



TUALATIN CITY COUNCIL MEETING

MONDAY, FEBRUARY 27, 2023

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

Mayor Frank Bubenik
Council President Valerie Pratt
Councilor Maria Reyes Councilor Bridget Brooks
Councilor Christen Sacco Councilor Cyndy Hillier
Councilor Octavio Gonzalez

To the extent possible, the public is encouraged to watch the meeting live on local cable channel 28, or on the City's website.

For those wishing to provide comment during the meeting, there is one opportunity on the agenda: Public Comment. Written statements may be sent in advance of the meeting to Deputy City Recorder Nicole Morris up until 4:30 pm on Monday, February 27. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so: either by speaking in person or entering the meeting using the zoom link and writing your name in chat. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 861 2129 3664

Password: 18880

Link: <https://us02web.zoom.us/j/86121293664?pwd=SS9XZUZyT3FnMk5rbDVKN2pWbnZ6UT09>

Work Session

- 1. 5:00 p.m. (45 min) – Council Training Series: Public Meetings and Conflict.** City Attorney Chad Jacobs will present information on public meetings and conflict.
 - 2. 5:45 p.m. (45 min) – Update on the Basalt Creek Employment Zone Project.** In 2022 City staff embarked on a project to review the Manufacturing Park zone in the Basalt Creek area and engage the public and stakeholder groups in options for appropriate changes to the permitted uses. Staff will review the work that has been done, the public engagement, and the recommended code language.
 - 3. 6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications, and Roundtable.** Council will review the agenda for the February 27 City Council meeting and brief the Council on issues of mutual interest.
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7:00 P.M. CITY COUNCIL MEETING

Call to Order

Pledge of Allegiance

Announcements

1. New Employee Introduction- Librarian Melissa Hunt

Public Comment

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Consent Agenda

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda.

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of February 13, 2023
2. Consideration of Approval of Liquor License Renewals for 2023
3. Consideration of **Resolution No. 5673-23** Approving the City of Tualatin's 2023 Regional Transportation Plan Project List
4. Consideration of **Resolution No. 5674-23** Awarding the Contract for Construction of the SW Herman Road Improvements
5. Consideration of **Resolution No. 5675-23** Authorizing an Amendment to the Professional Services Agreement for Engineering of the Herman Road: Teton Ave. to Tualatin Rd. Project
6. Consideration of **Resolution No. 5676-23** Authorizing the City Manager to Execute Deed Acquiring Property for Basalt Creek Parkland
7. Consideration of Approval of Agreements Between the City of Tualatin and Community Partners for Affordable Housing and Horizon Church and Accept a Deed of Dedication for Tax Map & Lot: 32E06AD07800

Public Hearings - Quasi-Judicial

1. Consideration of **Ordinance No. 1472-23** Annexing Approximately 1.0 Acre of Land Located at 9300 SW Norwood Road, (Tax Map 2S135D000 Lot 108) into the City of Tualatin and Withdrawing the Territory from the Washington County Enhanced Sheriff Patrol District and Urban Road Maintenance District (File No. ANN 22-0003)

General Business

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

1. Consideration of Recommendations from the Council Committee on Advisory Appointments

Items Removed from Consent Agenda

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

Council Communications

Adjournment

Meeting materials, including agendas, packets, public hearing and public comment guidelines, and Mayor and Councilor bios are available at www.tualatinoregon.gov/council.

Tualatin City Council meets are broadcast live, and recorded, by Tualatin Valley Community Television (TVCTV) Government Access Programming. For more information, contact TVCTV at 503.629.8534 or visit www.tvctv.org/tualatin.

In compliance with the Americans with Disabilities Act, this meeting location is accessible to persons with disabilities. To request accommodations, please contact the City Manager's Office at 503.691.3011 36 hours in advance of the meeting.



City of Tualatin

City of Tualatin City Council Training February 27, 2023

Chad A. Jacobs
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www.gov-law.com



Introduction and Overview

- Goals for tonight...
 - You don't need to be an expert
 - Try to gain tools to recognize issues
 - And then, ask for assistance!

- Discussion Topics
 - Authority
 - Public Meetings
 - Land Use Hearings
 - Public Records

We only have 45 minutes so we will go quickly!



Authority

- Remember You Can Act Only As A Body...
 - Generally speaking, neither the Charter nor the Municipal Code grant power to individual councilors or the mayor to act on behalf of the City.
 - Members of council are expected to abide by council decisions, whether or not they voted on the prevailing side.
 - If an individual member of the council is authorized to represent the City before the public or another government agency, the member must support and advocate for the official city position on the issue.
 - Personal opinions and comments should be expressed only if the member makes clear that they are acting in an individual capacity and not representing the City's position.



Open/Public Meetings

- Generally
 - Under ORS 192.660 *et seq.*, elected and appointed officials must meet in public to make or deliberate towards decisions.
 - The purpose is to encourage transparency in government.



What is a “meeting”?

- State law addresses public meetings in two ways:
 - All **meetings** of a public body must be in public
 - All meetings of the governing body of a public body shall be open to the public and all persons shall be permitted to attend any meeting except [Executive Sessions]. 192.630(1)
 - A quorum may not **meet** in private
 - A quorum of a governing body may not meet in private for the purpose of deciding on or deliberating towards a decision on any matter except for [Executive Sessions]. 192.630(2)



What is a “meeting”?

- “Meeting” means the convening of a governing body of a public body for which a **quorum** is required in order to **make a decision** or to **deliberate toward a decision** on any matter.
- “Meeting” does not include any on-site inspection of any project or program.
- “Meeting” also does not include the attendance of members of a governing body at any national, regional or state association to which the public body or the members belong.



What is a “meeting”?

- A gathering of less than a quorum of a governing body is not a “meeting.”
- Sub-committees of a body constitute governing bodies in and of themselves, and as such, the quorum would be a majority of the sub-committee.
- Remember, however, a quorum of a governing body may not **meet** in private for the purpose of **deciding on** or **deliberating toward** a decision on any matter.



When does a body “meet”?

- In *TriMet v. Amalgamated Transit Union Local 757*, 362 Or. 484, 412 P.3d 162 (2018), the Oregon Supreme Court explained that it is possible for a “quorum of a governing body” to “meet” in violation of ORS 192.630(2), even if there is no “meeting”.
- The Court determined that persons comprising a governing body can “meet” even when not “convening a meeting.”
- In other words, members of a governing body may violate the Oregon Public Meeting Law’s prohibition on meeting in private even if a quorum never gathers contemporaneously.



Prohibition on Private Meetings

- So...
 - If more than a majority of the Council meets outside an official public meeting and you are making or deliberating towards a decision then you have violated the public meeting laws.
 - Example: Assume five of the seven members of the Council are all at the same school play and start discussing the merits of whether to propose the creation of a City grant program that would support performing arts in schools. Have those members “met” in private for the purpose of deciding on or deliberating toward a decision?



Serial Meetings

- Serial meetings occur when a series of communications of any kind, directly or through intermediaries, to discuss, deliberate, or take action takes place between a quorum of a governing body.
- This is true even though at no given time does a quorum of the governing body communicate contemporaneously about the topic in question.



Serial Meetings: examples

- A council member forwards an email discussion they had with another member regarding a matter that is pending before the council to a third member. The third member then forwards the email chain to a fourth member, who then forwards it to a fifth member. Because the email messages, in the aggregate, include a quorum of the board members (5 of 7), and the purpose of the communications was to deliberate towards a decision, the email exchanges in the aggregate would likely constitute a serial meeting.



Serial Communications: examples

- A citizen posts a comment on the city's Facebook page about an upcoming land use hearing and the comment generates a discussion. Three members of the Council make comments and share opinion on the Facebook "thread." A fourth member reads the comments and also makes a comment. Because a quorum (4 members) have communicated opinions on the social media site on a matter that will require a vote before their body, the members may have created a serial meeting.



Public Meeting Best Practices

- Council members should refrain from using the “reply all” function on emails.
- Council members should refrain from “serial communications” via e-mail, telephone, face-to-face or even social media postings, such as Facebook.
- Council members should not use staff or other individuals as intermediaries.
- Query...how to handle discussions with members of the community that could create a serial meeting...



Public Meetings

- Executive Sessions:
 - Public bodies may meet in executive sessions only in specified situations.
 - An “executive session” is defined as “any meeting or part of a meeting of governing body that is closed to certain persons for deliberation on certain matters.”
 - The public body may hold an open session even when the law permits it to hold an executive session. A public body is authorized to hold closed sessions regarding the following subjects: Real Property Transactions; Exempt Public Records; Pending or Threatened Litigation; Employees; and Labor Negotiations.



Public Meetings

- Executive Sessions:
 - No executive session may be held for the purpose of taking any final action or making any final decision.
 - The purpose of the “final decision” requirement is to allow the public to know the results of the discussions. Taking a formal vote in open session satisfies that requirement, even if the public vote merely confirms consensus reached in executive session.
 - If the body meets in executive session, members should attempt to provide direction or consensus to staff. All contact with other parties must be left to the designated staff or representative(s) handling the issue.
 - Unless required by law, no member of the council should make public the discussions or information obtained in executive session.



Public Meetings

- Executive Sessions:
 - Must follow specific procedures when going into executive session.
 - The person presiding at the meeting must announce the statutory authority for the executive session before going into closed session.
 - The body must announce if they plan to return to open session to take action.
 - Media permitted to attend in most situations but may not report – can use information to follow other leads though!



Social Gatherings

- Can a quorum of a governing body meet in social settings?
- Yes, with a few caveats:
 - Must be purely social.
 - Governing body should avoid any discussion of official business.
 - At some point, such discussion may turn a social gathering into a meeting.
 - **Remember:** attendance at a conferences, trainings, etc. excluded from the definition of “meeting.”



Land Use Hearings

- Two types of land use hearings: Legislative and Quasi-Judicial?
- Legislative: sit as a legislator; consider enacting a law that applies broadly (creating criteria to apply later); must comply with state land use laws, city's comprehensive plan and Metro's urban growth management plan; no requirement or deadline to act.
- Quasi-judicial: sit as a judge; consider request by applying evidence to pre-existing criteria applicable to decision (state law, city code, Metro code); typically affects only one or a small group; must reach a decision (typically within 120 days)



Land Use Hearings

- Quasi-Judicial hearings require special procedures to protect due process rights of those involved.
- Must explain process and criteria (script)
- Must make disclosures (ex parte communications; bias and conflicts of interest)
- Must hold public hearing to take evidence
- Must close hearing, then deliberate based solely on record and vote
- Must have a final written decision with specific findings related to applicable criteria (typically staff will bring back at future meeting based on vote).



Land Use Hearings

- Ex Parte Communications in Quasi-Judicial Hearings:
 1. Any communication (written, oral or electronic)
 2. Made to a decision-maker
 3. Concerning the subject matter of the quasi-judicial hearing; and
 4. Occurs while the matter is pending (after a formal application is filed and before the final decision is made)



Land Use Hearings

- Ex Parte Communications (examples)
- Generally communications with staff or the city attorney are not ex parte when consulting regarding evidence provided or concerning interpretations of the code;
- Communications with a party or their attorney are ex parte communications;
- Site visits are considered ex parte communications;
- Other outside information, such as social media posts and newspaper articles are ex parte communications if urge a result and/or provide information you are relying on to make decision



Land Use Hearings

- Ex Parte Communications (examples)
- Communications with audience members during a recess about the substance of a hearing are ex parte communications;
- Communications after a vote but before the final written decision is issued are ex parte communications;
- Communications after decision but while on appeal to LUBA could be ex parte communications if LUBA remands the matter



Land Use Hearings

- Curing Ex Parte Communications
 1. Announce that an ex parte communication occurred at the next public hearing immediately after the occurrence (before the public hearing begins or resumes).
 2. Announce the nature and substance of the communication (specific enough to allow the parties to respond or offer evidence in rebuttal).
 3. Allow parties to ask clarifying questions about the ex parte communications in order to be able to adequately respond.



Land Use Hearings

- Curing Ex Parte Communications
- Failure to adequately cure ex parte communications results in a violation of the rights of the parties
 - ✓ The right to be heard
 - ✓ The right to an impartial tribunal
 - ✓ The right to present and rebut evidence
- If an ex parte communication is not adequately cured, it could provide the basis for invalidating the underlying decision.



Land Use Hearings

- Bias Issues in Quasi-Judicial Hearings
- Bias occurs when a decision-maker does not provide the parties with a fair hearing due to prejudice or prejudgment (this can be in favor or against).
- ✓ Personal bias
- ✓ Personal prejudice
- ✓ Interest in the outcome
- Established through actual evidence such explicit statements, pledges, commitments.
- Circumstantial evidence not enough



Land Use Hearings

- Bias Issues in Quasi-Judicial Hearings
- Better to announce issues of potential bias and declare ability to be impartial so as to avoid appearance issues or a basis to challenge decision after the fact.
- Once announced, allow parties to challenge participation if desired.
- If announced and not challenged, very unlikely that someone will be able to challenge later.



Land Use Hearings

- Conflict of Interests in Quasi-Judicial Hearings
- What is a conflict of interest?
 - A conflict of interest arises when a decision or recommendation you are making **would or could** result in a “private pecuniary benefit or detriment” to you, your relatives, or a businesses with which either you or your relatives are associated. Conflicts of interest come in two forms – actual conflicts and potential conflicts.
- What is the difference between an actual and potential conflict of interest?
 - An actual conflict of interest arises when any decision or act by you **would** result in a “private pecuniary benefit or detriment” to you, your relatives or an associated business; while a potential conflict arises when a decision or act by you **could** result in such an outcome.



Land Use Hearings

- Businesses with which a person is associated include:
 - A private business if: the person is a director, officer, owner, or employee or agent of the business; or if a person owns or has owned more than \$1000 worth of stock, equity interest, stock options, or debt interest of a private business in the preceding calendar year.
 - A publicly held corporation if: the person is an officer or director of the publically traded company, or if the person owns or has owned more than \$100,000 worth of stock in the preceding calendar year.
 - A business that is a “source of income” that produces 10 percent or more of the person’s total annual household income and the person is required to file an annual statement of economic interest.



Land Use Hearings

- Relatives include:
 - ✓ the spouse, parent, stepparent, child, sibling, stepsibling, son-in-law or daughter-in-law of the public official;
 - ✓ the parent, stepparent, child, sibling, stepsibling, son-in-law or daughter-in-law of the spouse of the public official;
 - ✓ any individual for whom the public official has a legal support obligation; and
 - ✓ any individual from whom the candidate receives benefits arising from that individual's employment.



Land Use Hearings

- What do I do if I have a conflict?
 - For actual conflicts you must:
 1. publicly announce the conflict; and
 2. refrain from participation in any official action on the issue including **any discussion** of the matter.
 - For potential conflicts you must:
 1. publicly announce the potential conflict every time the issue arises; and
 2. after disclosure you may participate in any official action on the issue, **including discussions and votes.**



Land Use Hearings

- Are there exceptions?
 - Nonprofits. The definition of a “business” does not include nonprofits where the associated public official receives no remuneration.
 - Class exception. Seek legal advice prior to relying on this exceptions.



Control of public meetings

- Generally speaking, under state law, the public has a right to attend and observe but not participate in public meetings.
- City council rules permit limited public participation, i.e., public comment period.
- Generally can establish time limits for public comment, but such standards need to be applied equally to all.
- May not remove a member of the public from a meeting unless you can clearly demonstrate the individual is disrupting the meeting in a manner that precludes your board or commission from conducting business.



Public Records

- Oregon law requires both inspection and preservation.
- Public records include any “writing” containing information relating to the conduct of the public’s business.
- The term “writing” is defined expansively by ORS 192.410(6) to mean: handwriting, typewriting, printing, photographing and every means of recording, including letters, words, pictures, sounds, or symbols, or combination thereof, and all papers, maps, files, facsimiles or electronic recordings.
- May charge reasonable fees for inspection.
- Exemptions exist that permit City to keep certain documents confidential.



Public Records

- City must follow record retention policy approved by Secretary of State archives division.
- Must keep one official copy of each record for applicable retention period.
- Destruction of public records in a manner inconsistent with the approved record retention policy is a criminal offense.



Public Records

- Duty extends to elected, not just employees (which means social media posts and emails to home computers must be retained).
- Even after individual e-mail messages are “deleted” from an individual’s computer work area, the messages may continue to exist on computer back-up tapes for at least a short period of time. E-mails on back-up tapes remain public records. As with any public record, a public body must make all nonexempt e-mail available for inspection and copying regardless of its storage location.



Questions

- Please feel free to call or email with any questions.
- Thank you!

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City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, AICP, Assistant Community Development Director
Erin Engman, AICP, Senior Planner

DATE: February 27, 2023

SUBJECT:

Update on the Basalt Creek Employment (BCE) Zone Project: PTA 22-0001/PMA 22-0001.

BACKGROUND:

- In 2022, City staff embarked on the Basalt Creek Employment Zone Project (PTA/PMA 22-0001), in partnership with HHPR and their team consisting of Leland Consulting Group (Economic Report, included as Exhibit 2) and DKS (Transportation Planning Rule Study and Traffic Evaluation Report, included as Exhibit 3)
- The project was initiated with the knowledge that uses permitted under the Manufacturing Park (MP) zoning are too restrictive, and subsequently industrial land in Basalt Creek (that is eligible for annexation) may not develop under current market conditions.
- The project builds on more than a decade of planning work, which informed the project direction and aspirational goals through the following adopted documents:
 - *Basalt Creek Concept Plan, 2019*
Established roughly 92.95 buildable acres zoned Manufacturing Park (MP) that are expected to accommodate 1,897 new jobs.
 - *Economic Opportunities Analysis (EOA), 2019*
Identified a deficit of 74 acres of industrial land and recommended changes to zoning that encourage more efficient use of employment land. It further recommends prohibiting new development that requires substantial amounts of land but results in little employment, such as stand-alone warehouse and distribution uses.
 - *Southwest and Basalt Creek Development Area, 2021*
Established an urban renewal area to address the lack of infrastructure in the Basalt Creek Planning Area and to support future high-wage job growth.
- Staff held a work session with Council on May 23, 2022 to introduce the project and seek Council direction. Staff was directed to continue work on this legislative amendment with the following feedback:
 - Limit warehousing uses and corresponding truck traffic, particularly on Boones Ferry Road;
 - Encourage flexible multi-tenant, multi-use development;
 - Permit neighborhood commercial uses; and
 - Maintain greenspace or trail connectivity for employees and near-by residents to enjoy.

- This project was scoped with the following tasks:
 - Code audit to review the existing Manufacturing Park (MP) zoning against current economic data, land development trends, and recommendations from the City’s adopted Basalt Creek Concept Plan, Economic Opportunities Analysis, and Southwest and Basalt Creek Development Area plan;
 - Public engagement opportunities that afford members of the Council, Planning Commission, public, and stakeholder groups an opportunity to provide feedback on recommended changes; and
 - Map and code amendments for City Council consideration and adoption.

PUBLIC OUTREACH:

- Staff has done extensive public outreach since we meet with Council last spring. A summary is included as Exhibit 4.
 - July 27: Open House
 - September 25: Planning Commission Meeting
 - September 29: Stakeholder Discussion
 - October 28: Stakeholder Discussion with City Manager & Economic Development Program Manager
 - November 9: Discussion with Citizen Involvement Organizations (CIOs)
 - December 12: Continued Stakeholder Discussion
 - January 5 : Discussion with the Chamber, Stakeholders, and Business Community
 - January 19: Planning Commission Meeting
 - February 2: Continued discussion with the Chamber, Stakeholders, and Business Community
- Stakeholders shared the following themes, which are echoed in the Economic Analysis Report included as Exhibit 2:
 - Flexible tenant space (“spec” development) has replaced owner-occupied, purpose-built development.
 - Development driven by the tenant model requires greater flexibility to ensure consistent tenant occupancy, as well as to secure capital for construction.
 - Many tenants require a warehousing/wholesale sales component to supplement or support their operations.

PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

Staff has discussed the Basalt Creek Employment (BCE) Zone project with the Planning Commission over the course of two meetings (September 15, 2022 and January 19, 2023). Based on Council direction and stakeholder feedback, staff crafted four code scenarios for the Commission to review. These code scenarios ranged from highly aspirational and potentially restrictive to being more flexible while ensuring some level of desired development.

- The Planning Commission is recommending that Council adopt the Basalt Creek Employment Zone text and map amendments code at a future legislative hearing that:
 - Allow all manufacturing uses (“Heavy” and “Light”);
 - Develop some design standards to create a pleasant street-facing environment;
 - Protect and buffer the interface between the nearby residential zone; and
 - Comply with Chapter 63 standards to protect public health, safety, and general welfare.
- The Planning Commission additionally found that the stakeholders’ Scenario C supports the development of industrial “flex space” which meets the previously adopted policy objectives (employment density, support for infrastructure, high assessed value development) while balancing current economic trends.
- The Stakeholder Scenario C would:

- Limit maximum building size of 150,000 square feet (to limit large-format warehousing uses);
- Require all uses to be fully enclosed except for parking and loading areas;
- Require a minimum of 30% of building square footage to be manufacturing uses;
- Allow up to 70% of building square footage on a site to be a combination of warehousing and distribution and/or wholesale sales uses
- However, this finding may be interpreted as different from Council's previous guidance.
- Therefore, the Planning Commission is seeking Council feedback to determine if there is a consensus with this finding.

NEXT STEPS:

March 16 – Staff will return to the Planning Commission with Council direction to seek a final recommendation.

May/June - Legislative hearing for Basalt Creek Employment (BCE) Zone Project: PTA 22-0001/ PMA 22-0001

ATTACHMENTS:

- Exhibit 1: Presentation
- Exhibit 2: Project Economic Analysis
- Exhibit 3: Project Traffic Analysis
- Exhibit 4: Public Outreach Summary
- Exhibit 5: Open House Public Comments
- Exhibit 6: Public Comments
- Exhibit 7: Stakeholder Comments
- Exhibit 8: Stakeholder Development Examples
- Exhibit 9: Stakeholder Economic Study
- Exhibit 10: Stakeholder Traffic Analysis

PTA/PMA 22-0001

BASALT CREEK EMPLOYMENT (BCE) ZONE CODE PROJECT

Update

Tualatin City Council • February 27, 2023



Discussion Topics

- **Project Background and Purpose**
- **Public Outreach Findings**
- **Code Scenarios**
- **Planning Commission Recommendation to Council**
- **Next Steps**

Project Scope and Team

Code audit of existing MP zone

HHPR



Economic analysis

Leland Consulting Group



Transportation Planning Rule Analysis

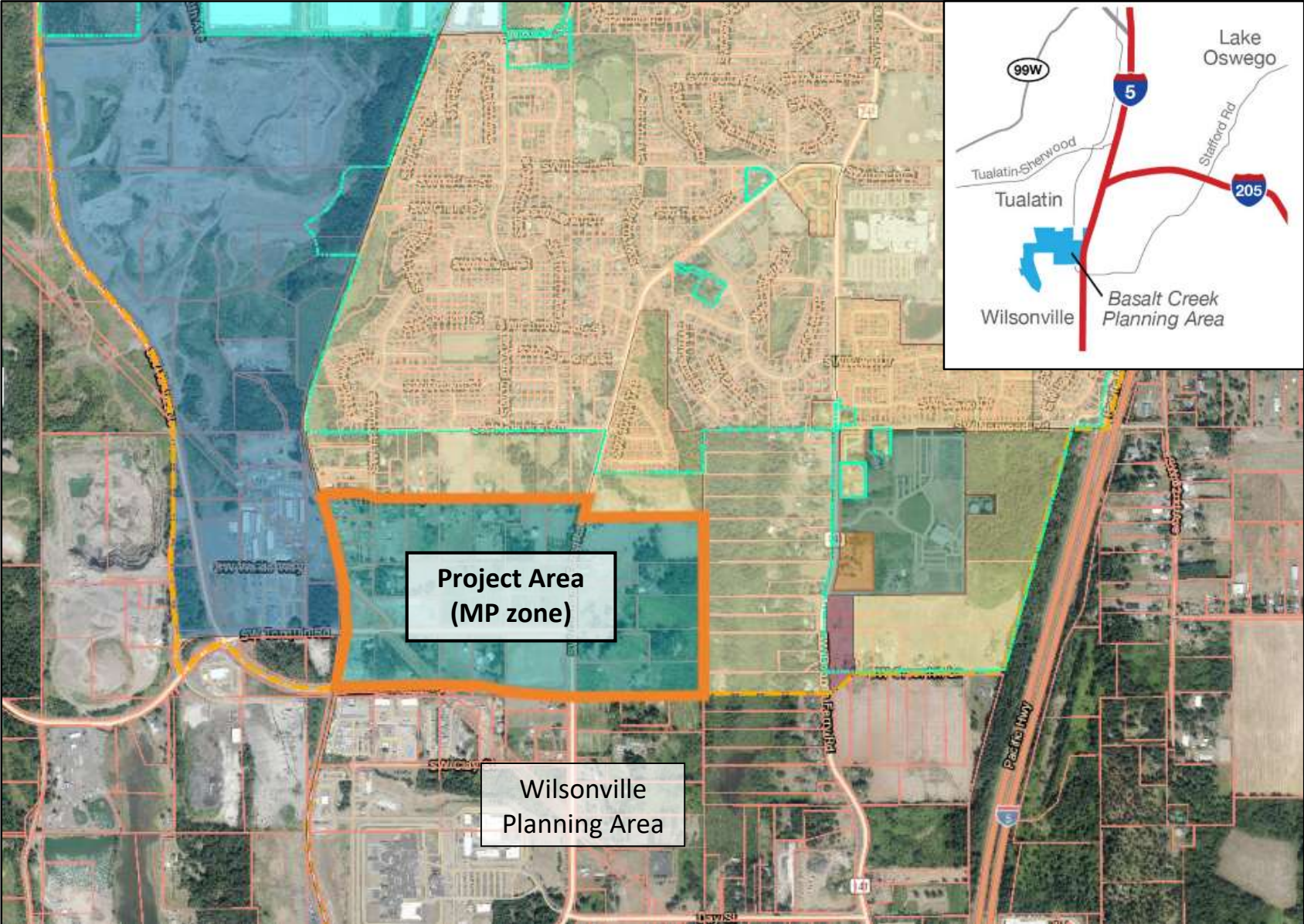
DKS Associates



Draft code amendments

Project Team

Project Area



Existing Conditions

- Topography
- Varied parcel sizes
- Infrastructure needs

Manufacturing Park (MP) Zone Code Audit



Intended for large-scale manufacturing and research facilities

Limited light-industrial uses

Landscaping and setback requirements to create “park or campus like grounds”

Restricts environmental impacts associated with industrial uses

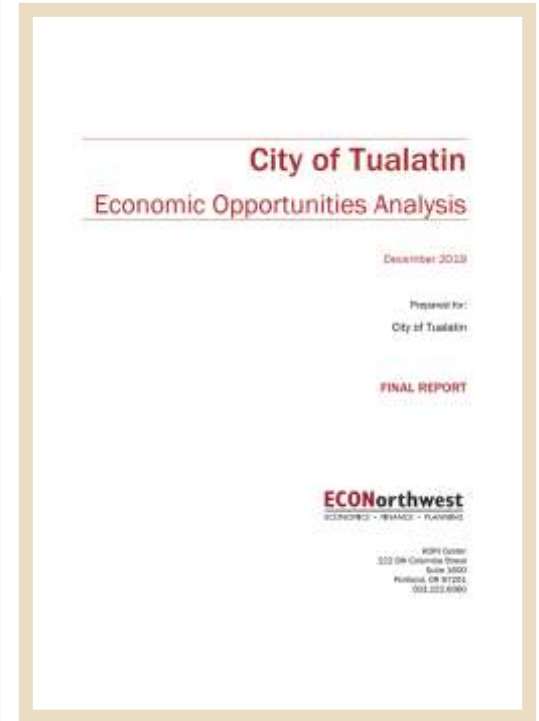
Distribution and warehousing not permitted

Previous Plans and Project Aspirations

High employment density

Funding for infrastructure improvements

Minimizing conflict between uses



City Council Direction (May 23, 2022)



Limit warehouse uses



Encourage flex space

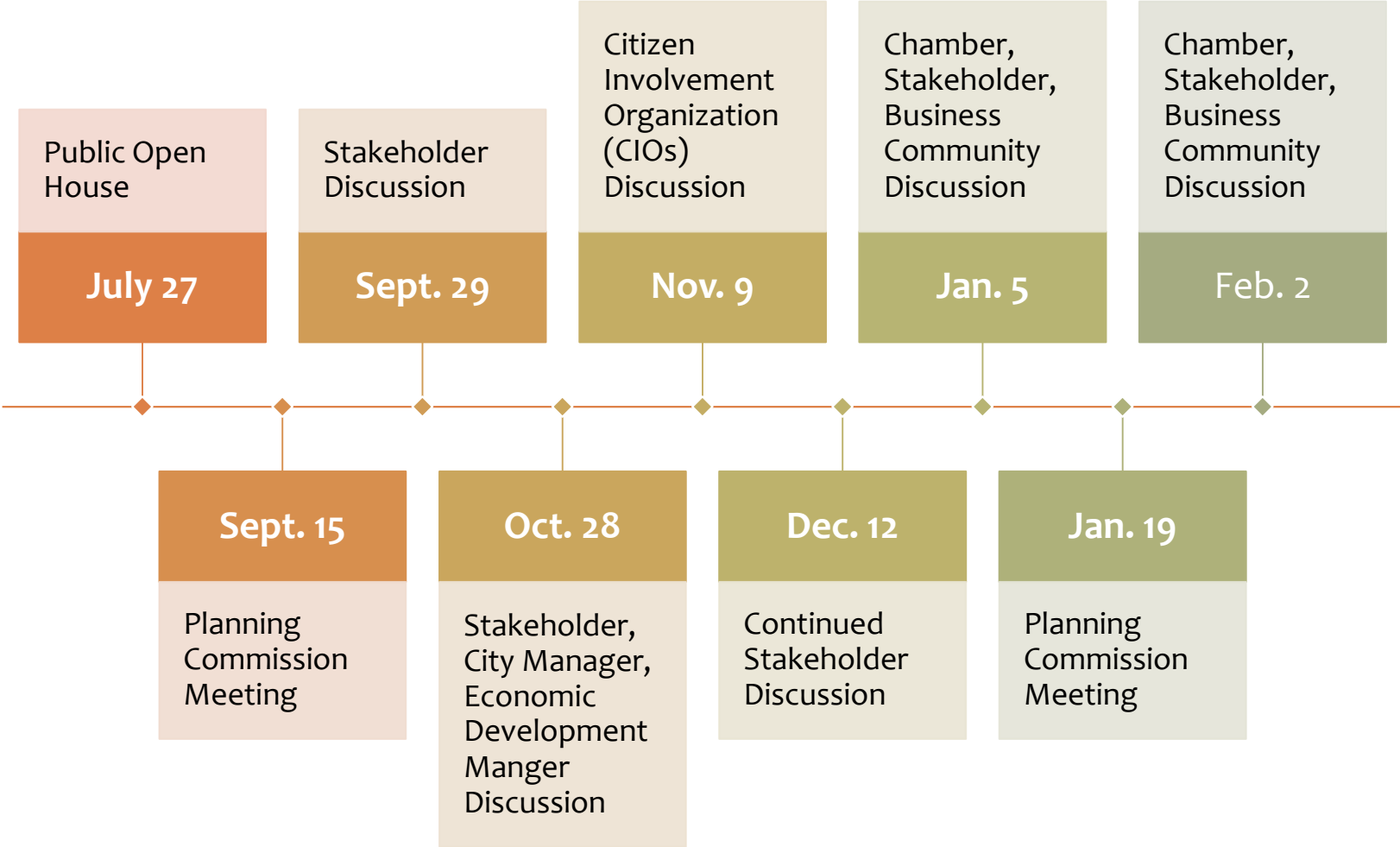


Incorporate commercial uses



Maintain greenspace

Outreach Opportunities



Public Feedback

- Byrom residents are concerned with traffic, noise, and pollution. Particularly:
 - Road maintenance when considering industrial truck traffic;
 - Require operations be conducted in a completely enclosed building;
 - Landscape buffer standards adjacent to residential areas;
 - Encourage uses that provide high wage jobs; and
 - Support commercial uses in the zone

Stakeholder Feedback

- Flexible tenant space (“spec” development) has replaced owner-occupied, purpose-build development.
- Development driven by tenant model requires greater flexibility to ensure tenant occupancy *and* to secure capital for construction.
- Many tenants require warehousing/wholesale components to support operations.

Stakeholder Feedback

- Original code draft was too aspirational and did not provide sufficient flexibility for market demand
- In response, staff prepared several code scenarios for consideration and review before the Planning Commission on January 19, 2023.
- These scenarios balance – to varying degrees - the previously expressed aspirations for the area **and** the current market trends.

Economic Analysis Summary

- Demand for industrial space is at an all time high, while land supply is critically constrained in Metro Region
- Multi-tenant industrial development is a growing market:
 - Caters to wide variety of uses (relatively job dense)
 - Smaller footprints (less than 150,000 sq ft)
- Development challenges in Basalt Creek
 - Lack of infrastructure

Economic Analysis Summary

- Recommendations include:
 - Expansion of industrial uses;
 - Flexible development standards, while controlling maximum building size; and
 - Restrictions to control future uses/ tenants

Traffic Analysis Summary

- When rezoning land, the state requires an evaluation of reasonable worst case trip generation
 - Studies maximum trip generation based on permitted uses
- Proposed BCE text amendments include an expansion commercial uses, however it is estimated that there will be a decrease in trip generation

Impacts on Urban Renewal Area

- The SW & Basalt Creek Development Area was adopted in 2021
 - Generates tax increment financing for capitol infrastructure (like water, sewer, roads)
 - If private developers provide this infrastructure, then money could be directed to other projects in the area

Planning Commission Direction (January 19, 2023)



Allow all manufacturing uses (“heavy” and light”)



Develop some design standards to create a pleasant street-facing environment



Protect and buffer the interface with yet-to-be-developed residential zoning (to the north)



Comply with Chapter 63 standards to protect public health, safety, and general welfare against noise, vibration, odors, heat/glare, and dangerous substances

Stakeholder Scenario C Supported by Planning Commission

- A maximum building size of 150,000 square feet to limit large-format warehousing uses;
- At least 30% of building square footage on a site is devoted to manufacturing uses;
- Up to 70% of building square footage on a site is permitted to be a flexible combination of warehousing and distribution and/or wholesale sales uses; and
- All uses would be fully enclosed except for parking and loading areas.

Planning Commission Requests Feedback

- The Planning Commission additionally found that the stakeholders' Scenario C supports the development of industrial “flex space” which meets the previously adopted policy objectives (employment density, support for infrastructure, high assessed value development) while balancing current economic trends.
- However, this finding may be interpreted as different from Council's previous guidance.
- Therefore, the Planning Commission is seeking Council feedback to determine if there is a consensus with this finding.

Next Steps

- **March 16 (tentative)**
Return to Planning Commission for a final recommendation
- **May/June (tentative)**
Legislative hearing for Basalt Creek Employment (BCE) Zone Project

Questions?



Basalt Creek MP Zone Update

Economic Analysis

Date September 2022
To Chris Green, HHPR
From Chris Zahas, AICP, Leland Consulting Group
Sam Brookham, Leland Consulting Group

Introduction

This memorandum provides an economic assessment of market-based development and employment opportunities in Tualatin’s Basalt Creek area and the lots zoned Manufacturing Park specifically.

Basalt Creek is an industrial area of regional importance. Employment in industrial real estate, the focus of this memorandum, is primarily limited to the following industries: manufacturing, warehousing and transportation, wholesale trade, and construction. As Basalt Creek is part of the broader market and is impacted by macroeconomic trends, this memorandum includes summaries of the industrial market and employment trends at the national, regional, and submarket levels. The memorandum also includes case studies and a high level assessment of industrial land availability.

This information will be used to inform implementation recommendations to enhance development prospects and create jobs in Basalt Creek.

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Methodology

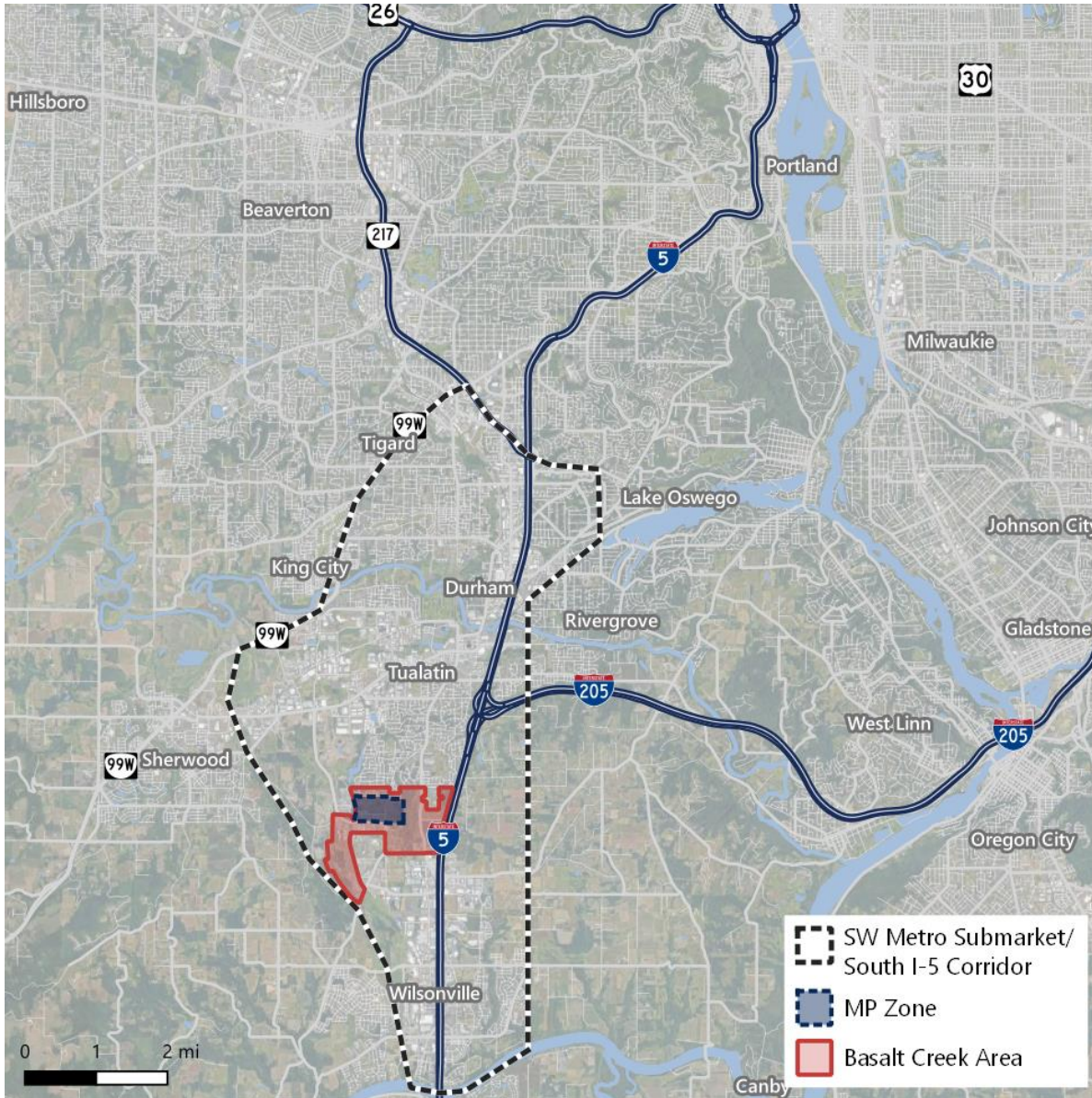
This memo summarizes Leland Consulting Group’s (LCG’s) analysis of economic data and industry trends in the Portland metro region and the southwest I-5 corridor submarket (the submarket). Methods include an assessment of real estate market dynamics (construction and absorption trends, vacancy rates, rental rates, land values, building costs, etc.), a high-level evaluation of buildable industrial land in the submarket, and case study research of comparable zoning codes and employment areas.

