTY AFTER	5.75
BOND-SCH-SHERWOOD-AFTER	340.47
BOND-METRO SERVICE-AFTER	23.04
BOND-PCC-AFTER	33.27
BOND AND MISC TAX:	\$411.47
2018-19 TAX (Before Discount)	\$1,270.41

LEGAL DESCRIPTION

CODE AREA: 088.13

TUALATIN ORCHARD TRACT, LOT PT 1, ACRES 3.72

VALUES:	LAST YEAR	THIS YEAR
----------------	------------------	------------------

MARKET VALUES:		
LAND	567,260	709,070
STRUCTURE	4,190	3,970
TOTAL RMV VALUE:	571,450	713,040
TAXABLE VALUES:		
ASSESSED VALUE	79,850	82,240

PROPERTY TAXES: \$1,237.23 \$1,270.41

APPEAL DEADLINE	December 31, 2018
Value Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
<small>(See back of Statement for payment instructions.)</small>			
	Due	Discount	Net Amount Due
Pay			
In Full	11/15/18	38.11	\$1,232.30
2/3	11/15/18	16.94	\$830.00
1/3	11/15/18	NONE	\$423.47
MAKE PAYABLE TO: Washington County			
Online - https://ecomm.co.washington.or.us/propertytax			
Pay By Phone: 1(888) 510-9274			

DELINQUENT TAXES: NO DELINQUENT TAXES DUE
(See back for explanation of taxes marked with an asterisk (*). Delinquent Tax Total is included in payment options to the left.)
TOTAL (After Discount): \$1,232.30

We have moved back to the Public Services Building!
 Located at: 155 N. First Ave., Suite 130, Hillsboro, OR 97124

All Payments Processed Upon Receipt

▼ Tear Here

▼ Tear Here

RETURN THIS PORTION WITH PAYMENT - SEE BACK OF STATEMENT FOR INSTRUCTIONS

ACCOUNT NO: R560271

Property Profile Report

9415 SW GREENHILL LN OR

Ownership Information

Owner Name: Please see attached vesting deed for current ownership.
 Mailing Address: 485 S STATE ST LAKE OSWEGO, OR 97034

Property Description

County: Washington Map / Tax Lot: 2S135D0/00501
 Account Num: R560280 Owner Occ.: No
 Land Use: 1010-RESIDENTIAL IMPROVED Census: 0321.06
 Subdivision: TUALATIN ORCHARD TRACT
 Legal Description: TUALATIN ORCHARD TRACT, LOT PT 1, ACRES .45

Property Characteristics

Property Type: SINGLE FAMILY	Building SF: 2,313	Pool: No
House Style:	Living Area SF: 2,313	Deck SF: 600
Year Built: 1952	Square Feet: 2,313	Deck Desc: WOOD DECK
Bedrooms: 4	1st Floor SF: 1,753	Patio SF:
Bathrooms: 3.00	2nd Floor SF: 560	Patio Desc:
Heat: EBB	3rd Floor SF:	Foundation: CONCRETE FOOTING
Cooling:	Attic SF:	Exterior: FRAME
Lot Size: 19,602	Bsmnt SF:	Ext. Finish: WOOD
Acres: 0.45	Fin Bsmt SF:	Interior: DRYWALL
Garage Type:	Garage SF:	Roof Style: HIP
Fireplaces:	Bsmnt Type:	Roof Cover: SHAKES

Assessment Information

Real Market Value: \$ 550,230	Land Value: \$ 307,300	Imp. Value: \$ 242,930
Total Assessed Value: \$ 331,380	Levy Code: 08813	M-5 Rate: 15.4945
Taxes: \$ 4,969.93	Tax Year: 18-19	

Previous Sale Information

Sale Amount: \$ 7,143,000 Sale Date: 09/26/2007 Document Num:

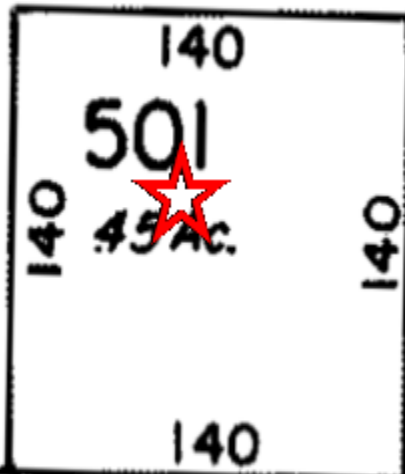
Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
9/26/2007	\$ 7,143,000				/
9/26/2007	\$ 7,143,000				/
9/30/2005	\$ 15,000,000				/
6/15/2005	\$ 950,000	\$ 1,607,800			/
12/31/2000	\$ 7,143,000				/

500
3.72 Ac.

420
600
2.87

SW BOONES FERRY RD
84735



SW

SW GREENHILL LN 260

GR

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

7/1/18 TO 6/30/19 REAL PROPERTY TAX STATEMENT
WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION

MAP: 2S135D-00501

ACCOUNT NO: R560280

SITUS: 9415 SW GREENHILL LN,

2018-2019 CURRENT TAX BY DISTRICT:

COLLEGE-PORTLAND COMMUNITY	90.99
ESD-NW REGIONAL	49.48
SCH-SHERWOOD	1,548.26
EDUCATION TAXES:	\$1,688.73
WASHINGTON COUNTY	723.38
REG-METRO SERVICE DISTRICT	31.08
PORT-PORTLAND	22.55
FIRE-TV FIRE & RESCUE	490.70
REG-METRO-AFTER 1/1/2013	30.89
FIRE-TV FIRE & RESCUE-AFTER 1	144.78
WASHINGTON COUNTY LOL AFTER 1	205.91
SWC-TUALATIN	22.23
GENERAL GOVERNMENT TAXES:	\$1,671.52
BOND-TV FIRE & RESCUE AFTER	34.97
BOND-WASHINGTON COUNTY AFTER	22.49
BOND-SCH-SHERWOOD-AFTER	1,331.93
BOND-METRO SERVICE-AFTER	90.12
BOND-PCC-AFTER	130.17
BOND AND MISC TAX:	\$1,609.68
2018-19 TAX (Before Discount)	\$4,969.93

LEGAL DESCRIPTION

CODE AREA: 088.13

TUALATIN ORCHARD TRACT, LOT PT 1, ACRES .45

VALUES:	LAST YEAR	THIS YEAR
----------------	------------------	------------------

MARKET VALUES:		
LAND	287,210	307,300
STRUCTURE	232,810	244,430
TOTAL RMV VALUE:	520,020	551,730
TAXABLE VALUES:		
ASSESSED VALUE	312,360	321,730

PROPERTY TAXES: \$4,839.86 \$4,969.93

APPEAL DEADLINE	December 31, 2018
Value Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
<small>(See back of Statement for payment instructions.)</small>			
	Due	Discount	Net Amount Due
Pay			
In Full	11/15/18	149.10	\$4,820.83
2/3	11/15/18	66.27	\$3,247.02
1/3	11/15/18	NONE	\$1,656.65
MAKE PAYABLE TO: Washington County			
Online - https://ecomm.co.washington.or.us/propertytax			
Pay By Phone: 1(888) 510-9274			

DELINQUENT TAXES: NO DELINQUENT TAXES DUE
(See back for explanation of taxes marked with an asterisk (*). Delinquent Tax Total is included in payment options to the left.)
TOTAL (After Discount): \$4,820.83

We have moved back to the Public Services Building!
 Located at: 155 N. First Ave., Suite 130, Hillsboro, OR 97124

All Payments Processed Upon Receipt

▼ Tear Here

▼ Tear Here

RETURN THIS PORTION WITH PAYMENT - SEE BACK OF STATEMENT FOR INSTRUCTIONS

255
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

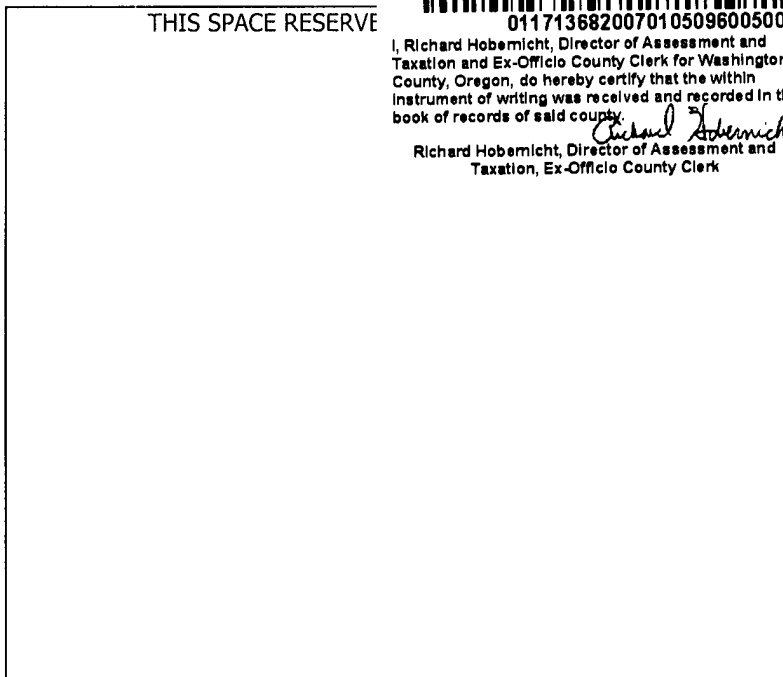
1087491-LO

FATCO. NO.

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Str=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056
I, Richard Hobemicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
Richard Hobemicht
Richard Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

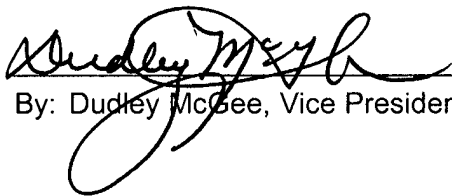
The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE

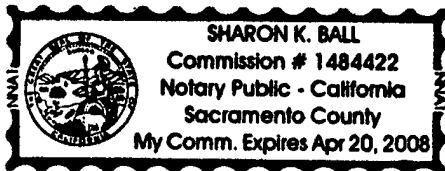
Dated this 26TH day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.



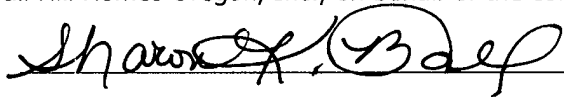

Notary Public for California
My commission expires: APRIL 20, 2008

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit E: Neighborhood/Developer Meeting Noticing Information

July 13, 2020



RE: Neighborhood/Developer Virtual Meeting – Autumn Sunrise Comprehensive Plan Map Amendment and Development Code Text Amendment

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding a proposed amendment to the Tualatin Comprehensive Plan Map and to the Tualatin Development Code (TDC). The application, submitted by Lennar Northwest, Inc., proposes a reconfiguration of the Neighborhood Commercial (CN) zone internal to the Autumn Sunrise project, allowing shared access to SW Boones Ferry Road and shifting the district to the full frontage of SW Boones Ferry Road. The proposed development code text amendment would remove one location restriction of the Neighborhood Commercial zone to allow for this map reconfiguration. This amendment does not propose to change the allowed uses for the zone. The planned location is shown on the map included with this letter. Land use applications for physical development will be filed at a future date.

We would like to discuss the project in more detail with you. Due to social distancing measures and the inability to meet in person, this meeting will be held via telephone and online Zoom seminar. The City of Tualatin Planning Division approves of this means of holding the required neighborhood meeting. The meeting is scheduled for:

TUESDAY, JULY 28, 2020 AT 6:00 PM
SEE ATTACHED INSTRUCTIONS TO LEARN HOW TO JOIN THE MEETING

The purpose of this meeting is to provide a forum for surrounding property owners and residents to review the project so that issues can be identified and considered before the formal application is submitted. This meeting gives you the opportunity to share any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards and is consistent with Tualatin's land use regulations.

Please note that this will be an informational meeting based on the currently proposed code text and map amendment. You may receive an official notice from the City of Tualatin of your opportunity to participate either by submitting written comments or attending a public hearing in the future.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to call me at (503) 563-6151 or email me at mimid@aks-eng.com.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'Mimi Doukas'.

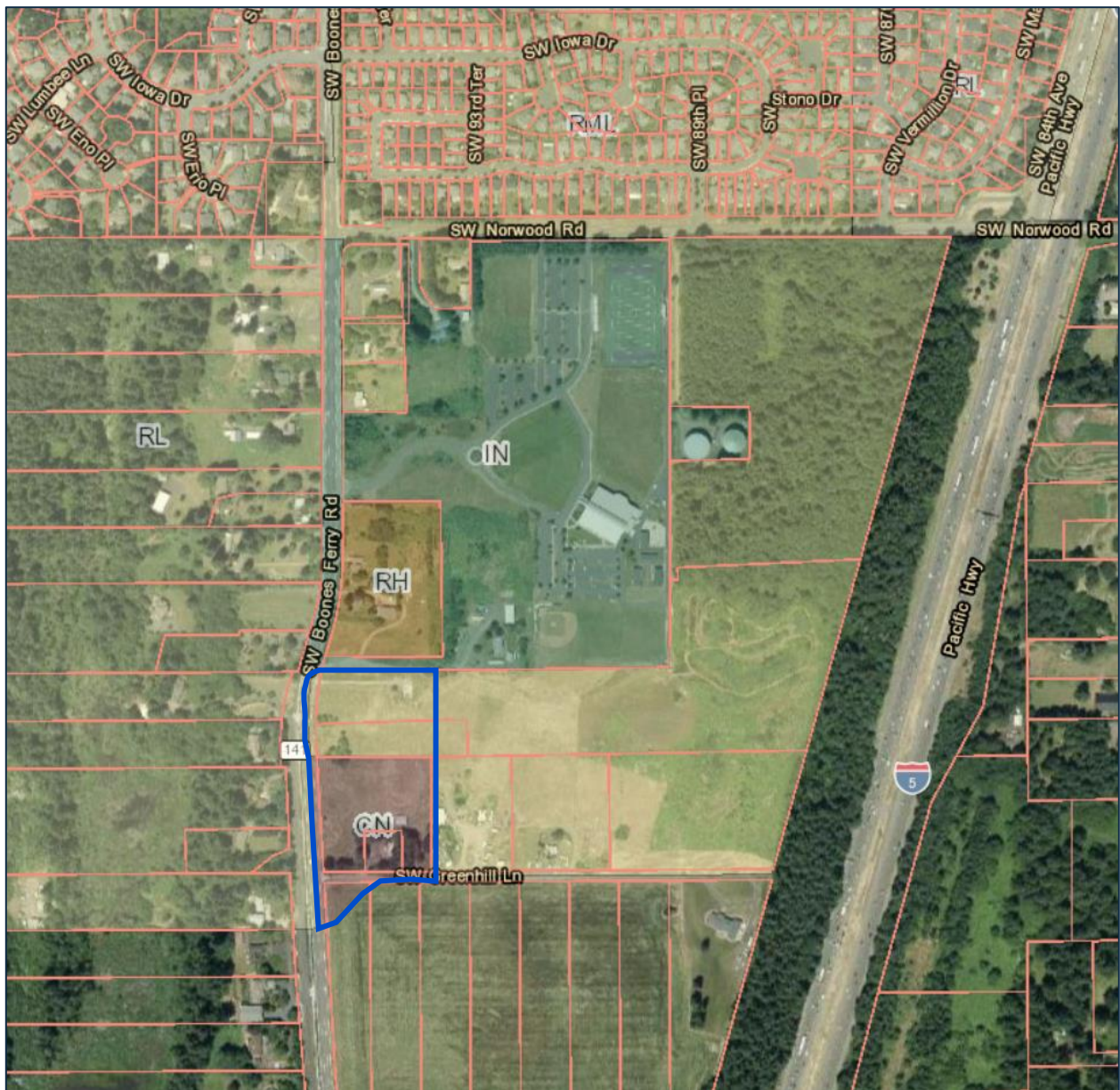
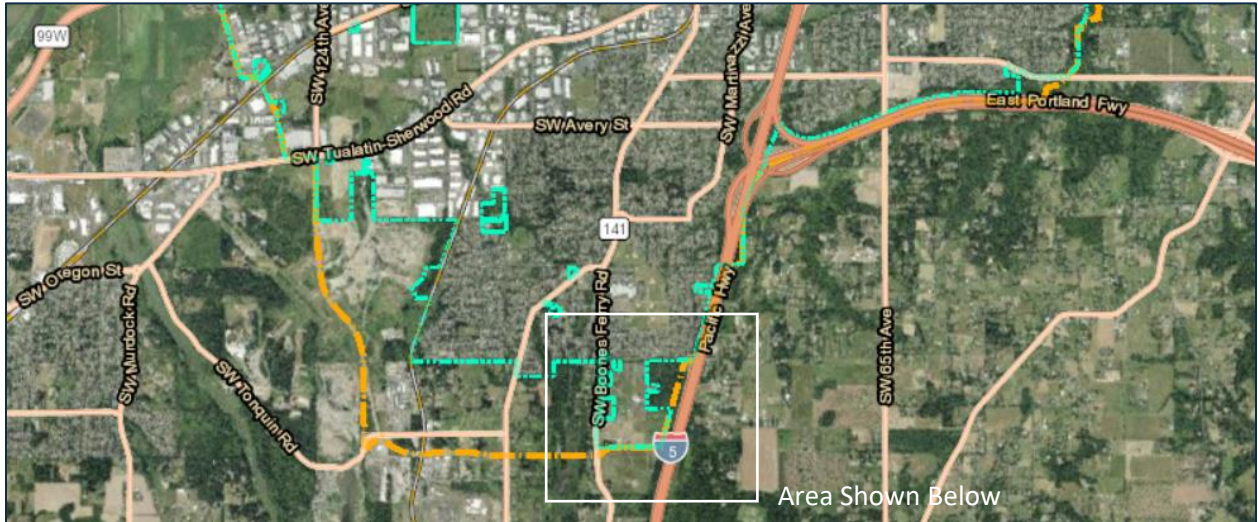
Mimi Doukas, AICP, RLA – Associate

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 | www.aks-eng.com | MimiD@aks-eng.com

Attachments: Instructions for Joining & Participating in the Public Neighborhood Meeting

Potentially Affected Properties



Instructions for Joining & Participating in the Public Neighborhood Meeting for the Autumn Sunrise Text Amendment

Virtual Meeting provided via Zoom Webinar

Tuesday, July 28, 2020 at 6:00 PM PST

Please Register in Advance

(a list of attendees must be submitted to the City):

- Go to <http://www.aks-eng.com/autumn-sunrise/> and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available at www.aks-eng.com/autumn-sunrise/ two days prior to the meeting and at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet, or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click Here to Join" link provided in your registration confirmation email.
- (If you registered at www.aks-eng.com/autumn-sunrise/ but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
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- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-346-248-7799
+1-929-205-6099	+1-253-215-8782
+1-301-715-8592	+1-312-626-6799

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **854 2032 8428**
- The Password if needed is: **6151**

MEETING ADMINISTRATOR:

For technical assistance or to submit a question for the meeting:

Email mimid@aks-eng.com

During the Meeting

Audio Help

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- Make sure that the speakers on your device are turned on and not muted.
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Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

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Email mimid@aks-eng.com

During the Meeting:

- **Preferred Method:** Use the “Q&A” button on the bottom of the presentation screen to submit a question in real time.
- Email your question to the Meeting Administrator:
Email mimid@aks-eng.com

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator:
Email mimid@aks-eng.com
- All questions received after the meeting and prior to midnight on July 23, 2020 will be answered in an email to all registered meeting participants by end of business the following day.