Additionally, LCG conducted interviews with local and regional stakeholders, including local agency partners such as neighboring city staff, county staff, and economic development agency staff, and key private sector stakeholders in the industrial development community such as landowners, developers, and brokers. These interviews provided valuable insights regarding barriers to future development and opportunities for industrial and employment growth.

Basalt Creek Area Overview

This section briefly summarizes the Basalt Creek area, including relevant previous/current planning efforts and the physical characteristics of the area. Tualatin is part of the South I-5 Corridor submarket—sometimes called the Southwest Metro submarket by brokers and others in the development community, collectively called the “submarket” in this memo—is considered one of the most diverse industrial submarkets in the state of Oregon. The map below shows the submarket boundaries and the location of the MP Zone within Basalt Creek.

Figure 1. Basalt Creek Location and I-5 South Submarket Boundary



Source: Leland Consulting Group

Planning Efforts and Vision

The Basalt Creek area has been subject to many planning efforts relating to transportation, infrastructure, funding, and economic development. Together, these documents lay out a vision for the area. Below is a list of relevant information extracted from these planning efforts.

The 2018 **Basalt Creek Concept Plan** identifies preferred land uses across the area, recommends high-level designs for transportation and infrastructure systems to support future development, and sets specific action items and implementation measures. Action items and implementation measures are intended to ensure that the zoning and/or development code is updated to enable development in the Planning Area. Generally, annexation is predicated on investor interest, and the expectation is that investors will finance the extension of services.

The market analysis completed as part of the Concept Plan found that existing industry clusters for Tualatin and Wilsonville are expected to continue and provide significant business and job growth in the future. These industry clusters include advanced manufacturing, corporate and professional services, health care and related fields, and other specific industrial clusters such as food processing and light manufacturing

Employment development in the Planning Area will benefit from several competitive advantages. A major feature and competitive advantage of this "Southwest Metro" employment cluster in general, and the Basalt Creek Planning Area in particular, is its immediate access to I-5, the west coast's most important transportation route.

The Manufacturing Park totals 93 acres and is expected to generate 1,897 jobs at 20 jobs per acre of land or approximately 640 jobs per square foot of development (at a standard floor area ratio of 0.3).

The **Transportation Refinement Plan** (2013) establishes a major transportation connection from Tualatin-Sherwood Rd to I-5 in North Wilsonville through the Basalt Creek planning area. This connection was identified as a regional transportation priority to connect and provide access to existing and future hubs of industrial land use.

The City's **Economic Development Strategy** identified five target industry clusters, including advanced manufacturing; health care and related businesses; corporate and business services; food processing, distribution, and wholesale; and wood, paper, printing, and related businesses.

Physical Characteristics of the Area

The area of Basalt Creek that is currently zoned Manufacturing Park is relatively free of development impediments compared to the rest of the Basalt Creek area, where approximately 35 percent (207 acres) of the total land area is constrained. The Land Capacity Analysis in the Basalt Creek Concept Plan Existing Conditions Report outlined some specific considerations, which are listed below.

- **Steep Slopes.** Industrial developments are particularly sensitive to topography due to the prevalence of larger building footprints and the transportation and storage needs. Steep slopes can require significant grading to accommodate these construction and transportation needs which can be prohibitively expensive (largely due to the lower asset value of industrial property). There are several areas of steep slopes (greater than 25%) throughout Basalt Creek. In the MP-zoned area, slopes greater than 25% are relatively limited, but slopes greater than 10% are primarily prevalent in the area east of Grahams Ferry Road. Developers looking to build in this area will likely need greater flexibility to accommodate topographical challenges. The area west of Grahams Ferry Road is relatively flat and, therefore, will not pose similar development challenges.
- **Manmade/Other Constraints.** Utility easements for both PGE and BPA are in the area, creating undevelopable corridors throughout Basalt Creek. While these easements primarily impact the rest of the Basalt Creek area, they also impact the northeast and southwest corners of the MP-zoned area.
- **Existing land uses.** The majority of land within the MP-zoned area is vacant, i.e., free of existing buildings. Some smaller buildings exist in the west and south sections of the area. LCG does not consider these existing

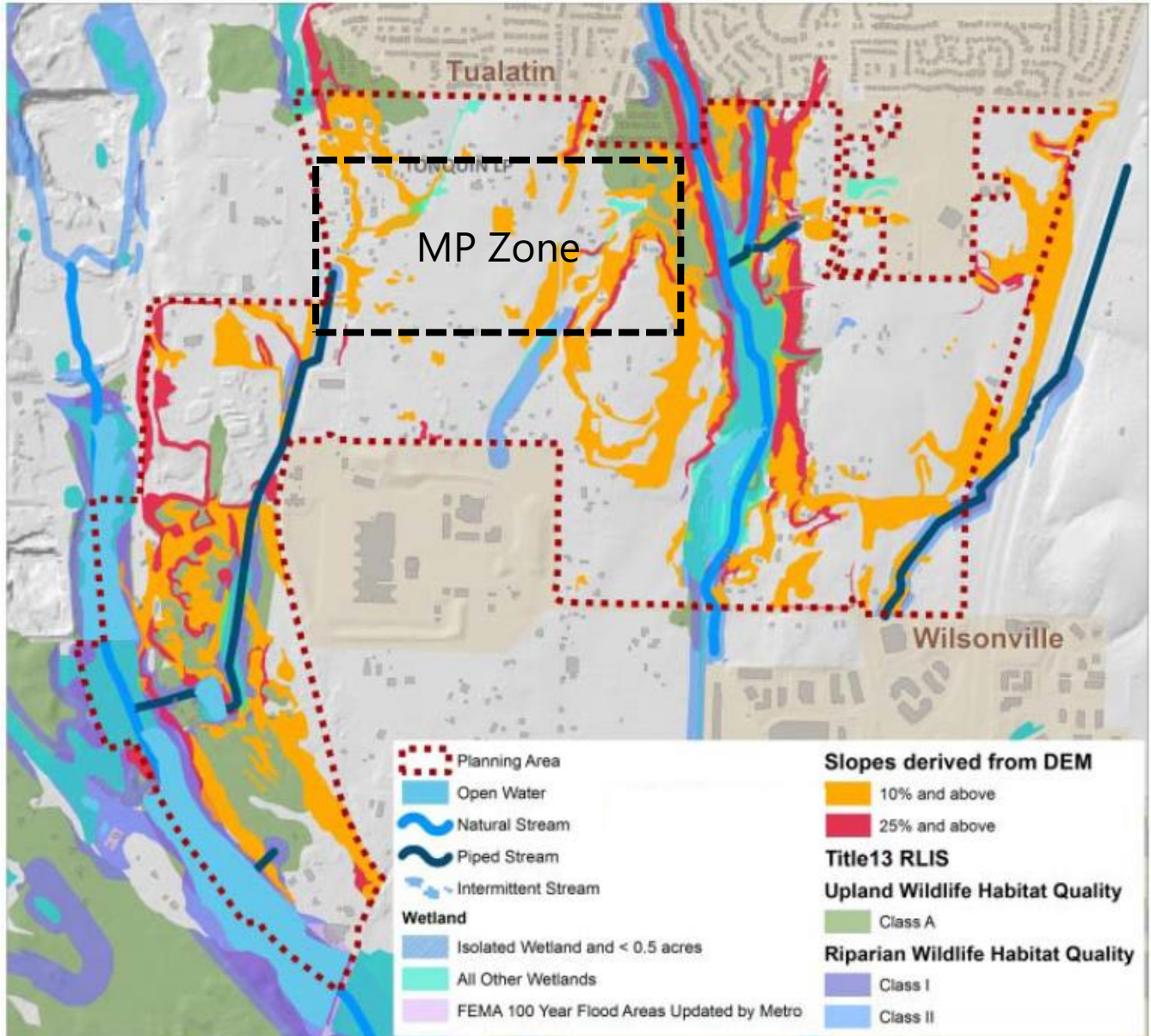
properties impediments to redevelopment due to the recently heightened economics and market pricing of industrial development.

- **Wetlands.** There is a limited number of wetlands, streams, or other bodies of water of significance that impact the MP-zoned area.

Together, these constraints pose little threat to the developability of the MP-zoned area in Basalt Creek. Stakeholders interviewed for this project—including those with land holdings in the area—agree with this statement, citing the need to work with existing constraints given the dearth of industrial land available elsewhere in the Portland region.

The development constraints map below is from the Basalt Creek Concept Plan Existing Conditions Report (2014).

Figure 2. Map of Development Constraints (excluding roads) in the Basalt Creek Planning Area



Source: Fregonese Associates, RLIS 2014 (from the Basalt Creek Existing Conditions Report)

National Real Estate Context

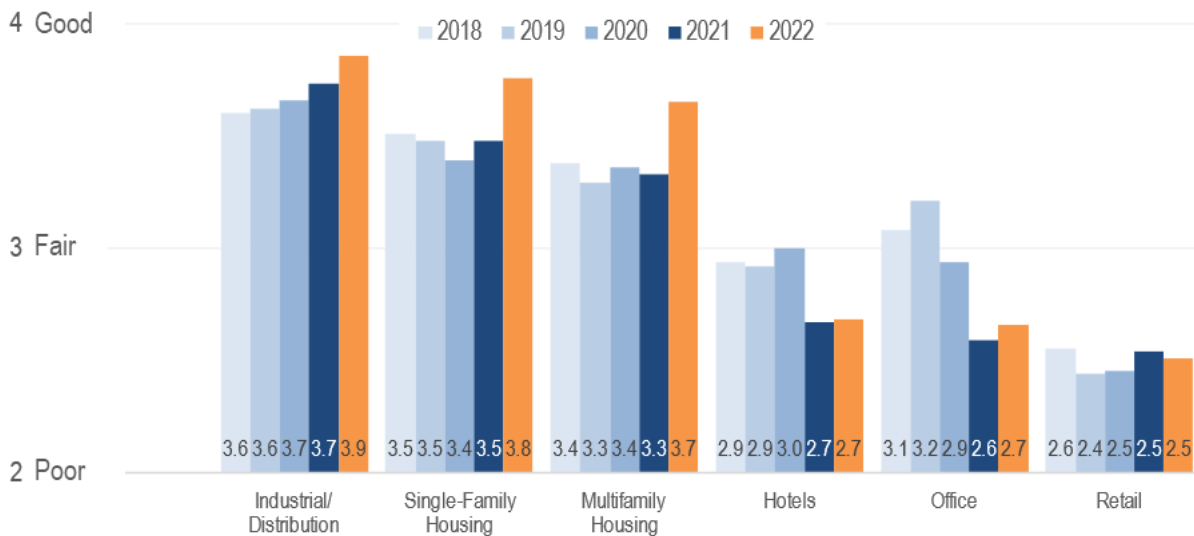
The industrial sector is tied to macroeconomic employment trends more than any other sector. It is therefore important to understand the dynamics impacting nationwide industrial real estate and employment trends.

The Urban Land Institute (ULI) releases an annual report called *Emerging Trends* which highlights real estate trends, prospects, and considerations at the national level and across every major market in the country. The information contained in the report is based on extensive market research and comprehensive surveys of real estate professionals throughout the country.

ULI offers a range of insights into commercial and industrial real estate from the perspective of both developers and investors. For the past five years, ULI has identified the industrial sector as the top-performing sector. This has only intensified since the beginning of the COVID-19 pandemic with the growth of e-commerce, which amplified the need for resilient supply chains, which, in turn, has propelled the demand for logistics real estate. According to ULI, demand for industrial space has been deep and diverse across a range of industries. Robust demand, acute scarcity of supply, and rising replacement costs have accelerated rents across the board, reaching historic double digits in many markets while vacancy rates have fallen to record lows.

The following chart shows development prospects for the six primary real estate classes and how these prospects have changed over the past five years. Industrial and distribution are the only real estate classes whose prospects have increased each year since 2018 while also maintaining the ascendancy relative to other development types, reflecting the strength of the market and the fact that most industrial users remained open throughout the pandemic (as there is no virtual substitute for physical product creation and fulfillment).

Figure 3. Development Prospects by Development Type

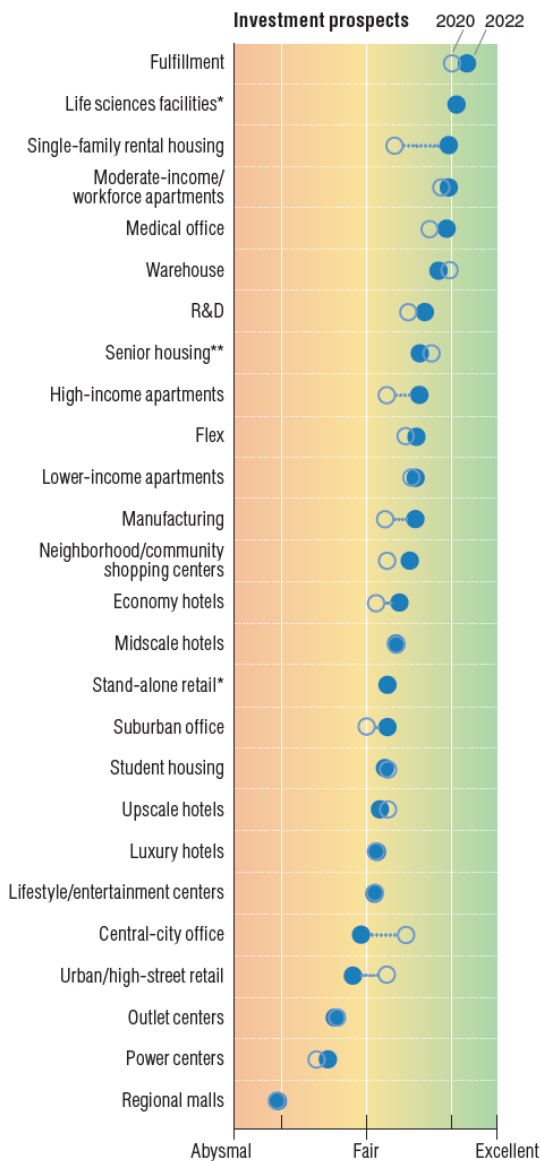


Source: ULI

Figure 4 below shows ULI’s survey respondents’ recommendations to either buy, hold, or sell industrial property. As the real estate market is cyclical—often lasting 10 to 20 or more years—these recommendations help demonstrate the likely investment trends in the industrial sector moving forward.

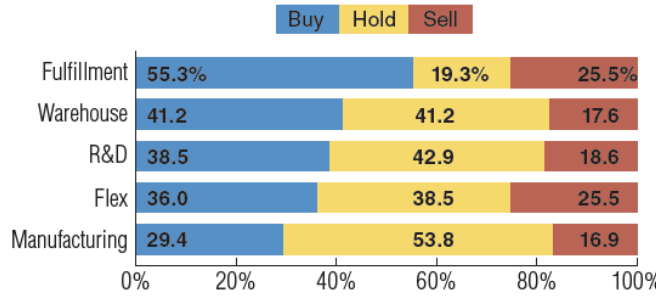
Recommendations to purchase property reflect industry expectations that the market fundamentals (pricing, demand, etc.) for industrial property will continue to improve (i.e., there is strong evidence of a positive return on the initial investment) or that the future is likely to pose greater challenges for buyers (e.g., high interest rates). Conversely, recommendations to sell property reflect industry expectations that certain industrial asset classes are

Figure 5. Prospects for Commercial Subsectors in 2020 (Pre-Pandemic) and 2022



Source: Emerging Trends 2022

Figure 4. ULI Recommendations by Industrial Type



Source: Emerging Trends 2022 (Note: Based on U.S. respondents)

either at peak market value or in a cycle of continued decline. Recommendations to hold property are more nuanced and depend on things like the timing and cost of the initial acquisition, the terms, operating expenses and revenues, etc.

Buying fulfillment centers and warehouses in the industrial and logistics sector in the United States in 2022 was highly recommended by industry experts. Approximately 55 percent of experts recommended buying fulfillment centers, while only 19 percent recommended holding. On the other hand, manufacturing centers were the most recommended to be held in 2022 according to almost 54 percent of industry expert respondents.

For Basalt Creek, the ULI survey suggests that in the near term developers are more likely to investment in new fulfillment and warehousing projects than manufacturing. As there is no existing manufacturing-based property in Basalt Creek, strong recommendations to “hold” property are irrelevant in this case.

Similarly, ULI offers insights into investment prospects for various subsectors. The chart at left shows prospects for 2020 (pre-pandemic) and 2022. Fulfillment again tops the list as ecommerce continues to grow, with warehousing close behind for similar reasons. It is important to note here that while Emerging Trends survey respondents generally agree that industrial is a top investment prospect, there is a significant proportion of respondents who feel that warehouse and fulfillment are overpriced compared with other industrial property types, suggesting that there may be a correction in favor of other industrial development types such as manufacturing. As more investment is made in these subsectors, it will become increasingly important for developers to be selective on location to both avoid the risk posed by the potential oversupply of new space and achieve a positive return on investment.

Other industrial subsectors (warehouse, R&D, flex, manufacturing) remain in the top half and each has improved since 2020. The manufacturing subsector has arguably seen the largest improvements over the past two years, likely due to efforts to ramp up the production of domestic manufacturing to counter the impacts of global supply chain issues. **As federal and state efforts continue to focus on increasing domestic productivity, investment and development prospects for manufacturing will likely continue to rise.**

Employment Outlook

According to the U.S. Bureau of Labor Statistics, total U.S. employment is projected to grow from 153.5 million to 165.4 million over the 2020–30 decade, an increase of 11.9 million jobs. This increase reflects an annual growth rate of 0.7 percent, which is higher than recent cycles and accounts for recovery from low base-year employment in 2020 due to the COVID-19 pandemic and its associated recession.

For industrial sectors, including manufacturing, transportation, and warehousing, the existing numbers and projections are mixed. While the manufacturing sector as a whole is projected to have some recovery-driven employment growth, it also contains 11 of the 20 industries projected to have the most rapid employment declines, and annual manufacturing employment growth is just 0.15 percent. Factors contributing to the loss of manufacturing jobs include continued global competition and the adoption of productivity-enhancing technologies such as robotics. Conversely, occupations related to transportation and warehousing are projected to grow by 1.10 percent annually over the next year, largely due to the trends outlined in the previous section.

As ecommerce continues to drive demand for last-mile facilities and fulfillment, there appears to be no decline in the growth of warehousing and transportation jobs. Conversely, the events of 2020 and 2021 have fueled stronger automation and other cost-saving actions from employers, likely resulting in heightened productivity and fewer workers. Finally, the accelerated digital transformation of both business and consumer activities makes it easier to eliminate routine jobs.

While these are macro-level trends and ultimately have little bearing on near-term development prospects in Basalt Creek, long-term local economic opportunities and trends will generally align with what is happening across the nation. For example, the increasing automation of the manufacturing sector will impact job creation and densities, which the City should take into account when establishing its goals for the area. Finally, as mentioned above, some of these weaknesses in job growth in the manufacturing sector may be offset by an increasing push for “onshoring” of manufacturing, particularly computer chip manufacturing, to alleviate severe supply chain issues that have impacted many industries.

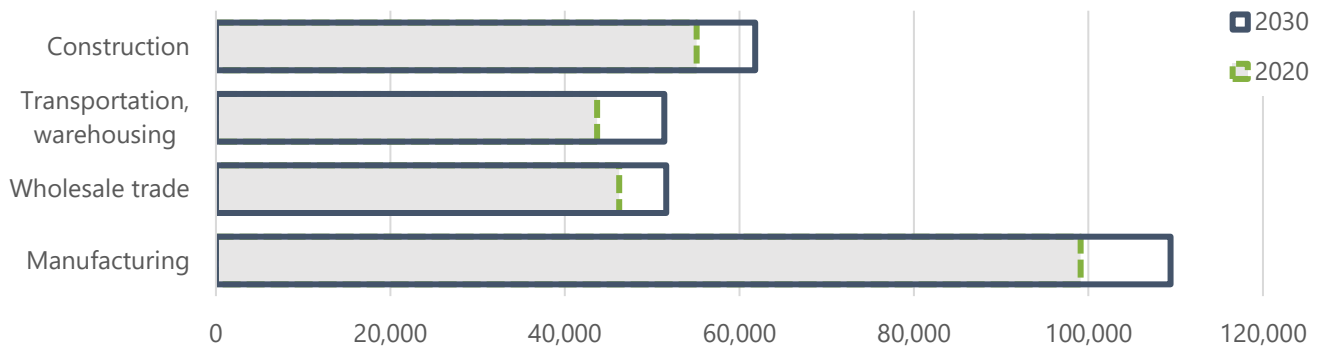
Regional Market Assessment

Given the aforementioned connection between Basalt Creek opportunities and the regional market, this section provides a more granular assessment of industrial trends in the Portland region.

Employment Projections

Portland metro area jobs in core industrial sectors account for about 30 percent of all private jobs in the tri-county region. There are about twice the number of manufacturing jobs as transportation, warehousing, and utility jobs (as well as twice the number of wholesale trade jobs). This is roughly in line with national trends. However, in contrast to the nation, where manufacturing jobs are projected to grow by 0.15 percent annually, manufacturing jobs in the Portland metropolitan area are projected to grow by 0.99 percent annually through 2030. Transportation and warehousing jobs are similarly projected to grow rapidly at 1.64 percent annually, and wholesale trade jobs are projected to grow at 1.11 percent annually.

Figure 6. Industrial Jobs, 2020 (Existing) and 2030 (Projected), Tri-County Region



Source: Oregon Employment Security Department

Market Dynamics

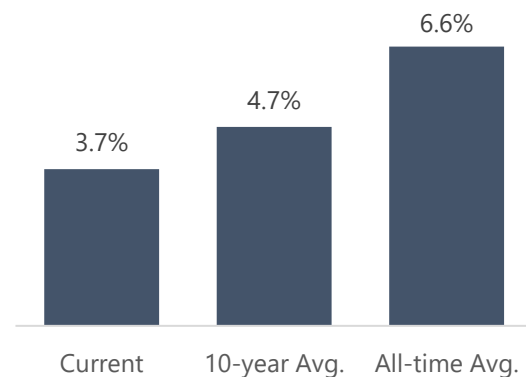
This section provides information about the regional industrial market in order to understand how activity might impact future development in the Tualatin market and the Basalt Creek area specifically.

The Portland metro area has remained an attractive market for new and expanding industrial businesses and has experienced significant demand for industrial warehouse, distribution, and logistics space, largely driven by ecommerce growth. Manufacturing also remains an attractive industry—in keeping with the national trends and development prospects outlined above—especially as the focus increases on the domestic production of goods amid global supply chain issues and technological advances in automation improve productivity (which in turn helps alleviate labor shortages).

Moving forward, the regional economy will continue to support manufacturing and warehousing-oriented real estate as ecommerce growth continues, third-party logistics facilities grow to respond to this heightened demand, and an increasing number of tech employers congregate in the Silicon Forest. This bullish outlook is reflected by strong market fundamentals, which include strong recent leasing activity, high rent and price growth, and historically low vacancy rates that indicate near-term demand for new development. Additional highlights are listed below.

- New leasing over the past year totaled 9.4 million square feet, about 50 percent more than the 6.7 million square feet of new leasing activity recorded in 2020.
- The average industrial vacancy in the metro region now stands at 3.7 percent, significantly lower than the historical average of 6.6 percent and lower than the 10-year annual average of 4.7 percent.
- Pricing has more than doubled over the past decade and continues to rise. Portland’s industrial assets have increased from a historical high of around \$65 per square foot in 2010 to \$169 per square foot today.
- Cap rates have compressed below 6.0 percent, signaling that developers are willing to take more risks to deliver industrial products to market.
- Annual rent growth over the past three years has exceeded 8.0 percent, significantly higher than the 10-year average of 5.2 percent.

Figure 7. Metro Industrial Vacancy



Source: CoStar

As noted above, these market trends demonstrate strong regional demand for continuing industrial development. However, land supply remains critically low in the Portland metro area, resulting in a highly competitive market that has led to rapidly increasing land pricing, building pricing, and lease rates.

These land supply constraints and elevated costs now appear to be impacting construction starts. Despite strong demand fundamentals, only 1.4 million square feet of industrial space was developed in the last year in the Portland metro area, compared to an annual 10-year average of 2.5 million square feet. Additionally, developers are now developing parcels that require more time and money due to issues such as zoning constraints, utility service issues, and topography challenges—parcels that were previously considered “undevelopable” because of the cost of development.

Recent trends also suggest that industrial users are willing to look further afield if land is not available or becomes too difficult or expensive to develop. Secondary markets like Salem, Woodburn, and Newberg—which have historically experienced minimal land sale activity, especially for speculative industrial projects—are now experiencing boosts in industrial activity.

The table below shows industrial development trends for the I-5 South submarket and these secondary markets to the south of the Portland metro area.

Table 1. Projects Built in Various I-5 Submarkets (SW Metro and South), 2010 to Present

Status and Location	Number of Buildings	Total Building Square Feet	Average Building Size (Sq. Ft.)
Built in the past 10 years	121	7,183,050	59,364
Canby	9	892,476	99,164
Newberg	2	167,069	83,535
Salem	38	2,373,534	62,461
Portland I-5 South	54	2,958,085	54,779
Woodburn	18	791,886	43,994
Under Construction	10	6,232,225	623,223
Salem	1	50,000	50,000
Portland I-5 South	6	1,235,173	205,862
Woodburn	3	4,947,052	1,649,017
Final Planning	1	168,610	168,610
Portland I-5 South	1	168,610	168,610
Proposed	29	8,521,187	293,834
Canby	4	1,789,000	447,250
Newberg	4	2,387,670	596,918
Salem	7	3,166,330	452,333
Portland I-5 South	12	848,805	70,734
Woodburn	2	329,382	164,691
Grand Total	161	22,105,072	137,299

Source: CoStar

Key takeaways from the table above include:

- In the past 10 years, the Portland I-5 South/SW Metro submarket has seen the most industrial development (about three million square feet) compared to other submarkets to the south. In the rest of the Portland metro, industrial development has concentrated in Portland (9.7 million square feet), Hillsboro (8.2 million), Gresham (2.2 million), and Troutdale (1.8 million).
- Recent I-5 South submarket projects have been among the smallest on average (55,000 square feet), with only Woodburn having a lower average building size (44,000 square feet). Projects in the pipeline are significantly larger on average, reflecting some of the shifting market trends described in earlier pages.
- The project pipeline is dominated by markets to the south of the Portland metro, with 4.9 million square feet under construction in Woodburn and more than 7.5 million square feet proposed in Canby, Newberg, Salem, and Woodburn. Proposed projects in the I-5 South submarket account for just 10 percent of proposed projects. In the rest of the Portland metro, comparatively, there is currently 1.7 million square feet under construction (1.2 million in Hillsboro) and 4.2 million square feet proposed (2.1 million in Portland, 400,000 in Hillsboro, 820,000 in Gresham, and 880,000 in Clackamas), showing this phenomenon is not limited to the Southwest Portland metro area.

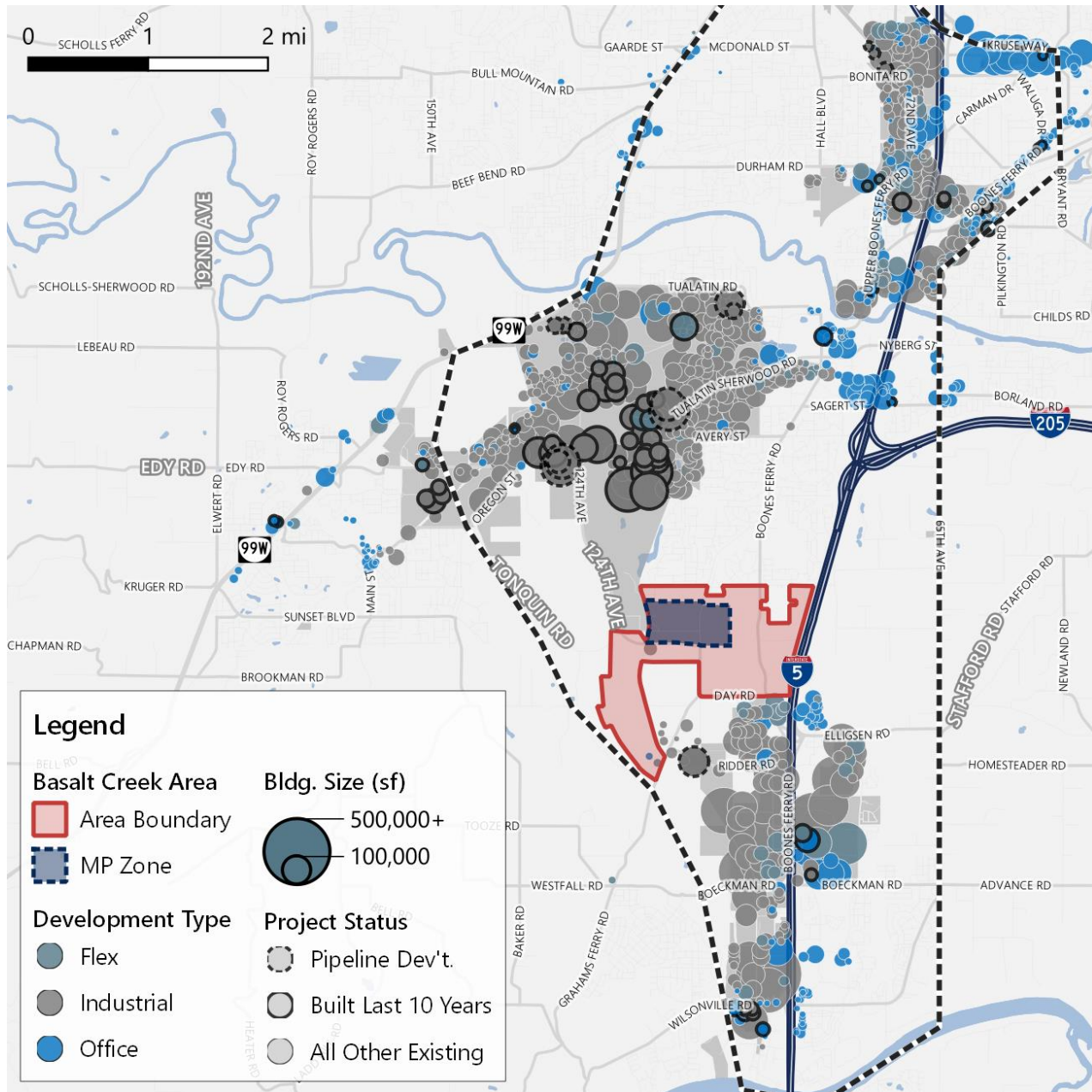
This information raises an important consideration for the City of Tualatin: if the zoning and site conditions of the land in Basalt Creek remain too narrowly focused or challenging, developers may simply choose to invest elsewhere, and the land may remain vacant for many years.

Submarket Development

The South I-5 Corridor submarket has historically accounted for approximately 10 to 25 percent of the metro's industrial construction and absorption in any given year and is a particularly attractive submarket for speculative industrial development. As a light industrial manufacturing submarket historically, Tualatin has now become one of the major industrial nodes within the metro with a wide range of industrial developments and tenants that are more in keeping with greater regional and national trends.

The following map shows industrial development in and near the South I-5 Corridor submarket. New development in the past 10 years, as well as proposed projects, are concentrated in Tualatin and Sherwood Tualatin Sherwood Road.

Figure 8. Submarket Development



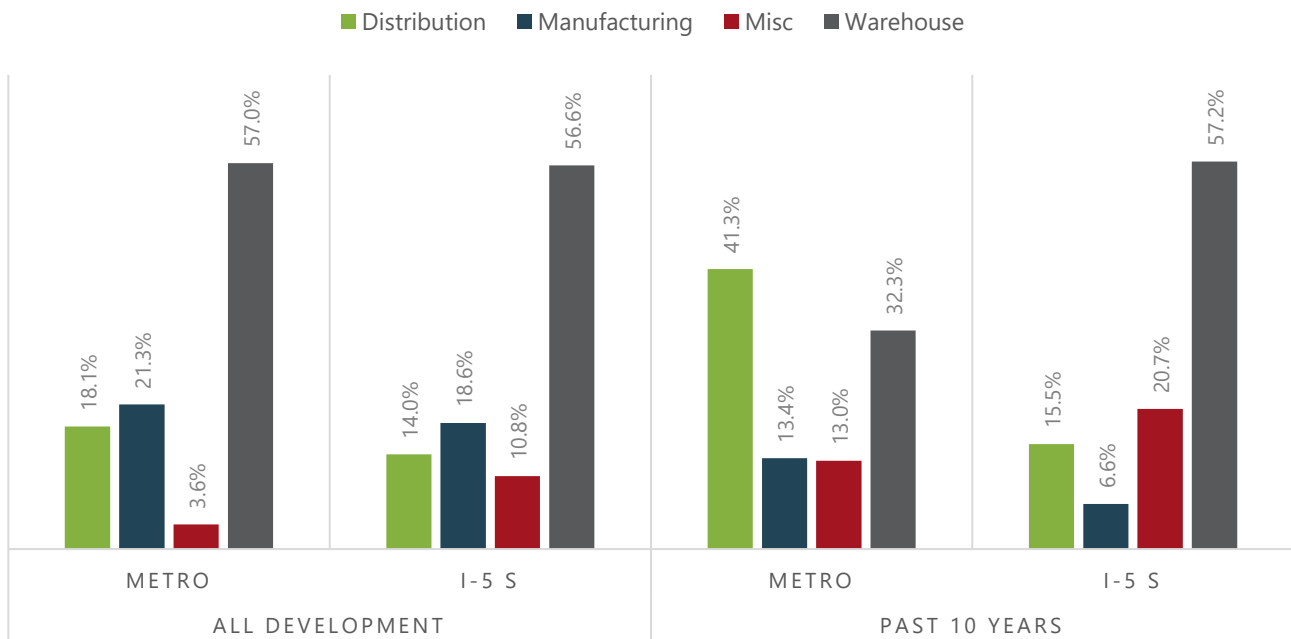
Source: CoStar

The following chart compares the proportion of distribution, manufacturing, warehousing, and “misc.” (all other, including multitenant and flex space) industrial development built throughout the Portland metropolitan area and the I-5 South Submarket. The key takeaways are as follows.

- Historically, the development patterns in the I-5 South Submarket have generally aligned with those throughout the Portland metropolitan area.
- Over the past 10 years, distribution (which includes fulfillment) has accounted for a much higher share of industrial development in the metro area and a slightly higher share in the I-5 South submarket.
- Manufacturing (i.e., buildings exclusively used for manufacturing uses) has accounted for significantly less development in recent years, which appears a broader market trend felt throughout the country.

- Manufacturing has accounted for less than seven percent of all industrial development over the past 10 years in the I-5 South submarket, down from almost 19 percent historically. However, “misc.” industrial development has now accounted for more than a fifth of all development over the past 10 years, almost doubling the historical share. This miscellaneous development is difficult to categorize because it includes multitenant and flex industrial space that caters to a wide variety of tenants. The submarket has been an attractive location for this type of speculative development given its locational advantages, historical land availability, and market diversity.

Figure 9. Industrial Development Trends by Use and Location (Percent of Development)



Source: CoStar

The I-5 South Corridor submarket has historically accounted for about 12 percent of all industrial development. While this capture rate has not changed over the past 10 years, the land use types that have concentrated in the submarket have changed significantly—as also shown in the chart above.

Table 2. Industrial Development (Total Square Feet of Building Space) by Use and Location

	All Development		Past 10 Years		I-5 S. Capture Rates	
	Metro	I-5 S	Metro	I-5 S	All Dev't.	Past 10 Yrs.
Distribution	46,597,095	4,472,509	13,032,246	553,045	10%	4%
Manufacturing	55,002,968	5,948,605	4,227,418	237,110	11%	6%
Warehouse	146,905,599	18,087,597	10,177,002	2,040,681	37%	18%
Flex/Other/Misc.	9,379,278	3,437,708	4,108,882	737,695	12%	20%
Total	257,884,940	31,946,419	31,545,548	3,568,531	12%	11%

Source: CoStar

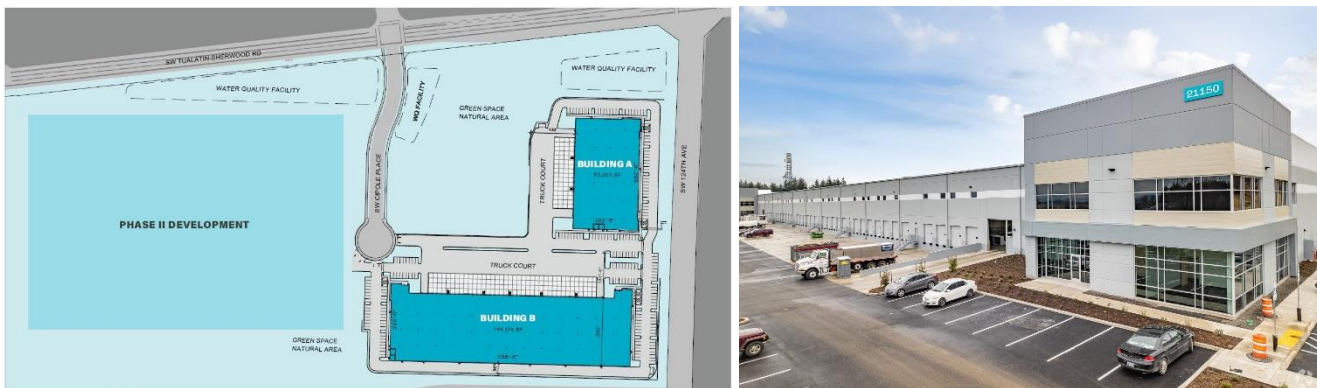
Industrial development characteristics in the submarket over the past 10 years are detailed below. The purpose of documenting the characteristics of these developments is to highlight different features and development patterns that are likely in the Basalt Creek area.

While zoning and development standards vary greatly for each of these, the core characteristics are relatively similar. The ranges described below reflect the 25th and 75th percentiles for several development features.

- Building sizes typically vary from 25,000 to 90,000 square feet (the 25th and 75th percentile), with a median of 42,500 square feet. Developments over the past few years have trended larger (35,000 to 140,000, with a median of 70,000) as warehousing and distribution uses emerged as a top industrial use.
- Buildings typically have ceiling heights of 19 to 30 feet, with between four and 18 loading docks. New development tends to have higher ceilings (24- to 32-foot ceilings) and more loading docks (six to 25)
- Site sizes vary from 2.1 to 9.4 acres, with a median of 4.1 acres.
- FARs vary from 0.2 to 0.4, which is typical for general industrial uses.

Below are a series of development images and site plans for a selection of recently built and under construction projects in the submarket. These projects are relatively typical for the submarket.

T-S Corporate Park, Tonquin Employment Area, Sherwood



Myslony Business Park, Phelan Development, Tualatin



Hedges Creek Business Park, Tualatin



Majestic Tualatin Business Center, Tualatin



Source: CoStar

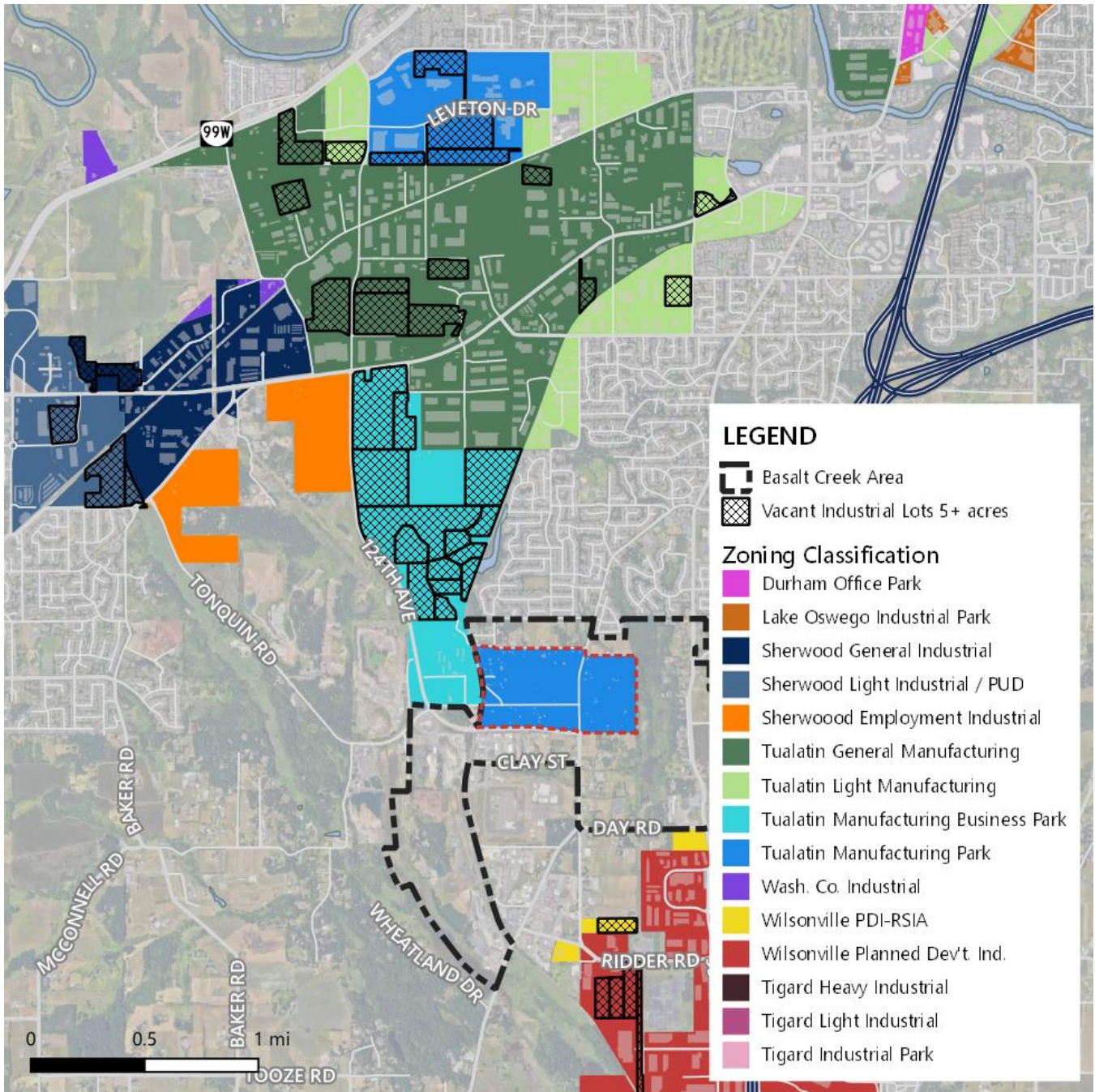
Industrial Land Availability

Basalt Creek will compete for industrial investment with other areas not only nearby but regionwide and beyond (including Salem, Woodburn, and other similar areas). Stakeholders interviewed for this project consistently noted the increasing difficulties in finding sites in the Portland area, especially large, contiguous, shovel-ready sites. As high-

quality industrial sites become increasingly scarce in the Portland region, industrially-zoned land costs and rental rates for existing industrial space have surged.

The following map shows industrial zoning in the southwest metro area overlaid with vacant sites larger than five acres. This analysis does not consider whether development impediments exist on these vacant sites (e.g., wetlands, steep slopes, etc.), therefore it does not necessarily mean these sites can be feasibly developed.

Buildable Industrial Lands, South I-5 Corridor



Source: Leland Consulting Group

Key takeaways from this assessment are listed below.

- There are 1,400 industrially zoned parcels (within existing city limits) shown on this map, and only 45 sites (three percent of the total) are vacant and larger than five acres.
- Those 45 sites translate to 640 vacant acres (14 percent of more than 3,900 acres).
- Of those 45 sites, 17 are in the City of Tualatin (totaling 279 acres).
- Approximately 191 of the existing vacant industrial land is in Tualatin's Manufacturing Business Park zone and is currently occupied by Tigard Sand and Gravel, an existing business using the land as a quarry. Much of this land will be challenging to redevelop due to steep slopes and infrastructure requirements. Thus, the development of this land will be over the long term and should not be included in any inventory of buildable land.

This information demonstrates the importance of Tualatin's industrial land to both the South I-5 Corridor submarket and the region. Given the dearth of buildable land throughout the region, Basalt Creek is a regionally significant industrial development opportunity. However, as recent development trends have shown, limited land availability throughout the Portland metro area is not enough to attract development to Basalt Creek or any other area with buildable industrial land. The regulations attached to that land must allow market-driven uses and support speculative new investment.

Case Studies

A key discussion point during interviews with public and private stakeholders was whether there are examples in the Portland metropolitan area of industrial districts that could illustrate successful implementation, including ones with specific zoning codes. This section summarizes research on some of the model zones highlighted by stakeholders as well as a case study of the Tonquin Employment Area (zoned Industrial Employment – EI) in Sherwood.

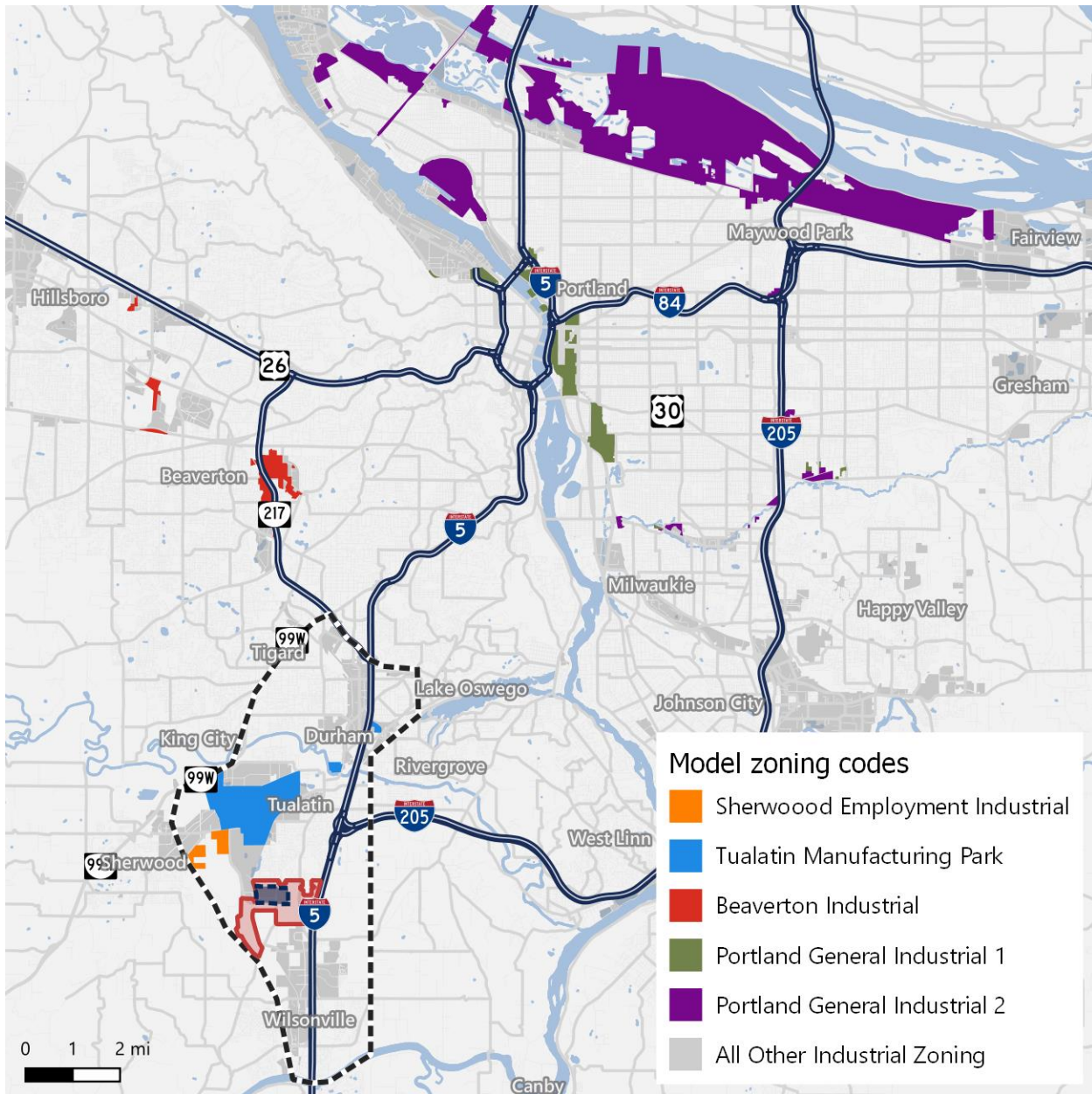
Model Industrial Zones

Several industrial zones throughout the Portland metropolitan area were identified by stakeholders as potential "model" zones. Model zones are those considered supportive of industrial development in keeping with economic trends and market dynamics. Model zones include:

- Sherwood Employment Industrial (EI) Zone,
- Tualatin General Manufacturing (MG) Zone,
- Portland General Industrial (IG1, IG2) Zones, and
- Beaverton Industrial (IND) Zone.

These zones are shown in the map below and the primary characteristics of each are summarized in the table that follows.

Figure 10. Model Zone Locations



Source: Metro RLIS, Leland Consulting Group

Table 3. Zone Comparison

Zone	Allowed Uses	Development Standards	Notable Restrictions
<p>Sherwood Industrial Employment EI</p>	<p>Manufacturing, distribution, warehousing, and storage (preferred: Clean Technology; Technology and Advanced Manufacturing; Outdoor Gear and Active Wear)</p> <p>Distribution and warehousing up to 150,000 square feet, provided product(s) are stored within an enclosed building.</p>	<p>Min 3 acre lots accommodating Large and medium-sized parcels for industrial campuses and other industrial sites that can accommodate a variety of industrial companies and related businesses.</p> <p>Setback: 20 feet (front), none rear or side.</p> <p>Bldg. height max: 50ft</p> <p>Landscaping standards vary greatly</p>	<p>Retail and commercial uses are allowed only when directly supporting area employers and employees.</p> <p>Distribution and warehousing uses greater than 150,000 square feet require a conditional uses permit.</p>
<p>Tualatin General Manufacturing MG</p>	<p>Light and heavy manufacturing, warehouse and freight movement (P/C), wholesale sales (P/C)</p>	<p>Min lot size: 20k sf</p> <p>Setbacks: 30-50 feet (front), 0-50 feet (side)</p> <p>Bldg. height max: 60ft</p> <p>Landscaping: 15% min of the total area</p>	<p>Conditional use required for warehousing of bldg. materials/suppliers; other warehousing uses permitted. Commercial uses are restricted to 20,000-60,000 sq. ft.</p>
<p>Portland General Industrial 1 IG1</p>	<p>Manufacturing, warehouse and freight movement, wholesale sales, industrial services, railroad yards, parks</p>	<p>Smaller lots, high building coverages</p> <p>No max bldg. height, bldg. coverage, or FAR restrictions</p> <p>Setbacks: 0 feet except next to R Zones</p> <p>Landscaping: no requirement</p>	<p>Commercial uses are limited to 20,000 sq. ft. or sq. ft. of the site area, whichever is less.</p>
<p>Portland General Industrial 2 IG2</p>	<p>Manufacturing, warehouse and freight movement, wholesale sales, industrial service, railroad yards, parks</p>	<p>Larger lots, irregular/ large block pattern, less developed</p> <p>No max bldg. height or FAR restrictions</p> <p>Setbacks: 25ft (front); none elsewhere except next to R Zones</p> <p>Landscaping: 15%</p>	<p>Commercial uses are limited to 20,000 sq. ft. or sq. ft. of the site area, whichever is less.</p>
<p>Beaverton Industrial IND</p>	<p>Manufacturing, distribution, industrial uses, and uses requiring processing, fabrication, and storage, including outdoor storage areas, heavy equipment, and other uses not compatible in an Office Industrial area.</p>	<p>No min/max requirements for lot size, FAR, lot dimensions</p> <p>Setbacks: 35 ft (front), 10 ft (side), 0 ft (rear); 75 feet from a residential zone</p> <p>Bldg. height max: 45ft</p> <p>Landscaping: 15% min of the total area</p>	<p>Very few restrictions related to industrial uses</p> <p>Individual retail businesses are restricted to 5,000 sq. ft.</p>

Stakeholders in the development community suggested that codes to avoid include Wilsonville's PDI zone, which is seen as an extreme example of use restrictions and design overlays. One stakeholder highlighted the example of DW Fritz, which approached Wilsonville around 2019 for a potential 80,000 square foot development but instead chose the Tonquin area because of the restrictions. DW Fritz now employs 120 people.

Tualatin: Tonquin Employment Area

Given its proximity to Basalt Creek, the timing of development (i.e., greenfield development following a UGB expansion), and site conditions (especially limited infrastructure), Sherwood's Tonquin Employment Area (TEA) is an appropriate comparison for Tualatin's Basalt Creek Manufacturing Park Zone. The TEA was brought into the Urban Growth Boundary by Metro in 2004 and the City of Sherwood completed a concept plan for the area in 2010.

The Plan included draft policies and implementation measures that support the growth of employment in the area, including a new Employment Industrial (EI) zoning district that regulates development in the Tonquin Employment Area. The EI zone was originally aimed at supporting high-tech manufacturing and traded sector job growth. However, the TEA remained largely unincorporated and undeveloped for many years following the plan's adoption in 2010.

Stakeholders interviewed for this project highlighted the challenges of developing in the TEA following the concept plan and UGB activity, citing a narrowly defined set of allowed uses in the zoning code, site constraints, and relatively restrictive development standards as reasons for the lack of initial development in the area.

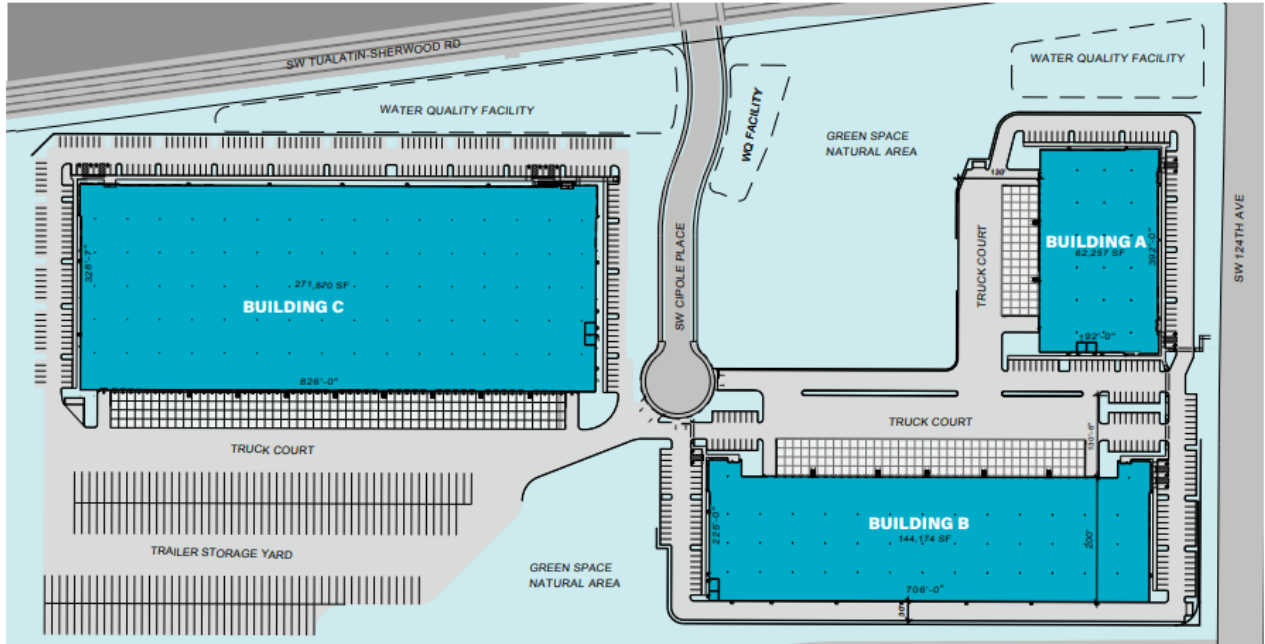
In 2014, the City of Sherwood embarked on an implementation plan that focused on infrastructure and financial tools and refined the focus of the EI Zone on "mid-size manufacturing and flex space." One of the main recommendations that came out of this process included expanding the allowed uses in the EI zone to attract more investment. Stakeholders cited this added flexibility to the EI zone as instrumental in facilitating the recent wave of new investment activity in the TEA.

In addition to broadening the uses, the City of Sherwood implemented additional restrictions (including size limitations) that balanced their goals with the opportunities in the market. The building size limitations were intended to mitigate the risk of getting undesirable uses, such as large distribution and fulfillment-type warehousing uses that may not achieve the target industry job growth envisioned in the 2010 Concept Plan. Warehousing uses below 150,000 square feet are allowed by right, while warehousing uses above 150,000 square feet require a conditional use permit.

Trammell Crowe recently underwent the conditional use permit process for a proposed building that exceeded the 150,000 square foot threshold in the T-S Corporate Park. According to staff, there was little pushback regarding the overall size of the building from the planning commission at the time, as commissioners are generally more focused on design standards, landscaping, and the style of development. If a developer cannot meet the baseline design standards, they can go through a discretionary process that incorporates additional standards relating to wages and jobs. City staff has acknowledged the challenges of enforcing criteria relating to jobs, density, and wages, and that this approach balances market realities with long-term economic goals.

Several industrial buildings totaling 535,000 square feet are now in various phases of planning and development at the T-S Corporate Park—the first project since the creation of the concept plan in 2010 (the site plan is presented below). Other projects are in the early stages of planning in the TEA, per the City, including plans for multiple multi-tenant flex industrial buildings (that also include distribution and manufacturing uses) totaling 900,000 square feet on 60 acres. Between these prospects and additional interest in new development in the TEA, there is reason to believe that most of the 200 acres of usable land in the TEA will be accounted for soon.

Figure 11. T-S Corporate Park Site Plan, Tonquin Employment Area, Sherwood



	BUILDING AREA (SF)	CLEAR HEIGHT	DOCK DOORS	DRIVE-IN DOORS	TRAILER PARKING	PARKING SPACES	DELIVERY DATE
BUILDING A	62,257	30'	14	2	-	87	July 2021
BUILDING B	144,174	34'	33	2	-	127	Nov 2021
BUILDING C	271,870	36'	50	2	191	303	April 2022

Source: Macadam Forbes

Conclusion and Recommendations

Overview. The City of Tualatin is poised to capture a significant share of industrial-focused employment growth over the next 20 years. Land supply is critically constrained. Land value has increased five times over since 2018 as a result and it is becoming increasingly difficult to develop in the Portland metro; many industrial users are now seeking industrial land outside of the Portland metro in places like Ridgefield and Salem. Demand for industrial space is at an all-time high, especially for warehousing, distribution, and logistics; however, these uses are not consistent with the existing Manufacturing Park zone in place in Basalt Creek, nor do they reflect the desires of the City of Tualatin as outlined in the 2018 Concept Plan.

Target Uses. Manufacturing buildings—the primary use currently allowed in the MP zone—have accounted for less than seven percent of all industrial development over the past 10 years in the I-5 South submarket (down from almost 19 percent historically). Meanwhile, warehouse and distribution buildings have continued to make up the largest share of new development, and multitenant and flex industrial buildings have accounted for more than one-fifth of recent investment (up two-fold from historical averages).

Demand for multi-tenant flex industrial buildings will continue to grow in the future. These buildings tend to be smaller, speculative developments (no more than 150,000 square feet) that cater to a wide variety of tenants—including tech, manufacturers, suppliers, wholesalers, services, contractors, as well as traditional distribution and warehousing tenants—

house relatively job-dense tenants from a broad market spectrum, and are well suited to the I-5 submarket given its locational advantages, historical land availability, and market diversity. These developments have also been in zones that allow warehousing and distribution. For example, most of the new tenants in the T-S Corporate Park are manufacturing-based companies but the zoning code also allowed warehousing and distribution space that allowed developers to build more speculative developers that could cater to the broadest spectrum of the market as possible.

Model Zones. The assessment of select industrial zones throughout the Portland metropolitan area found that the most suitable or “model” zones (per feedback from stakeholders) are generally less restrictive than the Manufacturing Park zone in Basalt Creek relative to the types of allowed uses, development standards (e.g., heights, setbacks, etc.), and landscaping requirements (typically no more than 15 percent of the total land area).

Development Feasibility. Given that Basalt Creek is undeveloped, lacks infrastructure, and requires annexation into the City of Tualatin, there are several challenges related to feasibility a developer must address before proceeding with any development. These challenges add a level of complexity and cost to the development that is further exacerbated by the narrowly defined list of allowed uses and some of the development standards in the existing Manufacturing Park zone.

While industrial land is highly constrained in the market, the City should not assume that developers will conform to existing standards simply because there is available land, as demonstrated by the increasing industrial development activity in historically secondary markets like Woodburn, Salem, and Newberg where there is more regulatory flexibility. Without revisions to the code and or other development standards, available land in Basalt Creek may stay vacant indefinitely, as developers may be reluctant to take on the risk of development in a zone that excludes vast segments of the market.

Recommended Actions. Specific actions to address the barriers and leverage regional opportunities described in this memorandum include:

- Expand the allowed use table to be more inclusive of other industrial uses and to be better aligned with market demand that includes flex, distribution, manufacturing, and warehouse space. Allowed uses should reflect the economic diversity of the South I-5 Corridor market. The industrial market is dynamic and moves quickly, so flexibility in the zoning code is critical to mitigate risk and attract investment over the long term.
- Revise development standards to reflect some of the model zones outlined in this memorandum. Landscaping requirements should total no more than 15 percent of the total land area, and setbacks should be reduced while continuing to provide additional buffers between industrial and residential areas with larger setbacks.
- In conjunction with expanding allowed uses, consider adding some restrictions—such as maximum building sizes—to maintain some control over future uses and likely tenants.



TRANSPORTATION PLANNING RULE EVALUATION

DATE: November 29, 2022

TO: Chris Green | HHPR Inc.

FROM: Jenna Bogert, P.E. | DKS Associates
Scott Mansur, P.E., PTOE | DKS Associates

SUBJECT: Tualatin Basalt Creek Area
Transportation Planning Rule Evaluation

P22057-000

This memorandum presents the findings of an evaluation of potential traffic impacts associated with the proposed zone change for the 156.43-acre Basalt Creek Planning Area in Tualatin, Oregon. The City desires to update the Manufacturing Park (MP) Zoning District to be consistent with the City's Basalt Creek Concept Plan. The desired zoning is Basalt Creek Employment (BCE).

The proposed zone change must be in accordance with Oregon Administrative Rule (OAR) 660-012-0060, the Transportation Planning Rule (TPR). The intent of the TPR (OAR 660-12-0060) is to ensure that future land use and traffic growth is consistent with transportation system planning and does not create a significant effect on the surrounding transportation system beyond currently allowed uses.

The definition of a significant effect varies by jurisdiction; however, no such definition is provided in the City of Tualatin code currently. According to the Oregon Highway Plan (OHP),¹ a net increase of 400 daily trips qualifies as a significant effect. While the OHP is not applicable to city streets, it provides a reasonable estimate of a significant effect for TPR analysis purposes.

This memorandum documents the expected trip generation of the reasonable worst-case development potential under the existing and proposed zoning, and whether the proposed zone change will create a significant effect on the transportation system.

¹ Action 1F.5, Oregon Highway Plan, Oregon Department of Transportation, Amended May 2015.

EXISTING ZONING (MP) TRIP GENERATION

Under the existing Manufacturing Park (MP) zoning there are several permitted land uses,² including the ones listed below. The MP zone allows development of modern, large-scale specialized manufacturing land uses and research facilities as well as a limited amount of commercial services.

- Manufacturing and assembly facilities
- Restaurants or delis
- Health or fitness facilities
- Trade or vocational school
- Child daycare
- Fire station
- Office
- Convenience store

For the purposes of identifying the reasonable worst case trip generation for the existing MP zoning, only the highest trip generation land uses were considered. A summary of the trip generation rates for different land uses permitted under the existing MP are presented in Table 1.

TABLE 1: TRIP GENERATION RATES FOR PERMITTED LAND USES UNDER MP ZONING

LAND USE (ITE CODE)	UNITS ^A	WEEKDAY TRIP GENERATION RATES ^B	
		DAILY	PM PEAK HOUR
MANUFACTURING (140)	KSF	4.75	0.74
HEALTH OR FITNESS CLUB (492)	KSF	31.10 ^C	3.11
TRADE/VOCATIONAL SCHOOL (540)	KSF	10.84 ^D	1.44
DAYCARE (565)	KSF	47.62	11.12
MEDICAL CLINIC (630)	KSF	37.60	3.69
OFFICE (710)	KSF	10.84	1.44
DRIVE-IN BANK (912)	KSF	100.35	21.01
FAST FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW (934)	KSF	467.48	33.03
CONVENIENCE STORE (851)	KSF	762.28	49.11

^A KSF = 1,000 square-feet

^B Trip generation rates are from the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

^C Daily trip generation rate for Health or Fitness Club (492) is not provided in the ITE Manual. Rate shown in table is 10 times the PM peak hour rate.

^D Daily trip generation rate for Trade/Vocational School (540) is not provided in the ITE Manual. Rate shown in table is the same as "Office" (710).

² A list of permitted land uses for MP zoning can be found in the Tualatin Development Code, Chapter 62.

Based on size of 156.43-acre area, we have assumed that manufacturing space, fitness club, trade/vocational school, daycare, medical clinic, office, drive-in bank, fast food restaurants, and convenience store could be accommodated. Table 2 presents the daily and peak hour trip generation for the reasonable worst-case development scenario under MP zoning. As shown, the area would generate up to 20,466 weekday daily trips and 2,450 p.m. peak hour trips.

TABLE 2: REASONABLE WORST-CASE TRIP GENERATION FOR MP ZONING

LAND USE (ITE CODE)	SIZE	AVERAGE WEEKDAY TRIP GENERATION	
		DAILY	PM PEAK HOUR
MANUFACTURING (140)	2,185 KSF	10,379	1,617
HEALTH OR FITNESS CLUB (492)	5 KSF	160	16
TRADE/VOCATIONAL SCHOOL (540)	10 KSF	108	14
DAYCARE (565)	5 KSF	238	56
MEDICAL CLINIC (630)	10 KSF	376	37
OFFICE (710)	20 KSF	217	29
DRIVE-IN BANK (912)	5 KSF	502	105
FAST FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW (934)	2 x 5 KSF	4,675	330
CONVENIENCE STORE (851)	5 KSF	3,811	246
TOTAL TRIPS GENERATED		20,466	2,450

PROPOSED ZONING (BCE) TRIP GENERATION

Under the proposed Basalt Creek Employment (BCE) zoning, similar types of land uses are allowed as the Manufacturing Park (MP) zoning. However, this zoning also includes all retail sales and services, medical office, and prohibits drive-through establishments. For the purposes of identifying the reasonable worst case trip generation for the proposed BCE zoning, only the reasonable highest trip generation land uses were considered. A summary of the trip generation rates for different land uses permitted under the proposed BCE are presented in Table 3.

TABLE 3: TRIP GENERATION RATES FOR PERMITTED LAND USES UNDER BCE ZONING

LAND USE (ITE CODE)	UNITS ^A	WEEKDAY TRIP GENERATION RATES ^B	
		DAILY	PM PEAK HOUR
INDUSTRIAL PARK (130)	KSF	3.37	0.34
MANUFACTURING (140)	KSF	4.75	0.74
WAREHOUSING (150)	KSF	1.71	0.18
HEALTH OR FITNESS CLUB (492)	KSF	31.10 ^C	3.11
TRADE/VOCATIONAL SCHOOL (540)	KSF	10.84 ^D	1.44
DAYCARE (565)	KSF	47.62	11.12
OFFICE (710)	KSF	10.84	1.44
MEDICAL-DENTAL OFFICE (720)	KSF	36.00	3.93
STRIP RETAIL (822)	KSF	54.45	6.59
FOOD CART POD (926)	Food Cart	17.86 ^E	6.16
FAST FOOD RESTAURANT, NO DRIVE-THROUGH WINDOW (933)	KSF	450.49	33.21
COFFEE SHOP, NO DRIVE-THROUGH WINDOW (936)	KSF	438.01	32.29

^A KSF = 1,000 square-feet

^B Trip generation rates are from the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

^C Daily trip generation rate for Health or Fitness Club (492) is not provided in the ITE Manual. Rate shown in table is 10 times the PM peak hour rate.

^D Daily trip generation rate for Trade/Vocational School (540) is not provided in the ITE Manual. Rate shown in table is the same as "Office" (710).

^E Daily trip generation rate for Food Cart Pod (926) is not provided in the ITE Manual. Therefore, collected trip data from the Food Truck Pod on State Street in Salem was used to estimate daily trips.

^F Daily trip generation rate for Coffee Shop (936) is not provided in the ITE Manual. Rate shown in table is the PM peak hour rate multiplied by the ratio of the fast-food daily rate to the PM peak hour rate.

Based on size of 156.43-acre area, the reasonable worst-case development includes an industrial park, manufacturing facility, warehousing, fitness club, trade/vocational school, daycare, office, medical office, strip retail, and food and drink establishments.

Per the City zoning code for Basalt Creek Employment (BCE), the commercial and retail land uses (eating and drinking establishments, medical office, etc.) are limited to 5,000 square feet for an individual use or a total of 20,000 square feet for multiple uses on a site. They must also be located on a parcel that has frontage along Grahams Ferry Road. Because of these restrictions, the

size of existing parcels along Grahams Ferry Road, and the County’s access spacing standards for Grahams Ferry Road, the reasonable amount of expected commercial and retail development in this area is limited.

Table 4 presents the daily and peak hour trip generation for the reasonable worst-case development scenario under BCE zoning. As shown, the area would generate 20,416 weekday daily trips and 2,386 p.m. peak hour trips.

TABLE 4: REASONABLE WORST-CASE TRIP GENERATION FOR PROPOSED BCE ZONING

LAND USE (ITE CODE)	SIZE	AVERAGE WEEKDAY TRIP GENERATION	
		DAILY	PM PEAK HOUR
INDUSTRIAL PARK (130)	215.5 KSF	726	73
MANUFACTURING (140)	1,696 KSF	8,056	1,255
WAREHOUSING (150)	244.5 KSF	418	44
HEALTH OR FITNESS CLUB (492)	5 KSF	160	16
TRADE/VOCATIONAL SCHOOL (540)	5 KSF	54	7
DAYCARE (565)	8 KSF	381	89
OFFICE (710)	10 KSF	108	14
MEDICAL-DENTAL OFFICE (720)	10 KSF	360	39
STRIP RETAIL (822)	20 KSF	1,089	132
FOOD CART POD (926)	10 Carts	179	62
FAST FOOD RESTAURANTS, NO DRIVE-THROUGH WINDOW (933)	2 x 5 KSF	4,505	332
COFFEE SHOP, NO DRIVE-THROUGH WINDOW (936)	2 x 5 KSF	4,380	323
TOTAL TRIPS GENERATED		20,416	2,386

COMPARISON OF TRIP GENERATION

The previous sections show the reasonable worst-case development potential of the property under the existing zoning and the proposed zoning. As shown in the table below, a net decrease of 50 weekday daily trips and 64 PM peak hour trips would result from the zone change.

TABLE 5: COMPARISON OF NET NEW TRIP GENERATION

ZONING SCENARIO	AVERAGE WEEKDAY TRIP GENERATION	
	DAILY	PM PEAK HOUR
<i>Proposed (BCE Zoning) Trips (Table 4)</i>	20,416	2,386
<i>Existing (MP Zoning) Trips (Table 2)</i>	20,466	2,450
NET DIFFERENCE (PROPOSED – EXISTING)	-50	-64

TRANSPORTATION PLANNING RULE FINDINGS

After evaluating the reasonable worst-case development potential of both the existing (MP) and proposed (BCE) zoning, the proposed zone change will result in a net decrease of 50 trips per day and 64 PM peak hour trips. Because the zone change results in a net decrease of vehicle trips, the proposed zone change is not expected to have a significant effect on the surrounding transportation system and the Transportation Planning Rule requirements are satisfied.

SUMMARY AND RECOMMENDATION

The proposed zone change for the 156.43-acre property in Tualatin, Oregon, consists of rezoning from Manufacturing Park (MP) to a new zone, Basalt Creek Employment (BCE), and would result in an estimated reasonable worst-case trip **decrease of 50 daily trips and 64 PM peak hour trips.**

The requirements of Oregon Administrative Rule (OAR) 660-012-0060, the Transportation Planning Rule (TPR), must be met for proposed changes in land use zoning. The intent of the TPR (OAR 660-12-0060) is to ensure that future land use and traffic growth is consistent with transportation system planning and does not create a significant effect on the surrounding transportation system beyond currently allowed uses.

Based on the reasonable worst-case trip generation evaluation, it can be concluded that the proposed zone change will not significantly impact and would cause “no further degradation” to the City of Tualatin transportation system. Therefore, this application complies with TPR requirements.

Please let me know if you have any questions or comments.

BASALT CREEK INDUSTRIAL CODE PROJECT

EXHIBIT C4: PUBLIC OUTREACH SUMMARY

The project has included the following public outreach opportunities:

- July 27: Open House
 - A summary is included as Exhibits C1-3.
- September 25: Planning Commission Meeting
 - Staff presented PTA/PMA 22-000, and the Planning Commission made a motion to forward a recommendation of approval of the draft code and map amendments to City Council with minor amendments.
- September 29: Stakeholder Discussion
 - Stakeholders shared that draft code presented to Planning Commission is too aspirational. They feel that limiting uses, like warehousing and freight movement and wholesale sales, will preclude standard flex-space development.
- October 28: Stakeholder Discussion with City Manager & Economic Development Program Manager
 - Stakeholders reiterated their thoughts.
- November 9: Discussion with Citizen Involvement Organizations (CIOs)
 - Staff discussed including a food cart pod as a permitted use. Citizen group shared concerns of traffic impacts, particular that of last mile delivery fleets or large trucks.
- December 12: Continued Stakeholder Discussion
 - Staff took stakeholder feedback into consideration and presented a revised code (Exhibit A3: Scenario B) that expanded permitted uses to include Heavy Manufacturing, Warehouse and Freight Movement, and Wholesale Sales with use limitations. Stakeholders continue to share concerns that amendments would restrict development of their products.
- January 5 : Discussion with the Chamber, Stakeholders, and Business Community
 - Stakeholders share continued dissatisfaction over project and seek Chamber support. Staff shares that the project aims to balance council direction and goals, with feedback received from the stakeholder groups. A driving purpose of the development code is to discourage what the community views as undesirable development, as opposed to relying on the market to provide desirable development without code limitations. Staff feels that the project offers greater flexibility for industrial uses over current code and continue to work with stakeholders on various code scenarios.
- January 19: Planning Commission Meeting
 - Staff returned to the Planning Commission to provide an update based on stakeholder feedback that the draft code that flexibility to accommodate market needs. In response, staff worked collaborative with the stakeholders to craft four code scenarios for the Commission to review and make a recommendation to Council on. These code scenarios ranged from highly aspirational and potentially restrictive to being more flexible while ensuring some level of desired development.
 - The Commission made a motion to approve a two-part recommendation to Council:
 - If Council favors limiting warehouses, then approve Scenario A1 (Exhibit A1).