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the “Click Here to Join” link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet, or smartphone, we suggest disconnecting and instead use the “Join by telephone” instructions to listen in.

BOCCI JAMES A &BOCCI JULIA A
23205 SW BOONES FERRY RD
TUALATIN OR 97062

BAZANT CHRISTINE LEE &BAZANT JOHN
JOSEPH
36449 HWY 34
LEBANON OR 97355

RILEY SHAWN O
23365 SW BOONES FERRY RD
TUALATIN OR 97062

POTTER DYLAN D &POTTER MICHELLE P
23405 SW BOONES FERRY RD
TUALATIN OR 97062

MCLEOD TRUSTBY RANDY F & JANINE B
MCLEOD TRS
23465 SW BOONES FERRY RD
TUALATIN OR 97062

ALVSTAD RANDALL &ALVSTAD KAREN
23515 SW BOONES FERRY RD
TUALATIN OR 97062

GROSSMAN JEFFERY A
23605 SW BOONES FERRY RD
TUALATIN OR 97062

AGHAZADEH-SANAEI MEHDI &ASIAEE
NAHID
23745 SW BOONES FERRY RD
TUALATIN OR 97062

LUCINI JOHN W & GRACE N FAM TRU
23677 SW BOONES FERRY RD
TUALATIN OR 97062

MAST MARVIN R &JELI CARLENE M
23845 SW BOONES FERRY RD
TUALATIN OR 97062

HICKOK TODD J &HICKOK MOLLY J
23855 SW BOONES FERRY RD
TUALATIN OR 97062

P3 PROPERTIES LLCBY PAUL PENNINGTON
PO BOX 691
WHITE SALMON WA 98672

YACKLEY DIANE M &GANNETT TOD C
23240 SW BOONES FERRY RD
TUALATIN OR 97062

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN OR 97062

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN OR 97062

RE THOMAS J & KATHRYN S
19035 SW CHESAPEAKE DR
TUALATIN OR 97062

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO OR 97034

LANDCASTER DEVELOPMENT
CORPORATION
6770 SW CANYON DR
PORTLAND OR 97225

MCKEAN JOHN R &MCKEAN LINDA L
21370 MAKAH CT
TUALATIN OR 97062

CHRISTENSEN MICHAEL A &CHRISTENSEN
JAMIE L
23725 SW 82ND AVE
TUALATIN OR 97062

ROLISON MIKEL J
23685 SW 82ND AVE
TUALATIN OR 97062

NGUYEN KHANH T &FONG TODD P
23605 SW 82ND AVE
TUALATIN OR 97062

SINGLETERRY ELNORA
23535 SW 82ND AVE
TUALATIN OR 97062

DAVIS JAMES HAYES &BRANSON-DAVIS
NESHIA
23395 SW 82ND AVE
TUALATIN OR 97062

SLAWIK JON V &SLAWIK VAN MY
23445 SW 82ND AVE
TUALATIN OR 97062

SMITH ROBERT D &SMITH JANIS K
13547 SW HILLSHIRE DR
TIGARD OR 97223

BRACKNEY CHRIS
23355 SW 82ND AVE
TUALATIN OR 97062

LYNCH LARRY L &LYNCH SUZANNE M
23185 SW 82ND AVE
TUALATIN OR 97062

ROMAN CATHOLIC ARCHBISHOP OF POR
2838 E BURNSIDE ST
PORTLAND OR 97214

LANDCASTER DEVELOPMENT CORPORATI
6770 SW CANYON DR
PORTLAND OR 97225

CHAMBERLAIN JOHN &CHAMBERLAIN
DEBRA
9000 SW GREENHILL LN
TUALATIN OR 97062

CHAMBERLAIN PARTNERS LLC
10330 SW TUALATIN RD
TUALATIN OR 97062

HUTONG PROPERTY LLC
2245 RIVER HEIGHTS CIR
WEST LINN OR 97068

SCOTT JOAN D
PO BOX 2594
TUALATIN OR 97062

LEE DAVID O &RAPISARDA DEIDRE
24245 SW BOONES FERRY RD
TUALATIN OR 97062

SHAMBURG SCOTT A &SHAMBURG LISA
G
PO BOX 829
TUALATIN OR 97062

ODOMS LIVING TRUSTBY JAMES A &
LINDA L ODOMS TRS
PO BOX 2446
TUALATIN OR 97062

ANGIN JONATHAN & BRIDGET TRUST
PO BOX 2413
TUALATIN OR 97062

ZIMMERMAN STEPHEN A &MATHYS
JACKIE L
24305 SW BOONES FERRY RD
TUALATIN OR 97062

SCHAEFER ARTHUR J TRUST
24355 SW BOONES FERRY RD
TUALATIN OR 97062

SUDAL PROPERTY LLCBY BOB & DENISE
JONAS
1400 COLORADO ST
BOULDER CITY NV 89005

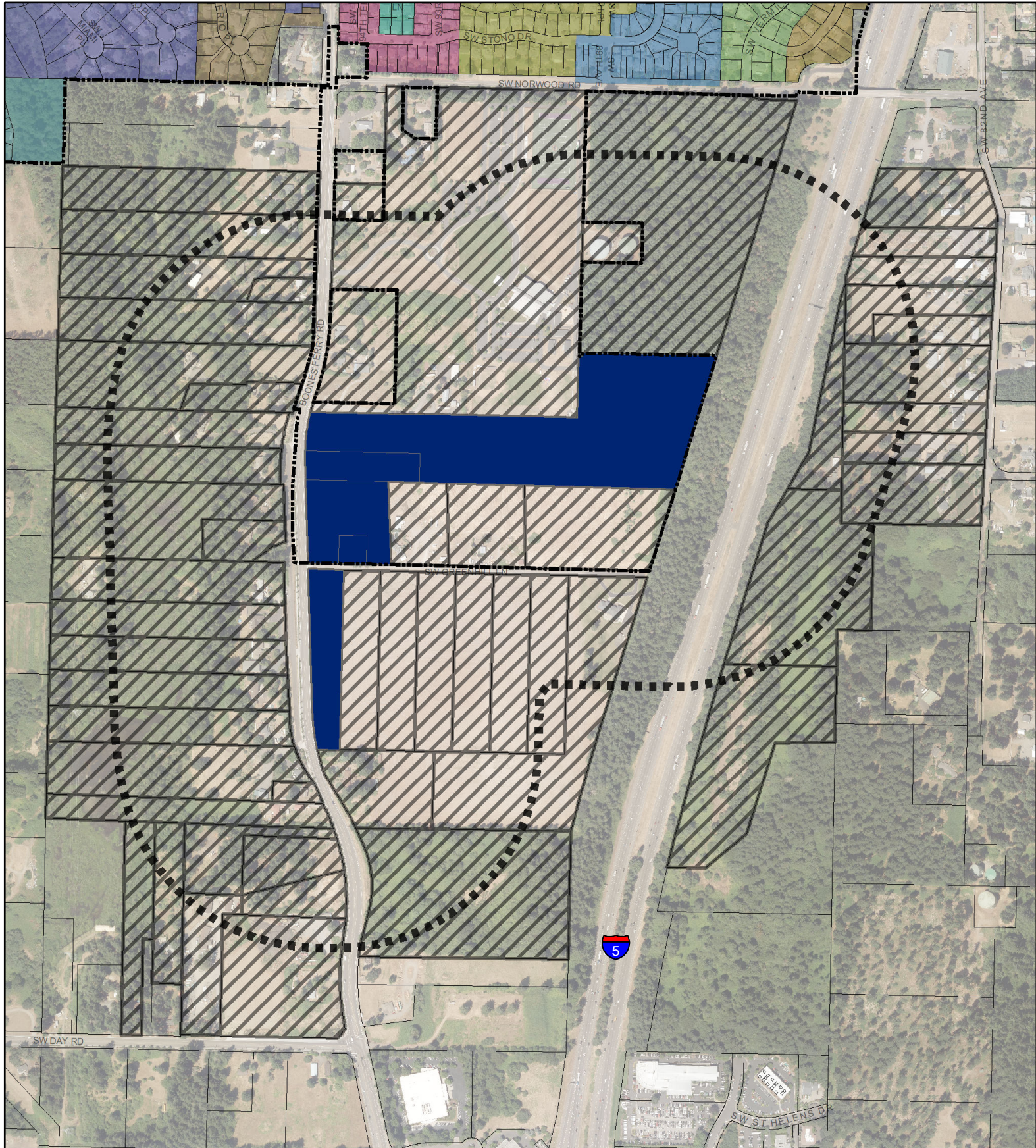
WALLACE ROAD PROPERTY LLC
PO BOX 1130
WILSONVILLE OR 97070


EMRICK INVESTMENTS LLC
PO BOX 26439
EUGENE OR 97402

MCCLENDON ERIC E &MCCLENDON
LINDSEY & MCCLENDON TINA
TRUST
24415 SW BOONES FERRY RD
TUALATIN OR 97062

SAPP JOHN M
24545 SW BOONES FERRY RD
TUALATIN OR 97062

KREITZER KURT D &KREITZER NATALIA L
7430 NE KRONO RD
YAMHILL OR 97148



 1000' Buffer

 Selected Taxlots



AFFIDAVIT OF MAILING NOTICE

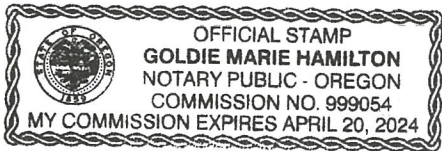
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, JENNIFER BATE being first duly sworn, depose and say:

That on the 13th day of July, 2020, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

J Bate
Signature

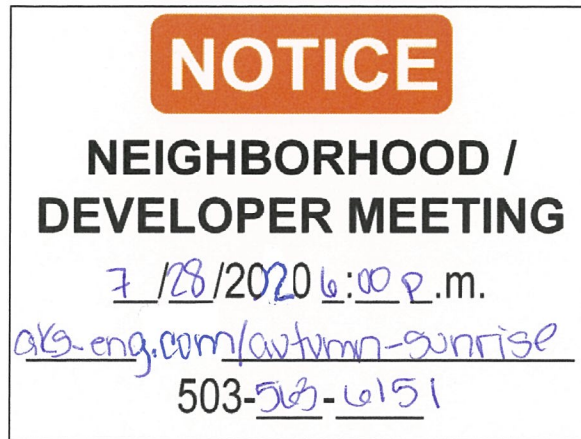
SUBSCRIBED AND SWORN to before me this 13th day of July, 2020.



G. Marie Hamilton
Notary Public for Oregon
My commission expires: April 20, 2024

RE: _____

CERTIFICATION OF SIGN POSTING



In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the Autumn Sunrise project, I hereby certify that on this day, 07.13.2020 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Jennifer Bate
(Please Print)

Applicant's Signature: J Bate

Date: 07.13.2020

July 13, 2020

RE: Neighborhood/Developer Virtual Meeting – Autumn Sunrise Comprehensive Plan Map Amendment and Development Code Text Amendment

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding a proposed amendment to the Tualatin Comprehensive Plan Map and to the Tualatin Development Code (TDC). The application, submitted by Lennar Northwest, Inc., proposes a reconfiguration of the Neighborhood Commercial (CN) zone internal to the Autumn Sunrise project, allowing shared access to SW Boones Ferry Road and shifting the district to the full frontage of SW Boones Ferry Road. The proposed development code text amendment would remove one location restriction of the Neighborhood Commercial zone to allow for this map reconfiguration. This amendment does not propose to change the allowed uses for the zone. The planned location is shown on the map included with this letter. Land use applications for physical development will be filed at a future date.

We would like to discuss the project in more detail with you. Due to social distancing measures and the inability to meet in person, this meeting will be held via telephone and online Zoom seminar. The City of Tualatin Planning Division approves of this means of holding the required neighborhood meeting. The meeting is scheduled for:

TUESDAY, JULY 28, 2020 AT 6:00 PM
SEE ATTACHED INSTRUCTIONS TO LEARN HOW TO JOIN THE MEETING

The purpose of this meeting is to provide a forum for surrounding property owners and residents to review the project so that issues can be identified and considered before the formal application is submitted. This meeting gives you the opportunity to share any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards and is consistent with Tualatin's land use regulations.

Please note that this will be an informational meeting based on the currently proposed code text and map amendment. You may receive an official notice from the City of Tualatin of your opportunity to participate either by submitting written comments or attending a public hearing in the future.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to call me at (503) 563-6151 or email me at mimid@aks-eng.com.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

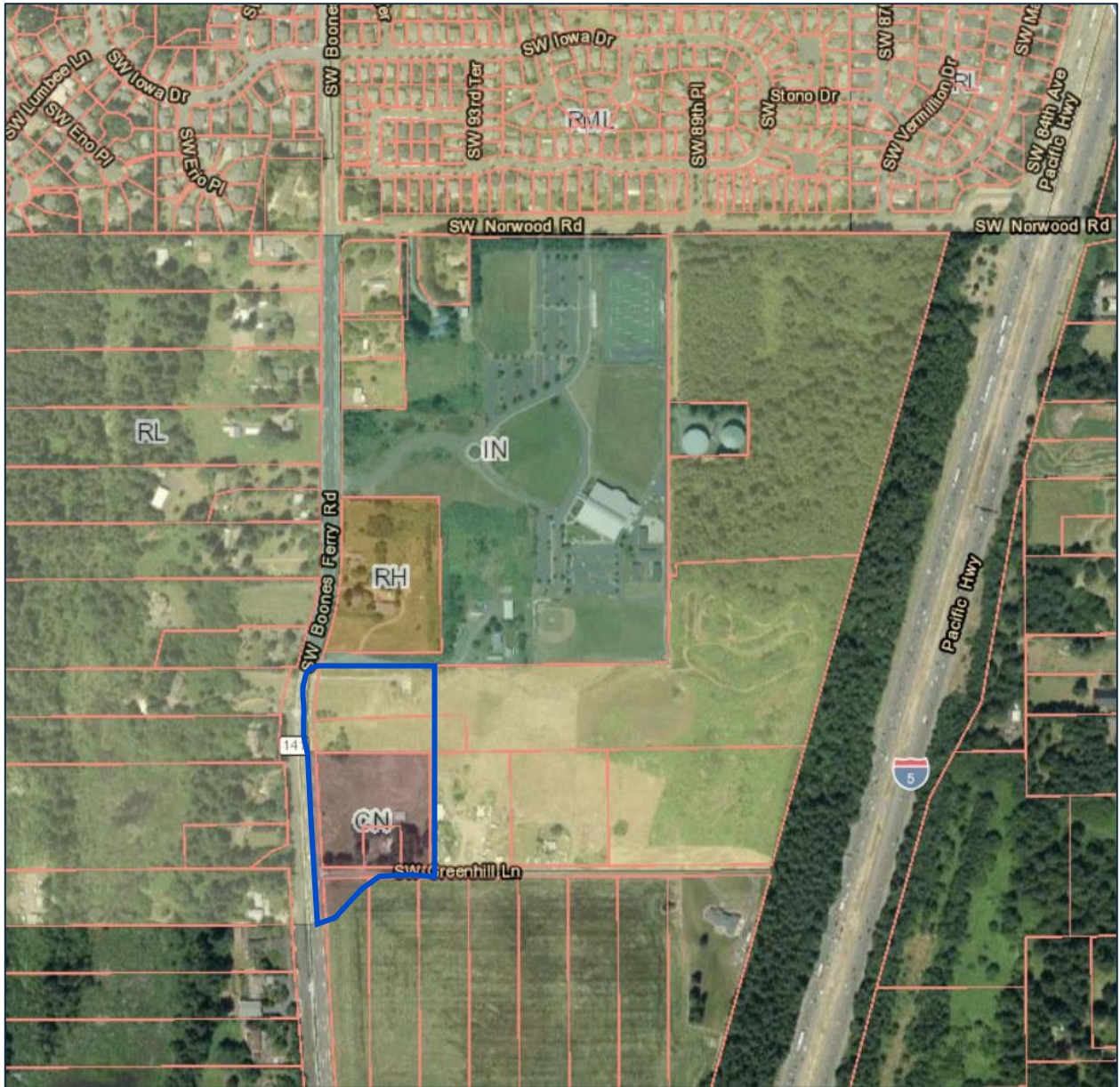


Mimi Doukas, AICP, RLA – Associate

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 | www.aks-eng.com | MimiD@aks-eng.com

Attachments: Instructions for Joining & Participating in the Public Neighborhood Meeting



Instructions for Joining & Participating in the Public Neighborhood Meeting for the Autumn Sunrise Text Amendment

Virtual Meeting provided via Zoom Webinar

Tuesday, July 28, 2020 at 6:00 PM PST

Please Register in Advance

(a list of attendees must be submitted to the City):

- Go to <http://www.aks-eng.com/autumn-sunrise/> and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available at www.aks-eng.com/autumn-sunrise/ two days prior to the meeting and at least 10 days after the meeting concludes.