- If Council is open to expand uses that encourage flex space, then approve Scenario C (Exhibit A2).
- February 2: Continued Discussion with the Chamber, Stakeholders, and Business Community
 - Staff returns with an update on the project discussion with the Planning Commission, and ask the business community for their continued support of the project.

BASALT CREEK INDUSTRIAL CODE PROJECT

OPEN HOUSE: JULY 27, 2022

Public Comments Record

- **What coordination is being done with the county for roads and utilities in the area?**

The Basalt Creek Comprehensive Plan amended the City's existing TSP to identify the future road network to serve the area. The system of Arterial, Collector, and Local roadways has been evaluated against future projected trip generation of the various urban zones. The City is also considering a future update to our TSP. As part of the process, the City will work with Washington County and the Oregon Department of Transportation (ODOT).

The public water and sewer plan maps were also updated as part of the Comprehensive Plan amendment to show planned infrastructure for the Basalt Creek area. At present, public water and sewer lines are generally not available in this area and will need to be extended in order to support future urbanization.

The City adopted an Urban Renewal Area in 2021, which sets goals for developing transportation and utility infrastructure in the Basalt Creek Planning Area to facilitate development of employment lands. The financing mechanism used by the URA depends on increased tax revenues from new development to fund infrastructure projects, over a thirty-year period. Without development activity in the early years of the district, the URA may find itself challenged to fund infrastructure projects.

- **PGE transmission corridor and topography are additional challenges for development**
- **The Basalt Creek Plan shows a grid...future street grid. The metro area is in need of larger industrial sites. Are these future local streets actually going to be required?**

As stated above, the City's existing TSP has been amended to identify the future road network to serve the Basalt Creek Area. This plan guides the work of City staff in planning and building transportation in Tualatin. As new development occurs, City staff use this document to require improvements. That said, the City is considering an update to our TSP, and it is possible that this work may recommend updates to the adopted future street grid.

- **Is flooding/pooling water an issue?**

New development would be required to submit a Stormwater report that evaluates the potential downstream impacts of the proposed development. The City will also require that these impacts are mitigated with an appropriately sized water quality and stormwater detention facility.

- **Can we do a meeting like this where Engineering discusses their plan to address infrastructure? Some of the improvements are capital improvement projects.**
- **What about noise? Walls won't be built. Will these newcomers have to build to reduce noise in their buildings?**

The Tualatin Development Code [Chapter 63](#) puts limits on noise level that results from industrial uses by recognizing noise limitations set by the city [Municipal Code 6-14](#) and the state- [Department of Environmental Quality](#). It's possible that that the City may consider incorporating development standards for sound barrier construction, similar to [TDC 60.310\(3\)](#).

- **Will the Basalt Creek Parkway Extension noise be a problem?**

The Basalt Creek Parkway Extension project is being led by Washington County and was subject to a noise report. For more information, please visit the following website:

<https://www.co.washington.or.us/LUT/TransportationProjects/basalt-creek-parkway-extension.cfm>

- **Please considering reducing landscape percentages. They are high compared to other standards in the region.**
- **Interest in smaller footprint/flexible format**
- **What about craft industrial?**

Craft industry is typically defined as the production of handmade items, and is commonly described as manufacturing with tools but not automation. Some characteristics of craft industry may be found in the [Light Manufacturing](#) use category, and include the production of food and beverage items, the manufacture of furniture or cabinets, and the production of textiles. The City is considering adding Light Manufacturing as a permitted use with limitations. The City is also exploring the opportunity of permitting retail sale areas for goods produced on-site.

- **Is the process being driven by land owners or the City?**

This project is driven by the City based on priorities adopted in the recent Economic Opportunities Analysis (EOA) and the Southwest and Basalt Creek Development Area Plan...

- **Is the goal to combine parcels for large development or facilitate development on the smaller parcels?**
- **From a market perspective, would it be helpful to have an understanding of recent lease activity in Tualatin, and/or examples of built product that could help explain a possible vision of the proposed code changes? The PacTrust development at Koch Corporate Center and recent new construction projects along TS Rd. seems to be a good indication of building sizes and the range of end-users that would likely be interested in this area.**
- **Have you considered a form-based code for this area, such as Wilsonville has in the Coffee Creek Industrial Area, as a means to making the area more human scale and pedestrian/bicyclist friendly?**

We are in the preliminary stages of exploring what amendments might look like and have had discussions on how to encourage pedestrian/bicyclist friendly development. An entirely form-based chapter would contrast with our existing code chapters, but there could be benefits or opportunities there. As an example, we are exploring some form-based principles with our setbacks.

- **What about a combination of zones, with lower intensity manufacturing/warehousing/distribution next to residential areas and more intense use to the south and west near the Basalt Creek Parkway?**
- **Where in the analysis is trip generation considered? Manufacturing Park was the assumed use with 725 trips (7.80 trips per acre; Table 5 of the BC Concept Plan). If a different zone is applied to this area, how will that affect trip generation and will Tualatin still be within their assumed portion of trips?**

From: [Steve Koper](#)
To: [Luxhoj, Cindy](#); [Erin Engman](#)
Cc: [Bateschell, Miranda](#)
Subject: RE: RE: Basalt Creek Industrial Code Project
Date: Tuesday, January 17, 2023 12:17:30 PM
Attachments: [image001.png](#)

Hi Cindy,

Please see below for responses. We appreciate your comments; we'll share them with our Planning Commission and City Council. We plan to meet with our City Council at the end of February. We'd be happy to set up a meeting to provide you with an update on the project before we go through to adoption if there's interest in that.

Best,

-Steve

Steve Koper, AICP

Assistant Community Development Director
City of Tualatin | Planning Division
503.691.3028 | www.tualatinoregon.gov

From: Luxhoj, Cindy <luxhoj@ci.wilsonville.or.us>
Sent: Tuesday, January 17, 2023 10:58 AM
To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>
Subject: RE: RE: Basalt Creek Industrial Code Project

Hi Erin,

I hope you're year is off to a great start!

Thank you for sending the announcement about the Planning Commission meeting this Thursday about the Basalt Creek Employment (BCE) Zoning District. Will the meeting be recorded and available for viewing afterward? I'm on vacation this Thursday and Friday, but would like to watch the recording next week if possible.

After the open house last July, I sent you a few questions, which I've listed below. You were going to think about them and get back to me, but I don't recall hearing from you. I looked through the Planning Commission packet and made some notes/revisions to my questions, but I'd appreciate confirmation from you or any additional information you think would be helpful:

- Have you considered a form-based code for this area, such as Wilsonville has in the Coffee Creek Industrial Area, as a means to making the area more human scale and pedestrian/bicyclist friendly?

○ Notes:

- *The scenarios appear use-based rather than form-based. Is this accurate?*

RESPONSE: Yes.

- *It looks as though commercial and retail uses, as well as a mobile food unit, are being allowed on SW Grahams Ferry Road. Is this correct? Was this anticipated in the Basalt Creek Concept Plan for this area? If not, how are changes in trip generation/transportation impact being addressed?*

RESPONSE: Employment dense uses were envisioned in the Concept Plan. The MP zoning code, as applied, has limits on commercial uses greater than what is allowed under Metro's Title 4 for employment areas. The draft code expands the code to allow commercial uses up to those limits, but allows only some of those uses in the Grahams Ferry Corridor.

- What about a combination of zones, with lower intensity manufacturing/warehousing/distribution next to residential areas and more intense use to the south and west near the Basalt Creek Parkway?

○ Notes:

- *It doesn't appear this is the case; however, it looks like landscaping and variation in setbacks are used to provide buffering and separation. Is this accurate or is there gradation in intensity that I'm not seeing?*

RESPONSE: Yes.

- Where in the analysis is trip generation considered? Manufacturing Park was the assumed use with 725 trips (7.80 trips per acre; Table 5 of the BC Concept Plan). If a different zone is applied to this area, how will that affect trip generation and will Tualatin still be within their assumed portion of trips?

○ Notes:

- *I see that a Transportation Planning Rule Evaluation was completed in November 2022, and there is mention of the Transportation Refinement Plan (on page 3) in the evaluation report. However, I don't see discussion of how a change to the new zoning will affect the trip calculation/analysis in the Transportation Refinement Plan. Could you provide more information about this?*

RESPONSE: The 2012 Transportation Refinement Plan was part of the Concept Plan. The Concept Plan identified zoning designations that would apply in the Basalt Creek Planning Area. The TPR analysis for the Comprehensive Plan Amendments was based on planning horizon for allowed uses for the zoning designations identified in the Concept Plan. The TPR analysis for this project will compare reasonable worst case development scenarios for the planning horizon for the existing MP zone with reasonable worst case development scenarios for the planning horizon for the proposed Basalt Creek Employment (BCE) zone. Our draft analysis concludes that the proposed BCE zone would have a slight reduction in total trips over the planning horizon. I don't know what the numbers in Table 5 refer to but they don't seem to represent the planning period given they are so small. For example, the multifamily zoning (RH) which allows 25 du/ac and was recently approved for 116 units says 42 trips, that is below the built year daily PM peak hour trips for that use...

I'm still interested in your responses.

Please let me know if you have questions or need clarification.

Thangs again,

Cindy Luxhoj AICP

Associate Planner

City of Wilsonville

503.570.1572

luxhoj@ci.wilsonville.or.us

www.ci.wilsonville.or.us

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

The Community Development Department has implemented a new online application and payment system. You can now apply and pay for most applications online. You can register for and access the new system for application and payment at <https://www.ci.wilsonville.or.us/Online-Portal>. If there are additional questions, please reach out to City staff.

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: Luxhoj, Cindy <luxhoj@ci.wilsonville.or.us>

Sent: Thursday, July 28, 2022 5:00 PM

To: eengman@tualatin.gov

Cc: skoper@tualatin.gov; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>

Subject: RE: Basalt Creek Industrial Code Project

Hi Erin,

Here are some links to Coffee Creek standards:

- Planned Development Industrial – Regionally Significant Industrial Area Zone is [Section 4.135.5 of the Code](#)
- Coffee Creek Industrial Design Overlay District is [Section 4.134 of the Code](#)
- [Coffee Creek Industrial Design Overlay District Pattern Book](#)
- [Web page](#) with other Final Adoption Documents for the Coffee Creek Industrial Area Form-Based Code

There are two approved projects in the Coffee Creek DOD and one more in completeness review.

Here are links to the project pages for the two approved projects:

- [Black Creek Group Industrial Project](#)
- [Coffee Creek Logistics Center](#)

Please let me know if you have questions or I can provide any other information.

Thanks,

Cindy Luxhoj AICP

Associate Planner

City of Wilsonville

503.570.1572

luxhoj@ci.wilsonville.or.us

www.ci.wilsonville.or.us

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From: Erin Engman

Sent: Thursday, July 28, 2022 4:21 PM

To: Luxhoj, Cindy

Cc: Steve Koper

Subject: RE: Basalt Creek Industrial Code Project

[This email originated outside of the City of Wilsonville]

Hi Cindy-

It was good to see you at the open house last night! And thanks for reaching out with your questions, which I have added to our comment record.

I'd like to spend some time on your questions, and will follow up with you soon. I'll also take a look at the Coffee Creek area that you mentioned. Do you have particular form-based standards that have worked well or developed examples to share?

I'm also happy to set up a follow-up conversation. I hope your summer is going well.

Erin Engman

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov

From: Luxhoj, Cindy <luxhoj@ci.wilsonville.or.us>

Sent: Wednesday, July 27, 2022 6:36 PM

To: Erin Engman <eengman@tualatin.gov>

Subject: Basalt Creek Industrial Code Project

Hi Erin,

I'm following up on tonight's open house.

I had some questions, but hesitated to ask. I thought they might be too specific or technical for the audience and that it would be best to email you directly.

Here are some that came to mind during the presentation:

- Have you considered a form-based code for this area, such as Wilsonville has in the Coffee Creek Industrial Area, as a means to making the area more human scale and pedestrian/bicyclist friendly?
- What about a combination of zones, with lower intensity manufacturing/warehousing/distribution next to residential areas and more intense use to the south and west near the Basalt Creek Parkway?
- Where in the analysis is trip generation considered? Manufacturing Park was the assumed use with 725 trips (7.80 trips per acre; Table 5 of the BC Concept Plan). If a different zone is applied to this area, how will that affect trip generation and will Tualatin still be within their assumed portion of trips?

Thanks,

Cindy Luxhoj AICP

Associate Planner

City of Wilsonville

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luxhoj@ci.wilsonville.or.us

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[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



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Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: [Tim N.](#)
To: [Ext - Planning](#)
Subject: Follow up - Planning Commission Meeting 1/19/23
Date: Thursday, January 19, 2023 8:33:53 PM

Hello,

I just wanted to write and thank the planning commission for the thoughtful considerations for the Basalt Creek Employment zone. I greatly appreciated the discussions regarding the pros and cons of the potential scenarios.

To represent the concerns of the current Byrom CIO residents, the main concerns are traffic, noise, and pollution. Traffic concerns could be partially alleviated by road enhancement projects being completed at a more rapid timeline than proposed in the Basalt Creek Master Plan. When considering industrial traffic, there is also additional concern on the quality of our roads. With more frequent heavy truck traffic, it will be important for the city to also consider the increased cost and frequency of road upkeep and repaving. Regarding noise and pollution, I believe residents will be minimally impacted SO LONG AS the final decision sets high standards for outdoor noise, environmental standards, light pollution, the designation of heavy or light industrial does not matter. I believe it was referenced that LAM Research park was created with above-the-norm environmental and noise standards, and that sounds like a great model to follow. I also believe residents would be in great support of requirements that ensured all manufacturing occurred in an enclosed building, to further effectively manage environmental and noise impacts. In terms of environment, as Tualatin is the City of Trees, I believe residents would strongly support the comments regarding having 60 - 85 foot landscaped greenspace setbacks and quality fencing, especially if these greenspaces included requirements for heavy vegetation and tree plantings, as well as sidewalk space and trails.

In terms of what would seem to be of best benefit to Tualatin, manufacturing space seems more desirable than warehouse space. Ideal manufacturing employers stand a greater chance at higher numbers of employees, compensated at a rate that affords them to also become comfortable as residents of Tualatin. I believe ideally, this plan should encourage individuals who want to work, and live, in Tualatin.

Overall, scenario A or 1A seem ideal for current and future residents, possibly scenario B with modifications, so long as the above thoughts are incorporated.

Lastly, I would like to reiterate my comments on adding more commercial space into the basalt creek master plan. To be of the greatest benefit to current residents, new residents, and new employees in the Basalt Creek Employment Zone, the plan needs to incorporate commercial space. All these individuals would benefit from a grocery and restaurants locally, otherwise they would need to commute. I strongly believe in creating local, walkable communities, and incorporating commercial space, as recommended by city council last fall, would greatly enhance the quality of life of residents and employees, and could help attract employers to the area.

Again, I greatly appreciated the thoughtful discussion. I appreciated the planning commission expressing awareness of the concerns of residents, and I look forward to further discussion with the planning commission!

-Tim Neary
Byrom CIO Interim President

From: [G Lucini](#)
To: [Erin Engman](#); [Council](#); [Frank Bubenik](#); [Maria Reyes](#); [Christen Sacco](#); [Bridget Brooks](#); [Cyndy Hillier](#); [Octavio Gonzalez](#); [Valerie Pratt](#); [Ext - Planning](#)
Subject: PROPOSED CHANGES TO BASALT CREEK EMPLOYMENT ZONING DISTRICT PTA 22-0001 AND PMA 22-0001
Date: Saturday, January 21, 2023 2:42:30 PM

DATE 1-21-2023

FOR THE PUBLIC RECORD TO:

RE: Tualatin Planning Commission Meeting 1-19-2023 Agenda Item:

CONSIDERATION OF PROPOSED CHANGES TO BASALT CREEK EMPLOYMENT ZONING DISTRICT PTA 22-0001 AND PMA 22-0001

The need for thoughtful, well-planned development in the Basalt Creek Area should be the primary concern of the City of Tualatin to obtain long term success for the City, local communities, and for the provision of quality of life to all citizens. The Land Use Process should be transparent, should be based upon facts, and the municipality should seek engagement of all Citizens in all phases as part of Citizen Involvement in proposing a major Land Use Change impacting significantly large numbers of acres and various communities.

1. A Land Use Planning process concern became apparent during the Tualatin Planning Commission Meeting (TPC) on 1-19-23 regarding Commission's recommendations to be submitted to the City Council. During the Public Meeting of the TPC, despite the efforts of the Commission Chair, the Commission members were unable to successfully generate a clearly stated recommendation to submit to the Tualatin City Council regarding the various proposed Code changes for the Basalt Creek Area. The Chair commented he would call each member after the meeting to determine the recommendation the Commission would forward to the City Council- "if it is legal".

A clearly stated recommendation from the Commission to be presented to the City Council- was not proposed / voted upon prior to the closing of the agenda item during this Public Meeting of the Planning Commission. Yet it appears the Planning Commission's recommendations on the proposed Land Use changes are intended to be presented to the City Council on 2-27-23.

These actions raise significant concerns regarding this decision-making process, Public Transparency, and determination of the recommendations of the Planning Commission to be forwarded to the City Council for the Council's consideration and guidance-being conducted outside of a Public Meeting.

It should be noted, the City Council will be the Decision-Making Body regarding the adoption of any of the proposals, and the Planning Commissions recommendations are an integral part in the direction and ultimate outcome in this policy making process.

2. There are substantial questions as to the need for immediate Land Use Actions, or zoning changes to be taken to jumpstart economic stimulus and development in the Basalt Creek Area due to existing conditions.

The City of Tualatin has known of the difficulties for industrial development within the Basalt Creek Area for many years. It should not be a surprise that development within the Basalt Creek industrial area would be a relatively slow process.

- The zoning designations identified in the Basalt Creek Concept Plan were extensively debated for years prior to adoption. The zoning designations adopted during the Basalt Creek Concept Planning- were not "aspirational" as stated by City staff and also stated on a City slide presentation during the 1-19-23 Planning Commission Meeting. The zoning designations adopted as part of the Basalt Creek

Concept Plan and restated in the City of Tualatin Basalt Creek Comprehensive Plan are legally binding Land Use Planning Documents.

- The City has had knowledge for many years of multiple constraints and limitations for development in the Basalt Creek Area as identified in the Basalt Creek Concept Plan. In addition, during the City of Tualatin Basalt Creek Concept Planning process and adoption, multiple property owners provided testimony to the City of Tualatin as to the constraints and limitations of industrial development within the Basalt Creek Area would delay development in the Basalt Creek Area, and consequently requested the “Tualatin Sub Area” be zoned for residential. The City of Tualatin even brought these issues to a Metro Hearing.

3. Statements expressed on 1-19-23 about the financial impact to the Basalt Creek Urban Renewal Bond --if the proposed Land Use changes are not enacted--should be questioned.

- The City of Tualatin’s SW Basalt Creek SW Industrial Urban Renewal Bond is a **30-year bond**. The bond is less than 2 years into the 30-year life of the bond.
- During the drafting of this Urban Renewal Bond, when questioned by the Basalt Creek Urban Renewal Bond Task Force, the City staff responded that the forecasting for economic success of the bond did include assessments of impacts occurring from economic and business changes during 2019 to 2022.
- When drafting the Urban Renewal Bond for the Southwest and Basalt Creek Area, the City was provided information that development may not be early or rapid in the Basalt Creek Area. The City’s Basalt Creek Urban Renewal Bond Task Force identified multiple factors which may hamper development in the Basalt Creek Area including:
 - a. Basalt Creek geology, topography would be difficult and would increase construction costs.
 - b. Basalt Creek Area lacks proximity to existing City infrastructure and would be dependent on development and connectivity from the north.
 - c. Development in the southern portion of the Basalt Creek Area by the City of Wilsonville would generate from the south and may be later to develop along their northern border with Tualatin.
 - d. The Task Force also discussed the City’s lack of an adopted State mandated Stormwater Management Plan (SWMP) for the Basalt Creek Area. A well written SWMP is used as a significant part of Land Use Planning and development to ensure the effective provision of this Public Service in a timely manner (OAR 660-011-0000). Yet, the City has not yet adopted a SWMP for the Basalt Creek Area, which inhibits the ability to effectively evaluate and determine potential negative impacts of development or changes to Land Use Codes in the Basalt Creek Area, nor effectively evaluate and plan coordinated and integrated stormwater infrastructure, effectively budget for major stormwater projects for the Basalt Creek Area, nor integrate the Stormwater Plan into effective planning to prevent Natural Hazards from flooding or landslides within an area with steep Canyon slopes.
 - e. The Urban Renewal Task Force also discussed the City’s requirements to protect and conserve various Natural Resources in the Basalt Creek Area, yet the City’s adopted Natural Resource Maps - Maps 72-1 and 72-3 Significant Natural Resource Map and the City’s Map of Protected Natural Resources contain inadequate clear standardized memorialization of Goal #5 Resources which exists in the Basalt Creek Area. For example, these maps even lack identification of 14+ acres of wetlands within the Basalt Creek Canyon which

is a major constraint for Land Use Planning in the Basalt Creek Area.

Inadequate documentation within the City's adopted Natural Resource Maps has significant ramifications for safe and effective Land Use and development due to potential stormwater flooding, erosion control issues, derogation of tree canopy in wetlands & water quality concerns locally and downstream within the Willamette Basin. As City Codes reference these maps for development and enforcement – the lack of inclusion and memorialization of multiple Natural Resources known to exist in the Basalt Creek Area within City's Natural Resource/Protection Maps 72-1 and 72-3 should be of significant concern.

4. While the City should be responsive to the needs of local businesses, it should not be the goal of a local municipality to modify existing Land Use Plans to ensure the speculative investments of developers will be able to turn a profit in a short time span.

Requests to change land use designations to benefit a large developer should not nullify years of prior Land Use Planning at the possible expense of potential negative impacts to quality-of-life elements for local employees and/or residents- including traffic congestion, noise pollution, light pollution, air pollution, impacts upon Natural Resources, or noxious odors from enclosed buildings generated by a manufacturing business.

- A large developer and their equally large Engineering and Consulting Firm should have known of the existing zoning and developmental/construction limitations through appropriate due diligence prior to purchase. Apparently, many of the properties within the Snitzer development proposal were purchased within the last year or two, when the existing Land Use designations were already adopted.
- During the Planning Commission Meeting, the Snitzer development consultant commented their proposal:
 - *Would have minimal negative traffic impact to the local residents-*
- yet did not address the traffic impacts to SW Boones Ferry Road nor into the at the I-5 and Elligsen Road (exit #286) interchange from their proposed Land Use changes.

- and made comments regarding traffic flow in the Basalt Creek Area which assumed the proposed Washington County Basalt Creek Parkway Extension would be completed and functional. This proposed major Washington County transportation project is not fully designed nor is this project fully funded.
 - *Would have minimal negative impacts to Natural Resources due to the distance from the Basalt Creek Canyon Area*
- yet the scope of the proposed Land Use changes extend east of Grahams Ferry Road with land in close proximity to the Basalt Creek Canyon where high valued habitat and wetlands may be downstream.

- the consultant did not provide information as to the extent of grading and removal of rock, soil and habitat would need to be removed on land east of SW Grahams Ferry Road to achieve building plats with grades appropriate for proposed Land Use Changes.

5. As resident property owners adjacent to the Basalt Creek Industrial area, we only recently learned of the proposed Land Use Changes through other citizens. The City's presentation to the Planning Commission on 1-19-23 included multiple comments about inclusion of Stakeholders within this Land Use process and identified various prior meetings with Stakeholders. It is unknown how or when the City selected the members to represent the Stakeholder Group. The members or composition of the Stakeholder

group was not identified during the 1-19-23 presentation, nor is it clear the proportion of developers vs. Basalt Creek property owners who actually live on the surrounding lands within the Stakeholder Group. The large numbers of acres within the scope of the proposals are significant, and should be considered a major Land Use Action and for which the City's outreach and Citizen Involvement should be representatively large.

If the City's intent was to be inclusive within Public Outreach and to effectively meet the State's required Citizen Involvement goals, as property owners directly adjacent to the proposed Land Use changes, we were not contacted for input, nor notified of Public Meetings regarding the potential land use changes to the adjacent to our property. The list of Public Notice of addresses the City sent Notices of Public Meetings regarding the proposed Land Use Changes (which was included within the Informational Packet for this meeting) did not include property owners off of SW Boones Ferry Road- although many of these properties, like ours borders on the eastern edge of the lands which would undergo Land Use Changes. Our properties being adjacent properties--are obviously within feet of the lands under consideration for these proposed Land Use changes which may result in indirect impacts to our properties.

The City has our contact information. We have been very active in seeking and participating in Citizen Involvement opportunities in the development of any and all Land Use projects within the Basalt Creek Area being conducted by the City.

This is not the first-time local Basalt Creek residential property owners in the unincorporated Washington County, who are not absentee landlords but actually live on their property and may feel the impact of the proposed Land Use Actions. We have been marginalized from participation in all phases of proposed Land Use Actions impacting the Basalt Creek area... The City and the Planning Commission has been notified for years that the City's existing Citizen Involvement Program for Land Use Actions-----, excludes Washington County Basalt Creek property owners from membership within the City's "CIO's" which is the City's stated "Citizen Involvement Program" (Oregon Land Use Planning Goal #1 for Citizen Involvement OAR 660-015-0000(1) .

As the City of Tualatin also states the Tualatin Planning Commission is the City's identified "CCI" and fulfills the Goals #1 Requirements per OAR 660-015-0000(1), there is concern that the Tualatin Planning Commission during the 1-19-23 meeting did not seek information on the types of Public Outreach being conducted, or inquire as to the composition of the Stakeholder Group the City has selected to utilize and engage in the development of proposed Land Use Code Changes--- to ensure all citizens are encouraged and able to participate in all phases of the development of Land Use Actions in the Basalt Creek Area.

Prior to entertaining the desires of various developers to reduce planned Land Use limitations in order they may more easily and quickly develop their financial speculations, the City of Tualatin should focus on their responsibilities to develop and ensure effective Land Use Planning in the Basalt Creek Area.

The City of Tualatin has already become a property owner of over 7 acres identified for future park and Natural Area adjacent to the lands included in the proposed Land Use Changes for future park use directly adjacent to the lands under consideration for Code Changes. The City has indicated the goal to obtain additional lands within the Central Basalt Creek Area for more park uses.

Rather than make large Land Use Changes in the Basalt Creek Area a few years after adopting the Basalt Creek Comprehensive Plan, it would seem it would be in the best interests of the City, Citizens and the environment to ensure the City has fully and

conscientiously completed mandated assessments and analysis of the Basalt Creek Area which assist in the effective evaluation and successful planning of future development in the Basalt Creek Area (i.e. #3d and #3e listed above)... leading to effective comprehensive Land Use Planning for the Basalt Creek to generate successful short- and long-term outcomes to benefit all.

Due to the lack of a direct email address to the Tualatin Planning Commission, we request the Planning Department forward this submission to the members of the Planning Commission.

Respectfully submitted,
John and Grace Lucini

From: [Chris McReynolds](#)
To: [Erin Engman](#)
Cc: [Steve Koper](#)
Subject: Re: No High Rise Zone on Norwood; BCE Project
Date: Monday, January 23, 2023 10:54:03 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

Erin,

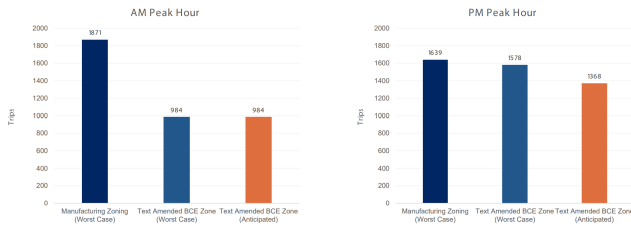
I also echo the City of Wilsonville's planning department sentiments and questions.

The provided traffic impact study by the stakeholder is all speculation. The stakeholder also indicated the percentages of use/zones would vary. In general truck traffic is also much different than conventional vehicles as you already know and will cause a compounding issue to the existing traffic problems.

Stakeholder speculation is based on the use of "Flex" space that is not really clearly defined. They cannot determine that trip generation will be lower than an MP zone based on their assumptions.

Transportation Review of Flex Industrial

- » Transportation Impacts
 - » Peak Hour Trip Comparison of Scenario C

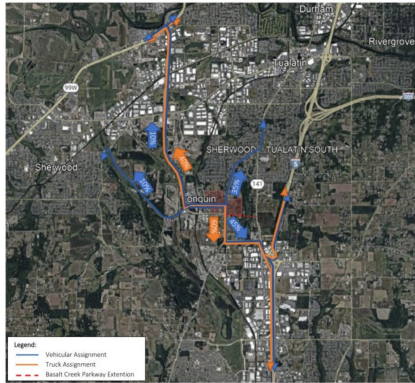


If you take the peak trip traffic shown here this would exceed Tualatin allotment per Cindy's statements.

This trip distribution is speculative.

Transportation Review of Flex Industrial

- » Transportation Impacts
 - » Trip Distribution



I agree with Cindy's comments.

From: Luxhoj, Cindy <luxhoj@ci.wilsonville.or.us>
Sent: Wednesday, July 27, 2022 6:36 PM
To: Erin Engman <eengman@tualatin.gov>
Subject: Basalt Creek Industrial Code Project
Hi Erin,
I'm following up on tonight's open house.

I had some questions, but hesitated to ask. I thought they might be too specific or technical for the audience and that it would be best to email you directly.
Here are some that came to mind during the presentation:

- Have you considered a form-based code for this area, such as Wilsonville has in the Coffee Creek Industrial Area, as a means to making the area more human scale and pedestrian/bicyclist friendly?
- What about a combination of zones, with lower intensity manufacturing/warehousing/distribution next to residential areas and more intense use to the south and west near the Basalt Creek Parkway?
- Where in the analysis is trip generation considered? Manufacturing Park was the assumed use with 725 trips (7.80 trips per acre; Table 5 of the BC Concept Plan). If a different zone is applied to this area, how will that affect trip generation and will Tualatin still be within their assumed portion of trips?

Thanks,
Cindy Luxhoj AICP
Associate Planner
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[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)

Thanks,

-Chris

On Mon, Jan 23, 2023 at 10:26 AM Erin Engman <eengman@tualatin.gov> wrote:

Hi Chris-

Thank you for your testimony and follow up comments.

Hope you had a good weekend,

Erin Engman

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov

From: Chris McReynolds <chris.mcreeynolds1@gmail.com>

Sent: Friday, January 20, 2023 7:16 AM

To: Steve Koper <skoper@tualatin.gov>

Cc: Sherilyn Lombos <slombos@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Catherine Holland <tualatincio@gmail.com>; Nicole J. Morris <NMorris@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>; Teresa Ridgley <tridgley@tualatin.gov>; Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpatt@tualatin.gov>; Kim McMillan <kmcmillan@tualatin.gov>; Madeleine Nelson <mnelson@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Cody Field <cfield@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Holly Goodman <holly@tualatinlife.com>; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com

Subject: Re: No High Rise Zone on Norwood

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

After attending the planning commission meeting yesterday regarding the land use changes for the Basalt Creek MP zone, it saddens me to see that when a developer flashes money, individuals in the planning department gush at the first opportunity and are willing to change code language to make it happen. I hope the commission and council really think about my testimony on record. As commissioner Bachhuber mentioned, why accept the first development plan? The land is extremely valuable. During the meeting the commission even indicated the immense challenges with traffic, environment and local residents.

I also want to remind everyone of all the housing projects that have already been approved. Please slow down and address the obvious concerns we all see in this city. Please do not white wash them for bullying developers. There will always be an opportunity. The Basalt Creek Urban renewal plan is a 20-year plan, not a today plan...

Council, please do not let developers do the same on Norwood Rd. Do not let them bully you into a zone change just because they have money. As I said before, do not let developers run our city.

Say no to a plan/text amendment change on Norwood Rd.

Sincerely,

-Chris McReynolds



TUALATIN
CHAMBER of COMMERCE

27 February 2023

City of Tualatin
Attn: Mayor and City Council
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062

Dear Mayor and Councilors:

The Tualatin Chamber of Commerce, its Board of Directors and Business Advocacy Council respectfully submit this letter in support of the City Planning Department's submission of Stakeholder Scenario C, recommended by the City Planning Commission, for the development of the Basalt Creek Employment Zone (BCEZ).

We strongly urge the City to recognize the need for flexibility in considering allowed uses for this new industrial/commercial area. We are very aware of the shortage of available wholesale and warehouse space currently in Tualatin. We hear from our members of the frustrations of not being able to build, find space or expand their businesses and the BCEZ, especially under Stakeholder Scenario C, would alleviate most of those issues.

We also appreciate that a private developer is willing to come into Tualatin and invest in our community as outlined thus saving the City important dollars that can be used elsewhere for other projects and planned urban redevelopment. In this post Covid era, it is important to plan to increase our ability to provide industrial/commercial space and job opportunities to continue to keep Tualatin as a viable and attractive business market.

As a business member organization and partner in continuing to enhance the quality of doing business in Tualatin, we thank you for this opportunity to provide testimony in support of Stakeholder Scenario C.

Sincerely,

Anneleah Jaxen
CEO
Tualatin Chamber of Commerce

Skip Stanaway
Chair
Board of Directors

Susan Noack
Chair
Business Advocacy Council



City of Tualatin
Attn: City Council
18880 SW Martinazzi Avenue
Tualatin OR 97062

RE: Basalt Creek Industrial Code Update – Support for Stakeholder’s Scenario C

Dear Councilors,

We are reaching out to you as both a member of the Tualatin business community and as a stakeholder in the Basalt Creek area. As you know, the City is currently developing new zoning code for the industrial designated area known as the Basalt Creek Employment Zone (BCE) Code Project. Per the City’s website the intent of the effort is *“to create greater flexibility for landowners to develop their industrially designated property in the Basalt Creek area based on employment and market trends.”*

Over the last several months the stakeholders have been studying the employment and market trends, the economic outcomes and the traffic implications to determine what the appropriate mix of uses should be in the BCE zone that would meet the City’s intent of providing greater flexibility while also ensuring manufacturing uses are included, large warehouse uses are minimized and supporting commercial uses are allowed on a limited basis. The result of these efforts is the proposed code scenario known as the Stakeholder’s Scenario C.

The mix and allowances of uses promote a balanced and flexible employment zone that can accommodate the diversity of businesses in Tualatin and adapt as trends in the industrial market change overtime. Conversely, restrictions on uses increases the risk of not being able to lease space too high to obtain financing, rendering private investment and development infeasible.

The Stakeholder’s Scenario C will stimulate additional benefits to the Basalt Creek area and local business community. Those benefits are further summarized below.

BUSINESS EXPANSION AND RETENTION:

- Industrial space in Tualatin is currently very low at just 1.5% vacancy. In other words, there is no available space today and Tualatin needs more industrial space for all industrial uses.
- More flex industrial space allows more businesses the opportunity to locate in Tualatin and for existing businesses to stay and grow in Tualatin.
- The mix and allowances of uses above promote a balanced and flexible employment zone that can accommodate the diversity of businesses in Tualatin and adapt as trends in the industrial market change overtime.
- The mix of uses and flexibility are important to the greater industrial ecosystem of the SW corridor and to the broader business community in the City of Tualatin.



ECONOMIC BENEFITS:

- The ability to provide the mix and allowances of uses with flexibility encourages financing for private investment and development.
- Private investment and development stimulates growth in Urban Renewal funding.
- Private sector led infrastructure and new industrial development creates a catalyst for the greater district.
- Over the long term, the Stakeholder Scenario C provides more funding (approximately \$20 million more) to the Urban Renewal Area than restricting scenarios.
- The Stakeholder Scenario C mix and allowances of uses are comparable employment density and wages between manufacturing, wholesale and warehouse uses.

REDUCED TRAFFIC AND FUNDED TRAFFIC IMPROVEMENTS:

- Less vehicle trips and truck trips with expanded use allowances.
- New road and signal improvements to the area will be paid for by private development which allows the City to spend Urban Renewal dollars on other infrastructure projects in the area which would not be built by private development.

Based on the benefits outlined above, the stakeholder's Scenario C provides the stakeholders of the Basalt Creek area and the City of Tualatin a balanced and flexible employment zone that can accommodate a diversity of businesses and that can feasibly be realized.

Thank you for your consideration on this matter. We would appreciate your support for the stakeholder's Scenario C.

Sincerely,



Ryan Schera
AVP, Development





To: BAC, Tualatin Chamber of Commerce

RE: Basalt Creek Industrial Code Update-Support for Stakeholder's Scenario C

Dear BAC Members,

I am writing this letter in support of the above mentioned cause. Allowing for a flexible zoning allows the property to be developed in an orderly manner by Developers that will create an industrial campus that will not only look homogeneous but will provide for much better traffic mitigation and landscaping. Limiting the uses will likely allow for piecemeal development of incongruent uses that will not only exacerbate traffic issues but also will defeat the desired industrial campus effect that is much more pleasing to the surrounding neighborhoods.

As has been demonstrated the intent of stakeholder's scenario is not to build colossal distribution facilities but to create an industrial campus that appeals to multiple tenants of varying activities. Nondenominational studies have been conducted that note this type of development provides for less vehicle and truck traffic than other contemplated uses and makes for living wage employment among the likely occupants of the contemplated development.

I have been leasing and selling industrial properties in the SW I-5 corridor for years. I have seen many architecturally uninteresting developments constructed that are done by national out of town companies that do not have long term ownership goals. The stakeholder's scenario will allow for a first class campus like complex developed by a local company that cares for their facilities as only one with their goals in mind can. This is a chance for the Basalt Creek employment area to set the standard for development that is pleasing to the eye and meets the goals that have been defined in the district.