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CHAPTER 51 - NEIGHBORHOOD COMMERCIAL ZONE (CN)

TDC 51.100. - Purpose.

The purpose of this district is to provide locations for commercial uses within close proximity to residential areas, to provide opportunities to serve the needs of residents for convenience shopping and services. The primary uses are intended to include professional offices, services, and retail oriented to the day-to-day needs of adjacent neighborhoods. Neighborhood commercial uses are intended to be pedestrian oriented and should serve to reduce automobile trips and energy consumption. The purpose is also to assure that development is of a scale and design that is compatible with the residential environment and is an enhancement to neighborhood areas. It is not the purpose of this district to allow for large scale commercial facilities, such as large grocery or department stores, which are more appropriately located within the downtown area.

TDC 51.110. - District Size and Location Standards.

- (1) *District Location.* ~~The boundaries of a CN district must be separated from school property by not less than 300 feet.~~ The boundaries of a CN District must be separated from all other CN, CC, and CG districts by at least 1,320 feet.
- (2) *Street Frontage.* At least one-fourth of the total street frontage of the CN District area must be on an Arterial or Major Collector street.

(Ord. No. 1418-19, § 4, 4-22-19)

TDC 51.200. - Use Categories.

- (1) *Use Categories.* Table 51-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the CN zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 51-1 and restrictions identified in TDC 51.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.
- (2) *Overlay Zones.* Additional uses may be allowed in a particular overlay zone. See the overlay zone Chapters for additional uses.

**Table 51-1
Use Categories in the CN Zone**

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
RESIDENTIAL USE CATEGORIES		
Household Living	P (L)	Permitted uses limited to one (1) dwelling unit for each business located on the lot.
COMMERCIAL USE CATEGORIES		
Retail Sales and Services	P (L)	Permitted uses limited to: General merchandise or variety stores; • Food stores, subject to TDC 51.210(1);

		<ul style="list-style-type: none"> • Drug store and pharmacy; • Laundry and dry cleaning, subject to TDC 51.210(2); • Beauty and barber shops; Shoe repair; and <ul style="list-style-type: none"> • Child day care center, subject to TDC 34.100. All commercial uses subject to floor area limitation, see TDC 51.210(3).
INSTITUTIONAL USE CATEGORIES		
Community Services	P(L)	Permitted uses limited to a community center, community recreation facility, or community aquatic center, when open to the general public and operated by a non-profit community organization.
INFRASTRUCTURE AND UTILITIES USE CATEGORIES		
Greenways and Natural Areas	P	—
Transportation Facilities	P	—

TDC 51.210. - Additional Limitations on Uses.

- (1) *Food Stores.* Food stores must not exceed 4,000 square feet of gross floor area.
- (2) *Laundry and Dry Cleaning.* Laundry and dry cleaning establishments must be exclusively for the cleaning of clothing and materials of the resident population and must not involve laundry or cleaning of commercial, industrial, or institutional clothing and materials.
- (3) *Commercial Floor Area Limit.* A nonresidential occupant must not occupy more than 10,000 square feet of any building or combination of buildings within a single CN District area.

TDC 51.300. - Development Standards.

Development standards in the CN zone are listed in Table 51-2. Additional standards may apply to some uses and situations, see TDC 51.310.

**Table 51-2
Development Standards in the CN Zone**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MINIMUM LOT SIZE		
All Uses	20,000 square feet	—

MINIMUM LOT WIDTH		
Minimum Average Lot Width	100 feet	When lot has frontage on public street, minimum lot width is 100 feet.
Minimum Lot Width at the Building Line	100 feet	—
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM SETBACKS		
Front	20 feet	
Side and Rear	0— 15 feet	As determined through Architectural Review Process.
Corner Lots	0—10 feet along each frontage	Must be a sufficient distance to provide adequate sight distance for vehicular and pedestrian traffic at an intersection, as determined through the Architectural Review process.
Parking and Vehicle Circulation Areas	5 feet	Except as approved through Architectural Review process.
Fences	5 feet	From public right-of-way.
MAXIMUM LOT COVERAGE		
All Uses	75 percent	Includes both building and parking areas. All land not covered by buildings or parking must be landscaped.
MAXIMUM STRUCTURE HEIGHT		
All Uses	25 feet	In addition to meeting the maximum height limit, where a property line or alley separates CN land from land in a residential district, a building must not be greater than 20 feet in height at the setback line; and a building or structure must not extend above a plane beginning at 20 feet in height above that setback line and extending inward and upward at a slope of 45 degrees.

TDC 51.310. - Additional Development Standards.

- (1) *Building and Driveway Orientation.* All commercial uses in CN District must be oriented and have primary driveway access to an Arterial or Major Collector street. No more than one driveway may access Minor Collector, Local Residential, or Cul-De-Sac street.
- (2) *Building Design.* All commercial buildings must be of a general residential character, including the following design elements:
 - (a) *Facade Design.* All building facades must be of wood or brick and, if painted, must be in muted, earth tone colors.
 - (b) *Roof Forms.* All roofs must be compatible with the surrounding residential area as determined through the Architectural Review process.
- (3) *Setback Reduction for Developments Adjacent to Greenways and Natural Areas.* To preserve natural areas and habitat for fish and wildlife, the decision-making authority may provide a front yard setback reduction for developments that are adjacent to Greenways or Natural Areas that dedicate land for conservation or public recreational purposes, in accordance with the following standards.
 - (a) *Setback Reduction.* All permitted uses may be allowed a reduction of up to 35 percent of the front yard setbacks, as determined through the Architectural Review process, if as a result the buildings are farther away from fish and wildlife habitat areas.
 - (b) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:
 - (i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or
 - (ii) Clean Water Services Vegetated Corridor.
 - (c) *Ownership of Greenway or Natural Area Lot.* The ownership of each Greenway or Natural Area Lot must be one of the following:
 - (i) Dedicated to the City at the City's option;
 - (ii) Dedicated in a manner approved by the City to a non-profit conservation organization; or
 - (iii) Retained in private ownership.
 - (d) *Ownership Considerations.* The decision-making authority must consider, but not limited to, the following factors when determining the appropriate ownership of the Greenway or Natural Area Lot:
 - (i) Does the Park and Recreation Master Plan designate the lot for a greenway, pedestrian or bike path, public park, recreation, overlook or interpretive facility, or other public facility;
 - (ii) Does the lot include one or more designated Heritage Trees, or one or more significant trees;
 - (iii) Does the lot provide a significant view or esthetic element, or does it include a unique or intrinsically valuable element;
 - (iv) Does the lot connect publicly owned or publicly accessible properties;
 - (v) Does the lot abut an existing park, greenway, natural area or other public facility;
 - (vi) Does the lot provide a public benefit or serve a public need;
 - (vii) Does the lot contain environmental hazards;

- (viii) Geologic stability of the lot; and
- (ix) Future maintenance costs for the lot.

(Ord. 1414-18, 12-10-18; Ord. [1427-19](#), § 25, 11-25-19)

TAX LOT 303
TAX MAP 2S.1.35D

TAX LOT 401
TAX MAP 2S.1.35D

RML
32.7 AC

TAX LOT 400
TAX MAP 2S.1.35D

TAX LOT 500
TAX MAP 2S.1.35D

CN
3.9 AC

TAX LOT 600
TAX MAP 2S.1.35D

TAX LOT 800
TAX MAP 2S.1.35D

TAX LOT 900
TAX MAP 2S.1.35D

TAX LOT
501
TAX MAP
2S.1.35D

SW GREENHILL LANE

INTERSTATE 5

DATE: 7/15/2020

SCALE: 1" = 150 FEET



ZONE CHANGE EXISTING ZONING		EXHIBIT
AUTUMN SUNRISE		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MTS CHKD: MTS AKS JOB: 7454



TAX LOT 303
TAX MAP 2S.1.35D

◀ Shared Access

TAX LOT 401
TAX MAP 2S.1.35D

RML
32.7 AC

TAX LOT 400
TAX MAP 2S.1.35D

TAX LOT 500
TAX MAP 2S.1.35D

CN
3.9 AC

TAX LOT 600
TAX MAP 2S.1.35D

TAX LOT 800
TAX MAP 2S.1.35D

TAX LOT 900
TAX MAP 2S.1.35D

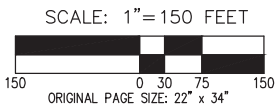
TAX LOT
501
TAX MAP
2S.1.35D

SW GREENHILL LANE

TUALATIN
WESONVILLE

INTERSTATE 5

DATE: 7/15/2020



ZONE CHANGE PROPOSED ZONING		EXHIBIT
AUTUMN SUNRISE		B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MTS CHKD: MTS AKS JOB: 7454



The meeting
will start
shortly...

Visit

If you haven't already, please visit www.aks-eng.com/autumn-sunrise to register for this event.

Call

If you are having audio difficulties, please call +1-253-215-8782

Zoom ID **854 2032 8428**, Password **6151**

OR one of the telephone numbers listed on the Virtual Meeting Instructions sheet at the above website.

Submit

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator. Questions will be answered after the presentation.

During the Question/Answer period, you can also **“Raise Your Hand”** to be called on to provide your questions and comments.



Autumn Sunrise Neighborhood Commercial Plan Map/Text Amendment Neighborhood Meeting

Tuesday, July 28, 2020



**12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151**

Introductions

Applicants

Lennar Northwest, Inc.

Michael Anders, Director of Land Acquisition
David Force, Forward Planning Manager



Land Use and Civil Engineering

AKS Engineering and Forestry

Mimi Doukas, AICP, RLA
Glen Southerland, AICP



Property Owners

Autumn Sunrise, LLC



What is being proposed?

The Applicant is proposing a Plan Map Amendment and a Plan Text Amendment for the Neighborhood Commercial District

- Reconfiguration of commercial land designated on the Autumn Sunrise site
 - No change in quantity of commercial land
 - Moving the district allows for shared access onto SW Boones Ferry Road
 - Increases commercial frontage along SW Lower Boones Ferry Road
- Proposed removal of separation requirement between Neighborhood Commercial and schools
- No text changes to adjacent residential lands have been proposed
- **No residential density changes have been proposed**
- **No changes to allowed commercial uses or acreages have been proposed**



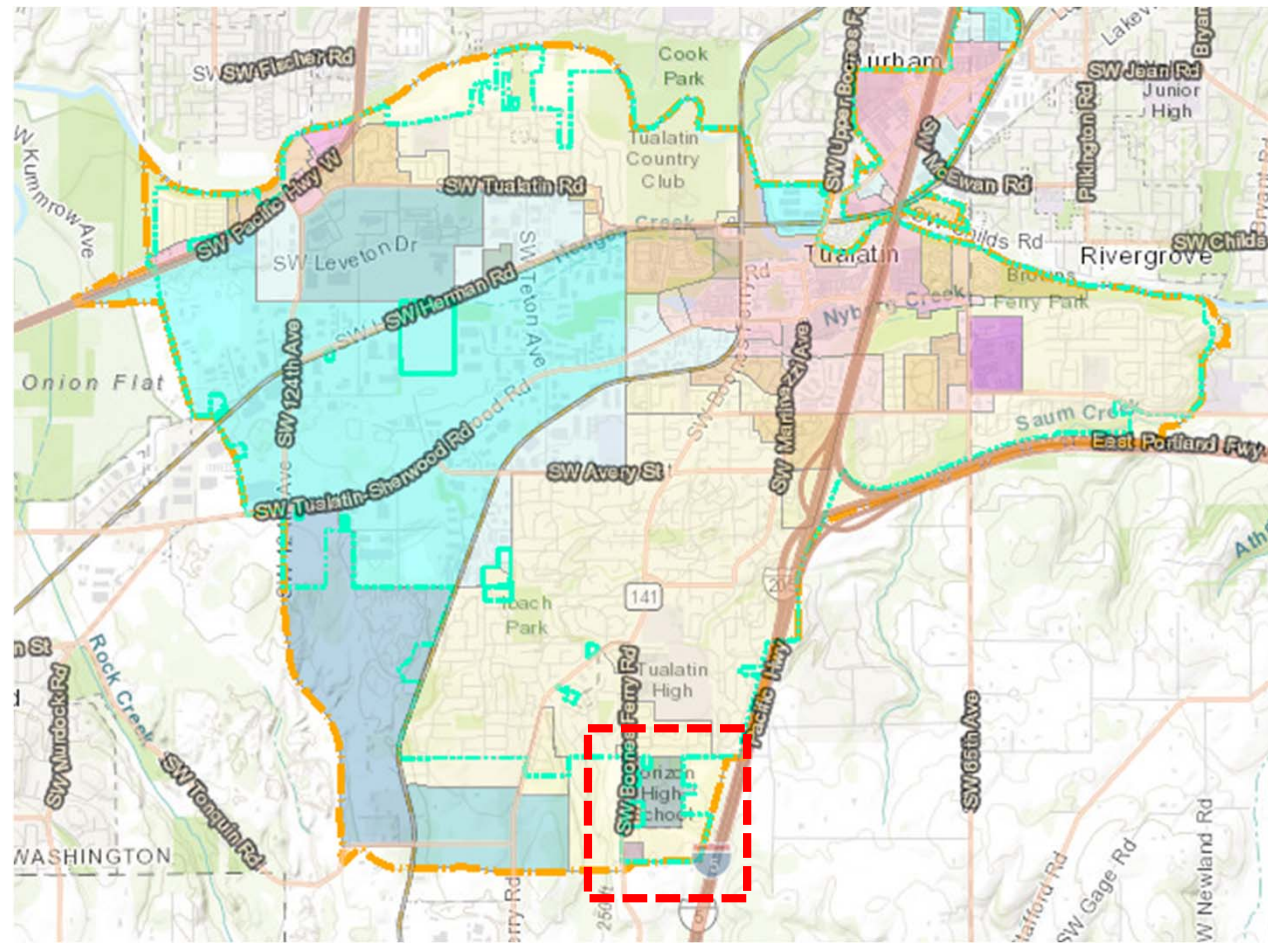
Why is this being proposed?

The reconfiguration improves access.