In addition, new road and signal improvements will allow the city to focus Urban Renewal dollars on other projects in areas that will not be financeable by private development. Further the development of the area will be done sooner and the realization of tax dollars business licenses, etc. will increase the city's tax base much sooner than waiting for piecemeal development as well as fund the Urban Renewal Bond

Congruent development of an area can only be achieved by developers that develop fist class facilities.. Both city staff and the Tualatin Chamber BAC have seen examples of the quality of the product that is this scenario afford and can attest to the quality of the buildings, landscaping and overall appearance of how these properties are maintained . They are local to our region, develop own and manage their own properties, unlike most developers who build and sell to institutional investment funds domiciled in major financial centers.

Tualatin has lost business's to migration to other areas of the city where there are campuses such as the one contemplated herein. Lam Research, Nuance Systems, DW Fritz Automation are all examples of heavy employers who have expanded/relocated elsewhere due to the lack of Tualatin based product to handle their growing needs.

Thanks for the opportunity to present the case for this fine development/developer and I urge you to support the Stakeholder's Scenario C.

Best Regards

A handwritten signature in black ink, appearing to read "Stu Peterson", with a long horizontal flourish extending to the right.

Stu Peterson
Partner Macadam Forbes



City of Tualatin
Attn: City Councilors
18880 SW Martinazzi Avenue
Tualatin OR 97062

Dear Councilors,

Thank you allowing me to submit this testimony as a stakeholder in support of the code update allowing for more flexible industrial space in the Basalt Creek Employment area (Scenario C). I submit this testimony on behalf of the members of Westside Economic Alliance (WEA) and stakeholders. We are a member-based association that advocates for a healthy economy on the Westside of the metro Portland region. We represent nearly 200 organizations who employ thousands of workers.

Our membership brings together large corporations like Intel, Comcast, PGE and NW Natural, major hospitals systems including Kaiser, Legacy, Providence and OHSU as well as banks, property management companies, developers, engineering firms, and more. In addition to our private sector members, we are unique in also representing public sector members including all thirteen cities in Washington County plus West Linn, as well both Washington and Clackamas counties are members. We represent special districts including fire and rescue, parks and recreation, water and school districts. Finally, we have non-profit members who provide direct services from mental health to substance use disorder to housing development throughout the region.

WEA support the city's effort to update the Basalt Creek Industrial District zone for the Basalt Creek industrial area to allow more flexibility in allowed uses, specifically allowing for wholesale uses and warehouse uses in addition to manufacturing uses. Specifically, warehousing and wholesale sales to be in combination up to 70% of the building square footage. This change is important to address the shortage of available space and the buildable industrial land supply within the region, as demonstrated by the very low vacancy rates. Our region has business demand that will create employment and tax revenue to benefit the broader economic engine of the Westside. We understand that there has been concern about increased job density and traffic impacts that might result from this shift to flexible industrial space. With the studies completed by the stakeholders and the City's own consultant, it's clear these concerns are misplaced. The job density and wages are comparable between manufacturing, warehouse and whose sale uses. As identified in both the City's traffic study and the stakeholders' traffic study, with the mix of uses, traffic is actually reduced. Additionally, city code already has provisions for setbacks, screening, landscaping and other similar issues raised.

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Mayor Frank Bubenik
City of Tualatin

Westside Economic Alliance believes we need to identify and support smart investments that grow our regional in thoughtful and sustainable ways. We believe this code change will allow for increased employment opportunities in an urban area by encouraging private investment, providing more funding to the Urban Renewal Area over the long term.

Thank you for the opportunity to provide this testimony.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Mazzara Myers".

Elizabeth Mazzara Myers, Executive Director

Steve Koper

From: Ryan Schera <ryans@schnitzerproperties.com>
Sent: Friday, November 18, 2022 4:52 PM
To: Steve Koper
Cc: Stu Peterson; Erin Engman
Subject: RE: Basalt Creek Employment potential code changes
Attachments: Draft Code - Stakeholder Comments.docx

Importance: High

Steve,

Thank you for the follow up and consideration on the schedule and draft code revisions per our last conversation. We acknowledge the project intent and directive as you stated below and are supportive of this code update effort and of a broader code update project in the future. With that said, our goal is to get to an updated BCE zone that we can develop to and can meet your goals and our preference is to address the BCE update fully now rather than partially.

Per your request, below we have provided our initial feedback to your questions and latest revisions:

- **Machine Shops and Metal Fabrication:** We agree with your changes to remove “machine shop” as a prohibited light manufacturing use and to add metal fabrication under heavy manufacturing. Machine shops and metal fabrication are such an integral function of many manufacturers, and we agree conducting these uses indoors is appropriate. To provide a little more clarification we have provided draft definitions for both machine shops and metal fabrication (see attached).
- **Further refine or limit the uses listed in the “heavy manufacturing”:** The current description is very specific. We would propose going with a general description combined with specific prohibitions of undesirable uses (see below and attached).
- **Environmental impacts due to what they produce and/or noise/glare/vibration impacts even when conducted in a building:** The existing code under Chapter 63 in combination with the proposed requirements for sound barrier construction and landscape buffers adjacent to residential uses in the draft BCE should address most of the concerns regarding impacts. We would propose reiterating compliance with Chapter 63 in the BCE code section (see attached).
- **Wholesale sales uses are not very job dense and do not lend themselves to high AV buildings:** We have commissioned a study to analyze the economic impact to the Basalt Creek URA by introducing wholesale sales and warehousing uses in conjunction with manufacturing versus light manufacturing only as outlined in the previous BCE draft presented to the PC.

The preliminary findings are:

- There are no compromises with regard to wages or employment density. Flex industrial space is forecasted to provide employment equal to or better than the 20 jobs per acre identified in the Basalt Creek Concept Plan. Modern flex industrial parks offer a high density of employment through offering a mix of spaces suitable for a broad range of light industrial, office, wholesale, warehousing, and related sectors.

- Total TIF revenue to the URA of \$57.6M by including wholesale sales and warehousing vs. \$38.0M for light manufacturing only (BCE draft presented to PC).
- Once the study is complete will be provide you a copy.
- **Wholesale Sales uses:** We agree, the example you show below is very limited. The complication seems to be the extreme limitation. Being this is an employment zone slightly broadening the types of wholesale uses (see below) would open up more opportunities to more businesses in that sector and would provide a mix of employers.
- **Warehousing & distribution limitation:** We can't agree to a per building limitation. This would create too much of a hinderance to leasing. Flex space doesn't lease in predetermined amounts of square footage by use (that would make it inflexible). Flex space leases with the demand of uses in the market. We would also lose the flexibility to place similar uses in a single building or area of the site. By utilizing a percentage % of use for the entire development we can be flexible and lease as space becomes available while still not exceeding the limitation. We also will need the ability to request a conditional use for exceeding the limitation if market trends change or if a high-profile tenant were to come along. We also will require the initial limitation to be a minimum of 35%. This is a huge risk to us with the potential of having our buildings 30% vacant if a manufacturing use never came along.
- **Wholesale Sales limitation:** We can't agree to a per building limitation. This would create too much of a hinderance to leasing. Flex space doesn't lease in predetermined amounts of square footage by use (that would make it inflexible). Flex space leases with the demand of uses in the market. We would also lose the flexibility to place similar uses in a single building or area of the site. By utilizing a percentage % of use for the entire development we can be flexible and lease as space becomes available while still not exceeding the limitation. We also will need the ability to request a conditional use for exceeding the limitation. We also will require the initial limitation to be a minimum of 35%. This is a huge risk to us with the potential of having our buildings 30% vacant if a manufacturing use never came along.

INDUSTRIAL USE CATEGORIES		
Heavy Manufacturing	P (L)	<p>Advanced manufacturing uses limited to:</p> <ul style="list-style-type: none"> ● Casting or fabrication of metals, including electroplating. ▲ Manufacture, assembly, processing, or packaging of the following types of products: batteries; bicycles; boilers; bottles; brick, tile or terra-cotta; cans; chainsaws; dryers; electric generators; electric motors; electric transformers; engines, larger gasoline or diesel; freezers; heating and cooling equipment; industrial gases, excluding chlorine; ladders; lawnmowers; manufactured dwellings; marine pleasure craft; motor vehicles; paint; pet food; prefabricated building or structural members for buildings; sashes and doors; signs and display

		<p>structures; refrigerators; rototillers; vending machines; washing machines; and windows.</p> <ul style="list-style-type: none"> • Manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site. • Other similar advanced manufacturing uses as determined by application of TDC 31.070. <p>Prohibited uses include the manufacturing of: Batteries, glass, bricks, gasoline or diesel fuel, slaughterhouses, meat packing, feed lots and animal dipping, lumber mills, pulp and paper mills, concrete batching and asphalt mixing.</p> <p>Permitted uses subject to Chapter 63.</p>
Light Manufacturing	P (L)/C	<p>Conditional uses limited to trade and industrial school or training center. Truck driving schools are prohibited</p> <p>All other uses Permitted outright except:</p> <ul style="list-style-type: none"> • Machine shop; and • Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials. <p>Permitted uses subject to Chapter 63.</p>
Warehouse and Freight Movement	P (L)/C	<p>Subject to TDC 65.210(4) and (5).</p>
Wholesale Sales	P (L)	<p>Permitted uses subject to TDC 65.210(6) and limited to:</p> <ul style="list-style-type: none"> • Sales of industrial products primarily sold wholesale to other industrial firms or industrial workers. • Sale or rental of machinery, equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, parts, building or office hardware and office supplies. • Sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. Sales to the general public are limited as a result of the way in which the firm operates.

Products may be picked up on site or delivered to the customer.

TDC 65.210. Additional Limitations on Uses.

[...]

- (4) Warehouse and Freight Movement. *Except as provided in TDC 65.210.5, all uses must be conducted wholly in conjunction with a Permitted light manufacturing use on the same lot, parcel or site, and facilitate the storage and distribution of goods produced on-site.*
- (a) *Permitted Uses.* Uses may not exceed more than 50% of the gross floor area of the Permitted light manufacturing use.
- (b) *Conditional Uses.* A conditional use permit is required for uses in excess of 200% of the gross floor area of the Permitted light manufacturing use.
- (5) Warehouse and Freight Movement.
- (a) *Permitted Uses.* Warehouse and Freight Movement uses may not exceed **the greater of 35% or 25,000 square feet** of the gross floor area **with an individual building** on a development site. Small sites under 9 acres in size are exempt. **More than one building on a development site may have a Warehouse and Freight Movement use up to this limit.**
- (b) *Conditional Uses.* A conditional use permit is required for uses in excess of 35% of the gross floor area of all buildings on a development site.
- (6) Wholesale Sales.
- (a) *Permitted Uses.* Limited Wholesale Sale uses may not exceed **the greater of 35% or 25,000 square feet** of the gross floor area **with an individual building** on a development site. Small sites under 9 acres in size are exempt. **More than one building on a development site may have a Warehouse and Freight Movement use up to this limit.**
- (b) *Conditional Uses.* A conditional use permit is required for uses in excess of 35% of the gross floor area of all buildings on a development site.

After you have had a chance to digest lets set up a time to talk.

Thank you and have a good weekend.

Ryan Schera

AVP, Development

Schnitzer Properties

Formerly Harsch Investment Properties

Phone 503.973.0258 Cell 503.327.3240

Email RyanS@SchnitzerProperties.com

Web www.SchnitzerProperties.com

1121 SW Salmon Street • Portland, OR 97205

From: Steve Koper <skoper@tualatin.gov>
Sent: Thursday, November 10, 2022 3:38 PM
To: Ryan Schera <ryans@schnitzerproperties.com>

Cc: Stu Peterson <stu@macadamforbes.com>; Erin Engman <eengman@tualatin.gov>

Subject: RE: Basalt Creek Employment potential code changes

[EXTERNAL]

Hi Ryan,

It was nice talking with you this past Monday. We agreed that we can push the discussion out to the Planning Commission’s January meeting (January 19th). Erin and I are happy to meet with you after you’ve had a chance to digest the below-proposed changes. It would be most beneficial to all if you could provide us with any proposed changes you’d like us to consider in advance of our meeting. Please also feel free to give me a call if you’d like to chat.

At a high level, I do want to reiterate that the project intent and directive of this code update is to make an incremental improvement to the existing MP zoning code and is not a total update of all of our industrial codes or definitions, many of which are entangled together. As expected, this project has “day-lighted” several ways in which Tualatin’s industrial and commercial development code is sorely in need of a broad update. One of the goals for *this* project has, from day one, been to show our Council that we can accomplish a small-scale update in order to serve as a “test case” in support of a broader code update. We hope that you will support this code update now and that you will also help to be a voice championing a broader code update project in the future.

Below are a couple of potential tweaks to the code based on our conversation. We’ve removed “machine shop” as a prohibited light manufacturing use (making it outright permitted, but still as with all uses subject to the requirement that it be conducted indoors). Under heavy manufacturing, we’ve added metal fabrication as well as the list of heavy manufacturing uses that already exist in Chapter 39 which is a general-use chapter that applies to all zones.

It would be appreciated if you can help us further refine or limit the uses listed in the “heavy manufacturing”. The Planning Commission as well as a group of citizens I recently met with have expressed concern about being too broad with the uses that are allowed, particularly those that could have environmental impacts due to what they produce and/or noise/glare/vibration impacts even when conducted in a building. Council has previously shared those concerns (as you can see from the limited list of uses allowed currently in MP) So, while we are prepared to offer this to the Planning Commission as a supported modification, it is not necessarily one that will be accepted.

We’ve also updated the warehousing & distribution limitation to be a per-building limitation (rather than per site), which would allow multiple buildings with a warehouse tenant/us/component on a site up to the per-building limit.

In regard to our conversation about wholesale sales. We hear you that this is a desired land use. This is a trickier subject as it is prohibited or significantly limited in most zones. Not to mention it is harder to square against the job density and high AV goals of the existing policy documents. Here is an example of one of the more expansive allowances of this use (which is very limited):

Wholesale Sales	P/C (L)	Permitted uses limited to: <ul style="list-style-type: none"> • Sales of industrial hand tools, industrial supplies such as safety equipment and welding equipment, t • Sale, service and rental of construction and industrial equipment to contractors and industrial firms o Conditional use required for wholesale sales of building materials and supplies
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The use is simply not allowed in MP or Manufacturing Business Park the latter of which is the other zone that is within the Basalt Urban Renewal district. Again, staff is concerned that many wholesale sales uses are not very job dense and do not lend themselves to high AV buildings, which is something we need to make the case for in order to meet our existing adopted policy documents as we justify uses, particularly ones that we add that were not previously allowed. As an example, the most recent stand-alone wholesale sales use we approved was a conditional use and included about

4,000 square feet of building on a 5-acre site. Clearly not job-dense and not high AV compared to how much land it would have used.

All that is to say, while we are not necessarily opposed to adding the use, the best way to justify the addition of the use, similar to warehousing & distribution would be to limit it. One obvious idea would be to simply allow it subject to the same limitation as warehousing & distribution. See below for a draft. This would allow wholesale sales as a tenant in a flex-space building.

INDUSTRIAL USE CATEGORIES		
Heavy Manufacturing	P (L)	<p>Advanced manufacturing uses limited to:</p> <ul style="list-style-type: none"> • Casting or fabrication of metals, including electroplating. • Manufacture, assembly, processing, or packaging of the following types of products: batteries; bicycles; boilers; bottles; brick, tile or terra cotta; cans; chainsaws; dryers; electric generators; electric motors; electric transformers; engines, larger gasoline or diesel; freezers; heating and cooling equipment; industrial gases, excluding chlorine; ladders; lawnmowers; manufactured dwellings; marine pleasure craft; motor vehicles; paint; pet food; prefabricated building or structural members for buildings; sashes and doors; signs and display structures; refrigerators; rototillers; vending machines; washing machines; and windows. • Other similar advanced manufacturing uses as determined by application of TDC 31.070.
Light Manufacturing	P (L)/C	<p>Conditional uses limited to trade and industrial school or training center. Truck driving schools are prohibited</p> <p>All other uses Permitted outright except:</p> <ul style="list-style-type: none"> • Machine shop; and • Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials.
Warehouse and Freight Movement	P (L)/C	Subject to TDC 65.210(4) and (5).
Wholesale Sales	P (L)	<p>Permitted uses subject to TDC 65.210(6) and limited to:</p> <ul style="list-style-type: none"> • Sales of industrial products primarily sold wholesale to other industrial firms or industrial workers.

TDC 65.210. Additional Limitations on Uses.

[...]

(4) Warehouse and Freight Movement. *Except as provided in TDC 65.210.5, all uses must be conducted wholly in conjunction with a Permitted light manufacturing use on the same lot, parcel or site, and facilitate the storage and distribution of goods produced on-site.*

(a) *Permitted Uses.* Uses may not exceed more than 50% of the gross floor area of the Permitted light manufacturing use.

(b) *Conditional Uses.* A conditional use permit is required for uses in excess of 200% of the gross floor area of the Permitted light manufacturing use.

(5) Warehouse and Freight Movement.

(a) Permitted Uses. Warehouse and Freight Movement uses may not exceed the greater of 25% or 25,000 square feet of the gross floor area with an individual building on a development site. More than one building on a development site may have a Warehouse and Freight Movement use up to this limit.

(6) Wholesale Sales.

(a) Permitted Uses. Limited Wholesale Sale uses may not exceed the greater of 25% or 25,000 square feet of the gross floor area with an individual building on a development site. More than one building on a development site may have a Limited Wholesale sale use up to this limit.

Best,

-Steve

Steve Koper, AICP

Assistant Community Development Director
City of Tualatin | Planning Division
503.691.3028 | www.tualatinoregon.gov

From: Steve Koper
Sent: Friday, November 4, 2022 3:25 PM
To: 'ryans@schnitzerproperties.com' <ryans@schnitzerproperties.com>
Cc: 'Stu Peterson' <stu@macadamforbes.com>; Erin Engman <eengman@tualatin.gov>
Subject: Basalt Creek Employment potential code changes

Hi Ryan,

This email is a follow-up to staff's recent meeting with Sherilyn, our City Manager, and Jonathan, our Economic Development Manager.

What Sherilyn and Jonathan communicated to us was that when they met with you and Stu, they reiterated that the Council would be unlikely to support stand-alone Warehousing and Distribution uses. Jonathan also brought to our attention the differences between the way the state economic development agency views advanced manufacturing as one use category versus how our development code differentiates manufacturing uses into "light" versus "heavy."

With that background and what Erin and I think we heard from our last group meeting, we drafted the below changes to the existing draft code, which we'd appreciate your input on. Drawing on our conversation with Sherilyn and Jonathan, we feel that these changes could be expressly supported by staff as being consistent with Planning Commission and Council feedback. At the same time, these changes would help to increase the flexibility we believe we heard a desire for from the group.

The changes are in red. The addition of Heavy Manufacturing as a limited use would allow for metal fabrication as an advanced manufacturing use, which we believe aligns with what we heard at our meeting and from Jonathan. The addition to warehousing and distribution uses is based on the Wilsonville Commerce Center development. We feel that this configuration could still meet the jobs and employment density goals of the underlying plans, while meeting the demand for flex space. We also believe this would alleviate Planning Commission and Council’s concerns about having warehousing and distribution become a dominant use if standalone uses were allowed.

As of now, we are still on track to present an update to the Planning Commission on November 17th. To reiterate, staff would be comfortable presenting a recommendation in support of these changes and make the case to the Planning Commission that these changes are consistent with community interest and the adopted plans. Please let us know by **Friday, November 11th**, if you have any feedback.

INDUSTRIAL USE CATEGORIES		
Heavy Manufacturing	P (L)	Advanced manufacturing uses limited to: <ul style="list-style-type: none"> • Casting or fabrication of metals, including electroplating. • Other similar uses as determined by application of TDC 31.070.
Light Manufacturing	P (L)/C	Conditional uses limited to trade and industrial school or training center. Truck driving schools are prohibited All other uses Permitted outright except: <ul style="list-style-type: none"> • Machine shop; and • Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials.
Warehouse and Freight Movement	P (L)/C	Subject to TDC 65.210(4) and (5).

TDC 65.210. Additional Limitations on Uses.

[...]

(4) Warehouse and Freight Movement. *Except as provided in TDC 65.210.5, all uses must be conducted wholly in conjunction with a Permitted light manufacturing use on the same lot, parcel or site, and facilitate the storage and distribution of goods produced on-site.*

(a) *Permitted Uses.* Uses may not exceed more than 50% of the gross floor area of the Permitted light manufacturing use.

(b) *Conditional Uses.* A conditional use permit is required for uses in excess of 200% of the gross floor area of the Permitted light manufacturing use.

(5) Warehouse and Freight Movement.

(a) Permitted Uses. Uses may not exceed more than 25% of gross floor area on a single development site, up a maximum of 25,000 square feet.

Best,
-Steve

Steve Koper, AICP
Assistant Community Development Director



SITE PLAN - SCHEME-04 1" = 100.0'

GENERAL NOTES:
 1. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.

PLANNING AND ZONING REVIEW:
 JURISDICTION CITY OF TUALATIN, OREGON

AREA SUMMARY:

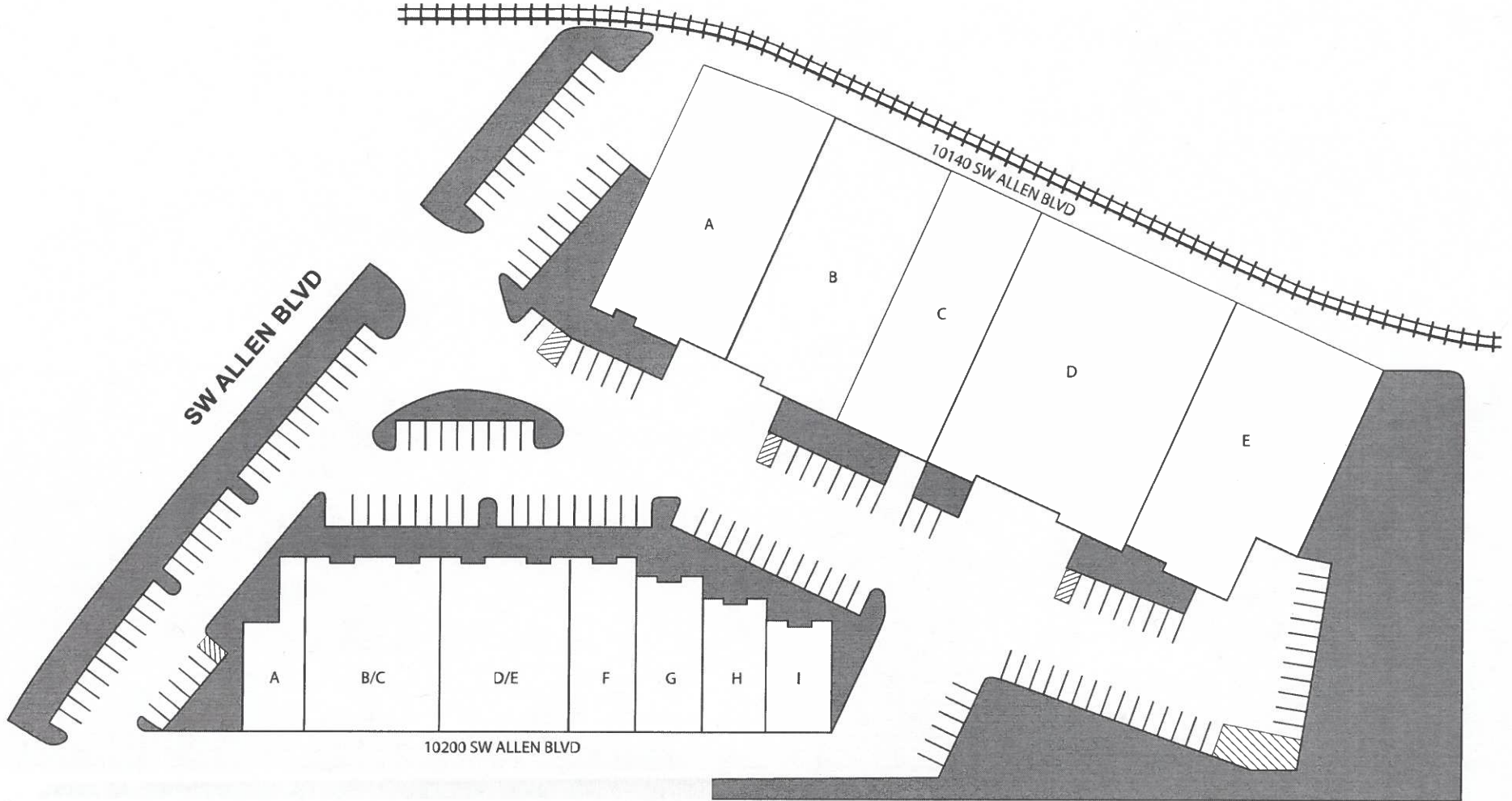
GROSS SITE AREA:	2,034,482 SQFT.	46.71 ACRES (+/-)
DEDICATION AREA:	16,311 SQFT.	0.37 ACRES (+/-)
NET DEVELOPED AREA:	2,018,171 SQFT.	46.34 ACRES (+/-)

BUILDING A:	88,400 SQFT.	4.4% COVERAGE
BUILDING B:	70,000 SQFT.	3.5% COVERAGE
BUILDING C:	98,000 SQFT.	4.9% COVERAGE
BUILDING D:	69,056 SQFT.	3.4% COVERAGE
BUILDING E:	77,000 SQFT.	3.8% COVERAGE
BUILDING F:	70,000 SQFT.	3.5% COVERAGE
BUILDING G:	50,000 SQFT.	2.5% COVERAGE
BUILDING H:	55,000 SQFT.	2.7% COVERAGE
TOTAL	577,456 SQFT.	28.6% COVERAGE

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ALLEN WEST BUSINESS PARK

Beaverton, Oregon



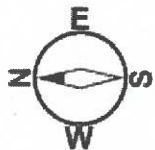
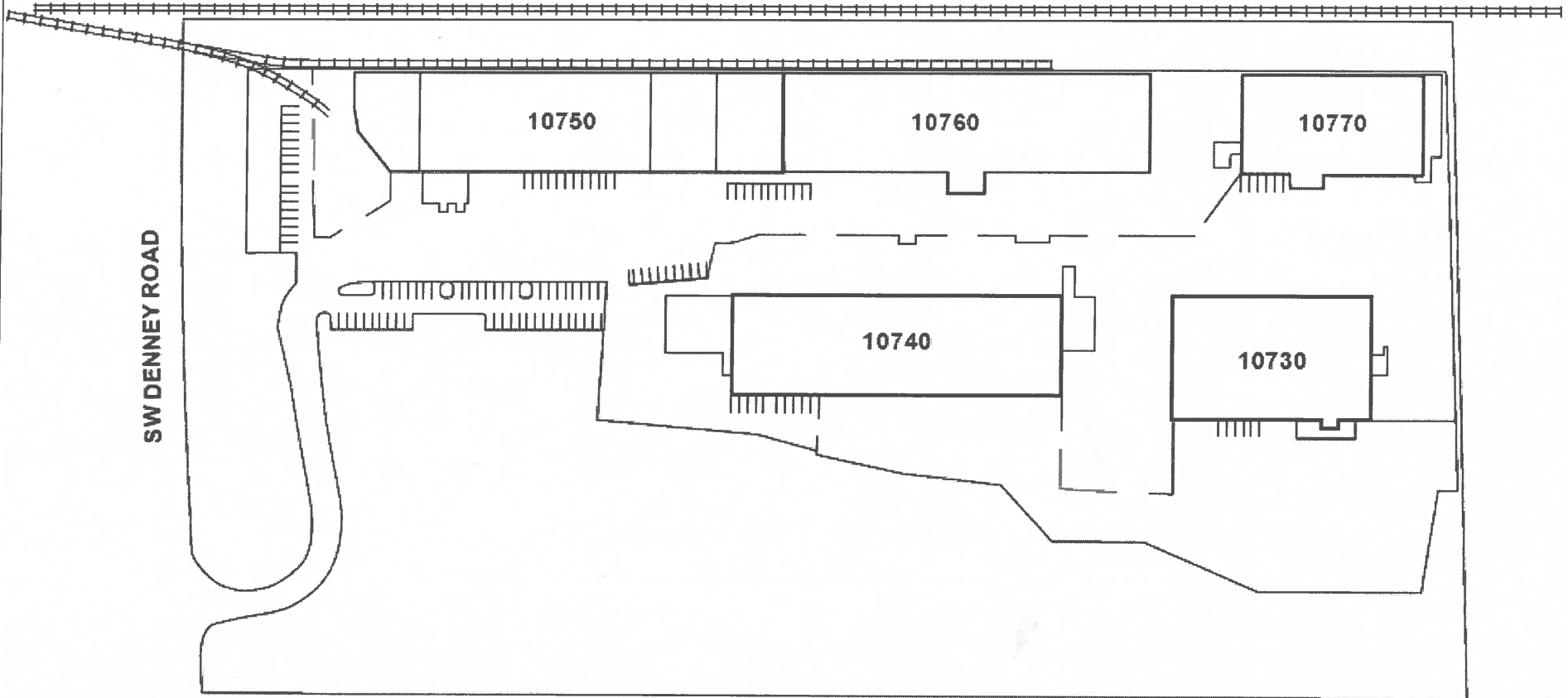
Infinity Financial	7,899 SF
Apantac	6,256 SF
Cedar House Media	3,740 SF
CBOE Office Technology	3,506 SF
Brooks Pest Control	3,300 SF
Pro Drain & Rooter Serv.	2,860 SF
Cote d'Or Imports	2,420 SF
All Points Media	22,572 SF
CNW, Inc.	17,214 SF
Epiq Class Action	10,673 SF

Financial services
Design/development imaging equipment
Media
Printer/laptop assembly
Exterminators
Plumbers
Wine storage
Outdoor advertising
Consignment furniture sales
Document storage

DENNEY ROAD INDUSTRIAL

Beaverton, Oregon

HIGHWAY 217



Circus Trix	33,528 SF
Tillamook Country Smoker	75,082 SF
Ness & Campbell Crane	27,200 SF
Shift Operations	36,200 SF
Arizona Tile	48,000 SF

Family amusement center
Food production
Crane/rigging/large equipment
Auto service and reconditioning
Tile, stone, quartz showroom & distr.

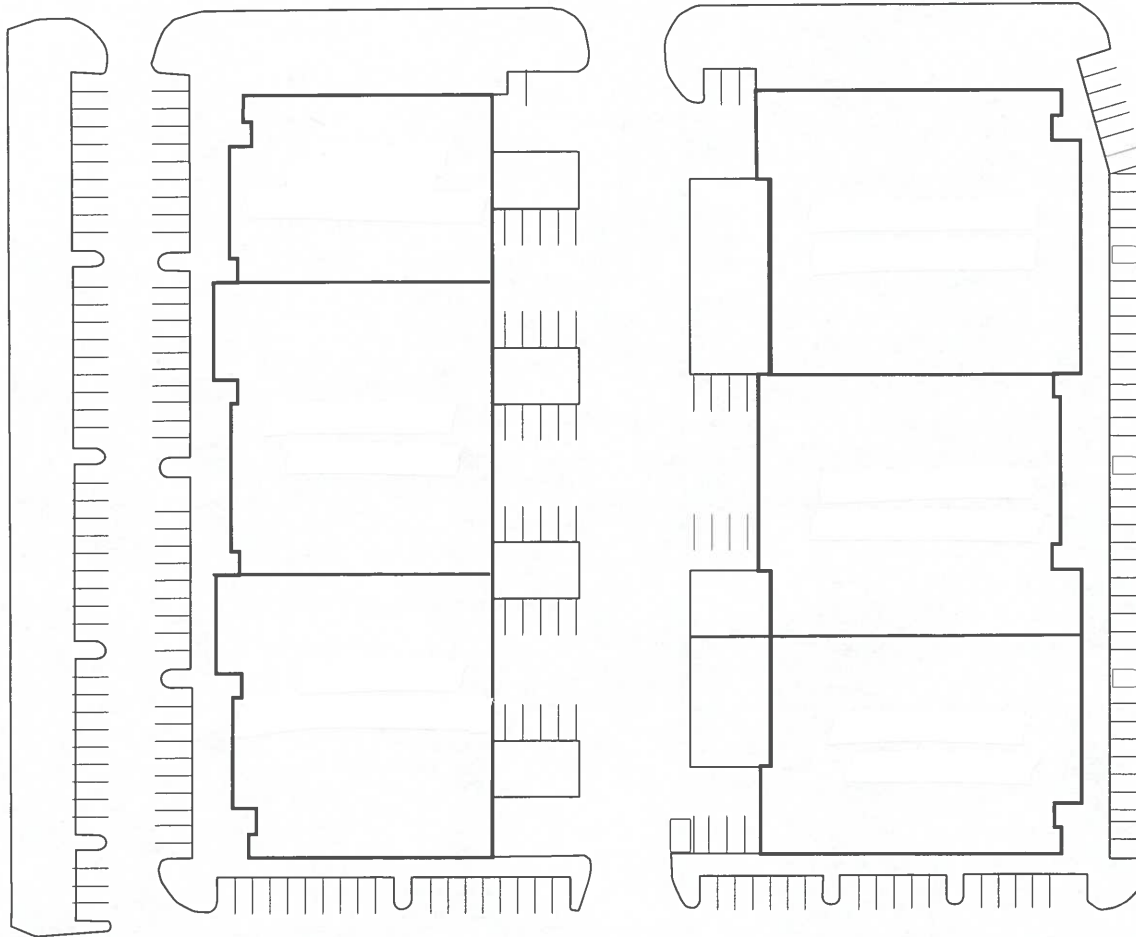
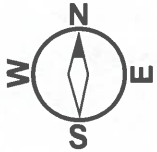
WILSONVILLE COMMERCE CENTER

27120-27180 SW 95th Avenue, Wilsonville, 97070

SW NIKE DRIVE

SW 95TH AVE

WEST FRONTAGE ROAD



Mitchell, Lewis & Staver	21,724 SF
Allied Technologies	21,012 SF
Commercial Furniture Dist.	19,663 SF
Century Wheel & Rim	23,524 SF
Proctor Sales	19,665 SF

Pumping equipment & service
High-tech manufacturing
Furniture warehousing/distribution
Auto/truck/trailer parts & accessories
Boiler/steam/hydrionic product sales



Schnitzer
PROPERTIES



MEMORANDUM

DATE: December 7, 2022

TO: SCHNITZER PROPERTIES
1121 SW Salmon Street
Portland, OR 97205

FROM: Brendan Buckley
Johnson Economics, LLC

SUBJECT: Analysis of Industrial Development Alternatives for the Basalt Creek Plan Area in Tualatin

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I. INTRODUCTION

JOHNSON ECONOMICS has conducted an alternative use analysis on an industrial site of roughly 82 total acres located in Tualatin, Oregon. The total acreage consists of 15 tax lots which are bisected by two public streets (SW Grahams Ferry Rd. and SW Tonquin Rd.) forming three separate contiguous sites.

The site is located within the Southwest and Basalt Creek urban renewal (UR) area and is currently zoned as Manufacturing Park (MP). The MP zone is currently under consideration to be replaced by a new Basalt Creek Employment District (BCE) zone.

The purpose of this analysis is to examine how a hypothetical potential development under the current draft of the BCE zone¹ (the “BCE Use”) compares to a flexible industrial park development

¹ This analysis is based upon the September 14, 2022 version of the draft BCE zone.



(the “Flex Use”) that includes some uses that are not currently allowed in the BCE zone. The scenarios are comprised of:

- BCE Use: a light-industrial facility of over 1 million square feet across 6 buildings, with the use mix dominated by manufacturing uses, with some accompanying office space. See Figure 4.1 for more detail.
- Flex Use: a flex industrial park of over 1 million square feet across 12 buildings, internally subdivided into a range of potential tenanted spaces for small to large-sized businesses, in a variety of sectors. Businesses include light manufacturing and office, as well as uses that are not currently permitted in the draft BCE zone, such as wholesale sales and warehousing. See Figure 3.3 for more detail.

The key metrics of comparison between the two scenarios are level of property investment, tax revenues, urban renewal impacts, and employment. The developed square footage and total estimated investment value within each scenario is the same. As detailed below, due to market demand, the prospective timing of development differs, with the Flex Use expected to develop sooner than the BCE Use.

II. EXECUTIVE SUMMARY

The following findings and conclusions are based on the analysis that follows in this report.

- The Flex Use would be home to a range of business types including light manufacturing, wholesale, and warehouse businesses. Some spaces would be suitable for creative office or flex industrial/office use. As planned, the development would be able to accommodate businesses from small to large.
- As proposed, the BCE zone would not allow some categories of uses that are generally compatible with the low-impact light industrial uses envisioned for the zone. Some of these restricted uses, including warehouse and wholesale sales, would be appropriate for the Flex Use, while also supportive of the goals of the BCE zone and Basalt Creek Plan Area in general. They can also be designed to be compatible with nearby residential uses.
- A City funded and directed economic analysis prepared in conjunction with the zoning update found that manufacturing, while an important component of on-going industrial growth, is growing more slowly than other types of industrial uses, and this is projected to continue.
- The City funded and directed economic analysis recommended allowing a broader range of land uses in the BCE zone to encourage the most rapid and robust build out of industrial areas including flex, manufacturing, wholesale, and warehouse space. Stakeholders in the



industrial planning and the real estate market likewise recommended codes with greater flexibility and allowed uses as models, while pointing to restrictive codes as what to avoid.

- When compared to the BCE Use, the Flex Use is projected to result in greater taxable value, with significantly greater revenue benefits to the Urban Renewal Area (URA).
- The Urban Renewal (UR) Plan forecasted an average annual growth of 6% in the assessed value, resulting in \$4.5M in URA revenue over the 30-year life of the district. The Flex Use is estimated to result in over \$58M in revenue over the same period, or 13 times higher than the forecast in the UR Plan.
- The BCE Use, a speculative light industrial campus introduced after an additional 10 years, would generate a cumulative TIF revenue of \$38M over three years, or roughly 65% of the forecasted revenue from the Flex Use.
- As the recruitment other major employers such as high-tech and advanced manufacturing companies to the Basalt Creek area remains speculative, the Flex Use at the subject site has the potential to provide significant UR revenue in the early years of the district to finance identified UR projects.
- The Flex Use would also provide off-site improvements with extensive public benefits to other users and the City, including improving streets, intersections, trails, water and sewer infrastructure in the immediate area.
- The Flex Use would include a roughly \$29M total investment in improved public infrastructure, which would contribute substantially to extending services to other portions of the Basalt Creek Plan Area and facilitate further development of additional employment uses in the area. This investment would be contributed to the development of the URA without requiring urban renewal funding.
- Modern flex industrial parks, such as the Flex Use, offer a high density of employment through offering a mix of spaces suitable for a broad range of light industrial, office, wholesale, warehouse, and related sectors. At the assumed density of 20 jobs per acre, the Flex Use would support an estimated 1,640 jobs.
- There is no compelling reason to predict a significant difference between the realized employment density of a development under the City's draft BCE zone as proposed (e.g. the BCE Use) vs. the employment density under revised zoning standards with an expanded list of allowable uses such as those proposed in the Flex Use.