- Increasing frontage on SW Boones Ferry will allow a single access point for the future commercial use, residential development, and the school.
 - Increased safety
 - Improved sight distance – increased distance from future Basalt Creek Parkway/SW Boones Ferry intersection
- Text amendment allows the commercial zone to abut the school property.
- **No density changes have been proposed**
- **No changes to allowed commercial acreage or allowed uses have been proposed**

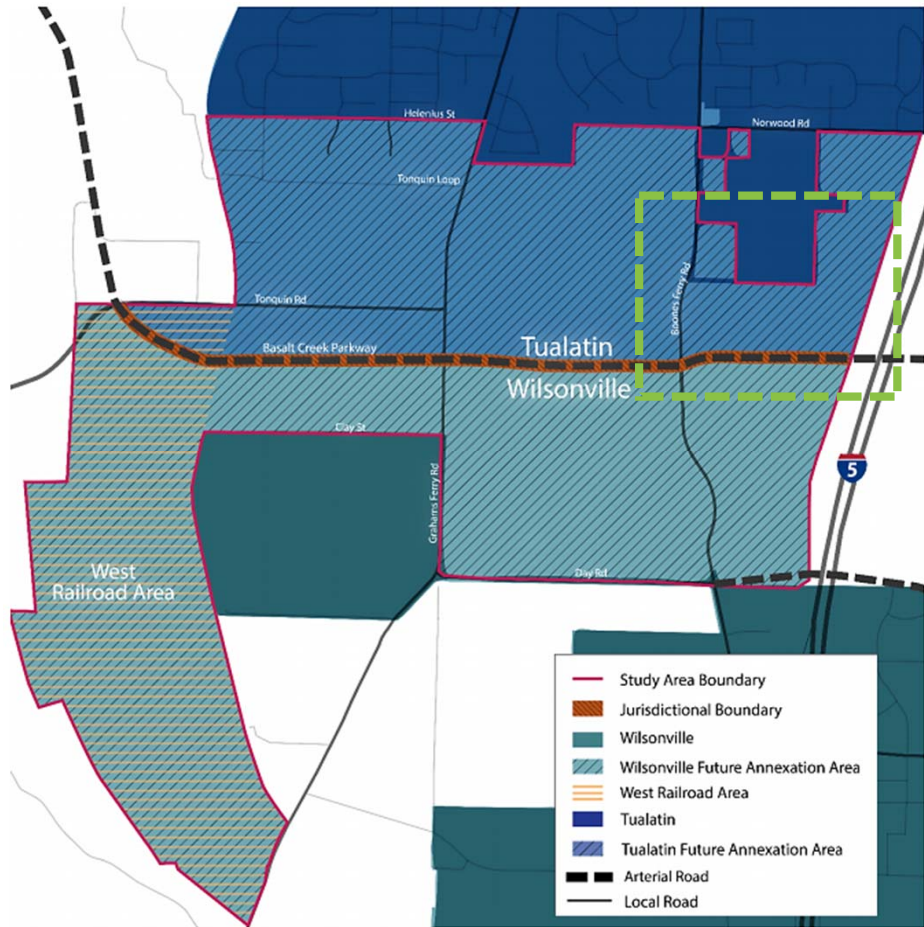


Tualatin Vicinity Map

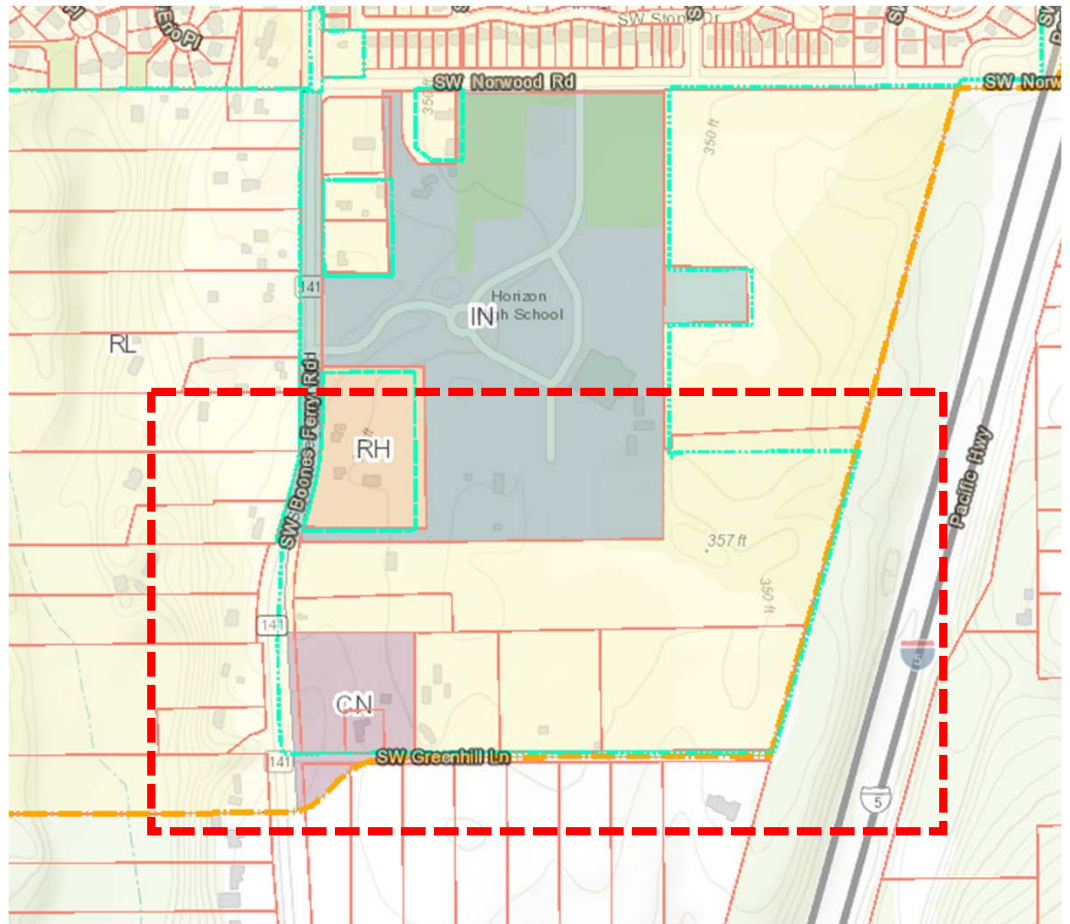


Basalt Creek Planning Area

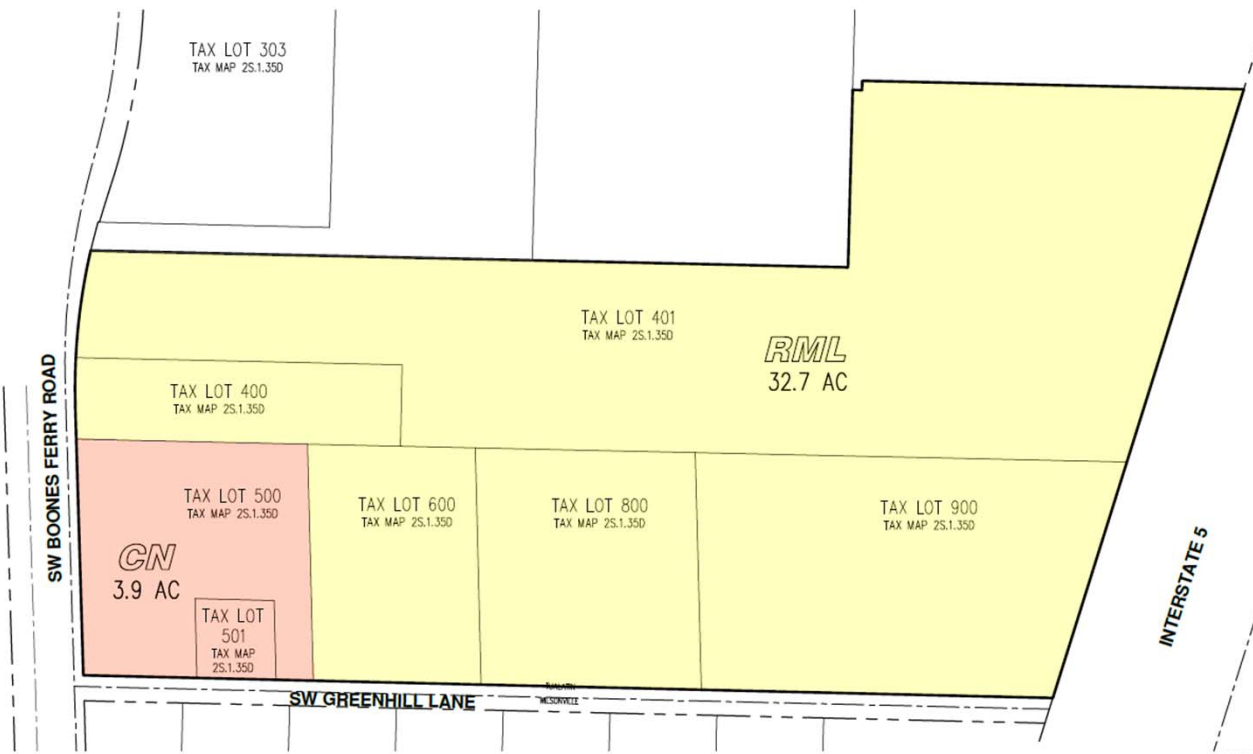
Figure 1 Basalt Creek Planning Area and jurisdictional boundaries.



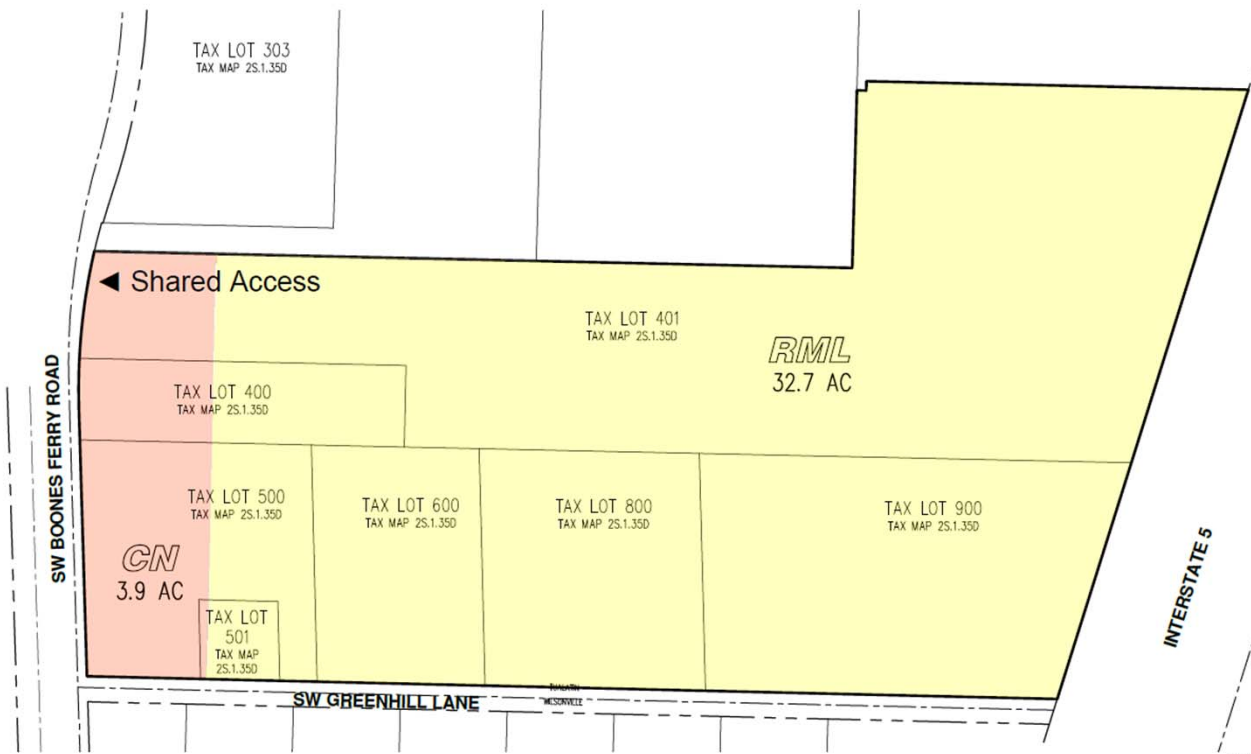
Existing Tualatin Plan Map



Current Zoning Configuration



Proposed Zoning Configuration



What does this mean?

The Applicants are proposing a change to the City of Tualatin's Development Code and Plan Map

- Rearrangement of Neighborhood Commercial Zone
 - No loss or gain of commercial lands
 - Increased usability of commercial and adjacent lands
 - Increased ability for shared access
- Change of standards for CN zone
 - 300-foot buffer between Neighborhood Commercial and schools
- **Allowed uses are not proposed to change**
- **Housing density is not proposed to change**



Proposed Code

CHAPTER 51 - NEIGHBORHOOD COMMERCIAL ZONE (CN)

TDC 51.100. - Purpose.

The purpose of this district is to provide locations for commercial uses within close proximity to residential areas, to provide opportunities to serve the needs of residents for convenience shopping and services. The primary uses are intended to include professional offices, services, and retail oriented to the day-to-day needs of adjacent neighborhoods. Neighborhood commercial uses are intended to be pedestrian oriented and should serve to reduce automobile trips and energy consumption. The purpose is also to assure that development is of a scale and design that is compatible with the residential environment and is an enhancement to neighborhood areas. It is not the purpose of this district to allow for large scale commercial facilities, such as large grocery or department stores, which are more appropriately located within the downtown area.

TDC 51.110. - District Size and Location Standards.

- (1) *District Location.* ~~The boundaries of a CN district must be separated from school property by not less than 300 feet.~~ The boundaries of a CN District must be separated from all other CN, CC, and CG districts by at least 1,320 feet.
- (2) *Street Frontage.* At least one-fourth of the total street frontage of the CN District area must be on an Arterial or Major Collector street.

(Ord. No. 1418-19, § 4, 4-22-19)



What's in store for this site?

After the Map and Text Amendment decision, the Applicant will submit a land use application for a neighboring subdivision.

There are no current development plans for the Neighborhood Commercial site.



The Process



Questions?

Mimi Doukas, AICP, RLA
AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, OR 97068
MimiD@aks-eng.com
(503) 563-6151

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator.

Press **“Raise Your Hand”** to be called on to provide your questions and comments.

Autumn Sunrise Plan Text/Map Amendment Neighborhood Meeting

Attendee Report

Report Generated: 7/29/2020 8:07

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views
Autumn Sunrise Text/Map Ar	854 2032 8428	7/28/2020 17:43	48	9	0	6	10	0

Host Details

Attended	User Name	Email	Join Time	Leave Time	Time in Session (Country/Region Name)
Yes	Glen Southerland	southerlandg@aks-eng.com	7/28/2020 17:43	7/28/2020 18:31	48 United States of America

Panelist Details

Attended	User Name	Email	Join Time	Leave Time	Time in Session (Country/Region Name)
Yes	David Force	david.force@lennar.com	7/28/2020 17:52	7/28/2020 18:31	40 United States of America

Attendee Details

Attended	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Tabitha	Boschetti	tboschetti@tualatin.gov	7/20/2020 8:57	approved	7/28/2020 17:59	7/28/2020 18:31	32	United States of America
Yes	Amanda	Marble	amarble2014@gmail.com	7/22/2020 20:15	approved	7/28/2020 17:59	7/28/2020 18:28	29	United States of America
Yes	Rebecca	Kimmel	rkimmel77@gmail.com	7/26/2020 16:51	approved	7/28/2020 18:02	7/28/2020 18:31	29	United States of America
Yes	Grace	Lucini	GrLuci@gmail.com	7/14/2020 16:59	approved	7/28/2020 17:59	7/28/2020 18:31	32	United States of America
Yes	John	Chamberlain	arrowjc@comcast.net	7/28/2020 8:46	approved	7/28/2020 18:00	7/28/2020 18:31	31	United States of America
Yes	Kumiko	Turley	Ks1815@hotmail.com	7/28/2020 18:03	approved	7/28/2020 18:03	7/28/2020 18:31	28	United States of America
No	Willie	Fisher	willie.fisher@gmail.com	7/21/2020 9:30	approved	--	--	--	
No	Kate	Stocklin	kstocklin@comcast.net	7/28/2020 15:29	approved	--	--	--	
No	John	Lucini	Jwluci@gmail.com	7/14/2020 15:56	approved	--	--	--	

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
15035156971	7/28/2020 18:01	7/28/2020 18:31	30	United States of America
Mimi Doukas	7/28/2020 17:46	7/28/2020 18:31	45	United States of America

Exhibit F: Map Amendment Legal Description



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #7598

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

EXHIBIT A

A tract of land located in the Southwest One-Quarter and the Southeast One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Beginning at the South One-Quarter corner of said Section 35; thence along the west line of the Southeast One-Quarter of said Section 35, North $01^{\circ}34'15''$ East 239.22 feet to the northerly right-of-way line of SW Greenhill Lane (20.00 feet from centerline) and the True Point of Beginning; thence along said northerly right-of-way line, North $88^{\circ}40'01''$ West 30.99 feet to the easterly right-of-way line of SW Boones Ferry Road (16.50 feet from centerline); thence along said easterly right-of-way line, North $01^{\circ}43'34''$ West 474.16 feet; thence continuing along said easterly right-of-way line (variable width right-of-way) along a curve to the right with a Radius of 1084.50 feet, Delta of $14^{\circ}43'05''$, Length of 278.58, and a Chord of North $05^{\circ}37'58''$ East 277.82 feet to the north line of Parcel I of Document Number 2007-105096; thence along said north line, South $88^{\circ}44'18''$ East 215.69 feet; thence leaving said north line, South $01^{\circ}19'59''$ West 750.79 feet to the northerly right-of-way line of SW Greenhill Lane (20.00 feet from centerline); thence along said northerly right-of-way line, North $88^{\circ}40'01''$ West 180.23 feet to the True Point of Beginning.

The above described tract of land contains 3.91 acres, more or less.

01/13/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/21

EXHIBIT B

A TRACT OF LAND LOCATED
 IN THE SW 1/4 AND THE SE
 1/4 OF SEC. 35, T2S, R1W,
 W.M., CITY OF TUALATIN,
 WASHINGTON COUNTY,
 OREGON

S88°44'18"E 215.69' DOC. NO. 2015-081254

PARCEL I OF
 DOC. NO.
 2007-105096

PARCEL III OF
 DOC. NO.
 2007-105096

PARCEL IV OF
 DOC. NO.
 2007-105096

AREA:
 3.91 ACRES±

01/13/2021

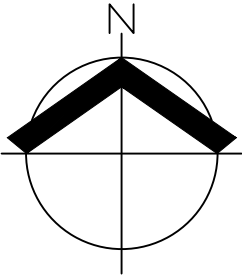
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Michael S. Kalina

**OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS**

RENEWES: 6/30/21

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1084.50'	14°43'05"	278.58'	N5°37'58"E 277.82'



SCALE: 1" = 100 FEET



CENTERLINE ALIGNMENT
 PER SN 32,841
SW BOONES FERRY ROAD

VAR
 C1 L=278.58'

N01°43'34"W 474.16'

S01°19'59"W 750.79'

N88°40'01"W
 30.99'

N88°40'01"W 180.23'

SW GREENHILL LANE

TRUE POINT OF BEGINNING

LOT 1 OF
 GREENHILL ACRES

WEST LINE OF
 THE SE 1/4

POINT OF BEGINNING
 SOUTH 1/4 CORNER
 OF SECTION 35

N01°34'15"E 239.22'

PROPOSED ZONE CHANGE

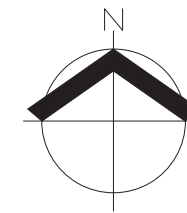
AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



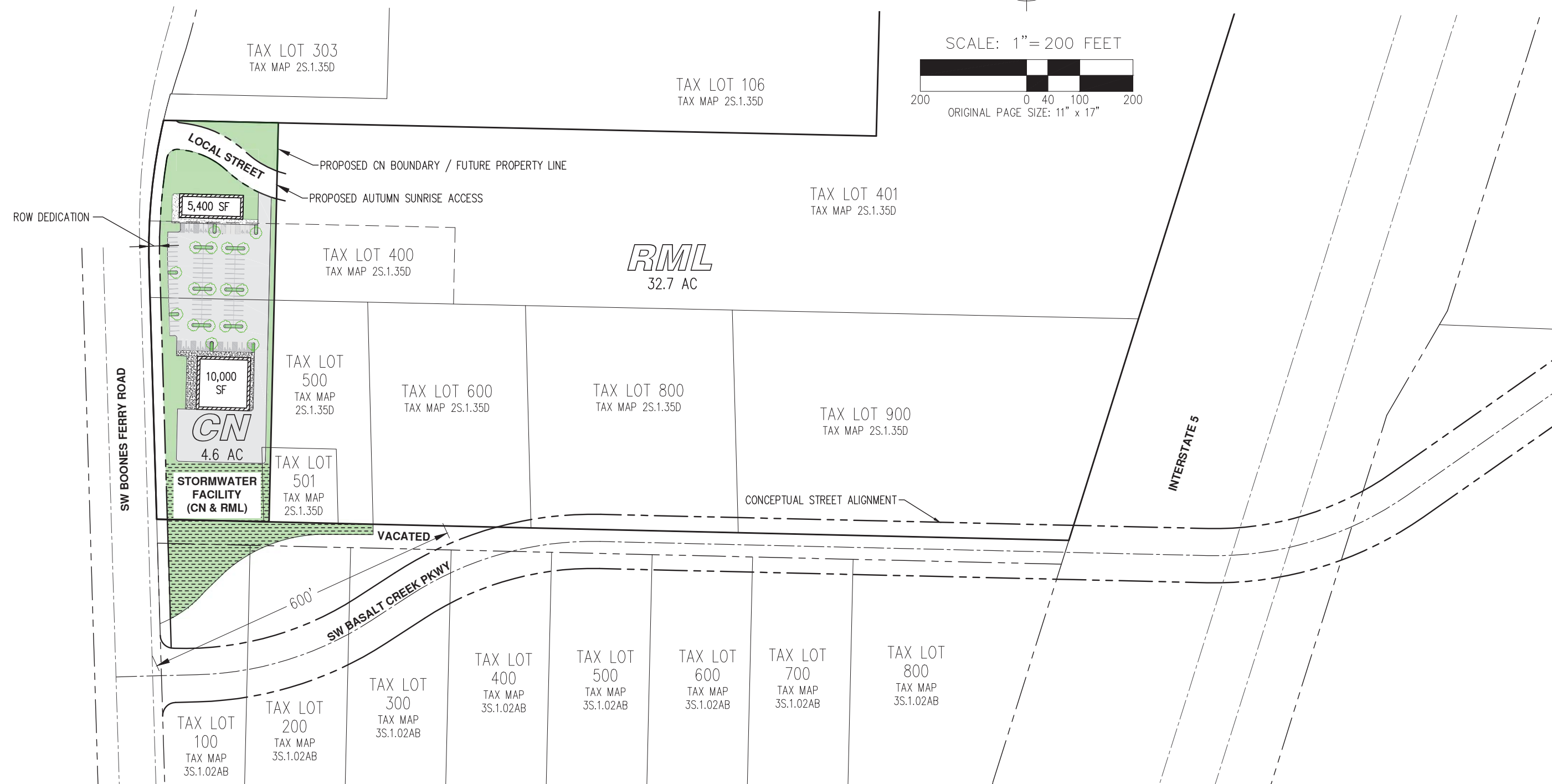
EXHIBIT
B

DRWN: MHJ
 CHKD: MSK
 AKS JOB:
 7454

Exhibit G: Conceptual Development Sketches



SCALE: 1" = 200 FEET
200 0 40 100 200
ORIGINAL PAGE SIZE: 11" x 17"



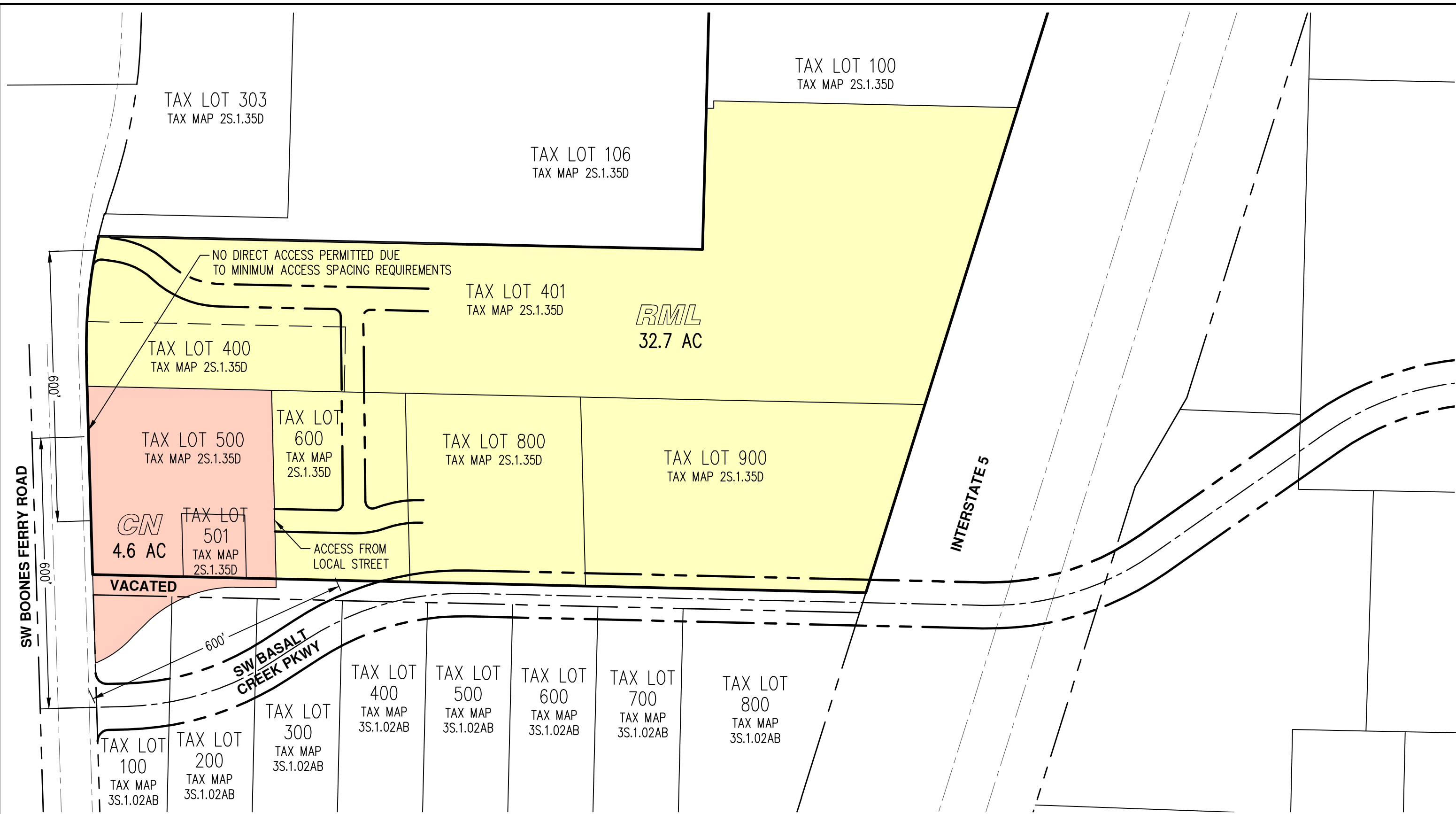
DATE: 1/12/2021 AKS JOB: 7454

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

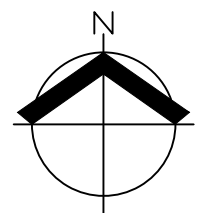
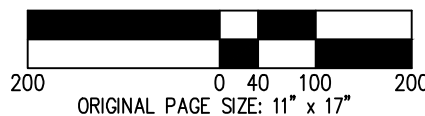


ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

CONCEPTUAL COMMERCIAL LAYOUT AUTUMN SUNRISE



SCALE: 1" = 200 FEET



DATE: 1/20/2021

COMMERCIAL ACCESS FOR EXISTING DISTRICT		EXHIBIT G
AUTUMN SUNRISE AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: KM CHKD: DS AKS JOB: 7454





March 8, 2021

Analysis and Findings

Case #:	PMA 20-0002 and PTA 20-0005
Project:	Basalt Creek Map Amendment: Neighborhood Commercial and Medium Low Density Residential
Location:	Tax Map 2S135D, Lots 400, 401, 500, and 501 (SW Boones Ferry Road)
Applicant:	AKS Engineering
Property owners:	Autumn Sunrise, LLC
Additional Parties:	Lennar Northwest, Inc.

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I. INTRODUCTION

A. Applicable Criteria

Applicable Statewide Planning Goals; Divisions 7 and 18 of the Oregon Administrative Rules; applicable Goals and Policies from the City of Tualatin Comprehensive Plan, applicable Sections of the City of Tualatin Development Code, including Section 33.070 (Plan Amendments).

B. Project Description

The subject proposal includes a change to the combined Comprehensive Plan and zoning map for the City of Tualatin, adjusting the existing boundaries between the Neighborhood Commercial (CN) and Medium Low Density Residential (RML) zones at a location east of SW Boones Ferry Road approximately at SW Greenhill Lane. The net area of each zone would stay consistent, but rather than forming a rough square at the intersection of Greenhill and Boones Ferry with additional residential zoning to the north, the commercial zone would occupy a more elongated rectangle fronting on SW Boones Ferry, with residential areas at a more distant remove from the arterial.

This area is generally bounded by SW Boones Ferry Road to the immediate west, the edge of the Tualatin Urban Planning Area to the South, and Horizon Community Church and Christian School Campus (23370 SW Boones Ferry Road) to the north. East of the subject area is land that is primarily undeveloped and under discussion for future residential subdivision, in turn running up to Interstate-5 to the east.

If approved, the Plan Text Amendment would amend Map 10-1 Comprehensive Plan Map and Chapter 51 of the Tualatin Development Code.

C. Site Description and Surrounding Uses

The subject territory includes the partial area of four taxlots in the Basalt Creek Planning Area, east of SW Boones Ferry Road and west of I-5. The land has been used for low-density residential and agricultural use, but is largely undeveloped and with few mature trees.

Surrounding uses:

North: Institutional (IN)

- Horizon Community Church/Christian School campus
- City of Tualatin water towers

Washington County FD-20/Tualatin Urban Planning Area RH

- Single dwelling. Planned for future multi-family development. Current Annexation case under review (ANN 20-0005).

Washington County FD-20/Tualatin Urban Planning Area RML

- Individual dwellings on large lots

South: Washington County FD-20

- Agriculture and low-density residential
- Wilsonville Planning Area—Planned as High Tech Employment District

East: Medium Low Density Residential (RML)

- Under discussion for potential residential subdivision
- Interstate 5 Right-of-Way

West: Washington County FD-20/Tualatin Urban Planning Area RL

- Large-lot residential homes

D. Public Comments

No written public comments have been received as of the writing of this staff report. Additional public comments received prior to the close of the record at the City Council hearing will be entered into the record at that time. Comments received by phone and prior to the notice period for this land use case have related to future development, and highlighted concerns about tree removal and environmental resource protection and transportation impacts. While these development concerns will be more specifically addressed during future land use review phases for Subdivision or other development, the subject proposal does include changes to the standards that would be applied during a Subdivision. No changes to the standards related to tree protection or transportation have been proposed.

II. FINDINGS

A. Oregon Statewide Planning Goals

Goal 1 – Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding:

Public notice for the City Council hearing of the proposed changes have been mailed to surrounding property owners and advertised in the newspaper of record, and posted on the City's website. The applicant held a Neighborhood-Developer meeting on July 28, 2020. The proposal is also being discussed at the February 18, 2021 meeting of the Tualatin Planning Commission.

Additional public notice will be shared during future Architectural Review and/or Subdivision application phases, and the notification and review processes would not be themselves be modified by the proposed amendments. The proposed amendments conform to Goal 1.

Goal 2 – Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

[...]

Finding:

The proposed amendments have been reviewed pursuant to the City's established land use planning process and procedures as described in Tualatin Development Code Chapter 32 and 33. The proposed amendments conform to Goal 2.

Goal 5 – Open Spaces, Scenic and Historic Area, and Natural Resource

Finding:

Applicability of Goal 5 to post-acknowledgment plan amendments is governed by OAR 660-023-0250. The proposed amendments do not modify the acknowledged Goal 5 resource list, or a policy that addresses specific requirements of Goal 5. The proposed amendments do not allow uses that would conflict with a particular Goal 5 resource site on an acknowledged resource list. The impact of a specific proposed development would be reviewed by Clean Water Services for potential natural resource impacts as part of that future land use application. The proposed amendments conform to Goal 5.

Goal 6 – Air, Water and Land Resources Quality

Finding:

The Oregon Department of Environmental Quality (DEQ) regulates air, water and land with Clean Water Act (CWA) Section 401 Water Quality, Water Quality Certificate, State 303(d) listed waters, Hazardous Wastes, Clean Air Act (CAA), and Section 402 NPDES Construction and Stormwater Permits. The Oregon Department of State Lands and the U.S. Army Corps of Engineers regulate jurisdictional wetlands and CWA Section 404 water of the state and the country respectively. Clean Water Services (SWC) coordinates storm water management, water quality and stream enhancement projects throughout the city. Future development will still need to comply with these state, national and regional regulations and protections for air, water and land resources. The proposed amendments conform to Goal 6.

Goal 7 – Areas Subject to Natural Disasters and Hazards

Finding:

The proposed amendments do not affect policies associated with Goal 7 established by the Comprehensive Plan. Approval of the proposed amendments will not eliminate the requirement for future development to meet the requirements of the Chapters 70 and 72 of the Tualatin Development Code. The proposed amendments conform to Goal 7.

Goal 10 – Housing

To provide for the housing needs of citizens of the state.

Finding:

While the proposed Plan Map Amendment modifies the boundary between abutting Neighborhood Commercial (CN) and Medium Low Density Residential (RML) zones, the net area of each respective land use designation/zone would remain approximately equal, preserving the residential development potential of the existing RML zone. As such, this change does not jeopardize the provision of future housing and meeting the City's housing needs as identified in the adopted Housing Needs Analysis. To the extent that the proposed configuration supports a more efficient development path, allowing the more complete use of the area within each respective zone, as supported by the applicant's conceptual development diagrams (Attachment 2), the change may better support future housing development.