- This mixture of business sectors included in the Flex Use feature high average wages beyond those found in manufacturing alone (the BCE Use). The mix of sectors included in the Flex Use is likely to support many family-wage, skilled, blue-collar jobs, at a comparable employment density to that expected in the limited diversity of uses in the BCE Use.
- Our analysis concludes that as compared to development allowed under the proposed BCE zone, an expanded list of allowable uses in the BCE zone would support comparable levels of employment density and wages in the area, potentially generate greater taxable value and urban renewal revenue, include significant investment in off-site public infrastructure, while remaining compatible with neighboring uses.

III. HYPOTHETICAL FLEX USE DEVELOPMENT PROGRAM

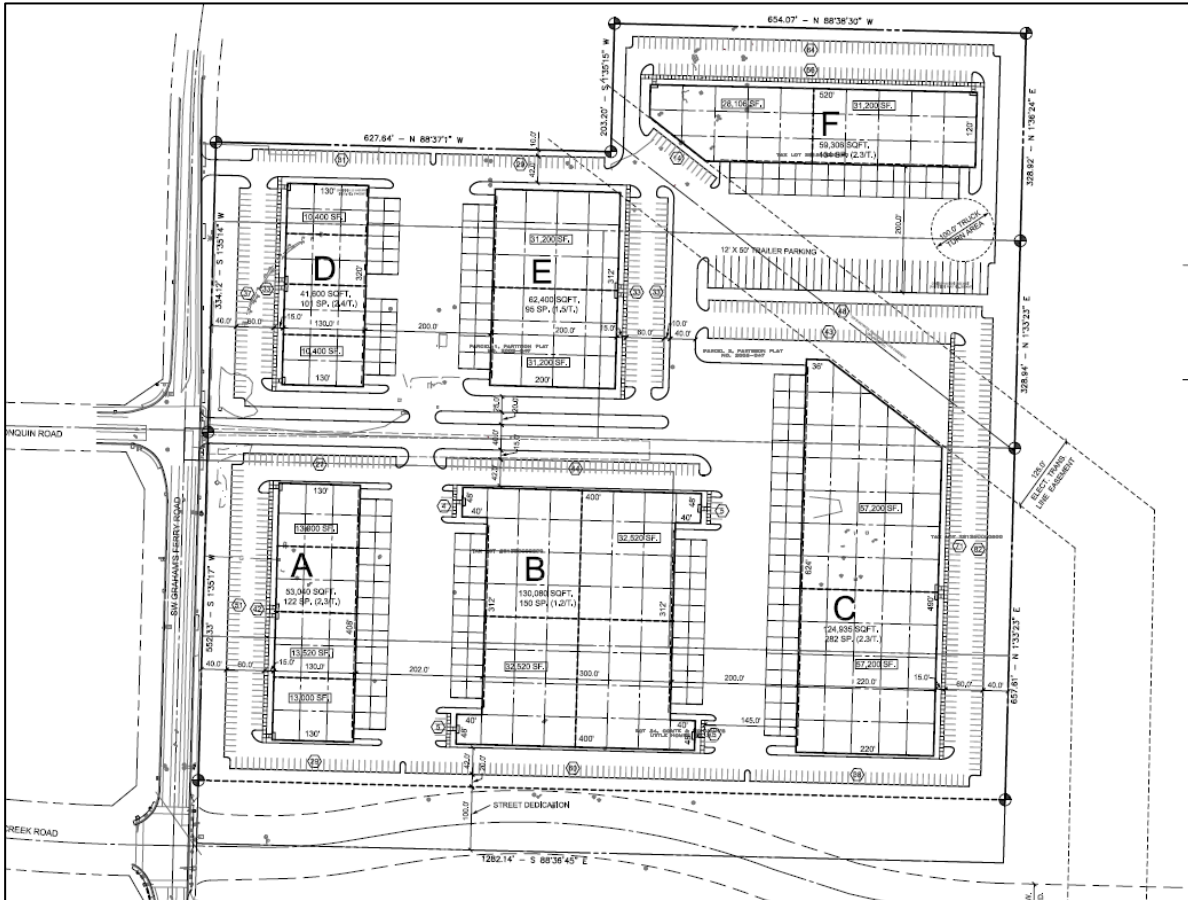
Figures 3.1 & 3.2 show a preliminary site plan² for the Flex Use that forms the basis of the assumptions in this analysis. The layouts shown below are broken into the east and west sections as divided by SW Graham's Ferry Road.

The east section is located to the east of SW Graham's Ferry Road, and north of the planned extension of Basalt Creek Drive. It consists of six buildings totaling 471k square feet.

² This site plan is potentially subject to change during the planning process, but this is representative of the eventual planned use and scale.



FIGURE 3.1: SUBJECT SITE EASTERN SECTION, PRELIMINARY SITE PLAN (SUBJECT TO CHANGE)

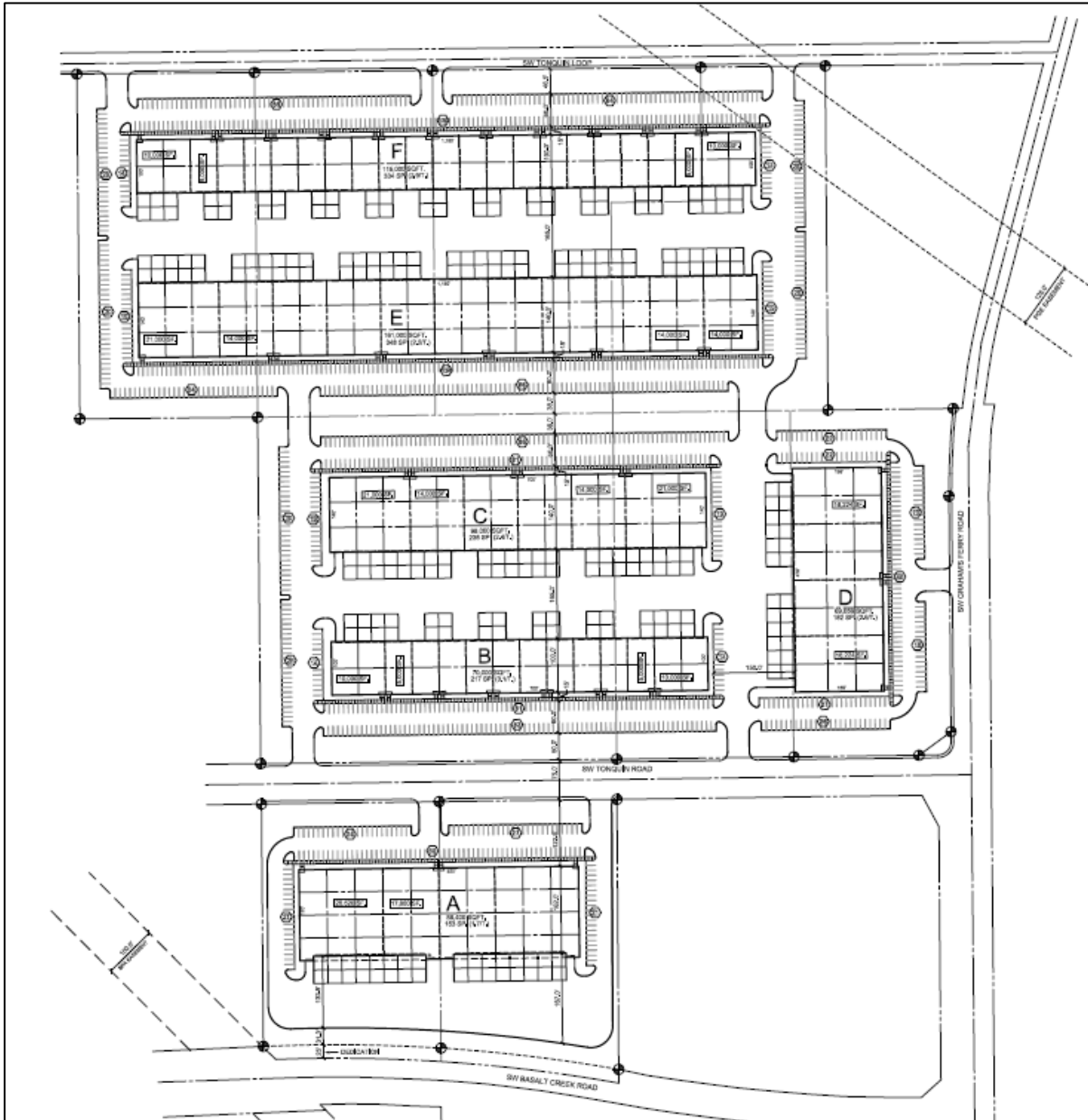


Source: VLMK Engineering and Design

The west section is located to the west of SW Graham's Ferry Road, north of Basalt Creek Drive, and bisected by SW Tonquin Rd. It consists of six buildings totaling 601k square feet.



FIGURE 3.2: SUBJECT SITE WESTERN SECTION, PRELIMINARY SITE PLAN (SUBJECT TO CHANGE)



Source: VLMK Engineering and Design

Figure 3.3 presents the preliminary Flex Use development plan and estimated value of capital improvements at the site for a flex industrial development. These estimates form the basis for projected tax revenue generation from the development, as discussed in following sections. Overall, this facility will have an estimated future value of over \$232 million in real property and equipment.



FIGURE 3.3: PRELIMINARY DEVELOPMENT PLAN AND ESTIMATED CAPITAL INVESTMENT

East Site		Estimated Capital Investment Value		
Flex Ind. Facility	Built Area (Square Feet)	Real Prop. Value/s.f.	Real Prop. Value	Total Value
Building A	53,040	\$217	\$11,510,000	\$11,510,000
Building B	130,080	\$217	\$28,227,000	\$28,227,000
Building C	124,935	\$217	\$27,111,000	\$27,111,000
Building D	41,600	\$217	\$9,027,000	\$9,027,000
Building E	62,400	\$217	\$13,541,000	\$13,541,000
Building F	59,306	\$217	\$12,869,000	\$12,869,000
TOTAL:	471,361	\$217	\$102,285,000	\$102,285,000

West Site		Estimated Capital Investment Value		
Flex Ind. Facility	Built Area (Square Feet)	Real Prop. Value/s.f.	Real Prop. Value	Total Value
Building A	88,400	\$217	\$19,183,000	\$19,183,000
Building B	70,000	\$217	\$15,190,000	\$15,190,000
Building C	98,000	\$217	\$21,266,000	\$21,266,000
Building D	69,056	\$217	\$14,985,000	\$14,985,000
Building E	161,000	\$217	\$34,937,000	\$34,937,000
Building F	115,000	\$217	\$24,955,000	\$24,955,000
TOTAL:	601,456	\$217	\$130,516,000	\$130,516,000

PROPOSED FLEX INDUSTRIAL		Estimated Capital Investment Value		
Flex Ind. Facility	Built Area (Square Feet)	Real Prop. Value/s.f.	Real Prop. Value	Total Value
TOTAL:	1,072,817	\$217	\$232,801,000	\$ 232,801,000

Source: VLMK Engineering and Design, Schnitzer Properties, CoStar, Johnson Economics

Tenants and Land Uses: The Flex Use would be home to a range of business types including light manufacturing, wholesale sales, and warehousing. Some spaces would be suitable for creative office or flex industrial/office use. As planned, the development would be able to accommodate businesses from small to large.

These assumptions are used to model the potential tax revenue and employment generation from this development, discussed more in the following sections of this report.



IV. HYPOTHETICAL BCE USE PROGRAM

To compare the impacts of the Flex Use with what might happen the proposed BCE zone in the area, we have modeled the BCE Use as a hypothetical light industrial development. The light industrial development would be largely manufacturing based, with a limited office component in keeping with the limitations of the BCE zone as currently drafted.

Proposed Basalt Creek Employment District (BCE) Zone: Purpose and Permitted Uses

Currently, the City of Tualatin is considering the replacement of the Manufacturing Park (MP) zone, that currently overlays the subject properties, with the newly defined BCE zone. The draft BCE zone is intended to meet the goals of the plan through supporting a mix of employment uses that are compatible with nearby residential uses. Preliminary *draft* code language describes the zone's potential purpose as currently conceived:

The purpose of this district is to implement the goals of the Basalt Creek Concept Plan, to provide an environment conducive to the development and protection of employment uses that contribute to the local economy and support nearby residential uses. Such permitted uses must not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The emphasis of the zone is on providing a variety of light manufacturing, office, and incubator space for established and emerging businesses, typically in a low-rise, flex-space development pattern. Retail uses are allowed but limited in intensity to maintain adequate employment development opportunities.

[Tualatin Comprehensive Plan, Chapter 10 (9/14/22 draft language)]

Like the MP Zone before it, the BCE would place limitations on most land use categories, including many industrial uses. Retail, commercial services, and office uses are either limited to auxiliary or secondary uses to light industrial or limited in square footage as the primary use.

As drafted, the BCE zone does not allow some categories of uses that are generally compatible with light industrial uses and would be appropriate for a flex industrial park like the Flex Use, including some machine shops, metal fabrication, wholesale trade, most warehousing, and storage of fleet vehicles associated with on-site employers.

As discussed more below, these uses would likely be beneficial to the goals of the BCE and Basalt Creek Plan Area in general and can be compatible with the low-impact light industrial uses envisioned for the zone, and nearby residential uses.

BCE Use Development Scenario

Figure 4.1 presents a hypothetical development plan and estimated value of capital improvements at the site for a light industrial development at the site, consisting largely of manufacturing with some secondary office uses, the BCE Use. The BCE Use development is assumed to be accommodated in fewer buildings (six) in more of a campus-style design.



For the sake of comparison, the assumed FAR of 0.3 remains the same, meaning the overall square footage of space is assumed to be the same between the two scenarios, as well as the total estimated investment value (\$232M). The main difference between the two scenarios is assumed to be the prospective timing of development, as discussed in the following section.

FIGURE 4.1: HYPOTHETICAL BCE USE PLAN AND ESTIMATED CAPITAL INVESTMENT

East Site		Estimated Capital Investment Value		
Manufacturing Facility	Built Area (Square Feet)	Real Prop. Value/s.f.	Real Prop. Value	Total Value
Building A	183,120	\$217	\$39,737,000	\$39,737,000
Building B	166,535	\$217	\$36,138,000	\$36,138,000
Building C	121,706	\$217	\$26,410,000	\$26,410,000
TOTAL:	471,361	\$217	\$102,285,000	\$102,285,000

West Site		Estimated Capital Investment Value		
Manufacturing Facility	Built Area (Square Feet)	Real Prop. Value/s.f.	Real Prop. Value	Total Value
Building A	158,400	\$217	\$34,373,000	\$34,373,000
Building B	167,056	\$217	\$36,251,000	\$36,251,000
Building C	276,000	\$217	\$59,892,000	\$59,892,000
TOTAL:	601,456	\$217	\$130,516,000	\$130,516,000

ALTERNATIVE SCENARIO		Estimated Capital Investment Value		
Manufacturing Facility	Built Area (Square Feet)	Real Prop. Value/s.f.	Real Prop. Value	Total Value
TOTAL:	1,072,817	\$217	\$ 232,801,000	\$ 232,801,000

Source: CoStar, Johnson Economics

Land Use: As noted, the BCE Use is expected to be largely manufacturing based, with some accompanying office space. This alternative does not include the variety of uses envisioned in the Flex Use, because the proposed BCE zone limits are restricts many flex industrial uses.

The assumptions presented in Figure 4.1 are used to model the potential tax revenue and employment generation from this development, discussed more in the following sections of this report.

V. INDUSTRIAL MARKET TRENDS IMPACTING DEVELOPMENT



Aside the mix of businesses, the two development scenarios will differ in the prospects for actually being realized in the near term based on the current industrial real estate environment. The Flex Use is actively looking to move forward, whereas a prospective campus-style business park for one or a few large users presented in the BCE Use is more speculative.

This section reviews market conditions for new industrial development that will impact the pace of development, and therefore the timing of employment growth, benefits to the tax base, Urban Renewal Area, and off-site public infrastructure improvements.

Economic Analysis of the Zone Update Project

As part of the Basalt Creek MP Zone Update project, the City funded and directed an economic analysis that was prepared by Leland Consulting Group (Leland Analysis) to assess the “market-based development and employment opportunities”³ in the area. After examining industrial market conditions and trends in the Portland region and SW Metro submarket, ***the analysis recommended allowing a broader range of land uses in the updated zone*** (i.e. the BCE zone) in order to encourage the most rapid and robust build out of industrial areas. Some key findings from the analysis:

- In general, the analysis finds that manufacturing, while an important component of on-going industrial growth, is growing more slowly than other types of industrial uses, and this is projected to continue. “While the manufacturing sector as a whole is projected to have some recovery-driven employment growth, it also contains 11 of the 20 industries projected to have the most rapid employment declines, and annual manufacturing employment growth is just 0.15 percent. Factors contributing to the loss of manufacturing jobs include continued global competition and the adoption of productivity-enhancing technologies such as robotics.” (Pg. 7)
- On the regional level, manufacturing employment growth is expected to be somewhat more robust than nationally, but still trail other industrial growth: “...manufacturing jobs in the Portland metropolitan area are projected to grow by 0.99 percent annually through 2030. Transportation and warehousing jobs are similarly projected to grow rapidly at 1.64 percent annually, and wholesale trade jobs are projected to grow at 1.11 percent annually.” (Pg. 7)
- “For Basalt Creek, the ULI Survey suggests in the near-term developers are more likely to invest in new fulfillment and warehousing projects than manufacturing” (Pg. 6), and “[m]anufacturing (i.e. buildings exclusively used for manufacturing uses) has accounted for

³ Basalt Creek MP Zone Update Economic Analysis, Chris Zahas and Sam Brookham, Leland Consulting Group, 2022.



significantly less development in recent years, which appears a broader market trend...” (Pg. 11)

- These findings support an approach of allowing manufacturing uses while maintaining flexibility for other uses that can also offer employment density and good wages, while better taking advantage of economic cycles.

As part of the analysis, Leland Consulting met with various stakeholders in the industrial planning and real estate market who recommended potential model zones on which to base the new BCE zone.

- Five model zones in the Portland region were suggested. What the zones have in common is flexibility and a range of allowed uses. Meanwhile, stakeholders suggested that zoning codes which are overly restrictive should be avoided.
- A case study of the Tonquin Employment Area in Sherwood noted that:

“The EI zone was originally aimed at supporting high-tech manufacturing and traded sector job growth. **However, the TEA remained largely unincorporated and undeveloped for many years** following the plan’s adoption in 2010.

“Stakeholders interviewed for this project highlighted the challenges of developing in the TEA following the concept plan and UGB activity, **citing a narrowly defined set of allowed uses in the zoning code**, site constraints, and relatively restrictive development standards as reasons for the lack of initial development in the area.

“In 2014, the City of Sherwood embarked on an implementation plan that focused on infrastructure and financial tools and **refined the focus of the EI Zone on “mid-size manufacturing and flex space.” One of the main recommendations that came out of this process included expanding the allowed uses in the EI zone to attract more investment.** Stakeholders cited this added flexibility to the EI zone as instrumental in facilitating the recent wave of new investment activity in the TEA.” [Emphasis added] (Pg. 16)

The economic analysis reaches similar conclusions, recommending flexibility in allowed uses in the updated zone:

“Manufacturing buildings—the primary use currently allowed in the MP zone—have accounted for less than seven percent of all industrial development over the past 10 years in the I-5 South submarket (down from almost 19 percent historically). Meanwhile, warehouse and distribution buildings have continued to make up the largest share of new development, and multitenant and flex industrial buildings have accounted for more than one-fifth of recent investment (up two-fold from historical averages).

“Demand for multi-tenant flex industrial buildings will continue to grow in the future. These buildings tend to be smaller, speculative developments (no more than 150,000 square feet) that cater to a wide variety of tenants—including tech, manufacturers, suppliers, wholesalers, services, contractors, as well as traditional distribution and warehousing tenants house relatively job-dense tenants from a broad market spectrum, and are well suited to the I-5 submarket....



“[T]he most suitable of ‘model’ zones (per feedback from stakeholders) are generally less restrictive than the Manufacturing Park zone in Basalt Creek.” (Pg. 20-21)

Recommendations: Ultimately, the City funded and directed economic analysis recommends expanding the allowed use table in the MP zone to be more inclusive of other industrial uses and to be better aligned with market demand that includes flex, distribution, manufacturing, and warehouse space (pg. 21). This recommendation for the updated BCE zone can be accomplished while still ensuring compatibility with nearby residential uses.

Summary of Economic Conditions

The City funded and directed economic analysis prepared as part of drafting the BCE zone supports the finding that a more flexible zone with a greater variety of allowed uses is likely to encourage more rapid development, with greater public benefits to the tax base and Urban Renewal Area, without sacrificing employment density or wage levels. The following sections address these impacts.



VI. FORECAST OF TAXABLE VALUE AND TIF REVENUE POTENTIAL

Southwest and Basalt Creek Development Area (Urban Renewal Area)

The subject property is located within an urban renewal area (URA). The UR Plan (2021) identifies goals for the URA and implementing UR projects. The URA goals include to encourage “high density employment opportunities” and “encourage land development that strengthens the local tax base”. Other goals include the provision of transportation and utility infrastructure to support this vision for the build-out of the URA. The Flex Use can support these goals and help build taxable value within the UR district *without requiring expenditure of UR resources*.

The feasibility study prepared prior to adoption of the UR Plan forecasted revenue to the URA of between \$28.4 million and \$55.5 million, for the Basalt Creek area over 30 years (a separate feasibility study was prepared for the north part of the district.) The study applied a general annual inflation factor of 3% to all properties and then an additional factor of 1% to 3% annually for new development. Therefore, the total forecasted rate ranged between 4% (low) to 6% (high).

For the sake of this analysis, Johnson Economics applied these rates to the roughly 82-acre subject site. The subject site consists of 15 taxlots, with a total assessed value of \$5,371,350 in the 2021/22 tax year. This is assumed to be the “frozen base” value for the purposes of urban renewal, above which the taxable value from any appreciation and newly added value is assigned to the URA.

Applying the methodology of the feasibility analysis (a 4% to 6% annual growth rate) to this property as-is leads to a forecast of modest TIF revenue potential. Modeling the Flex Use results in high assessed value beginning in 2024 (Figure 5.1). The estimated total investment in the 12-building facility is roughly \$232.8 million, based on the preliminary development plan and assumptions outline below. (This development program is preliminary and may change over time, as will estimates of development costs. This is a best estimation at the time of this analysis and should be considered a rough or “order-of-magnitude” forecast to give an idea of the scale of the Flex Use and potential valuation.)

The hypothetical BCE Use is assumed to have the same square footage of space, over a fewer number of buildings, and the same valuation. The total estimated values are reproduced below for reference.

Timing of development: Figure 6.1 (following page) presents forecast of tax increment (TIF) revenue that goes to the URA over the 30-year period of the district. Phase I of the Flex Use is projected to happen in the near term, with the high taxable value being added to the tax roles in 2025, with two more phases being completed in two-year increments.

The development of a large industrial campus, based on manufacturing, in the BCE Use is speculative and reliant on recruitment of one or more major industrial employers to the area. The modeling here



demonstrates the impact of this BCE Use if it occurred in two phases, with the later east side of the development taking place after ten years and the west side after twenty years.

The timing of the BCE Use scenario is purely speculative, but as the economic analysis prepared for the zone change study points out, attracting large employers such as advanced manufacturers or high-tech industry to a zone with limited allowed uses can be a long-term prospect, or not happen at all. More flexible zoning is expected to have better prospects in the near term, as demonstrated by the Flex Use.

Figure 6.1 compares the taxable valuation and TIF revenue forecasts for the baseline UR Plan scenario (6% annual growth), the Flex Use and BCE Use.



FIGURE 6.1: FORECASTED TAX INCREMENT FINANCING REVENUE GROWTH, SUBJECT PROPERTY
(SCENARIOS: URA PLAN (6% AGR) / PROPOSED FLEX INDUSTRIAL / BCE USE

YEAR	Estimated RMV		New Taxable Value			Tax Rate (88.49)	Annual TIF Revenue (Net)*			Cumulative TIF Revenue (Net)				
	Frozen Base	Baseline AV (3% Growth)	Flex Use Development	BCE Use Development	UR Plan High Growth (6%)		Flex Use Development	BCE Use Development	UR Plan High Growth (6%)	Flex Use Development	BCE Use Development	UR Plan High Growth (6%)	Flex Use Development	BCE Use Development
	2021	\$5,371,350	\$5,371,350											
2022	\$5,371,350	\$5,797,690			\$322,281			\$4,799				\$4,799		
2023	\$5,371,350	\$5,971,621			\$663,899			\$9,391				\$14,190		
2024	\$5,371,350	\$6,150,769			\$1,026,014			\$14,513				\$28,703		
2025	\$5,371,350	\$6,335,292	\$70,624,000		\$1,409,856	\$66,216,592		\$19,943	\$936,667			\$48,647	\$936,667	
2026	\$5,371,350	\$6,525,351	\$68,345,806		\$1,816,728	\$64,128,458		\$25,699	\$907,129			\$74,345	\$1,843,796	
2027	\$5,371,350	\$6,721,112	\$126,033,103		\$2,248,013	\$122,011,515		\$31,799	\$1,725,914			\$106,144	\$3,569,710	
2028	\$5,371,350	\$6,922,745	\$121,967,519		\$2,705,174	\$118,147,564		\$38,266	\$1,671,256			\$144,410	\$5,240,966	
2029	\$5,371,350	\$7,130,427	\$220,318,083		\$3,189,766	\$216,705,810		\$45,121	\$3,065,412			\$189,531	\$8,306,378	
2030	\$5,371,350	\$7,344,340	\$213,211,048		\$3,703,433	\$209,812,688		\$52,387	\$2,967,905			\$241,918	\$11,274,284	
2031	\$5,371,350	\$7,564,670	\$206,333,272		\$4,247,920	\$203,155,243		\$60,089	\$2,873,732			\$302,007	\$14,148,016	
2032	\$5,371,350	\$7,791,611	\$199,677,360		\$4,825,076	\$196,726,271		\$68,253	\$2,782,791			\$370,260	\$16,930,808	
2033	\$5,371,350	\$8,025,359	\$193,236,155		\$5,436,862	\$190,518,814		\$76,907	\$2,694,984			\$447,167	\$19,625,791	
2034	\$5,371,350	\$8,266,120	\$187,002,731	\$130,515,952	\$6,085,354	\$184,526,150	\$128,039,372	\$86,080	\$2,610,215	\$1,811,181		\$533,248	\$22,236,006	\$1,811,181
2035	\$5,371,350	\$8,514,103	\$180,970,385	\$126,305,760	\$6,772,756	\$178,741,788	\$124,077,163	\$95,804	\$2,528,392	\$1,755,134		\$629,052	\$24,764,398	\$3,566,314
2036	\$5,371,350	\$8,769,526	\$175,132,630	\$122,231,381	\$7,501,403	\$173,159,457	\$120,258,207	\$106,111	\$2,449,427	\$1,701,112		\$735,163	\$27,213,825	\$5,267,427
2037	\$5,371,350	\$9,032,612	\$169,483,191	\$118,288,433	\$8,273,768	\$167,773,103	\$116,578,345	\$117,037	\$2,373,234	\$1,649,059		\$852,199	\$29,587,060	\$6,916,486
2038	\$5,371,350	\$9,303,590	\$164,015,991	\$114,472,677	\$9,092,475	\$162,576,881	\$113,033,567	\$128,618	\$2,299,731	\$1,598,916		\$980,817	\$31,886,791	\$8,515,402
2039	\$5,371,350	\$9,582,698	\$158,725,152	\$110,780,010	\$9,960,305	\$157,565,151	\$109,620,008	\$140,893	\$2,228,838	\$1,550,630		\$1,121,710	\$34,115,629	\$10,066,032
2040	\$5,371,350	\$9,870,179	\$153,604,986	\$107,206,461	\$10,880,204	\$152,732,465	\$106,333,940	\$153,906	\$2,160,477	\$1,504,147		\$1,275,616	\$36,276,106	\$11,570,179
2041	\$5,371,350	\$10,166,285	\$148,649,987	\$103,748,188	\$11,855,297	\$148,073,571	\$103,171,773	\$167,699	\$2,094,575	\$1,459,416		\$1,443,316	\$38,370,680	\$13,029,595
2042	\$5,371,350	\$10,471,273	\$143,854,826	\$100,401,473	\$12,888,896	\$143,583,399	\$100,130,046	\$182,320	\$2,031,059	\$1,416,390		\$1,625,635	\$40,401,739	\$14,445,985
2043	\$5,371,350	\$10,785,411	\$139,214,348	\$97,162,715	\$13,984,511	\$139,257,059	\$97,205,427	\$197,818	\$1,969,861	\$1,375,019		\$1,823,453	\$42,371,600	\$15,821,004
2044	\$5,371,350	\$11,108,974	\$134,723,562	\$196,313,771	\$15,145,862	\$135,089,836	\$196,680,045	\$214,246	\$1,910,913	\$2,782,138		\$2,037,699	\$44,282,513	\$18,603,142
2045	\$5,371,350	\$11,442,243	\$130,377,641	\$189,981,069	\$16,376,895	\$131,077,184	\$190,680,612	\$231,659	\$1,854,152	\$2,697,273		\$2,269,358	\$46,136,666	\$21,300,414
2046	\$5,371,350	\$11,785,510	\$126,171,910	\$183,852,647	\$17,681,790	\$127,214,721	\$184,895,457	\$250,118	\$1,799,516	\$2,615,439		\$2,519,476	\$47,936,182	\$23,915,853
2047	\$5,371,350	\$12,139,075	\$122,101,849	\$177,921,917	\$19,064,978	\$123,498,224	\$179,318,292	\$269,684	\$1,746,944	\$2,536,547		\$2,789,160	\$49,683,126	\$26,452,400
2048	\$5,371,350	\$12,503,248	\$118,163,080	\$172,182,500	\$20,531,158	\$119,923,627	\$173,943,048	\$290,423	\$1,696,380	\$2,460,511		\$3,079,583	\$51,379,505	\$28,912,911
2049	\$5,371,350	\$12,878,345	\$114,351,367	\$166,628,226	\$22,085,308	\$116,487,012	\$168,763,871	\$312,408	\$1,647,767	\$2,387,249		\$3,391,991	\$53,027,272	\$31,300,161
2050	\$5,371,350	\$13,264,695	\$110,662,613	\$161,253,122	\$23,732,708	\$113,184,609	\$163,775,117	\$335,711	\$1,601,053	\$2,316,681		\$3,727,702	\$54,628,325	\$33,616,841
2051	\$5,371,350	\$13,662,636	\$107,092,852	\$156,051,408	\$25,478,951	\$110,012,788	\$158,971,345	\$360,413	\$1,556,186	\$2,248,729		\$4,088,115	\$56,184,511	\$35,865,571
2052	\$5,371,350	\$14,072,515	\$103,638,244	\$151,017,492	\$27,329,969	\$106,968,059	\$154,347,307	14.89	\$386,596	\$1,513,117	\$2,183,320	\$4,474,711	\$57,697,628	\$38,048,890

Source: Washington County Assessor, CoStar, Johnson Economics, VLMK Engineering and Design

* Tax loss adjustment (-5%)



Tax Revenue Generation: Findings

- Growth of the current assessed value at 6% would yield an estimated cumulative TIF revenue generation of \$4.5M over 30 years from the subject property (Figure 6.1). In comparison, the estimated taxable value of the Flex Use, introduced in the year 2025, would yield cumulative TIF revenue of \$58M over 30 years, or 13 times higher than high end of the forecast from the UR feasibility study.
- The BCE Use, a speculative light industrial campus introduced after 10 years, would generate a cumulative TIF revenue of \$38M over three years, or roughly 65% of the forecasted revenue from the Flex Use.
- This difference reflects that the timing of development is a critical factor for revenue generation in an urban renewal district. A development earlier in the district's planning period will generate much greater cumulative TIF revenue before the district's expiration than an equivalent development completed in the middle of the district's planning period.
- Clearly, the Flex Use has the potential to greatly outperform the valuation and tax revenue generation assumptions included in the original UR feasibility analysis. The forecasted revenue from the UR Plan was \$55.5 million at the high end of the forecast range, meaning the revenue from the Flex Use alone has the potential to exceed the total forecasted revenue for the entire UR district.
- As the recruitment other major employers such as high-tech and advanced manufacturing companies to the Basalt Creek area remains speculative, the Flex Use at the subject site has the potential to provide significant UR revenue in the early years of the district to finance identified UR projects.

Off-Site Improvements in the Basalt Creek Area

AKS Engineering has prepared rough order of magnitude (ROM) cost estimates for the potential off-site improvements that would accompany the Flex Use at the expense of the developer⁴. These improvements will provide extensive public benefits to other users and the City by improving streets, intersections, trails, water and sewer infrastructure in the immediate area. The following is a summary of these preliminary ROM estimates:

⁴ "Tualatin Basalt Creek Public Infrastructure ROM Cost Review", AKS Engineering, Darko Simic PE, 10/21/2022



Full and three-quarter street improvements:	\$17.8M
Pedestrian Trail Improvements:	\$150,000
Public Water Infrastructure Improvements:	\$3.6M
Public Sewer Infrastructure Improvements:	\$7.4M
TOTAL Estimated Improvements:	\$29.0M

These projects, which might total a combined \$29M in investment in improved public infrastructure would contribute substantially to extending services to other portions of the Basalt Creek Plan Area and facilitate further development of additional employment uses. This investment would be contributed to the development of the URA without requiring urban renewal funding.

VII. EMPLOYMENT DENSITY AND WAGES

Employment Density

The Basalt Creek Concept Plan forecasts the area currently zoned MP may accommodate nearly 1,900 jobs at a density of 20 jobs per acre. This is roughly 650 s.f. of built space per job at an assumed FAR of 0.3.

The Flex Use consisting of flex industrial space is forecast to provide employment at this density or better. Modern flex industrial parks offer a high density of employment through offering a mix of spaces suitable for a broad range of light industrial, office, wholesale, warehousing, and related sectors. At the assumed 20 jobs per acre of the MP zone, the Flex Use (which includes most, but not all, of the BCE zoned area) would support an estimated 1,640 jobs.

Comprehensive and reliable data on employment density across various categories of industrial users is unfortunately not available, with significant variation among different studies and reporting of individual companies. In general, employment density for office, creative, and high-tech enterprises is estimated to be the highest, while manufacturing and distribution uses are estimated to feature lower job densities.

With a mix of these users in a multi-tenant flex business park like the Flex Use development, the employment density would be expected to be equal to or higher than a manufacturing-heavy light industrial development such as the BCE Use. A multi-tenant development such as the Flex Use is also likely to feature increased employment concentration via offering smaller leasable spaces per business.



In recent years, industrywide trends have included a decrease in employment density in manufacturing businesses, and an increase in employment density in some categories that were traditionally thought of as having low employment density, including warehouse and distribution.⁵

This shift is because investment in automation in modern industries is, on the one hand, decreasing the number of employees needed in sophisticated manufacturing plants relative to growing production lines and robotics. On the other hand, investment in equipment is increasing the vertical density of operations like storage and distribution, meaning less floor area is required per employee. These two trends are increasing the parity among industrial users over time. (As noted, any real-world company is likely to feature unique operating characteristics that can vary widely from any average estimate of density.)

Nevertheless, there is not a compelling reason to predict a significant difference between the realized employment density of a development under the currently proposed BCE zone, vs. the employment density under a revised zoning standards that allows additional uses such as those proposed in the Flex Use development.

Industrial Wage Levels

The following figure shows average annual wage rates among the major industry sectors that might locate in a multi-tenant flex business park like the Flex Use. Traditionally, manufacturing like what may be developed in the BCE Use has been emphasized as an industrial employment sector that pays uniquely high wages relative to other industrial users. While this may be true in relation to some sectors such as construction or transportation, these are not anticipated to be major users at the Flex Use.

The mix of users in the Flex Use is likely to include various categories of manufacturing including advanced manufacturing and fabrication, as well as wholesale trade, warehousing, and some mix of business services or high-tech industries, such as software. As shown in Figure 7.1, this mixture of business sectors that could be included in the Flex Use features high average wages beyond those in the manufacturing alone sector alone in the BCE Use. A mix of these sectors in the Flex Use is likely to support many family-wage blue-collar jobs, at a comparable employment density to the density envisioned in the Basalt Creek Concept Plan and in the draft BCE zone.

⁵ “Brave New World,” Kim Moore, Oregon Business, November 2017.

“Growth Trends for Occupations Considered at Risk from Automation,” US Bureau of Labor Statistics, July 2022.

[Bls.gov/opub/](https://www.bls.gov/opub/)

“The Evolution of the Warehouse: Trends in Technology, Design, Development and Delivery,” NAIOP, October 2020.

https://en.wikipedia.org/wiki/Fourth_Industrial_Revolution



FIGURE 7.1: AVERAGE WAGE LEVELS IN RELEVANT SECTORS, WASHINGTON CO., 2021

Industry	Avg. Annual Wage
All Washington County Employment	\$86,181
Manufacturing	\$121,315
Wholesale trade	\$116,706
Transportation, warehousing & utilities	\$50,020
Blended Avg. of Proposed Uses:	\$96,014

Source: Oregon Employment Department, QCEW Data, Washington County 2021

VIII. CONCLUSIONS

The analysis presented in the preceding sections of this report support the following findings and conclusions:

- The Flex Use would be home to a range of business types including light manufacturing, wholesale, and warehouse businesses. Some spaces would be suitable for creative office or flex industrial/office use. As planned, the development would be able to accommodate businesses from small to large.
- As proposed, the BCE zone would not allow some categories of uses that are generally compatible with the low-impact light industrial uses envisioned for the zone. Some of these restricted uses, including warehouse and wholesale sales, would be appropriate for the Flex Use, while also supportive of the goals of the BCE zone and Basalt Creek Plan Area in general. They can also be designed to be compatible with nearby residential uses.
- A City funded and directed economic analysis prepared in conjunction with the zoning update found that manufacturing, while an important component of on-going industrial growth, is growing more slowly than other types of industrial uses, and this is projected to continue.
- The City funded and directed economic analysis recommended allowing a broader range of land uses in the BCE zone to encourage the most rapid and robust build out of industrial areas including flex, manufacturing, wholesale, and warehouse space. Stakeholders in the industrial planning and the real estate market likewise recommended codes with greater flexibility and allowed uses as models, while pointing to restrictive codes as what to avoid.