Goal 11 – Public Facilities and Services

Finding:

The proposed amendments would not change the available residential density or commercial floor area planned for this area; therefore, no significant additional impacts to public facilities and services are anticipated over what the existing zoning map would allow. Future development would be subject to a land use application that would evaluate the development's impact to public facilities and the transportation system; therefore no amendments to the public facilities plans are necessary in order to accommodate the proposed text and map amendment. To the extent that the applicant has shown that the proposed configuration better meets their needs in providing efficient stormwater management, public facilities needs may be better met than under existing conditions. The proposed amendments conform to Goal 11.

Goal 12 – Transportation

Finding:

The proposed amendments would not change the available residential density and commercial floor area planned for this area; no additional impacts to transportation facilities and services are anticipated. The proposed amendments conform to Goal 12.

B. Oregon Administrative Rules

OAR Chapter 660 Division 7 (Metropolitan Housing)
[...]

660-018-0020: Notice of a Proposed Change to a Comprehensive Plan or Land Use Regulation

- (1) Before a local government adopts a change to an acknowledged comprehensive plan or a land use regulation, unless circumstances described in OAR 660-018-0022 (Exemptions to Notice Requirements Under OAR 660-018-0020) apply, the local government shall submit the proposed change to the department, including the information described in section (2) of this rule. The local government must submit the proposed change to the director at the department's Salem office at least 35 days before holding the first evidentiary hearing on adoption of the proposed change.**
- (2) The submittal must include applicable forms provided by the department, be in a format acceptable to the department, and include all of the following materials:**
 - (a) The text of the proposed change to the comprehensive plan or land use regulation implementing the plan, as provided in section (3) of this rule;**
 - (b) If a comprehensive plan map or zoning map is created or altered by the proposed change, a copy of the relevant portion of the map that is created or altered;**
 - (c) A brief narrative summary of the proposed change and any supplemental information that the local government believes may be useful to inform the director and members of the public of the effect of the proposed change;**
 - (d) The date set for the first evidentiary hearing;**
 - (e) The notice or a draft of the notice required under ORS 197.763 (Conduct of local quasi-judicial land use hearings) regarding a quasi-judicial land use hearing, if applicable; and**

(f) Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

(3) The proposed text submitted to comply with subsection (2)(a) of this rule must include all of the proposed wording to be added to or deleted from the acknowledged plan or land use regulations. A general description of the proposal or its purpose, by itself, is not sufficient. For map changes, the material submitted to comply with Subsection (2)(b) must include a graphic depiction of the change; a legal description, tax account number, address or similar general description, by itself, is not sufficient. If a goal exception is proposed, the submittal must include the proposed wording of the exception.

(4) If a local government proposes a change to an acknowledged comprehensive plan or a land use regulation solely for the purpose of conforming the plan and regulations to new requirements in a land use statute, statewide land use planning goal, or a rule implementing the statutes or goals, the local government may adopt such a change without holding a public hearing, notwithstanding contrary provisions of state and local law, provided:

(a) The local government provides notice to the department of the proposed change identifying it as a change described under this section, and includes the materials described in section (2) of this rule, 35 days before the proposed change is adopted by the local government, and

(b) The department confirms in writing prior to the adoption of the change that the only effect of the proposed change is to conform the comprehensive plan or the land use regulations to the new requirements.

(5) For purposes of computation of time for the 35-day notice under this rule and OAR 660-018-0035 (Department Participation)(1)(c), the proposed change is considered to have been “submitted” on the day that paper copies or an electronic file of the applicable notice forms and other documents required by section (2) this rule are received or, if mailed, on the date of mailing. The materials must be mailed to or received by the department at its Salem office.

Finding:

Notice of a proposed Post-Acknowledgement Plan Amendment was submitted to the Department of Land Conservation and Development (DLCD) via the PAPA Online portal on January 29, 2021, 38 days before the scheduled hearing.

C. Tualatin Comprehensive Plan

Note that applications PMA 20-0002 and PTA 20-0005 were submitted on August 5, 2020, and the findings below reflect the Tualatin Community Plan as written at that time.

Chapter 5 Residential Planning Growth

TDC 5.030- General Objectives

The following are general objectives used to guide the development of the residential housing element of the Plan. The Plan's intent is to:

(1) Provide for the housing needs of existing and future City residents.

(2) Provide housing opportunities for residents with varied income levels and tastes that are esthetically and functionally compatible with the existing community housing stock.

(3) Cooperate with the Housing Authority of Washington County and the Housing Division of Clackamas County to identify sites, projects and developers to provide the City's fair share of assisted

housing units for low and moderate income households, and participate in the region's Housing Opportunity Plan.

(4) Locate higher density development where it is convenient to the City's commercial core, near schools and transit corridors, adjacent to arterial and collector streets and, as much as possible, in areas with existing multi-family housing and provide residential opportunities in selected commercial areas through the Mixed Use Commercial District.

(5) Provide areas that are suitable for manufactured dwelling parks and areas that are suitable for subdivisions that will accommodate manufactured homes.

(6) Provide areas that will accommodate small lot subdivisions.

(7) Develop specific and enforceable design standards for multi-family developments, townhouses, manufactured homes, manufactured dwelling parks and small lot subdivisions.

(8) Encourage owner occupancy of multi-family developments and other housing units within the City.

(9) Encourage subdividers and other residential developers to consider the need for solar access on residential construction sites.

(10) Provide for the raising of agricultural animals and agricultural structures in areas that are presently used for this purpose and that are not buildable due to their location in the 100-year flood plain.

(11) Require that all residential development adjacent to Expressways be buffered from the noise of such Expressways through the use of soundproofing devices such as walls, berms or distance. Density transfer to accommodate these techniques is acceptable.

(12) Encourage the development of attached housing in accordance with the RML Planning District in the area of the Norwood Expressway/Boones Ferry Road intersection.

(13) Provide truck routes for industrial traffic that provide for efficient movement of goods while protecting the quality of residential areas.

(14) Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of adjacent industrial use.

(15) Protect adjacent land uses from noise impacts by adopting industrial noise standards.

(16) Protect the Tonquin Scablands from adverse impacts of adjacent development. This includes the main Scabland area in the vicinity of the Burlington Northern Railroad tracks which is preserved through the use of the Wetlands Protection District and the Greenway and Riverbank Protection District. This also includes other elements of the Scabland formations found farther to the east. These latter areas will be preserved on a case-by-case basis as development occurs through preservation in their natural state, allowing residential density transfer through the small lot subdivision, common wall housing, and condominium conditional use processes.

(17) Protect wooded areas identified on the Natural Features Map found in the Technical Memorandum by requiring their preservation in a natural state, by integrating the major trees into the design of the parking lots, buildings, or landscaping areas of multi-family complexes and non-residential uses, or in low density areas through the small lot, common wall, or condominium conditional use. If it is necessary to remove a portion or all of the trees, the replacement landscape features shall be subject to approval through the Architectural Review process, except for conventional single family subdivisions.

Finding:

The proposed map change would preserve the quantity of land area available for residential development, including the availability of land for the specific range of housing types allowed within the

RML zone. The proposed changes do not present any conflicts with the residential planning objectives of TDC 5.030. These criteria are met.

[...]

TDC 6.040. - Planning District Objectives.

[....]

(2) *Medium-Low Density Residential Planning District (RML).* To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

Finding:

The proposed map change preserves the same area of RML zoning as the existing configuration and does not change the development potential or permitted development in a manner that conflicts with the objectives for this zone. These criteria are met.

[...]

TDC 6.030. - Objectives.

The following are general objectives used to guide the development of this Plan:

- (1) Encourage commercial development.**
- (2) Provide increased employment opportunities.**
- (3) Provide shopping opportunities for surrounding communities.**
- (4) Locate and design commercial areas to minimize traffic congestion and maximize access.**
- (5) Continue to utilize specific and enforceable architectural and landscape design standards for commercial development.**
- (6) Encourage developers to consider solar access when designing commercial development projects.**
- (7) Provide for limited and carefully designed neighborhood commercial centers.**
- (8) Provide for the continued development of major medical services facilities in the City of Tualatin, especially at the Meridian Park Hospital site. The Medical Center Planning District shall be applied only to a property, or a group of contiguous properties, of no less than 25 acres and shall have frontage on an arterial as designated in TDC Chapter 11, Tualatin Community Plan.**

Finding:

The proposed map changes are indicated to support potential development configurations that provide ease of access to and through the commercial area, supporting Objective (4) to maximize access and minimize congestion. The applicant asserts that the new configuration better supports their design goals

for the neighborhood commercial center, consistent with Objective (7), granting visibility for community members travelling on Boones Ferry Road, and preserving opportunity for access for nearby residential development. The proposal does not conflict with the additional objectives of this section. These criteria are met.

TDC 6.040. - Planning District Objectives.

[....]

(2) *Neighborhood Commercial Planning District (CN).* To provide locations for commercial uses within close proximity to residential areas. It is to provide for opportunities to serve the needs of residents for convenience shopping and services. Such uses will be limited to professional offices, services, and retail trade that are oriented to the day-to-day commercial needs of the residential neighborhood. Neighborhood commercial uses are intended to be pedestrian oriented and should serve to reduce automobile trips and energy consumption. The purpose is also to assure that such development is of a scale and design so that it is compatible with the residential environment and is an enhancement to neighborhood areas. It is not the purpose of this district to create large scale commercial facilities that will compete with similar uses, such as large grocery or department stores, located in the downtown area. [...]

Finding:

The scope of proposed changes includes modifying the boundaries of the Neighborhood Commercial (CN) zone and modifying a section of Tualatin Development Code Chapter 51—Neighborhood Commercial Zone (CN). The existing CN node is located in close proximity to residential areas, being directly adjacent to Medium Low Density Residential (RML) zoning to the east, as well as unincorporated residential areas immediately across SW Boones Ferry Road, and approximately 380 feet to the nearest High Density Residential (RH) area, with yet additional residential areas comprising the majority of designated land uses within 1000 feet. Future commercial development would be positioned to potentially serve residents of new residential development, as well as nearby residential areas that are at a greater remove from commercial nodes in Tualatin and Wilsonville.

The objective further states that the mapping of the CN zone is not intended to diminish the draw of central commercial zones such as “large grocery or department stores.” As shown in the applicant’s conceptual development diagram (Attachment 2), the elongated version, while supporting parking and circulation, would remain a substantially smaller commercial node as compared to many central sites. The CN node comprises under 4 acres, as compared to the Fred Meyer and parking lot at approximately 15 acres, or the Nyberg Woods shopping complex which is sited over about 25 acres, with about 20 developed acres.

The proposed change to remove language requiring that the zone be located 300 feet away from any school site does not conflict with the purpose statement of this section. The proposed changes are consistent with the purpose statement of this section.

**D. Tualatin Development Code
Chapter 33: Applications and Approval Criteria
Section 33.070 Plan Amendments**

[...]

(2) Applicability. [...] Quasi-judicial amendments may be initiated by the City Council, the City staff, or by a property owner or person authorized in writing by the property owner. Legislative amendments may only be initiated by the City Council.

(3) Procedure Type.

[...]

(a) Map or text amendment applications which are quasi-judicial in nature (e.g. for a specific property or a limited number of properties) is subject to Type IV-A Review in accordance with TDC Chapter 32.

[...]

Finding:

The proposed text amendments are proposed for a limited number of properties and quasi-judicial in nature and will be processed consistent with the Type IV-A procedures in Chapter 32. A Post-Adoption Plan Amendment notice was filed with DLCD on January 28, 2021, 38 days before the scheduled hearing. Public notice has been mailed on February 10, 2020, 26 days before the scheduled hearing. This criterion is met.

(5) Approval Criteria.

(a) Granting the amendment is in the public interest.

(b) The public interest is best protected by granting the amendment at this time.

Finding:

The proposed map changes are timely, falling between approval of the Basalt Creek Concept Plan and an anticipated proposed subdivision applicable to this area which would set the tone for development in this area of the community and be the first incarnation of the planned uses for the subject land area. Efficient development that allows for an effective layout of commercial and residential areas is in the broader public interest since it has the potential to provide for greater access between residential homes and commercial services with reduced reliance on automotive travel. The applicant shows that the proposed map configuration would support greater opportunity for shared access to the respective developments, consistent with the limitation of driveways and intersections on SW Boones Ferry Road, supporting safety for road users.

The proposed text amendment would also eliminate a codified buffer between the CN zone and school property. The applicant makes the case that it remains in the public interest to eliminate this buffer because it encourages more effective commercial development in a manner that can serve adjacent residential areas. The immediate greater impact of this change is limited to this location as it the only area in the whole of Tualatin where the CN zone is mapped. Any future application of the CN zone would still be subject to review through Plan Map Amendment, so this provision is not needed even if it is desired that the

To the extent that community members may find it desirable to create distance between school uses and commercial uses, it is noted that the proposed commercial zoning would still be over 300 feet from existing school buildings, but adjacent to a flag access of a multi-use campus, which includes school uses. Also of note, the definition of permitted use categories has been clarified since the applicable code

standards including the buffer standard, were drafted. Permitted uses include a prescribed subset of retail sale and services, community services such as recreation opportunities, limited residential use, and infrastructure and utility uses (e.g, natural areas and transportation facilities). Additional state regulations prevent the location of certain commercial uses, such as cannabis businesses, from locating within defined buffers from schools. It remains within the public interest to remove the buffer.

These criteria are met.

(c) The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.

Finding:

Section C considers the consistency of the proposal with applicable objectives of the Tualatin Community Plan and shows that the proposal conforms to these objectives. This criterion is met.

(d) The following factors were consciously considered:

- (i) The various characteristics of the areas in the City;**
- (ii) The suitability of the areas for particular land uses and improvements in the areas;**
- (iii) Trends in land improvement and development;**
- (iv) Property values;**
- (v) The needs of economic enterprises and the future development of the area; needed right-of-way and access for and to particular sites in the area;**
- (vi) Natural resources of the City and the protection and conservation of said resources;**
- (vii) Prospective requirements for the development of natural resources in the City;**
- (viii) The public need for healthful, safe, esthetic surroundings and conditions; and**

Finding:

The area immediately south of SW Norwood Road and extending toward SW Greenhill Road is a suburban edge area poised for change following the adoption of the Basalt Creek Concept Plan in 2018. The subject area is recently annexed territory of the City of Tualatin that has yet to develop under City zoning standards.

To the immediate north of the subject area is the site is a church and school campus, and north of SW Norwood Road is a developed residential neighborhood characterized by a mix of detached and attached housing, much of it developed in the 1990's. To the east is residential land that has recently been annexed into the City of Tualatin and I-5. To the south, and west of Boones Ferry, is additional large-lot residential development outside of city limits. There is additional zoning potential along SW Boones Ferry for multifamily housing, although the property within that zone is currently developed with a detached single-family residence. The capacity for near-term increased residential living, as well as trends in households seeking nearby neighborhood services, mean that the changes are well timed to consider how the blend of commercial and residential development can best be accommodated by the location of zoning boundaries. The proposal is made expressly to address the needs of economic enterprises and future development, allowing more arterial frontage for a commercial node, and creating a buffer away from an arterial for residential homes. The applicant's conceptual development

diagram (Attachment 2) also shows that the configuration would align with plans for necessary infrastructure in support of community health and safety, including a stormwater management area and road infrastructure. These criteria are met.

(e) If the amendment involves residential uses, then the appropriate school district or districts must be able to reasonably accommodate additional residential capacity by means determined by any affected school district.

Finding:

The proposed change does not affect the amount of land available for residential development or permitted density and as such, would not pose a predictable difference in projected school attendance from future families in this area as compared with the existing code language. The properties are within the Sherwood School District, which has been notified of the proposed Plan Text Amendment. This criterion is met.

(f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

Finding:

The proposed change does not affect the maximum residential density and as such, would not be predicted to impact the number of trips necessarily associated with future development as compared with existing code allowances. More specific transportation impacts of future development will be evaluated with a future land use application. This criterion is met.

(g) Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan.

Finding:

The proposed amendments will remain consistent with Titles 1-14 of the Metro Urban Growth Management Functional Plan as addressed below:

Title 1 – Housing Capacity: *requires a city or county maintain or increase its housing capacity*

The proposed amendments would not change the amount of land available for residential development or permitted density, and as such, would not impact the City's housing capacity.

Title 2 – Regional Parking Policy: *repealed*

Title 3 – Water Quality and Flood Management: *protects Water Quality and Flood Management Areas*
Water Quality and Flood Management are addressed in Tualatin Development Code Chapters 70, 71, and 74. No amendments are proposed to these chapters.

Title 4 – Industrial and Other Employment Areas: *promotes "clustering" of industries that operate more productively and efficiently when in proximity to each other*

This Title is not applicable.

Title 5 - Neighbor Cities and Rural Reserves: repealed

Title 6 – Centers, Corridors, Station Communities and Main Streets: enhancements of these areas as principal centers of urban life via actions and investments

This Title is not applicable.

Title 7 – Housing Choice: implements policies regarding establishment of voluntary affordable housing production goals to be adopted by local governments

This Title pertains to Tualatin’s obligation to meet the affordable housing needs of households with incomes between 0 and 50 percent of the regional median income. The proposed amendments would not impact the City’s housing capacity or provision for affordable housing specifically.

Title 8 – Compliance Procedures: ensures all cities & counties are equitably held to the same standards
Tualatin continues to partner with state and regional authorities to comply with the Functional Plan.

Title 9 – Performance Measures: repealed

Title 10 – Definitions

Title 11 – Planning for New Urban Areas: guides planning of areas brought into the UGB

The proposed amendments would apply to land that is within the UGB and within the City of Tualatin, therefore the amendments do not pose a direct change to planning areas outside of the UGB.

Title 12 – Protection of Residential Neighborhoods: protects existing residential neighborhoods from pollution, noise, crime, and provides adequate levels of public services

The mapping of an effective Neighborhood Commercial zone is consistent with the charge under Title 12 to reduce air pollution and traffic congestion by designating commercial nodes in close proximity to residential neighborhoods as a convenient location of commercial services. No changes to the types of permitted businesses or scale of commercial development are included as part of the proposed amendments.

Title 13 – Nature in Neighborhoods: conserves, protects and restores a continuous ecologically viable streamside corridor system integrated with upland wildlife habitat and the urban landscape

Natural resources are addressed in Chapter 72 of the Tualatin Development Code and supported by the City’s partnership with Clean Water Services. No amendments to this chapter are proposed under this application.

Title 14 – Urban Growth Boundary: prescribes criteria and procedures for amendments to the UGB

No amendments are proposed to the UGB under this application.

(h) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's planning area.

Finding:

The proposed changes do not include a change to net land area available for commercial and residential development respectively, and as such, no transportation impact over and above what is allowed under the existing code is anticipated. This criterion is met.

- (i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to TDC 12.020, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.**

[...]

Finding:

Future structural development on the site will require approval of a land use application, at which time these issues will be addressed in greater detail. The applicant's conceptual development diagram (Attachment 2) illustrates that the configuration will support stormwater facilities. This criterion is met.

- (j) The applicant has entered into a development agreement. This criterion applies only to an amendment specific to property within the Urban Planning Area (UPA), also known as the Planning Area Boundary (PAB), as defined in both the Urban Growth Management Agreement (UGMA) with Clackamas County and the Urban Planning Area Agreement (UPAA) with Washington County. TDC Map 9-1 illustrates this area.**

Finding:

The subject area is currently within the City of Tualatin. Criterion j is not applicable.



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Karen Perl Fox, Senior Planner
DATE: 2/18/2021

SUBJECT:

Discussion of draft Housing Policies of Tualatin's Housing Production Strategy.

EXECUTIVE SUMMARY:

The Planning Commission will be presented an opportunity to provide feedback and input on the Draft Policies of Tualatin's Housing Production Strategy. The Draft Policies will include potential policies and strategic actions to support future development of Tualatin's housing needs.

- **What input is needed Strategies?** The Planning Commission is asked to provide feedback and input on the Draft Policies, which are summarized below and included in the Presentation (Attachment A, slides 17-20). More detail on the Draft Policies is included in the Memoranda (Attachments B1-2). The Draft Policies are grouped by topic and typically include a policy with related strategic actions. The types of strategies include items such as changes to: development code, policy, and financial incentives offered. Based on this information:
 - Are there any key topics missing? Any comments or questions?
 - Do you agree with the policy concepts? Any comments or questions?
 - Do you have comments or questions about the policies or strategic actions?

- **Draft Policies** Below are the draft policies for consideration by the City Council:
 - Affordable Housing: Strongly prioritize, encourage and support affordable rental housing development to increase affordable housing for households earning 0% to 60% of MFI.
 - Affordable Homeownership: Encourage and support affordable homeownership to create opportunities for wealth creation.
 - Preservation of Affordable Housing: Preserve affordable housing to prevent the loss of existing affordable housing units and to prevent resident displacement.
 - Preservation of NOAH: Preserve naturally occurring affordable housing (NOAH), where possible, to prevent loss of affordable units and to mitigate for resident displacement.
 - Racial and Social Equity for Housing: Implement all housing policies, projects, programs and partnerships through a racial and social equity lens.
 - Workforce Housing: Encourage, plan for, and support the development of workforce housing for households earning 61% to 80% of MFI, for owners and renters, to increase the jobs-housing balance, reduce commute times, and provide attainable housing for workers in Tualatin.

- Housing Stabilization: Prevent and address homelessness to provide for safe living conditions for everyone living in Tualatin.
- Housing Rehabilitation: Plan for and support housing programs and initiatives that are responsive to the safety and health needs of households earning 0% to 80% of MFI.
- Accessible and Specialized Design: Encourage and support Universal Design, Lifelong Housing Certification, and other similar standards.
- Mixed Use Housing and Redevelopment: Encourage and support development of mixed-use, mixed-income, and multifamily housing in commercial zones and urban renewal areas for households earning 0% and 80% of MFI.
- Regulatory and Zoning Changes: Increase housing development opportunities through regulatory and zoning changes to accommodate a diverse range of housing types and price points to meet Tualatin's housing needs.
- Transportation and Public Infrastructure: Plan for and develop infrastructure to support affordable, workforce, mixed use, and mixed income housing.

NEXT STEPS:

- Based on feedback from the City Council, the Planning Commission will revise the Draft Policies into Final Policies.
- The Planning Commission will provide its recommendation on Final Policies to the City Council on May 23, 2021.
- The City Council will be presented with the opportunity to accept the final Housing Production Strategy report that incorporates the Final Policies.

ATTACHMENTS:

- Attachment A: Presentation
- Attachment B: Memo dated 2/1/21 Summary of Strategies for HPS – from ECONorthwest

Tualatin's Housing Production Strategy

Planning Commission Meeting #2

February 18, 2020

ECONorthwest
ECONOMICS • FINANCE • PLANNING

- Review and discuss draft policies and strategic actions
 - Do you have feedback on the draft policies and strategic actions?
 - Are there policies or strategic actions that the City should consider that are not currently included?

Project Schedule and Primary Tasks



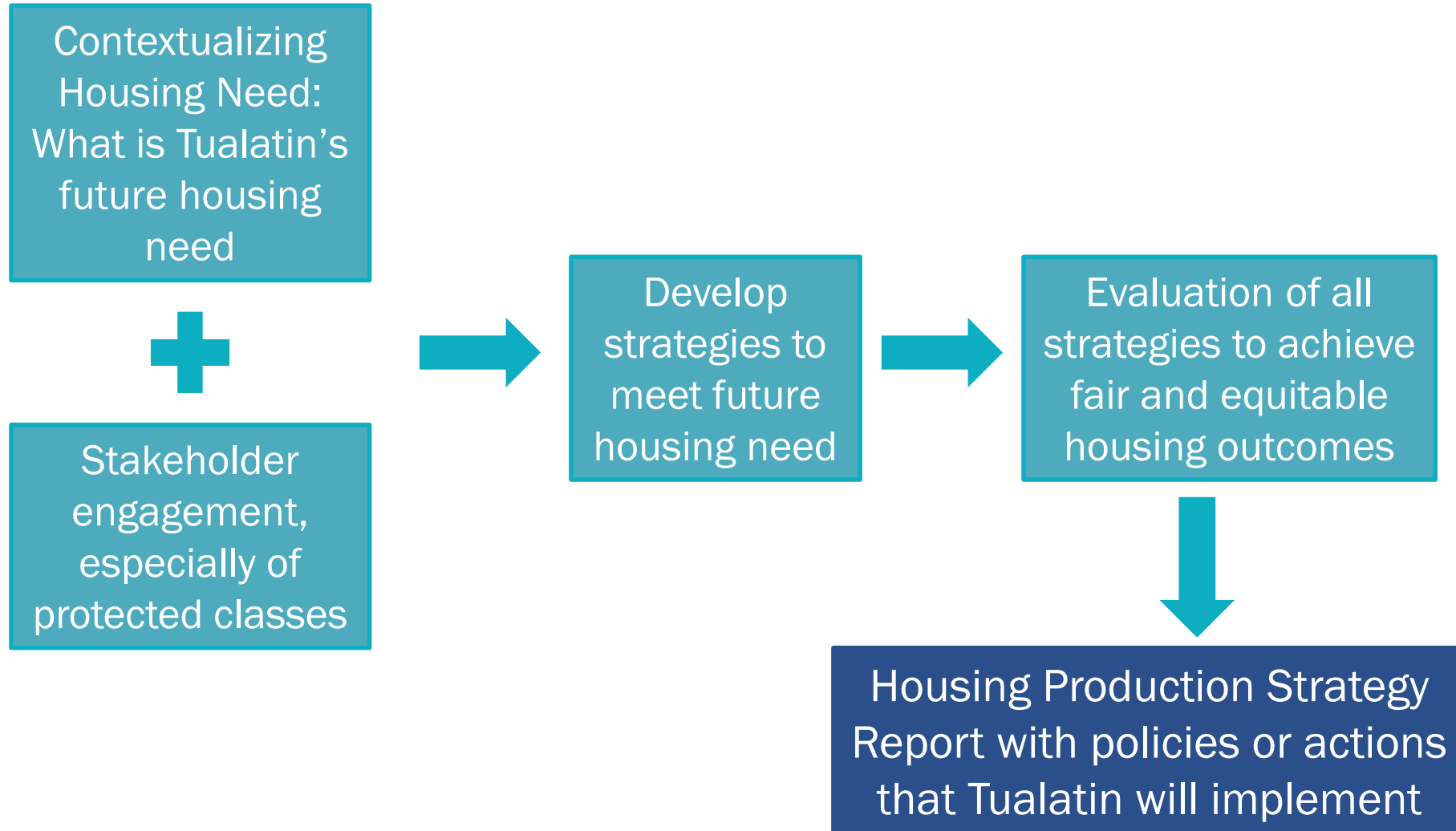
- X Project Kickoff Meeting
- Interviews
- Planning Commission Meeting
- Draft Deliverable
- City Council Meeting
- Final Draft Deliverable

We are here.



Review and Discuss Preliminary Policies for the HPS Report

A Housing Production Strategy is a 6 Year Action Plan



Recap: How is the HPS Connected to the HNA?

Housing Needs Analysis

- Buildable lands inventory
- Housing market
- Demographics & socioeconomic characteristics
- Housing affordability
- Forecast of new housing
- Assessment of land sufficiency



Housing Production Strategy

- Refined understanding of housing need
- Evaluation of gaps in existing policies
- Identification of potential strategies
- Evaluation of new strategies
- Assessment of whether the strategies help achieve fair and equitable outcomes

Reminder: Strategies in the HPS

- For strategies identified in the final HPS, the City of Tualatin will:
 - Commit to implementation.
 - Be required to update DLCD on implementation progress and be required to comment on its effectiveness in the future.
- Strategies not identified in the HPS may still be implemented, but the City of Tualatin will not be held to specific action by the State.

Evaluating the Strategies Later in the Project

Considerations
for each potential
strategy

- What housing need does it meet?
- What is the City of Tualatin's role in implementation?
- Who are the implementation partners?
- What level of staff effort is required?
- What is the potential impact?
- What is the relative cost?
- What is the timeframe for implementation?

What outcomes
will the strategies
achieve together?

- Do they affirmatively further fair housing and housing choice?
- Do they create opportunities for production of affordable and workforce rental housing and homeownership?
- Do they increase housing stability and help provide housing options for people experiencing homelessness?
- Do they strive to meet statewide greenhouse gas emission reduction goals?
- Do they provide for racial and social equity for housing opportunity and attainability?
- Do they preserve the existing supply of lower cost housing?
- Do they improve housing safety, health and accessibility?

Impact of Different Strategies

Types of Strategies to Support Housing Production



**Produce
Informational
Resources**



**Partner to
Leverage
Efforts and
Resources**



**Remove
Regulatory
Barriers**



**Waive or
reduce up-
front or
on-going
charges on
development**



**Allocate
Funding**



**Land
Acquisition
and
Disposition**

Less Impactful

More Impactful

The degree of impact varies depending on context.

Survey: Draft Policies & Strategic Actions

- Tualatin Planning Commissioners were asked to respond to a survey to provide feedback on the draft policies and strategic actions in Tualatin's HPS.
- Responses are due February 15th and will be used to shape the focus of the discussion at the meeting on February 18th.
- The next several slides are draft. ECONorthwest will update them with survey results prior to the February 18th meeting.

Policy 1: Affordable Housing

- Strongly prioritize, encourage and support affordable rental housing development to increase affordable housing for households earning 0% to 60% of MFI.

Policy 2: Affordable Homeownership

- Encourage and support affordable homeownership to create opportunities for wealth creation.

Policy 3: Preservation of Affordable Housing

- Preserve affordable housing to prevent the loss of existing affordable housing units and to prevent resident displacement.

Policy 4: Preservation of NOAH

- Preserve naturally occurring affordable housing (NOAH), where possible, to prevent loss of affordable units and to mitigate for resident displacement.

Policy 5: Racial & Social Equity for Housing

- Implement all housing policies, projects, programs and partnerships through a racial and social equity lens.

Policy 6: Workforce Housing

- Encourage, plan for, and support the development of workforce housing for households earning 61% to 80% of MFI, for both owner and renter, in order to increase the jobs-housing balance, reduce commute time and provide attainable housing for workers in Tualatin.

Policy 7: Housing Stabilization

- Prevent and address homelessness to provide for safe living conditions for everyone living in Tualatin.

Policy 8: Housing Rehabilitation

- Plan for and support housing programs and initiatives that are responsive to the safety and health needs of households earning 0% to 80% of MFI.

Policy 9: Accessible & Specialized Design

- Encourage and support Universal Design, Lifelong Housing Certification, and other similar standards.

Policy 10: Mixed Use Housing & Redevelopment

- Encourage and support development of mixed-use, mixed-income and multifamily housing in commercial zones and urban renewal areas for households earning between 0% to 80% of MFI.

Policy 11: Regulatory and Zoning Changes

- Increase housing development opportunities through regulatory and zoning changes to accommodate a diverse range of housing types and price points to meet the housing needs in Tualatin.

Policy 12: Transportation & Public Infrastructure

- Plan for and develop transportation and public infrastructure to support affordable housing, workforce housing, mixed use housing and mixed income housing.

- Continue to refine the measures and actions highlighted in the HPS
- Continue to interview housing producers

Mark your calendar!

The next Planning Commission Meeting

focused on the HPS is on:

March 18, 2021

Factors that Influence Housing Development

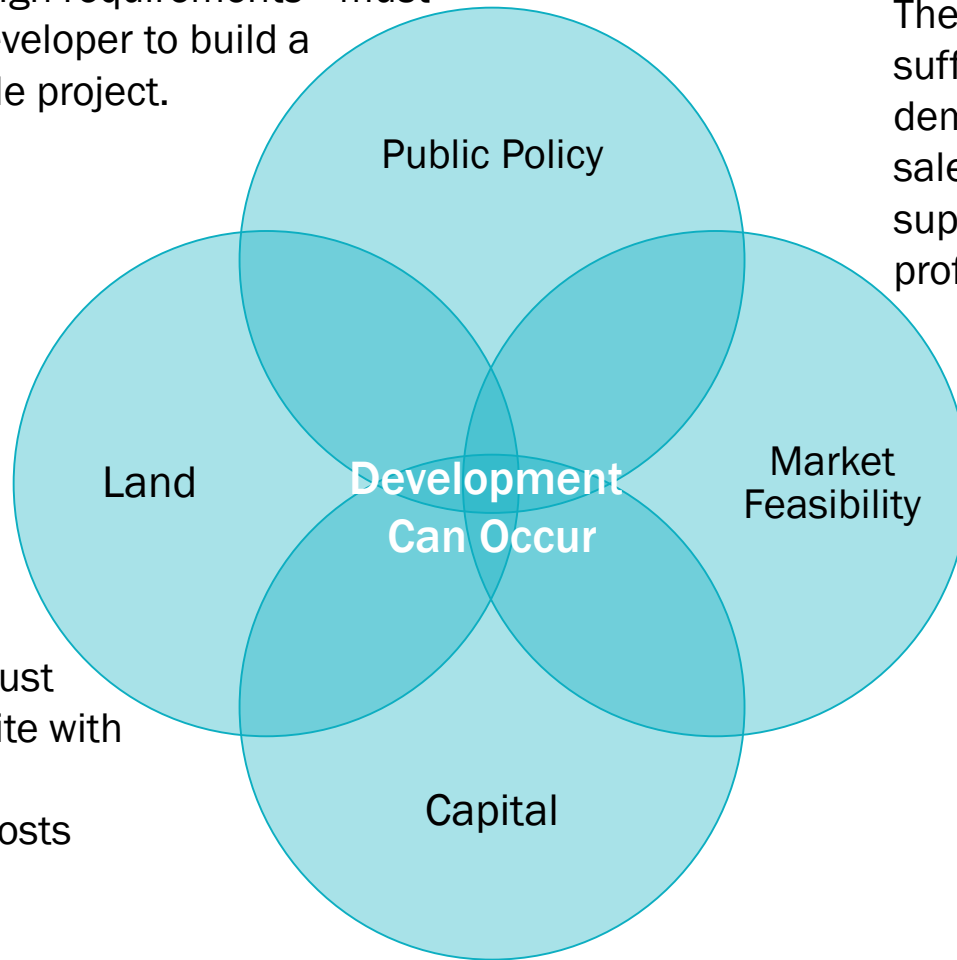
Policy—including zoning, density, and design requirements— must allow developer to build a profitable project.