- When compared to the BCE Use, the Flex Use will result in greater taxable value, with significantly greater revenue benefits to the Urban Renewal Area (URA).
- The Urban Renewal (UR) Plan forecasted an average annual growth of 6% in the assessed value, resulting in \$4.5M in URA revenue over the 30-year life of the district. The Flex Use is estimated to result in over \$58M in revenue over the same period, or 13 times higher than the forecast in the UR Plan.
- The BCE Use, a speculative light industrial campus introduced after an additional 10 years, would generate a cumulative TIF revenue of \$38M over three years, or roughly 65% of the forecasted revenue from the Flex Use.
- As the recruitment other major employers such as high-tech and advanced manufacturing companies to the Basalt Creek area remains speculative, the Flex Use at the subject site has the potential to provide significant UR revenue in the early years of the district to finance identified UR projects.
- The Flex Use would also provide off-site improvements with extensive public benefits to other users and the City, including improving streets, intersections, trails, water and sewer infrastructure in the immediate area.
- The Flex Use would include a roughly \$29M total investment in improved public infrastructure, which would contribute substantially to extending services to other portions of the Basalt Creek Plan Area and facilitate further development of additional employment uses in the area. This investment would be contributed to the development of the URA without requiring urban renewal funding.
- Modern flex industrial parks, such as the Flex Use, offer a high density of employment through offering a mix of spaces suitable for a broad range of light industrial, office, wholesale, warehouse, and related sectors. At the assumed density of 20 jobs per acre, the Flex Use would support an estimated 1,640 jobs.
- There is no compelling reason to predict a significant difference between the realized employment density of a development under the City's draft BCE zone as proposed (e.g. the BCE Use) vs. the employment density under revised zoning standards with an expanded list of allowable uses such as those proposed in the Flex Use.
- This mixture of business sectors included in the Flex Use feature high average wages beyond those found in manufacturing alone (the BCE Use). The mix of sectors included in the Flex Use is likely to support many family-wage, skilled, blue-collar jobs, at a comparable employment density to that expected in the limited diversity of uses in the BCE Use.



- Our analysis concludes that as compared to development allowed under the proposed BCE zone, an expanded list of allowable uses in the BCE zone would support comparable levels of employment density and wages in the area, potentially generate greater taxable value and urban renewal revenue, include significant investment in off-site public infrastructure, while remaining compatible with neighboring uses.

Technical Memorandum

December 12, 2022

Project# 28420

To: Ryan Schera, Schnitzer Properties
From: Kristine Connolly, PE, Carla Kleynhans, and Diego Arguea, PE
Project: Basalt Creek Industrial Park
Subject: Trip Generation and Distribution Study

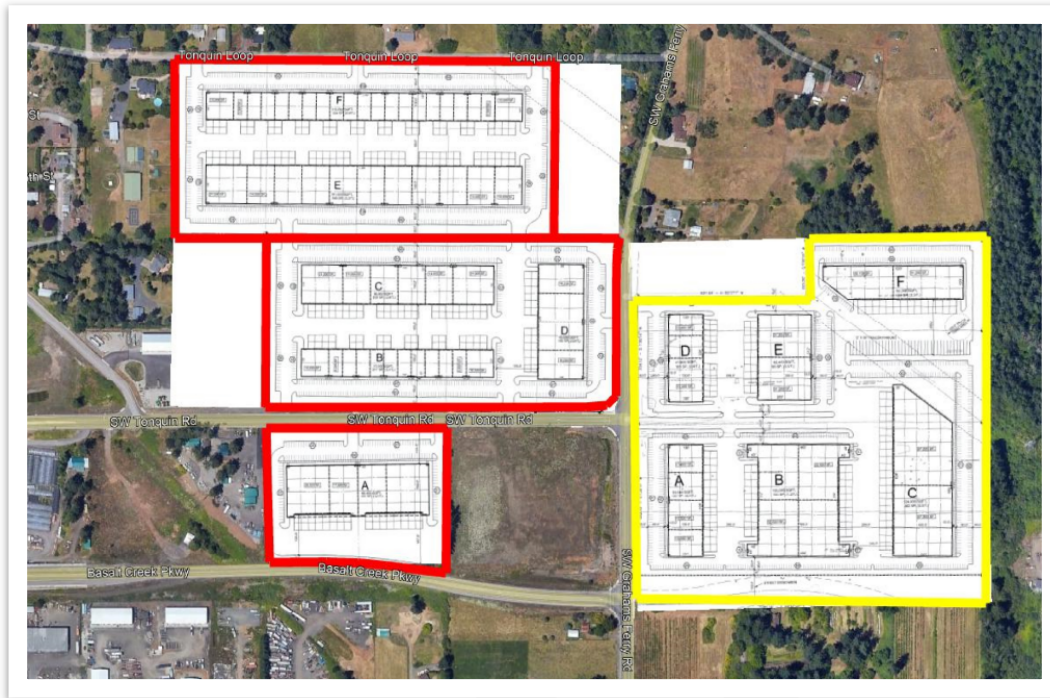
Basalt Creek Industrial Park is a proposed industrial park development located to the north of Basalt Creek Parkway and on both the eastern and western sides of SW Grahams Ferry Road. The current future zoning of the area is Manufacturing Park (MP). The development would like to broaden their allowable uses to include a mixture of wholesales, warehousing, and light manufacturing uses with a limitation on both warehousing and wholesales of 35% of the gross floor area on a development site allowed outright and a conditional use permit requirement to exceed the 35% limitation for each use. The broadened zoning currently being developed is referred to as the Basalt Creek Employment (BCE) Zone. However, this zoning still contains a size limitation to certain land uses. The proposed Basalt Creek development is thus proposing a text amendment to the draft BCE zoning.

This letter documents the comparison of the worst-case trip generation potential, the expected truck trip generation and assignment associated with the proposed development. This will be used as a supporting document for text amendment. **As shown below, the BCE text amendment worst-case trip generation will generate less trips compared to the MP trip generation.**

BASALT CREEK INDUSTRIAL PARK

Exhibit 1 is a concept layout for the proposed development. This layout was used to obtain an estimate of the Gross Floor Area required to determine the worst-case trip generation of the proposed industrial park. Based on the concept layout the development can be divided into several sites varying from two to twelve sites. The overall trip generation comparison outcome will remain the same however the number of trips generated, and the trip rate will increase the more sites there are. For simplicity, it is assumed that the industrial park will be developed as two separate sites. The areas indicated in red as the western site and the area in yellow as the eastern site.

Exhibit 1: Concept Layout



DEVELOPMENT CODES

The use categories and their limitations for the MP zone is based on the City of Tualatin Development Code Chapter 62 TDC 62.200 and TDC 62.210. An extract of these sections has been included in Appendix A. The land uses listed in the use categories table are the land use trip rates that were compared to obtain the worst-case trip rate combination. The main land use limitation is the size restriction, restricting all commercial uses to a total of 20,000 square feet allowed on site.

Ordinance 1418-19 relates to the Basalt Creek Concept Plan, amending various City of Tualatin development code chapters. This Ordinance is included in Appendix B and a draft version of the BCE zone is included in Appendix C. Similar to the MP Development Code, this draft provides the use categories and their limitations for the BCE zone and will form part of the City of Tualatin Development Code Chapter 65. The main difference between the MP development code and the BCE development code is the permitted use categories.

The MP permits:

- Eating and drinking establishment uses limited to a restaurant or deli
- Retail sales and services uses limited to:
 - sale of good produced on site
 - child day care
 - food or convenience store, mailing operations, reproductions or photo coping services, bank and medical service
- Light manufacturing uses to limited to:
 - Manufacture and assembly of electronic or optical instruments, equipment, devices, musical instruments, toys, and sporting goods
 - Production of textiles or apparel
 - Printing, publishing, and lithography shops

- Research and development laboratories
- Primary processing of organic materials such as tanning of leather is prohibited.

The BCE permits:

- Eating and drinking establish without drive up or drive-through facilities
- Mobile food unit development
- Medical offices
- Retail sales and services uses limited to:
 - child day care center
 - all other retail sales and services uses without drive-up or drive-through facilities
- Light manufacturing uses except:
 - Machine shop
 - Building, heating, plumbing and electrical contractor’s offices with on-site storage of equipment or materials
 - Casting or fabrication of metals
 - Trade or industrial schools where industrial vehicles and equipment are operated
- Warehousing and freight movement uses limited to storage and distribution of goods produced on-site

BCE ZONE TEXT AMENDMENT

The proposed development is recommending various text amendments to the industrial land use categories in terms of land uses permitted and size limitations. The text amendment will allow for a mixture of wholesales, warehousing, and light manufacturing uses with a limitation on both warehousing and wholesales of 35% of the gross floor area on a development site allowed outright and a conditional use permit requirement to exceed the 35% limitation for each use.

TRIP GENERATION

The *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers in 2021, provides trip rates for various land uses. The average trip generation rates were used for the land uses indicated in the tables below, except were indicated differently.

Existing MP Zoning Trip Generation

The land uses with the highest trip rates per zone were combined to identify the worst-case trip generation. This combination was restricted by the maximum allowable size of certain land uses based on the development code. Refer to Table 1 for the estimated trip generation for the MP zone.

Table 1: Estimated Trip Generation for MP zone

Land Use	ITE Code	Size (sq ft)		AM Peak Hour		PM Peak Hour	
		West Site	East Site	Rate	Trips	Rate	Trips
Eating and Drinking Establishment	933	5,000	5,000	43.18	432	33.21	332
Health and Fitness Facility	492	12,000	12,000	1.31	31	3.45	83
Convenience Store	851	3,000	3,000	62.54	375	49.11	295
Research and Development	760	581,456	451,361	1.03	1,064	0.98	1,012
Total		601,456	471,361	1.74	1,871	1.53	1,639

Proposed Text Amendment BCE Trip Generation

The land uses with the highest trip rates per zone were combined to identify the worst-case trip generation per zone. This combination was not restricted by the size limitation as that is one of the text amendments proposed. Refer to Table 2 for the estimated trip generation for the text amended BCE zone.

Table 2: Estimated Trip Generation for the text amended BCE zone – Worst Case

Land Use	ITE Code	Size (sq ft)		AM Peak Hour		PM Peak Hour	
		West Site	East Site	Rate	Trips	Rate	Trips
Eating and Drinking Establishment	933	5,000	5,000	43.18	432	33.21	332
Health and Fitness Facility	492	5,000	5,000	1.31	13	3.45	35
Medical Office Building ¹	720	10,000	10,000	-	57	-	78
Light Manufacturing	140	377,946	293,385	0.68	457	0.74	497
Wholesales	860	203,510	157,976	0.55	199	1.76	636
Warehousing	150	0	0	0.17	0	0.18	0
Total		601,456	471,361	0.92	984	1.47	1,578

¹The trip rate equation was used to calculate the trip generation

Trip Generation Comparison

All the worst-case trip generation options were described above. Comparing the estimated trip generations for the different zonings it can be concluded that the MP will generate the highest number of trips. The text amended BCE will generate 887 fewer trips during the AM peak hour and 61 fewer trips during the PM peak hour compared to the MP zone.

TRUCK TRIP GENERATION

The expected truck trip generation is based on data obtained from the project team and supplemented by data collected in February 2019 at the 115th Street Industrial Park. This data is available in Appendix D. The industrial park land uses are well comparable to the land uses proposed by the Basalt Creek Industrial Park. The truck percentages and estimated truck trips per zoning type is indicated in Table 4.

Table 4: Estimated Truck Trip Generation

Land Use	Total AM Peak Hour		Total PM Peak Hour	
	Percentage	Trips	Percentage	Trips
MP Zoning	13%	243 trips	8%	131 trips
Text Amended BCE Zoning – Worst Case		128 trips		126 trips

It was estimated that up to 128 truck trips will be generated in the AM peak hour and 126 truck trips will be generated in the PM peak hour with the BCE text amendment in place. **This is lower than the truck trips generated with the MP zoning.**

TRIP DISTRIBUTION

The truck and vehicle distribution patterns will be different based on the trip origins and destinations.

The anticipated weekday AM and PM **vehicular** trip distributions are as follows:

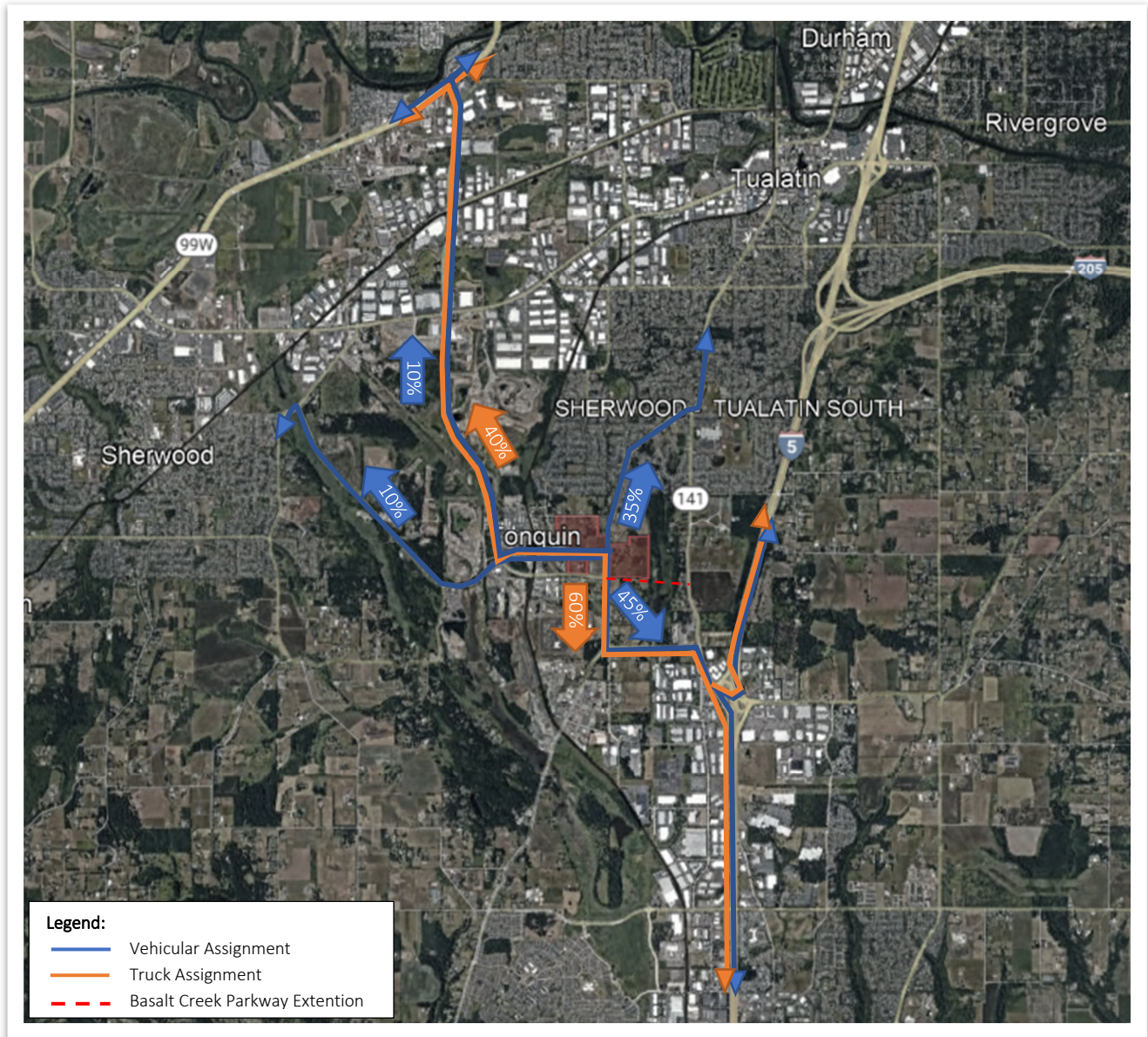
- 35% to the north via SW Grahams Ferry Road to Sherwood – Tualatin South
- 45% to the south via SW Grahams Ferry Road to the I-5 interchange
- 10% to the west via SW Tonquin Road to Sherwood – Tualatin North
- 10% to the west via SW 124th Avenue to Pacific Highway W

The anticipated weekday AM and PM **truck** trip distributions are as follows:

- 60% southwards via SW Grahams Ferry Road to the I-5 interchange
- 40% westwards via SW 124th Avenue to Pacific Highway W

The Basalt Creek Parkway Extension is proposed from Grahams Ferry Road to Boones Ferry Road. This will provide two routes to the I-5 interchange.

Exhibit 2: Trip Distribution



FINDINGS AND RECOMMENDATION

After comparing the worst-case trip generation for MP zoning, BCE zoning and BCE text amendment, it was concluded that the MP will generate the highest number of trips. **The BCE text amendment will generate the least number of trips and thus also generate the lowest number of truck trips.**

Please contact us if you have any questions or need further information.

Appendix A MP Zoning Extract

Appendix B Ordinance 1418-19

Appendix C BCE Draft Zoning

Appendix D Truck Trip
Generation Data



City of Tualatin

CITY OF TUALATIN
Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Nicole Morris, Deputy City Recorder
DATE: February 27, 2023

SUBJECT:

Consideration of Approval of the Work Session and Regular Meeting Minutes of February 13, 2023.

RECOMMENDATION:

Staff respectfully recommends the Council adopt the attached minutes.

ATTACHMENTS:

- City Council Work Session Meeting Minutes of February 13, 2023
- City Council Regular Meeting Minutes of February 13, 2023



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR FEBRUARY 13, 2023

Present: Mayor Frank Bubenik (via zoom), Council President Valerie Pratt, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Octavio Gonzalez

Absent: Councilor Christen Sacco

Call to Order

Council President Pratt called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Announcements

1. New Employee Introduction- Police Officer Austin Goldstein

Police Chief Greg Pickering introduced Police Officer Austin Goldstein. The Council welcomed him.

2. Employee Promotion- Police Sergeant Kevin Miller

Police Chief Greg Pickering announced the promotion of Police Sergeant Kevin Miller. The Council congratulated him.

3. Ice Age Flood Materials Update

Library Director Jerianne Thompson introduced the Tualatin Ice Age Trail Junior Park Ranger partnership with the National Parks Service. She stated they have also started a new collection that pulls together books related to the Ice Age.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Brooks, Seconded by Councilor Hillier.
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Gonzalez
MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of January 23, 2023.
2. Consideration of Approval of a New Liquor License Application for Azuki Sushi Bar
3. Consideration of Approval of a New Liquor License Application for Granny's Deli

4. Consideration of **Resolution No. 5669-23** Authorizing the City Manager to Execute a Purchase and Sale Agreement for the Acquisition of Real Property Located at 18615 SW Boones Ferry Road
5. Consideration of **Resolution No. 5670-23** Authorizing an Amendment to an Agreement with Otak, Inc. regarding the Pavement Maintenance Program
6. Consideration of **Resolution No. 5671-23** Authorizing the City Manager to Execute a Grant Agreement with the Oregon Institute of Technology; and Appropriating Special Purpose Revenues in the City's General Fund During the FY 2022-23 Budget
7. Consideration of **Resolution No. 5672-23** Increasing the Construction Contract Authorization Amount for the 2022 Neighborhood Traffic Safety Projects Phase 1, part of the Tualatin Moving Forward Program

Special Reports

1. Council Education Series- Planning 101

Assistant Community Development Director Steve Koper presented information on planning in the City. He presented a history of planning in the US, the Oregon planning system, and the Metro planning system. Director Koper spoke to Tualatin's growth stating Tualatin was incorporated as a city in 1913, noting most of Tualatin's population growth occurred between 1990 and 2010 leveling out to about 26,000 people. Director Koper stated Tualatin's first Comprehensive Plan was adopted in 1982 and accepted by the state in 1983 noting Tualatin's Development Code was developed and adopted at the same time as the Comprehensive Plan. He stated in 2020 the Comprehensive Plan was given a refresh and an updated Housing Element Analysis based on the Tualatin|2040 work was adopted. Director Koper stated a Comprehensive Plan expresses the Council's interpretation of the "public interest", establishes the goals and policies for land development, and is a high-level policy document that is carried out by the development code. He stated the Development Code implements the Comprehensive Plan and "how" goals and policies happen, applies to development, includes zoning, and acts as development standards. Director Koper stated he will be back for further training and a deeper dive into how the Comprehensive Plan and Development Code work.

Councilor Gonzalez asked about middle housing and whether the city is seeing inquires and applications for duplexes, triplexes, and townhomes. Manager Koper stated there have been lots of questions but no applications at this time.

Councilor Gonzalez asked about limits on square footage of properties in relation to ADU's. Manager Koper stated there is not a minimum lot size to have an ADU but there are other portions of the code that may provide limitations to building ADU's on certain lots.

Councilor Gonzalez asked if Tualatin has worked on guidelines for middle housing. Manager Koper stated they worked with a consultant to develop a semi-custom code for Tualatin, which allowed the city to receive extensive public feedback and incorporate the Council vision into it.

Council President Pratt asked for more information on "home-rule". Manager Koper stated he could send the Council more information.

Council Communications

Councilor Brooks acknowledged Black History month.

Councilor Brooks stated she attended the League of Oregon Cities Capital Day where she met with Representative Walters and Senate Majority Leader Wagner.

Mayor Bubenik asked if the Council is interested in supporting HB 3201 regarding broadband initiatives in Oregon. Council consensus was reached to include the city's logo on the League of Cities materials in support of the measure.

Adjournment

Council President Pratt adjourned the meeting at 7:48 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR FEBRUARY 13, 2023

Present: Mayor Frank Bubenik (via zoom), Council President Valerie Pratt, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Octavio Gonzalez

Absent: Councilor Christen Sacco

Council President Pratt called the meeting to order at 5:37 p.m.

1. Regional Transportation Plan Update: Tualatin's Project List.

City Engineer Mike McCarthy and Management Analyst Cody Fields presented the 2023 Regional Transportation Plan (RTP) project list. Analyst Fields stated the RTP is a long term planning document that is updated every five years to guide planning efforts for all modes of transportation. He stated the plan consists of goals, targets, and outcomes and is a place for policies, strategies, and financial plans for projects. Analyst Fields stated the RTP includes a list of transportation investment priorities that stakeholders work together through coordinating committees to identify and prioritize projects. He stated projects in the RTP are eligible for federal funding. Analyst Fields stated last September staff developed a revenue projection comprising the available funding sources for transportation projects and then split them into two time periods, near and long term. He shared a matrix of revenue projections. Analyst Fields stated staff reviewed the 2018 RTP project list and updated the list by removing previously completed projects, revising project scopes, and adjusting cost estimates. They were then arranged into three categories: near-term financially constrained, long-term financially constrained, and strategic. Analyst Fields stated per Metro's requirements, the financially constrained project lists cannot exceed the revenue projection cost targets. Analyst Fields shared the near term financially constrained list totaling \$34,709,000, the long term financially constrained list totaling \$116,005,100, and the strategic list totaling \$221,427,904. He stated staff is recommending approval of the project list which will be back for consideration at the next council meeting.

Council President Pratt asked if the Tualatin Moving Forward (TMF) bond funding projects are included in the list of projects. Engineer McCarthy stated it is assumed that the TMF projects will be completed before these projects are considered.

Council President Pratt asked if new Transportation System Plan (TSP) projects that may come up could be added to the list after this. Engineer McCarthy stated projects can be added mid-way but it is typically only done every five years.

Council President Pratt asked what the parks bond funding can be used for. Engineer McCarthy stated it can be used for regional trails.

Council President Pratt asked what the planned improvements on 65th Avenue are. Engineer McCarthy stated they are looking to add a turn lane and some multi-use paths.

Mayor Bubenik noted there is no guarantee these funds will be received just suggested uses for the future. He stated the County added the SW Corridor project back into their project list.

2. Tualatin's Inclusion, Diversity, Equity, And Access (I.D.E.A.) Advisory Committee.

Deputy City Manager Megan George and Community Engagement Coordinator Betsy Ruef presented the proposed Tualatin Inclusion, Diversity, Equity, and Access (IDEA) Advisory Committee. Coordinator Ruef stated the City Council's 2030 Vision is for Tualatin to be an inclusive community that promotes equity, diversity, and access in creating a meaningful quality of life for everyone with part of this encompassing a strategy to create an advisory committee focused on this matter. She reviewed the timeline of the Equity Committee Planning Group that culminated in them presenting their final recommendation to Council in November 2022. Coordinator Ruef shared how recruitment was conducted during the creation of the Equity Committee Planning Group. She stated the committee met six times with a different agenda each time that helped to gain insights into the lived experiences of the Tualatin community. Analyst Ruef stated the committee made recommendations on the name of the committee, number of members, composition of membership, committee positions, and powers and duties. Manager George reviewed the proposed code language. She reviewed the language in all seven sections of the ordinance: establishment of committee, membership of committee, organization of committee, meetings and quorum rules, expenditure of funds, powers and duties, and the annual report of the committee. Manager George stated next steps include council feedback on the draft ordinance, ordinance adoption, committee recruitment, and council appointments.

Councilor Brooks thanked everyone who participated on the Equity Committee Planning Group. She stated she received recruitment feedback to reach out to human resource services when working on recruitment for the upcoming committee.

Councilor Reyes thanked all those who have worked towards the formation of this new committee.

Council President Pratt asked if a committee member is absent multiple times if they can be replaced. Manager George stated there are no specifics about removal of committee members per the advice of the City Attorney but the committee can lay out a process in their rules.

Council President Pratt asked what an example of this committee conducting research would be. Manager George stated it could be community research via a survey or direct outreach.

3. Review of the City of Tualatin Council Rules

City Manager Sherilyn Lombos presented a review of the Council Rules. She stated a sub-committee of the council created the rules in 2018 and they were amended in 2020. Manager Lombos shared rule one which included rules of procedures, quorum, agendas, public comment, and consent agenda. She addressed rule two which speaks to meeting time, location, and frequency with sections covering regular meetings, special meetings, emergency meetings, executive sessions, work sessions, location of meetings, and attendance at meetings. Manager Lombos highlighted rule three regarding ordinances and resolutions covering topics such as readings and final action. She noted rule four regarding land use hearings will have a specific training at an upcoming meeting. Manager Lombos highlighted rule five covering motions, debate, public comment, and voting. She noted rule six addresses minutes of the meetings and rule sevens speaks to appointments of the City Manager, the Municipal Judge, and boards and commissions. Manager Lombos highlighted rule eight regarding ethics, decorum, outside statements, and social media. City Manager Lombos addressed rule nine which speaks to interactions with city staff. She highlighted rule ten that speaks to enforcement and

consequences, rule eleven that speaks to amendments and repealing of the council rules, and rule twelve that speaks to the finance and travel policy.

Councilor Pratt asked how the Council could change the name of a committee. Manager Lombos stated it could be done by an amendment to the Council Rules.

Councilor Pratt asked about expressing opinion at other meetings. Manager Lombos states as long as you note that it is your opinion you can express it as long as you are clear about it.

4. Council Meeting Agenda Review, Communications, and Roundtable.

Councilor Hillier stated she attended the Oregon City 100th Anniversary celebration.

Councilor Reyes stated she attended the Council Committee on Advisory Appointments meeting.

Councilor Gonzalez stated he met with the Stafford-Hamlet group to get up to speed on their concerns and issues.

Councilor Brooks stated she attended the Policy Advisory Board meeting and the Climate Action Plan meeting.

Mayor Bubenik stated he attended the Westside Economic Alliance (WEA) Board meeting, the Metro Mayors Consortium, the Green Line Celebration for Ride Connection, the Community Lead Advocacy Focused Data Driven Coalition Building Association (CADCA) meetings, the Washington County Mayors Chair meeting, and the Washington County Coordination Committee meeting.

Council President Pratt stated she attended Oregon City 100th Anniversary celebration, the Green Line Celebration for Ride Connection, the Climate Action Plan Steering Committee meeting, the C4 meeting, the Region 1 Area on Transportation Committee meeting, and the Clackamas County Legislative Summit.

Adjournment

Council President Pratt adjourned the meeting at 6:51 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Nicole Morris, Deputy City Recorder
DATE: February 27, 2023

SUBJECT:

Consideration of Approval of Liquor License Renewals for 2023

RECOMMENDATION:

Staff respectfully recommends the Council approve endorsement of the liquor license renewals for 2023 as listed in Attachment A.

EXECUTIVE SUMMARY:

Annually, the Oregon Liquor Control Commission (OLCC) requires that all liquor licenses are renewed. According to the provisions of City Ordinance No. 680-85, establishing procedures for liquor license applicants, applicants are required to fill out a City application form, from which a review by the Police Department is conducted according to standards and criteria established in the Ordinance. The liquor license renewal applications are in accordance with all ordinances and the Police Department has conducted reviews of the applications.

According to the provisions of Section 5 of Ordinance No. 680-85 a member of Council or the Public may request a public hearing on any of the liquor license renewal requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

FINANCIAL IMPLICATIONS:

A renewal fee of \$35 has been paid by each applicant.

ATTACHMENTS:

-Attachment A- Liquor License Renewals 2023

2023 Liquor License Renewals- Feb 27, 2023

60'S Café & Diner / 60's Café & Restaurant LLC
7-Eleven Store #23726c / Rabia Enterprises Inc.
76 of Tualatin / Pacific Northwest Petroleum Inc.
Anthony Vince Nail Spa / AV Nail Spa Bridgeport Village LLC
At The Garages Eatery & Taphouse / Big Stage Productions LLC
Bay Club Oregon / DDR Partners Inc.
Boones Ferry Chevron / Virk Petroleum Lake Oswego LLC
Buffalo Wild Wings #3574 / Wingmen V LLC
Bushwhackers / JNE Management LLC
Casa Colima Restaurant / Casa Colima Inc.
Choza PDX / Choza PDX LLC
C.I. Bar & Grill / Jack D LLC
Dotty's #13 / Oregon Restaurant Services Inc.
El Juan Colorado / Cardiel's Corp.
El Sol De Mexico / Jose Angel Guitron
Famous Dave's BBQ / NY Town Partners LLC
Fiasco Enterprises / Fiasco Enterprises Inc.
G-Man Brewery / GMAN LLC
G-Man Sports Bar / Mexicali Express Inc.
Island Grill / Fore-Sight Balboa LLC
Izumi Japanese Steak House / ELUFABA LLC
Jacksons Food Stores #533 / Jacksons Food Stores #533
La Industria / Saint Irene Inc.
La Isla Bonita Mexican Restaurant / Mendoza Corporation
Lee's Kitchen / Ye Li Investment Inc.
Lugano Café / Orca Semiconductor LLC
Marquis Community Center / Tualatin LTC Properties II LLC
Mod Pizza / Mod Super Fast Pizza LLC
New Seasons Market / New Seasons Market LLC
Non La / Traleb LLC
Outback Steak House / Evergreen Restaurant LLC #3814
Pastini Pastaria / Pastini Bridgeport LLC
PF Chang's China Bistro / PF Chang's China Bistro Inc.
Pieology Pizzeria / Northwest Pizza Partners
Plaid Pantry #160 / Plaid Pantries Inc.
Red Robin Gourmet Burgers and Brews / Red Robin International Inc.
Royal Panda / China King Inc.
Stars Cabaret Bridgeport / SCTO Inc.
Sushi Train / BH2020 LLC
The Grand Hotel At Bridgeport / The Tualatin Group Hotel Co. LLC
Three Mermaids Public House / Kat's Ladle LLC
Tualatin Chevron / Sapphire Petroleum Inc.
Tualatin Country Club / Tualatin Country Club
Tualatin Gas And Food / BR&SM Inc.
Tualatin Indoor Soccer / Tualatin Incoor Soccer LLC
Tualatin Liquor / Vance Burghard Inc.
Woven Wineworks / Covey Ridge Vineyard LLC
X Golf Tualatin / Clubhouse Partners PDX LLC
Ancestry Brewing / Brew Abyss LLC
Dave's Hot Chicken / JCK Birds LLC

2023 Liquor License Renewals- Feb 27, 2023

Grampy's / Grampy's Inc.
Safeway #1047 / Safeway Inc.
Stafford Hills Club / Stafford Hills Mgmt. Co. LLC
Walgreens #09625 / Walgreen Co.



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Cody Field, Management Analyst II
DATE: February 27, 2023

SUBJECT:

Consideration of Resolution 5673-23 approving the City of Tualatin's 2023 Regional Transportation Plan Project List.

RECOMMENDATION:

Staff recommends approval of Resolution 5673-23, approving of the 2023 Regional Transportation Plan project list.

EXECUTIVE SUMMARY:

Every five years, Oregon Metro (Metro) updates the Regional Transportation Plan (RTP), a long-range plan which guides investments for all forms of travel (driving, transit, biking, walking, and freight). On January 6, 2023, Metro released a call for projects, requesting a list of transportation investment priorities from the cities, counties, and other transportation providers in the region. This year, Metro is requesting a letter from the Governing Body of each agency submitting a list of transportation projects.

City staff worked closely with Washington County and Metro over the past several months to develop a revenue projection and compile of a list of transportation projects to submit to Metro for analysis and potential inclusion in the 2023 RTP. On February 13th, 2023, staff presented the proposed list of projects to Council during the Council work session.

The full list of proposed projects is attached as Exhibit A to Resolution 5673-23.

ATTACHMENTS:

- Resolution 5673-23
- Exhibit A – 2023 Regional Transportation Plan Project List

RESOLUTION NO. 5673-23

A RESOLUTION APPROVING THE CITY OF TUALATIN'S 2023 REGIONAL TRANSPORTATION PLAN PROJECT LIST

WHEREAS, Oregon Metro (Metro) is currently updating the Regional Transportation Plan (RTP); and

WHEREAS, on January 6, 2023, Oregon Metro released a call for projects, requesting a list of transportation investment priorities from the cities, counties, and other transportation providers in the region; and

WHEREAS, Metro is requesting a letter from the Governing Body of each agency submitting a list of transportation investment priorities, endorsing the list of proposed projects; and

WHEREAS, City staff worked closely with Washington County to develop a revenue projection and project list; and

WHEREAS, on February 13, 2023, City staff presented the proposed list of transportation projects to City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The City Council has reviewed the list of transportation projects prepared by City staff, and hereby approves of and endorses the list of projects, attached as Exhibit A.

Section 2. The Mayor is authorized to sign a letter endorsing this project list.

INTRODUCED and ADOPTED by the City Council this ___ day of _____, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder

Exhibit A
City of Tualatin – 2023 Regional Transportation Plan Project List

Near-Term Financially Constrained Project List (2023 – 2030) – Total Cost =
\$34,709,000

Project Name: Boones Ferry Rd (Tualatin-Sherwood Intersection)

Description: Improve traffic capacity through the addition of turn lanes and increased stacking distance on northbound or southbound Boones Ferry to Tualatin-Sherwood Road. Possible turn lanes on Tualatin-Sherwood, and possible side street closure intersecting Boones.

Cost Estimate: \$11,380,000

Project Name: Herman Rd (Cipole to 124th Ave)

Description: Reconstruction: Widen to 3-lanes from Cipole to 124th.

Cost Estimate: \$11,380,000

Project Name: Nyberg Creek Greenway Trail – East (65th to Martinazzi)

Description: Shared Use Path with boardwalk sections through wetland/natural areas. Trail will provide access to nature and jobs for communities of color, and English language learners. Includes grade-separated crossing under/over I-5.

Cost Estimate: \$5,121,000

Project Name: 65th Ave (Phase 1 – Tualatin River to I-205)

Description: To improve safety for residents and employees, add a share use path on one side of this roadway section. Include northbound right-turn lane on 65th at Borland.

Cost Estimate: \$6,828,000

Long Term Financially Constrained Project List (2031 – 2045) – Total Cost =
\$116,005,100:

Project Name: Grahams Ferry Road (SW Ibach Road to Helenius Road)

Description: Upgrade SW Grahams Ferry Road to roadway standards between SW Ibach Road and Helenius Road.

Cost Estimate: \$13,016,000

Project Name: Myslony (112th to 124th Ave)

Description: Reconstruct/widen from 112th to 124th to fill system. Improve the intersection of 124th and Myslony.

Cost Estimate: \$8,135,000

Project Name: Boones Ferry Road (Norwood to I-5)

Description: Upgrade to urban standards and add sidewalks.

Cost Estimate: \$16,270,000

Project Name: Boones Ferry Road (Bridgeport Rd to Tualatin Rd)

Description: To improve safety for residents, employees and transit users: provide mid-block crossings, buffered bike lane or shared use path.

Cost Estimate: \$4,881,000

Exhibit A
City of Tualatin – 2023 Regional Transportation Plan Project List

Project Name: Martinazzi (Warm Springs to Tualatin-Sherwood Rd)

Description: To improve safety for employees and residents, add bike lanes or other improvements for pedestrians, cyclists, and vehicle flow/safety on this section of roadway.

Cost Estimate: \$4,881,000

Project Name: Nyberg (I-5 on-ramp)

Description: Add an additional on-ramp lane for vehicles traveling westbound on SW Nyberg Street to I-5 northbound (northeast quadrant of the Nyberg Interchange). Reduce the pedestrian island and improve illumination to enhance safety.

Cost Estimate: \$5,369,100

Project Name: OR 99W Sidewalks (South City Limits to North City Limits)

Description: Install sidewalks on both sides of 99W from Cipole to Tualatin River.

Cost Estimate: \$3,254,000

Project Name: Teton (Tualatin Rd to Avery St)

Description: To improve safety and add active transportation improvements in an employment corridor: Widen Teton to three lanes and add bike lanes. Add right-turn lanes from NB Teton to WB T/S Road. Signalize the intersection of Teton/Tualatin Rd. Add SB turn-pocket at Teton/Avery and signalize intersection.

Cost Estimate: \$9,762,000

Project Name: Tualatin River Pathway

Description: Fill in system gaps from eastern city limits to western city limits.