There must be sufficient demand (rents, sales prices) to support a profitable project

Tualatin can directly influence public policy, land, and infrastructure.

Tualatin may have limited influence on market feasibility

Developer must control the site with reasonable acquisition costs



Developer must be able to access resources for investment (e.g., equity investment, bank loans)

Questions?

DATE: February 1, 2021
TO: City of Tualatin Planning Commission
CC: Steve Koper and Karen Perl Fox
FROM: Beth Goodman, Becky Hewitt, and Sadie DiNatale, ECONorthwest
SUBJECT: Summary of Strategies for the HPS

The Department of Land Conservation and Development contracted ECONorthwest to develop a Housing Production Strategy (HPS) for the City of Tualatin.¹ This memorandum presents a short description of proposed policies and strategic actions that may be included in the HPS. The strategies documented in this memorandum are subject to changes based on discussions with the Tualatin Planning Commission and City Council. This memorandum is an interim deliverable of the project and will later become a section of the final HPS report.

This memorandum presents policy recommendations and a short description of strategic actions to implement the proposed policies. At the February 18, 2021 Planning Commission meeting, we will discuss the policy recommendations and strategic actions to get feedback on each. We will revise the policy recommendations and strategic actions based on feedback from the Planning Commission and City Council (meeting on February 22, 2021).

For the March 18, 2021 Planning Commission meeting, we will bring back the revised policy recommendations and a more detailed version of each strategic action. The final HPS report will include the more information about each strategic action, such as a more detailed description, reason for including it, steps for implementation, and other information.

Draft recommended policies and strategic actions for discussion

The remainder of this memorandum is organized into 12 policies. Each policy includes recommendation for a “package” of actions that the City should take to implement the policy. This package includes recommendations for policies for the City to adopt into the Comprehensive Plan² and an implementation program of strategic actions that relate to that policy.

The “package” of actions are intended to work together to achieve the policies. Removing some strategic actions may make it more difficult to achieve the desired outcomes of the policies. Implementing many of the strategic actions will require building relationships among City staff and with outside organizations and agencies. The critical partnerships will be identified for each strategic action in the final HPS report.

¹ This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

² Some policies may remain in the Housing Production Strategy document (rather than being adopted into the Comprehensive Plan) but the Housing Production Strategy will be adopted by the City/

Policy 1. Affordable Housing

Policy: Strongly prioritize, encourage and support affordable rental housing development to increase affordable housing for households earning 0-60% Median Family Income.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Strongly prioritize, encourage, support, and promote the development of affordable rental housing for households earning 0-60% Median Family Income.

Implementing this policy will require developing an affordable rental housing program to encourage and support affordable housing development for households earning 0-60% Median Family Income. The strategic actions to implement this program are described below.

Strategic Actions:

- a) Adopt a property tax exemption program for affordable rental housing. Evaluate which of the two available options under state statute (one of which is limited to affordable housing owned/operated by nonprofit organizations) is better suited to the needs of housing providers in Tualatin.
- b) Evaluate options for potential changes to SDCs and TDTs to support development of affordable housing. This strategy could include reducing, deferring, and/or financing System Development Charges (SDCs) at a low interest rate for needed housing types, reducing development costs. However, Tualatin has limited control of SDCs and collects on behalf of other service districts and providers. Parks is the City's only "city-only" SDC, which recently went through an extensive review.
- c) Evaluate implementation of a CET, starting with an analysis of the financial capacity of a CET. A CET could be levied on commercial, industrial, and residential development. Tualatin has limited land for new residential development. If a CET is levied on commercial or industrial development, the City would need to provide a clear use for funds and a nexus to housing for employees at businesses in Tualatin.
- d) Evaluate, develop and promote a Tax Increment Financing (TIF) set-aside of a minimum of 30% for affordable housing development to serve households earning 0-60% Median Family Income, to apply to existing and future urban renewal areas in the City. TIF set-aside funds would also potentially be available for affordable housing units within market rate, mixed-use and mixed-income development.
- e) Evaluate, develop and promote financial resources for local contribution to affordable housing development such as for gap funding and/or for program/project development or to establish or contribute to a Housing Trust Fund Initiative. Consider sources such as foundation grants, private gifts, or other sources.
- f) Identify land potentially suitable for affordable housing acquisition, assemblage or disposition including, but not limited to, surplus and excess land located nearby transit, quality schools, health facilities, parks, shopping and other amenities. City may reach out to agencies, institutions, developers and other property owners that may have excess or surplus land, such as churches, to encourage affordable housing development. (*City to*

consider and determine roles they are able and willing to take in this process, such as acquisition, assemblage, disposition or partnerships.)

- g) Evaluate allowing and supporting development of other housing types in Tualatin that provide affordable housing, such as units designed for multiple unrelated living in the same dwelling with shared kitchen and bathrooms, small scale homes (dwelling units between 100 and 500 square feet), and other innovative small housing types.
- h) Evaluate development codes and processes to identify opportunities to make it easier to develop and build affordable housing. This could include updating the modifications / variance process and requirements, including making allowing modification / variance processes for affordable housing to have a simpler review process than typical, such as not requiring hearings.

Policy 2. Affordable Homeownership

Policy: Encourage and support affordable homeownership to create opportunities for wealth creation.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Encourage and support affordable homeownership education and development to increase equitable opportunities for homeownership and generational wealth creation.

The strategic actions to implement this policy are described below.

Strategic Actions:

- a) Develop a comprehensive review of the impediments to homeownership opportunities and actionable steps to remove those impediments.
- b) Partner with a non-profit homeownership education program, such as the Portland Housing Center and promote the educational opportunities and refer people to the program who are interested.
- c) Partner with a homeownership development organization, such as Habitat for Humanity that develops and constructs affordable homes to own for households earning 0-80% Median Family Income.
- d) Encourage development of diverse affordable rental housing types by allowing and supporting development of other housing types in Tualatin that provide affordable housing, such as units designed for multiple unrelated living in the same dwelling with shared kitchen and bathrooms, small scale homes (dwelling units between 100 and 500 square feet), and other innovative small housing types.

Policy 3. Preservation of Affordable Housing

Policy: Preserve affordable housing to prevent the loss of existing affordable housing units and to prevent resident displacement.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Preserve affordable housing to prevent the loss of existing affordable housing units and to prevent resident displacement.

The strategic actions to implement this policy are described below.

Strategic Actions:

- a) Encourage and support preservation of affordable rental housing for households earning 0-60% Median Family Income. When affordable housing properties are at risk of demolition or conversion to market rate, the City could assist the property owner by identify options to prevent loss of affordable housing units, such as through financial restructuring, extension of second round of Low Income Housing Tax Credits if applicable, or sale of the property to a non-profit affordable housing developer that agrees to long-term (30-60 years) preservation the property.
- b) Develop a Healthy Housing Initiative to address life safety, mold, lead and ventilation issues. This program could be proactive inspection of multifamily properties to identify these types of issues and offer an education component to provide information on how to prevent these issues from developing.

Policy 4. Preservation of Naturally Occurring Affordable Housing (NOAH)
Policy: Preserve naturally occurring affordable housing, where possible, to prevent loss of affordable units and to mitigate for resident displacement.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Preserve naturally occurring affordable housing to prevent loss of affordable units and to prevent and mitigate for resident displacement.

Implementing this policy will require developing a program to preserve “naturally occurring affordable housing” through acquisition, low-interest loans/revolving loan fund for preservation, code enforcement or other approaches. The strategic actions to implement this program are described below.

Strategic Actions:

- a) Establish a tax abatement, low-interest loan program, or other financial incentives for low-cost market rate apartments that agree to make needed improvements (e.g. to address code violations or health/safety issues) without displacing existing residents and/or stabilize or reduce rents.
- b) Evaluate Multi-Unit Property Tax Exemption (MUPTE) as a cost reduction tool in exchange for low-income units with rent increase protections. Housing is subject to a housing contract with a public agency and must show that the exemption is necessary to preserve or establish low-income units. Exemption is for 10 years (set in statute, not by city) accept that low-income housing can be extended for as long as the housing is subject to a public assistance contract.

Policy 5. Racial and Social Equity for Housing

Policy: Implement all housing policies, projects, programs and partnerships through a racial and social equity Lens.

We recommend that the City adopt the following policies into the Comprehensive Plan:

Implement all City housing policies through a racial and social equity lens, which recognizes historical inequities in housing to underserved communities and aims to rectify inequities going forward by establishing an equitable housing program and a measurable action plan toward equitable housing.

City of Tualatin affirmatively furthers access to decent, affordable housing with convenient access to the services and destinations Oregonians need to thrive without regard to their race, ethnicity, color, religion, national origin, sex, familial status, mental or physical disability, source of legally-derived income, marital status, sexual orientation or gender identity.

Promote access to opportunity by encouraging and supporting affordable housing, workforce housing and mixed use housing that meets the cultural needs of diverse populations by providing multiple unit sizes, types and tenure options in high opportunity areas.

The strategic actions to implement this policy are described below.

Strategic Actions:

- a) Develop an equitable housing plan. The plan could include, for example, initial steps, action plan with goals and a method to measure progress to achieve more equitable housing and continuously examine ways to make improvements to the housing system to achieve equity.
- b) Identify impediments to Fair Housing and create an Analysis of Impediments.
- c) Ensure there are opportunities for education about fair housing to residents, property owners, property managers, and those involved in real estate transactions. Conduct fair housing training for Council, Planning Commission, and other relevant policymakers and staff.
- d) Encourage development of diverse housing types in high opportunity neighborhoods, , with a goal of reversing historical patterns of racial, ethnic, cultural and socio-economic exclusion.

Policy 6. Workforce Housing

Policy: Encourage, plan for, and support the development of workforce housing for households earning 61%-80% Median Family Income, for both owner and renter, in order to increase the jobs-housing balance, reduce commute time and provide attainable housing for workers in Tualatin.

We recommend that the City adopt the following policies into the Comprehensive Plan:

Encourage, plan for, and support the development of workforce owner and rental housing, 61-80% Median Family Income to increase the jobs-housing balance, reduce commute time and provide attainable housing for workers in Tualatin.

The strategic actions to implement this policy are described below.

Strategic Actions:

- a) Establish a tax abatement for new multifamily development that includes a portion of units affordable at between 61 and 80% of MFI under the Multiple Unit Property Tax Exemption program.
- b) Identify opportunities to partner with or support employers interested in developing an employer-assisted housing program.
- c) Evaluate potential partnerships with organization(s) to establish a land bank for affordable housing, workforce housing and/or mixed use housing or combination of these types.

Policy 7. Housing Stabilization

Policy: Prevent and address homelessness to provide for safe living conditions for everyone living in Tualatin.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Prevent and address homelessness to provide for safe living conditions for everyone living in Tualatin.

The strategic actions to implement this policy are described below.

Strategic Actions:

- a) Develop a rental and utility assistance partnership to stabilize households with incomes between 0% to 80% of MFI.
- b) Evaluate partnerships, programs or opportunities to rapidly rehouse people experiencing homelessness.

Policy 8. Housing Rehabilitation

Plan for and support housing programs and initiatives that are responsive to the safety and health needs of households earning 0-80% of Median Family Income.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Plan for and support housing programs and initiatives that are responsive to the safety and health needs of households earning 0-80% of Median Family Income.

Implementing this policy will require researching, evaluating, and developing a housing rehabilitation program, for both ownership and rental housing, suitable for Tualatin. The strategic actions to implement this program are described below.

Strategic Actions:

- a) Establish and develop a local housing rehabilitation program to improve housing safety and health conditions for households earning 80% or less of the Median Family Income. The program may offer incentives to support rehabilitation for owner-occupied units of households earning 80% or less of Median Family Income to make needed repairs or maintenance to the home, such as a low interest revolving loan fund or rehab right program. Evaluate adding a weatherization component to this program or partnering with an existing weatherization program.
- b) Develop a Healthy Housing Initiative to address life safety, mold, lead and ventilation issues for single-family housing. This program could be proactive inspection of single-family properties to identify these types of issues. In addition, this program can include an education component to provide information on how to prevent these issues from developing.

Policy 9. Accessible Design and Other Specialized Design
Policy: Encourage and support Universal Design, Lifelong Housing Certification, and other similar standards.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Encourage and support Universal Design, Lifelong Housing Certification, and other similar standards.

The strategic actions to implement this program are described below.

Strategic Actions:

- a) Research, evaluate, and develop standards in the City's development code to increase development of housing accessible for people with disabilities and other populations that need housing with specialized design.
- b) Evaluate providing incentives in the development code to increase the number of housing units designed to meet Universal Design, Lifelong Housing Certification, and other similar standards.

Policy 10. Mixed Use Housing and Redevelopment
Policy: Encourage and support development of mixed-use, mixed-income and multifamily housing in commercial zones and urban renewal areas for households earning between 0-80% Median Family Income.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Encourage and support development of mixed-use, mixed-income and multifamily housing in commercial zones and urban renewal areas for households earning 0-80% or less of

Median Family Income.

This policy may include affordable housing, 0-60% or less of Median Family Income and/or workforce housing, 61%-80% or less of Median Family Income.

The strategic actions to implement this program are described below.

Strategic Actions:

- a) Identify and evaluate opportunities to rezone commercial or industrial land for mixed-use that includes employment and residential uses.
- b) Identify and evaluate underutilized commercial areas ripe for mixed-use or mixed-income redevelopment.
- c) Identify and evaluate opportunities to redevelop to create mixed-use districts and initiate an area planning process to guide development.
- d) Identify and evaluate opportunities for housing above ground floor retail and change the development code to allow more housing above ground floor retail in commercial areas. In addition, consider opportunities for conversion of some ground floor retail to allow housing on the ground floor.
- e) Identify, evaluate and promote financial incentives for developers of mixed-use housing. Evaluate the Vertical Housing Development Zone Program with zone proposed to be located in the urban renewal districts' commercial, residential or mixed use zones.

Policy 11. Regulatory and Zoning Changes

Policy: Increase housing development opportunities through regulatory and zoning changes to accommodate a diverse range of housing types and price points to meet the housing needs in Tualatin.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Increase housing development opportunities through regulatory and zoning changes to accommodate a diverse range of housing types and price points to meet Tualatin's housing needs as identified in the most currently adopted Housing Needs Analysis.

The strategic actions to implement this program are described below.

Strategic Actions:

- a) Existing densities for multifamily are too low to allow for efficient development of the type of housing the zones are intended to allow for. Consider increasing maximum densities and revising other standards, including maximum lot coverage and minimum front setbacks, to allow for more efficient multifamily development in zones that allow it outright (High Density, High Density High-Rise, Medium Density High, and Medium Density Low).
- b) Evaluate opportunities to re-zone Residential Low Density and Residential Medium Low-Density residential land for higher-density housing in selected areas.

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- c) Evaluate off-street parking requirements for multifamily housing to identify opportunities for reduction in parking requirements. Tualatin could consider allowing reduction of parking requirements near transit and for affordable housing with tenants who generally own fewer cars, like seniors. In addition, the City should consider allowing public on-street parking in ROW within a certain radius to count towards off-street parking requirements.
 - d) Tualatin should consider small scale units with affordable housing income limits, that is not part of HB 2001 by allowing land division where small lots or parcels are created below the standard lot/parcel size for dwelling units that are limited in size. Tualatin should consider this in the context of new cottage cluster regulations because this development type would be similar to cottage cluster development. This would involve calculating density differently for the dwelling units due to their limited size. For example:
 - a. Dwelling units 600 square feet or smaller: 0.25 of a dwelling unit.
 - b. Dwelling units 601 to 1,200 square feet: 0.50 of a dwelling unit.
 - e) Expedite permitting to help reduce costs and financial vulnerabilities of development and construction of affordable housing.
 - f) Provide additional information to developers of needed housing. The City informally provides information to small, local developers to help them understand land use permitting processes and to give developers a sense of clarity and certainty about the requirements so they can better provide smaller scale housing at an affordable level. The City could create a formal process to provide this information to include all housing developers, especially aimed at those that can produce housing affordable at 80% of MFI and below.
 - g) Determine whether the City will need to add staff to implement the policies in the housing production strategy.

Policy 12. Transportation and Public Infrastructure

Policy: Plan for and develop transportation and public infrastructure to support affordable housing, workforce housing, mixed use housing and mixed income housing.

We recommend that the City adopt the following policy into the Comprehensive Plan:

Plan for and develop transportation and public infrastructure to support affordable housing, workforce housing and mixed-use housing..

The strategic actions to implement this program are described below.

Strategic Actions:

- a) Evaluate increasing density near transit stations with higher levels of density near high capacity/high frequency stations, and considering stepping back into residential areas with automatically up zone to land near transit stations and transportation corridor. Metro TOD Grants could be applied for as funding resource.

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- b) Prioritize capital improvements programming for affordable housing, workforce housing and mixed use housing with a component that includes a specified percentage of units for each of these types of housing..