Cost Estimate: \$8,135,000

Project Name: Norwood Street Sidewalks and Bike Lanes (Boones Ferry Rd to East City Limits)

Description: Add sidewalks and bike lanes, upgrade to urban standards.

Cost Estimate: \$4,881,000

Project Name: Helenius (109th to Grahams Ferry Rd)

Description: Upgrade to urban standards.

Cost Estimate: \$4,881,000

Project Name: Ice Age Tonquin Trail (Segment 17)

Description: Construct shared-use path consistent with Metro Ice Age Tonquin Trail Master Plan.

Cost Estimate: \$16,270,000

Project Name: Cipole Street Reconstruction (OR 99W to Tualatin-Sherwood Rd)

Description: Reconstruct/widen to 3 lanes from 99W to Tualatin-Sherwood Road and include shared-use path for the Ice Age Tonquin Trail. The project or a portion of the project is outside the UGB.

Cost Estimate: \$16,270,000

Exhibit A
City of Tualatin – 2023 Regional Transportation Plan Project List

Strategic Project List – Total Cost = \$221,427,904

Project Name: Saum Creek Greenway (Sagert to Tualatin River)

Description: Construct a shared-use path.

Cost Estimate: \$5,169,478

Project Name: 108th Avenue Pedestrian Bridge (Tualatin River Greenway Trail - South Bank of the Tualatin River to Tualatin River Greenway Trail - North Bank of the Tualatin River)

Description: Pedestrian/bike bridge over Tualatin River and connecting paths.

Cost Estimate: \$18,222,400

Project Name: Boones Ferry Rd (Martinazzi Ave to Lower Boones Ferry Rd)

Description: Reconstruction/widen to 5-lanes from Martinazzi to Lower Boones Ferry Road

Cost Estimate: \$16,270,000

Project Name: I-5 Path (Lower Boones Ferry Rd to Norwood Rd)

Description: Construct shared-use path parallel to I-5.

Cost Estimate: \$34,167,000

Project Name: Ice Age Tonquin Trail (Segments 18 & 19)

Description: Construct shared-use path consistent with Metro Ice Age Tonquin Trail Master Plan.

Cost Estimate: \$36,607,500

Project Name: Ice Age Tonquin Trail (Segments 12 & 13)

Description: Construct shared-use path consistent with Metro Ice Age Tonquin Trail Master Plan. The project or a portion of the project is outside the designated urban growth boundary.

Cost Estimate: \$35,387,320

Project Name: Nyberg Road Bike Lanes (Tualatin-Sherwood Rd to 65th Ave)

Description: Add bike lanes on Nyberg from Tualatin-Sherwood to 65th

Cost Estimate: \$8,135,000

Project Name: 65th Ave (Phase 2 – Tualatin River to I-205)

Description: Widen to 5 lanes

Cost Estimate: \$24,405,000

Project Name: Sagert St

Description: To improve safety for residents and employees, add sidewalks on I-5 Bridge overpass.

Cost Estimate: \$8,135,000

Exhibit A
City of Tualatin – 2023 Regional Transportation Plan Project List

Project Name: Westside Trail Pedestrian and Bicycle Bridge (Cipole Rd to North of Tualatin River)

Description: Multi-use trail and bridge over the Tualatin River connecting Westside Trail and Ice Age Tonquin Trail. The project or a portion of the project is outside the designated urban growth boundary.

Cost Estimate: \$20,706,362

Project Name: Borland Road (65th Ave to Tualatin City Limits)

Description: Upgrade to urban standards and fill sidewalk gaps. The project or a portion of the project is outside the designated urban growth boundary as of March 2014. Project includes PE, ROW, Environmental and Construction. Add paved shoulders and turn lanes at major intersections.

Cost Estimate: \$8,135,000

Project Name: McEwan Road (65th Ave to City Limits with Lake Oswego)

Description: Complete street project building sidewalks, planter strips, bike lanes, center turn lane, street lights, and storm drainage.

Cost Estimate: \$6,087,844



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Mike McCarthy, City Engineer
Bryce Donovan, Engineering Associate

DATE: February 27, 2023

SUBJECT:

Consideration of **Resolution No. 5674-23** Awarding the Contract for Construction of the SW Herman Road Improvements.

RECOMMENDATION:

Staff recommends that Council approve the resolution awarding and allowing the City Manager to execute a contract with Kerr Contractors Oregon, LLC to construct the SW Herman Road Improvements in the amount of \$2,494,515.

EXECUTIVE SUMMARY:

The Project, located along Herman Road, from Tualatin Road to Teton Ave, is to reconstruct, widen, and add bike lanes and sidewalk along this road. Other major items of work consist of driveway replacement, striping and signing, installation of storm sewer pipe, manholes, and planters.

The construction contract was advertised in the Daily Journal of Commerce on January 16th & 18th, 2023 and the Business Tribune on January 17th & 20th, 2023. 9 bids were received before the bid period closed on February 14, 2023. Kerr Contractors Oregon, LLC submitted the lowest responsible bid for the project in the amount of \$2,494,515.

OUTCOMES OF DECISION:

Adopting the resolution and authorizing contract execution would allow construction of this project to proceed.

FINANCIAL IMPLICATIONS:

Funds for this project are available in the Leveton Projects Fund.

ATTACHMENTS:

Resolution No. 5674-23 Awarding Contract

RESOLUTION NO. 5674-23

A RESOLUTION AWARDING A CONTRACT FOR CONSTRUCTION OF THE
SW HERMAN ROAD IMPROVEMENTS

WHEREAS, the above-referenced project was posted on January 16th & 18th, 2023 in the *Daily Journal of Commerce* and on January 17th & 20th, 2023 in the *Business Tribune* and the City requested competitive sealed bids as part of its capital improvement program;

WHEREAS, 9 bids were received prior to the close of the bid period on February 14, 2023;

WHEREAS, Kerr Contractors Oregon, LLC submitted the lowest responsible bid for the project in the amount of \$2,494,515; and

WHEREAS, there are funds budgeted for this project in the Leveton Projects Fund.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. Kerr Contractors Oregon, LLC is hereby awarded a contract for the SW Herman Road Improvements

Section 2. The City Manager is authorized to execute a contract with Kerr Contractors Oregon, LLC in the amount of \$2,494,515.

Section 3. The City Manager, or the City Manager's designee, is authorized to execute Change Orders totaling up to 10% of the original contract amount.

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 27th day of February, 2023.

ATTEST:

CITY OF TUALATIN, OREGON

BY _____
City Recorder

BY _____
Mayor



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Mike McCarthy, City Engineer
DATE: February 27, 2023

SUBJECT:

Resolution No. 5675-23 Authorizing an Amendment to the Professional Services Agreement for Engineering of the Herman Road: Teton Ave. to Tualatin Rd. Project.

RECOMMENDATION:

Staff recommends that Council approve the resolution allowing the City Manager to execute an amendment to a Professional Services Agreement with Century West Engineering Corporation ("Century West") for engineering consulting services for the Herman Road (Teton Ave. to Tualatin Rd.) Project, for a total contract amount of \$1,007,815.57.

EXECUTIVE SUMMARY:

The Herman Road project is designed to widen the existing narrow portion of Herman Road between Teton Avenue to Tualatin Road to include bike lanes, sidewalk along the north side, a center turn lane at the industrial park access, and improved drainage.

On February 26, 2020, the City issued a Request for Proposals for engineering consulting services during the design and construction phases of the project. After scoring the five proposals and interviewing the top teams, Century West was selected. On August 10, 2020, Council authorized the award of a Professional Services Agreement to Century West for the first phase of preliminary engineering, with authorization to negotiate amendments for detailed engineering (the 2nd phase), with a planned third phase of construction management. On September 14, 2021, the City executed a first amendment for the detailed engineering phase of the project with a not-to-exceed amount of \$725,000, which was within the dollar amount authorized by Council.

Century West completed the first two phases of the project and has provided a detailed estimate for the third phase of the project, which will bring the total cost of the project to \$1,007,815.57.

OUTCOMES OF DECISION:

Approving the resolution and authorizing execution of a contract amendment would allow the Century West team to proceed with the construction management phase of this project.

FINANCIAL IMPLICATIONS:

Costs for the construction phase of this project are budgeted in the Leveton Projects Fund.

ATTACHMENTS:

- Resolution No. 5675-23 Authorizing an Amendment

RESOLUTION NO. 5675-23

A RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING OF THE HERMAN ROAD: TETON AVE TO TUALATIN RD PROJECT

WHEREAS, the City issued a solicitation for engineering, permitting, and construction management services for the Herman Road: Teton Ave. to Tualatin Rd. Project;

WHEREAS, the City advertised the request for proposals in the *Daily Journal of Commerce* on February 26, 2020, and received five responsive proposals;

WHEREAS, City staff reviewed the responsive proposals and determined that Century West Engineering Corporation submitted the best responsive proposal;

WHEREAS, On August 10, 2020, Council authorized the award of a Professional Services Agreement to Century West Engineering Corporation for engineering services for the Herman Road: Teton Ave. to Tualatin Rd. Project; with a first phase of preliminary engineering, a second phase of detailed engineering and bid assistance, in an amount not to exceed \$725,000, with a planned third phase of engineering services during construction;

WHEREAS, Century West has completed the first two phases of services and provided a detailed estimate for the third phase of the project, which will bring the total cost of the project to \$1,007,815.57; and

WHEREAS, this project's construction phase is budgeted in the Leveton Projects Fund

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The City Manager is authorized to execute a contract amendment with Century West Engineering Corporation for a total contract amount of \$1,007,815.57 for all phases of the Herman Road: Teton Ave. to Tualatin Rd. Project.

Section 2. The City Manager is authorized to execute additional contract amendments totaling up to 10% of the amended contract amount of \$1,007,815.57.

Section 3. This resolution is effective upon adoption.

Adopted by the City Council this 27th day of February, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: February 27, 2023

SUBJECT:

Consideration of **Resolution No. 5676-23** Authorizing the City Manager to Execute Deed Acquiring Property for Basalt Creek Parkland.

RECOMMENDATION:

Staff recommends that the Council approve Resolution 5676-23 for the purchase of the McLeod Trust property at 23465 SW Boones Ferry Road (Tax Lot 2S135CA00800).

EXECUTIVE SUMMARY:

City Council adopted the Parks and Recreation Master Plan in 2019, and accepted the Basalt Creek Parks and Recreation Plan in January 2022. These plans identify the need for parks, trails, and natural areas in Basalt Creek. Both planning processes involved extensive public outreach and community engagement. The Basalt Creek Parks and Recreation Plan demonstrates the need to preserve natural areas and provide active recreation to serve community members. The property recommended for consideration is located immediately across from the majority of residential development activity, including an affordable housing complex. This property has a connection to the creek natural area, as well as space for active recreation near SW Boones Ferry Road. City Council approved the Purchase and Sale Agreement with the sellers on October 24, 2022.

FINANCIAL IMPLICATIONS:

The City's offering price is based on an MAI Certified Appraisal performed by R.P. Herman & Associates. The property is approximately 6.35 acres with a residence and outbuildings. The property acquisition cost is based on the appraised value, and additional value that includes proximity premium to existing adjacent parkland, timber value and recent property improvements for a sale price of \$950,000, plus standard buyer's closing costs. Funds have been identified for this property acquisition. Future funding for site planning and park development will be required with funds not determined at this time, but are expected to include Parks System Development funds generated through Basalt Creek area development.

ATTACHMENTS:

Resolution No. 5676-23
Purchase and Sale Agreement

RESOLUTION NO. 5676-23

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE DEED ACQUIRING PROPERTY FOR BASALT CREEK PARKLAND

WHEREAS, the Basalt Creek Canyon is a natural area with planned pedestrian and bike trails for recreation and active transportation;

WHEREAS, the need for parks and recreation facilities have been identified in the Parks and Recreation Master Plan as a priority in City expansion areas;

WHEREAS, the City has identified the need to acquire Basalt Creek Park property in order to facilitate growing residential and employment parks and recreational needs;

WHEREAS, funds have been identified to purchase this property;

WHEREAS, the City has negotiated property transactions with a seller to acquire McLeod Trust property, 23465 SW Boones Ferry Road, Tax Lot ID: 2S135CA00800 ; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. Pursuant to the Purchase and Sale Agreement for the McLeod Trust property, Tax Lot 2S135CA00800, and as may otherwise be required by any law, rule or regulation, the City Council hereby authorizes the purchase of the property and further authorizes the City Manager to acquire and execute deed for an amount of \$950,000 (nine hundred fifty thousand dollars) plus closing costs for the property.

Section 2. The City Manager or the Manager's designee is hereby authorized to execute any and all documents and take any further actions necessary to acquire property and property interests identified in Section 1, including executing all closing documents.

Section 3. This resolution is effective upon adoption.

INTRODUCED and ADOPTED by the City Council this 27th day of February, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder

PURCHASE AND SALE AGREEMENT

DATED: October 26, 2022

(the "Effective Date")
(the last date signed by both
parties below)

BETWEEN: McLeod Trust

("Seller")

AND: City of Tualatin,
an Oregon Municipal Corporation

("Buyer")

RECITALS

A. Seller is owner of approximately 6.35 gross acres of certain real property together with all the improvements thereon and all rights appurtenant thereto (including but not limited to access rights, timber rights, water rights, grazing rights, development rights and mineral rights) located in unincorporated, Washington County, Oregon, commonly referred to as 23465 SW Boones Ferry Rd, Washington County Assessor's Tax Map and Lot 2S135CA00800 (the "Property"), which property is more particularly described on the attached Exhibit A (the "Property").

B. Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, for the price and on the terms and conditions described in this Purchase and Sale Agreement (this "Agreement").

C. At Closing (hereinafter defined), upon payment of the full Purchase Price to Seller by Buyer, Seller will convey full legal title to the Property to Buyer.

TERMS

1. **Purchase and Sale.** Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property upon the terms and conditions set forth below in this Agreement.

2. **Purchase Price.** Subject to the Conditions Precedent to Closing in Section 6 and the Appraisal Process in 2.4 below, the Purchase Price for the Property is, payable as follows:

2.1 Earnest Money Deposit. Deposit to be delivered upon the full execution and delivery of this Agreement to the Title Company, as defined below. Buyer shall deposit \$10,000 in cash (the "Earnest Money") into escrow with Lawyers Title, 6000 SW Meadows Road, Suite 100, Lake Oswego OR 97035 (the "Title Company"). At Closing, the Earnest Money will be credited toward payment of the Purchase Price.

2.2 Balance of Purchase Price. Buyer shall deposit into escrow with the Title Company the balance of the Purchase Price on or before the Closing Date. At Closing, the Earnest Money and the balance of the Purchase Price shall be paid to Seller.

2.3 Earnest Money Interest. The Earnest Money shall be invested by the Title Company in a federally insured interest-bearing account with all interest accruing thereon paid to Buyer on demand or at Buyer's election credited to the Purchase Price at Closing.

2.4 Appraisal Process. Within five (5) business days following the mutual execution of this Agreement, Buyer shall arrange for an appraisal of the Property (the "Appraisal"). The Costs of the Appraisal shall be borne by Buyer, and the Appraisal shall be completed as soon as practical given the appraiser's schedule. The Parties agree that the Appraisal shall be based on the "highest and best use" valuation theory, taking into account all applicable restrictions on development. The appraisal shall be done by qualified, independent MAI appraiser. Buyer shall provide Seller with a copy of the completed Appraisal within five (5) business days of receipt.

2.4.1 The Appraisal shall be used to establish the Purchase Price. Within five (5) business days of Buyer providing Seller a copy of the Appraisal, both parties must provide notice to the other party as to whether they agree with the value of the Property established by the Appraisal. If both parties are in agreement, the Purchase Price shall equal the value of the Property set forth in the Appraisal. If one or both parties disagree with the value of the Property set forth in the Appraisal, the Parties agree to follow the procedures in 2.4.2 below to establish the Purchase Price.

2.4.2 If any party disagrees with the results the Appraisal (the "Challenging Party"), then within ten (10) days written notice to the other party, the Challenging Party shall at its sole cost and expense obtain a second appraisal of the subject property by a qualified, independent MAI appraiser ("Additional Appraisal"). Any such Additional Appraisal shall be completed as soon as practical based on the appraiser's schedule. The Challenging Party shall provide the other party with a copy of the Additional Appraisal within five (5) business days of receipt. Such other party shall have five (5) business days thereafter to either: (i) accept the Additional Appraisal as the Purchase Price or (ii) offer to negotiate a Purchase Price that falls between the Appraisal and Additional Appraisal. If an offer to negotiate is made under this subsection, the parties agree to negotiate in good faith to establish a Purchase Price based on the Appraisal and Additional Appraisal for a period of not less than thirty (30) days.

2.4.3 If the parties fail to reach agreement on a Purchase Price using the procedures set forth above, either party may terminate this Agreement. In the event of such termination both parties shall be released from any and all obligations to the other party, the earnest money shall be returned to Buyer, and this Agreement shall terminate and be of no further force or effect.

3. **Closing Date.** Closing (the "Closing Date" or "Closing") shall occur no later than March 31, 2023 after Buyer provides notice, in writing, that the conditions precedent to closing (set

forth in Sections 6.1 and 6.2 below) are either satisfied or waived by Buyer, as provided therein. The Buyer, in its sole discretion, may extend Closing an additional thirty (30) days beyond March 31, 2023 by providing notice in writing to the Seller. Closing will occur at the office of the Title Company.

4. **Buyer's Title Review.**

4.1 Title Report; Unacceptable Exceptions. Within ten (10) days after the Effective Date, Buyer shall obtain from the Title Company a preliminary title report on the Property, along with legible copies of all plats and exceptions documents referenced in such report (the "Title Report"). Buyer will have fifteen (15) days following the later of (i) the Effective Date or (ii) Buyer's receipt of the Title Report to review the Title Report and give Seller written notice of the exceptions listed in the Title Report that are unacceptable to Buyer (the "Unacceptable Exceptions"). Mortgages, delinquent taxes, or other financial obligations secured by the Property are automatically deemed Unacceptable Exceptions. If Buyer notifies Seller of its objection to any Unacceptable Exceptions, Seller will thereafter have fifteen (15) days to provide Buyer written notice stating whether Seller will (at Seller's sole cost and expense) cause such exceptions to be removed from the Title Policy issued to Buyer at Closing. If Seller refuses to remove any of the Unacceptable Exceptions and Buyer is not then satisfied with the condition of title, Buyer may elect to terminate this Agreement, in which event the Earnest Money shall be returned to Buyer.

4.2 Failure to Deliver Clean Title at Closing. If Seller fails to eliminate any Unacceptable Exception by the Closing Date, then Buyer may, without limiting any of its otherwise available remedies, elect to either (a) accept title to the Property subject to such exceptions, (b) refuse to accept the Property and terminate this Agreement, in which case the Earnest Money shall be refunded to Buyer, or (c) extend the Closing Date for a period of thirty (30) days to provide Seller with additional time to remove such exceptions. If Buyer elects option (c) and at the end of the 30-day period such exceptions have not been removed, Buyer may then elect to proceed in accordance with either option (a) or (b) described above. To the extent that an Unacceptable Exception is a monetary lien or financial obligation secured by the Property including but not limited to any farm and forest tax deferrals, the Title Company is hereby directed to pay off such lien or obligation to the extent that it can be satisfied by application of all or a portion of the Purchase Price delivered into escrow by Buyer at Closing.

4.3 Permitted Exceptions. All exceptions other than the Unacceptable Exceptions objected to by Buyer shall be deemed acceptable to Buyer (the "Permitted Exceptions"); provided, however, that in no event will mortgages, delinquent taxes, or other financial obligations secured by the Property be deemed Permitted Exceptions. Should the Title Company inform Buyer of any new title exceptions not appearing on the initial Title Report, such new exceptions shall be deemed Unacceptable Exceptions, unless specifically accepted in writing by Buyer.

5. **Buyer's Due Diligence and Inspections.**

5.1 Seller's Delivery of Documents. Buyer shall have a ninety (90) day period after the Effective Date to review documents, make inspections, and otherwise satisfy itself that the condition of the Property is satisfactory to it ("Due Diligence Period"). During the Due Diligence Period, Seller shall provide Buyer and its agents and consultants access to any records in Seller's possession that are pertinent and material to the Property ("Due Diligence Documents"). Seller shall also allow Buyer a reasonable time to copy (at Buyer's expense) any Due Diligence Documents that the Buyer would like to keep a record of which Due Diligence Documents shall be returned to Seller upon being copied. Seller makes no representation or warranty regarding the accuracy, completeness, or efficacy of the Due Diligence Documents, should any such Due Diligence Documents exist.

5.2 Property and Environmental Inspections. Buyer and its agents, including but not limited to consultants, surveyors, engineers, home inspectors, appraisers, and other professionals hired by Buyer, at Buyer's sole cost and expense (save for section 5.2.1 below), shall have the right to access the Property upon one week notice (or less time as agreed upon by Seller) to conduct environmental studies (including but not limited to Phase 1 and Phase 2 Environmental Site Assessments), structural inspections, sewer and septic system sampling, asbestos and lead testing, and any other due diligence Buyer deems necessary. Seller shall cooperate with Buyer in making such inspections. Buyer and its agents will have the right to enter the Property at reasonable times before Closing to perform such surveys, analyses, studies, appraisals, and other due diligence that Buyer deems necessary. Any area disturbed by Buyer's inspections shall be restored by Buyer, at Buyer's sole costs and expense, to its pre-inspection condition. Buyer through Buyer's selected provider shall pay for an Environmental Site Assessment "Phase 1" at Buyer's sole cost and expense. If the "Phase 1" report indicates the recommendation for further site investigation, the costs of a "Phase 2" report shall therefore be borne by the Buyer at Buyer's sole cost and expense. In the event "Phase 3" remediation is necessary, the parties will mutually agree on the costs for "Phase 3" before the work is initiated. Buyer shall be named as the intended recipient and beneficiary of the "Phase 2" report and "Phase 3" work along with Seller. If Buyer determines a Phase 2 and/or Phase 3 costs or conditions are unacceptable, Buyer may terminate this Agreement and the Earnest Money will be promptly returned to the Buyer.

6. **Conditions Precedent to Closing.**

6.1 Conditions Precedent to Buyer's Obligations. In addition to any other conditions contained in this Agreement, the conditions set forth in this Section 6 must be satisfied prior to Buyer's obligation to acquire the Property. Buyer may waive the conditions in this Section 6.1 by written notice since these conditions are intended solely for Buyer's benefit. In the event any condition is not satisfied or waived on or before the time period indicated below, Buyer will have the right to terminate this Agreement, in which event the Earnest Money shall promptly be returned to Buyer.

6.1.1 City Council Approval. Prior to Closing, purchase of the Property must be approved by the Tualatin City Council.

6.1.2 Due Diligence and Inspection Results. Buyer must be satisfied, in its sole and absolute discretion, with its review of the Due Diligence Documents and the results of Buyer's inspections of the Property conducted under Section 5.2 above. If Buyer notifies Seller in writing prior to the end of the Due Diligence Period that Buyer is not satisfied with the Property due to the results of its due diligence and inspections under Section 5, the Due Diligence Period will be automatically extended for a period of thirty (30) days so that Seller and Buyer may address such results. Unless either an agreement to resolve Buyer's concerns or an agreement to create an additional extension period is reached after the end of the extended Due Diligence Period, this Agreement will automatically terminate and the Earnest Money shall be refunded to Buyer.

6.1.3 Parks System Development Charges. Prior to Closing, Buyer must have received adequate funding from Tualatin Parks System Development Charges in an amount needed for the Property purchase.

6.1.4 Title. At Closing, the Title Company must be committed to issue to Buyer the Title Policy described below in Section 9. After the Purchase Price has been paid as set forth under Section 7.2.1 below, the Seller shall convey fee simple title to the Property as set forth in Section 7.1.1 below.

6.1.5 Representations, Warranties, and Covenants of Seller. Seller's representations, warranties, and covenants set forth in this Agreement shall be true and correct as of the Closing Date.

6.1.6 No Material Changes. At Closing, there shall have been no material adverse changes related to or connected with the Property.

6.1.7 Seller's Deliveries. Seller shall have timely delivered each item to be delivered by Seller pursuant to this Agreement, including (without limitation) the documents and materials described below in Section 7.1.

6.1.8 Removal of Personal Property and Debris. At Closing Seller shall have removed or have caused to be removed from the Property, at Seller's sole cost and expense, any and all personal property and/or best efforts trash, rubbish, debris, illegally dumped materials or illegal fill materials. This provision shall survive Closing.

6.1.9 Termination of Leases. At Closing, the Seller shall have caused any and all leases applicable to the Property to be terminated. This provision shall survive Closing.

6.2 Conditions Precedent to Seller's Obligations. In addition to other conditions contained in this Agreement, the conditions set forth in this Section 6.2 must be satisfied prior to Seller's obligation to convey the Property. Closing and Seller's obligations with respect to the transactions contemplated by this Agreement are subject to Buyer's delivery to the Title Company on or before the Closing Date of (i) the balance of the Purchase Price and (ii) the documents and materials described below in Section 7.2.

6.3 Failure of Conditions. In the event any of the conditions set forth above in Sections 6.1 or 6.2 are not timely satisfied or waived for a reason other than the default of Buyer

or Seller under this Agreement, then this Agreement, escrow, and the rights and obligations of Buyer and Seller hereunder shall terminate and the Earnest Money shall be returned to Buyer.

6.4 Cancellation Fees and Expenses. In the event the escrow terminates because of the nonsatisfaction of any condition, the Parties will equally split the cancellation charges required to be paid to the Title Company. In the event this escrow terminates because of Buyer's default, Buyer shall pay the cancellation charges required to be paid to the Title Company. In the event this escrow terminates because of Seller's default, Seller shall pay the cancellation charges required to be paid to the Title Company.

7. **Deliveries to the Title Company.**

7.1 By Seller. On or before the Closing Date, Seller shall deliver the following into escrow with the Title Company:

7.1.1 Deed. A Statutory Warranty Deed (the "Deed"), duly executed and acknowledged in recordable form by Seller, conveying the Property to Buyer free and clear of all liens and encumbrances except the Permitted Exceptions accepted by Buyer pursuant to Section 4.1 above. The Title Company's usual, preprinted exceptions (listed as General Exceptions 1-5 on the Title Report) shall not be listed as exceptions on the Deed.

7.1.2 Nonforeign Certificate. Seller represents and warrants that it is not a "foreign person" as defined in IRC §1445. Seller shall give Buyer a certification to this effect in the form required by that statute and related regulations.

7.1.3 Proof of Authority. Such proof of Seller's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company and/or Buyer.

7.1.4 Lien Affidavits. Any lien affidavits or mechanic's lien indemnifications as may be reasonably requested by the Title Company in order to issue the Title Policy.

7.1.5 Other Documents. Such other fully executed documents and funds as are required of Seller to close the sale in accordance with this Agreement, including (without limitation) escrow instructions.

7.2 By Buyer. On or before the Closing Date, Buyer shall deliver the following into escrow with the Title Company:

7.2.1 Balance of the Purchase Price. The balance of the Purchase Price, in accordance with Section 2.2 above.

7.2.2 Proof of Authority. Such proof of Buyer's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company and/or Seller.

7.2.3 Other Documents. Such other fully executed documents and funds as are required of Buyer to close the sale in accordance with this Agreement, including (without limitation) escrow instructions.

8. **Title Insurance**. At Closing, Seller shall cause the Title Company to issue to Buyer a standard ALTA owner's title insurance policy in the full amount of the Purchase Price, insuring fee simple title vested in Buyer or its nominees, subject only to the Permitted Exceptions as established under Section 4 of this Agreement (the "Title Policy").

9. **Closing Costs**. Seller shall pay for the Title Policy, one-half of all escrow fees, any real property transfer or excise taxes, all recording charges other than those allocated to Buyer below, and Seller's share of prorations pursuant to Section 10 below. Buyer shall pay the cost of recording the Deed, one-half of all escrow fees, and Buyer's share of prorations pursuant to Section 10 below. Buyer and Seller each shall pay for its own legal and professional fees incurred. All other costs and expenses are to be allocated between Buyer and Seller in accordance with the customary practice in the county where the Property is located.

10. **Prorations and Taxes**.

10.1 Prorations. Any and all state, county, and/or city taxes for the current year, rents, or other income or operating expenses pertaining to the Property will be prorated between Seller and Buyer as of the Closing Date.

10.2 Taxes and Assessments. All taxes, assessments, and encumbrances including but not limited to any farm/forest tax deferrals, that will be a lien against the Property at Closing, whether or not those charges would constitute a lien against the Property at settlement, shall be satisfied by Seller at Closing. If Seller shall fail to do so, Buyer may pay any such tax, assessment, encumbrance or other charge and deduct an amount equal to any such payment from the Purchase Price.

11. **Seller's Representations and Warranties**. Seller hereby warrants and represents to Buyer the following matters and acknowledges that they are material inducements to Buyer to enter into this Agreement. Seller agrees to indemnify, defend, and hold Buyer harmless from all expense, loss, liability, damages and claims, including (without limitation) attorneys' fees, arising out of the breach or falsity of any of Seller's representations, warranties, and covenants. Seller warrants and represents to Buyer that the following matters are true and correct, and will remain true and correct through Closing:

11.1 Authority. Seller has full power and authority to enter into this Agreement (and the persons signing this Agreement for Seller, if Seller is not an individual, have full power and authority to sign for Seller and to bind it to this Agreement) and to sell, transfer and convey all right, title, and interest in and to the Property in accordance with this Agreement. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.

11.2 Unrestricted Access. To Seller's knowledge, the Property has unrestricted, insurable vehicular access to a public road.

11.3 Hazardous Substances. For purposes of this Agreement, the term “Hazardous Substances” has the meaning defined in and includes those substances set forth in ORS 465.200. Seller warrants and represents as follows:

(a) Seller has not brought onto, stored on, buried, used on, emitted or released from, or allowed to be brought onto, stored on, buried, used on, emitted, released from, or produced or disposed of, from, or on the Property, any Hazardous Substances in violation of any environmental laws of the federal or state government; provided.

(b) Seller acknowledges that underground storage tanks were previously widely used in the area. To Seller’s knowledge, no underground storage tank(s) have leaked or are known to be leaking on the Property.

(c) To Seller’s knowledge, the Property is materially in compliance with applicable state and federal environmental standards and requirements affecting it;

(d) Seller has not received any notices of violation or advisory action by regulatory agencies regarding environmental control matters or permit compliance with respect to the Property;

(e) Seller has not transferred, and to Seller’s knowledge no other person has transferred, Hazardous Substances from the Property to another location that is not in compliance with applicable environmental laws, regulations, or permit requirements; and

(f) There are no proceedings, administrative actions, or judicial proceedings pending or, to Seller’s knowledge, contemplated under any federal, state, or local laws regulating the discharge of hazardous or toxic materials or substances into the environment.

11.4 Encroachments. To Seller’s knowledge (a) all structures and improvements, including any driveways and accessory structures, are wholly within the lot lines of the Property, (b) no existing building, structure, or improvement of any kind encroaches upon the Property from any adjacent property, and (c) there are no present or past discrepancies or disputes regarding the boundaries of the Property.

11.5 Rights and Contracts Affecting Property. Except for this Agreement, Seller has not entered into any other contracts for the sale of the Property, nor do there exist any rights of first refusal or options to purchase the Property. Except for those exceptions of record listed on the Title Report, Seller owns the Property in fee, free and clear of all liens, conditions, reservations, mortgages, leases, licenses, easements, prescriptive rights, permits, or other similar encumbrances. Seller has not sold, transferred, conveyed, or entered into any agreement regarding timber rights, mineral rights, water rights, “air rights,” or any other development or other rights or restrictions relating to the Property, and to Seller’s knowledge no such rights encumber the Property. There are no service contracts or other agreements pertaining to the Property that Seller will be required to assume at Closing.

11.6 Possession. Except as specifically set forth in this Agreement, there are no leases, licenses, or other agreements permitting, nor has Seller entered into any course of

conduct that would permit, any person or entity to occupy or use any portion of the Property. Seller shall deliver immediate possession of the entire Property to Buyer at Closing.

11.7 Recitals. The statements and information set forth in the Recitals are true and correct.

11.8 No Legal Proceedings. There is no suit, action, arbitration, judgment, legal, administrative, or other proceeding, claim, lien, or inquiry pending or threatened against the Property or against Seller that could (a) affect Seller's right or title to the Property, (b) affect the value of the Property, or (c) subject an owner of the Property to liability.

11.9 Mechanic's and Other Liens. No work on the Property has been done or materials provided that would give rise to actual or impending mechanic's liens, private liens, or any other liens, against the Property.

11.10 Public Improvements or Governmental Notices. To Seller's knowledge, there are no intended public improvements which will result in the creation of any liens upon the Property, nor have any notices or other information been served upon Seller from any governmental agency notifying Seller of any violations of law, ordinance, rule or regulation which would affect the Property.

11.11 Breach of Agreements. The execution of this Agreement will not constitute a breach or default under any agreement to which Seller is bound or to which the Property is subject.

11.12 Bankruptcy Proceedings. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization, or other proceedings are pending or, to Seller's knowledge, threatened against Seller, nor are any such proceedings contemplated by Seller.

11.13 Changed Conditions. If Seller discovers any information or facts that would materially change the foregoing warranties and representations, Seller shall immediately give notice to Buyer of those facts and information. If any of the foregoing warranties and representations ceases to be true before Closing, Seller shall use its best efforts to remedy the problem, at its sole expense, before Closing. If the problem is not remedied before Closing, Buyer may elect to either: (a) terminate this Agreement, in which case Buyer will have no obligation to purchase the Property and the Earnest Money shall be refunded to Buyer, or (b) extend the Closing Date for a period not to exceed thirty (30) days or until such problem has been remedied, whichever occurs first. Should Buyer extend the Closing Date and the problem is not remedied within the 30-day timeframe, Buyer may then elect to terminate this Agreement and receive a refund of its Earnest Money; provided, however, that such election will not constitute a waiver of Buyer's rights in regard to any loss or liability suffered as a result of a representation or warranty not being true, nor will it constitute a waiver of any other remedies provided in this Agreement or by law or equity.

12. **Condition of the Property Through Closing.** Seller further represents, warrants, and covenants that until this transaction is closed or escrow is terminated, whichever occurs first, Seller shall (a) maintain the Property in substantially the same condition as it was on the Effective Date, with no tree cutting, timber harvesting, or alteration of the Property in any way, (b) keep all existing insurance policies affecting the Property in full force and effect, (c) make all regular payments of interest and principal on any existing financing, if applicable, (d) comply with all government regulations, and (e) keep Buyer timely advised of any repair or improvement required to keep the Property in substantially the same condition as it was on the Effective Date.

13. **Buyer's Representations and Warranties.** In addition to any express agreements of Buyer contained herein, the following constitute representations and warranties of Buyer to Seller:

(a) Subject to the conditions stated herein, Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein;

(b) Subject to the conditions stated herein, all requisite action has been taken by Buyer in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated herein; and

(c) Subject to the conditions stated herein, the persons executing this Agreement and the instruments referred to herein on behalf of Buyer have the legal power, right, and actual authority to bind Buyer to the terms and conditions of this Agreement.

14. **Legal and Equitable Enforcement of This Agreement.**

14.1 Default by Seller. In the event Closing and the consummation of the transaction herein contemplated do not occur by reason of any default by Seller, Buyer shall be entitled to all its out-of-pocket expenses incurred in connection with the transaction, including the Earnest Money, and will have the right to pursue any other remedy available to it at law or equity, including the specific performance of this Agreement.

14.2 Default by Buyer. In the event Closing and the consummation of the transaction herein contemplated do not occur by reason of any default by Buyer, Buyer and Seller agree that it would be impractical and extremely difficult to estimate the damages that Seller may suffer. Therefore, Buyer and Seller agree that a reasonable estimate of the total net detriment that Seller would suffer in the event that Buyer defaults and fails to complete the purchase of the Property is and will be an amount equal to the Earnest Money. This amount shall be Seller's sole and exclusive remedy (whether at law or in equity), and the full, agreed, and liquidated damages for the breach of this Agreement by Buyer. The payment of said amount as liquidated damages is not intended as a forfeiture or penalty. All other claims to damage or other remedies are hereby expressly waived by Seller. Upon default by Buyer, this Agreement will terminate and except as set forth in this section, neither party will have any further rights or obligations hereunder or to one another.

15. **Risk of Loss, Condemnation.** Seller bears the risk of all loss or damage to the Property from all causes, through the Closing Date, except those that are caused directly by the Buyer or its agents, which shall be the responsibility of the Buyer to remedy in a mutually agreeable manner. If, before the Closing Date, all or any part of the Property is damaged, destroyed, condemned, or threatened with condemnation, Seller shall give Buyer written notice of such event. Buyer may terminate this Agreement by giving written notice to Seller within fifteen (15) days following receipt by Buyer of written notice from Seller of such casualty or condemnation and the Title Company shall return to Buyer the Earnest Money and any accrued interest thereon.

16. **Notices.** All notices required or permitted to be given must be in writing to the address set forth below or by email and will be deemed given upon (a) personal service or (b) deposit in the United States Mail, postage prepaid. All such notices shall be deemed received upon personal service, five (5) business days after deposit in the United States Mail, postage prepaid, or one (1) day after deposit with a nationally recognized overnight courier service. Notice by email shall be deemed given and received by the recipient upon submittal of the email and receiving an automated email delivery receipt.

To Seller: McLeod Trust
 Attn: Janine and Randy McLeod
 23465 SW Boones Ferry Road
 Tualatin, OR 97062

To Buyer: City of Tualatin
 Parks and Recreation Department
 Attn: Ross Hoover
 18880 SW Martinazzi Avenue
 Tualatin, OR 97062

The foregoing addresses may be changed by written notice, given in the same manner. Notice given in any manner other than the manners set forth above will be effective when received by the party for whom it is intended. Telephone numbers provided above are for information only and are not intended to serve as a substitute for written notice.

17. **Broker or Commission.** The Parties represent and warrant that there are no Brokers known or disclosed by Buyer or Seller; claims to the contrary must be verified in writing. In the event any person or entity asserts a claim for a broker's commission or finder's fee against one of the parties to this Agreement, then Seller shall indemnify, hold harmless, and defend Buyer from and against any such claim if based on any action, agreement, or representations made by Seller; and Buyer shall indemnify, hold harmless, and defend Seller from and against any such claim if based on any action, agreement, or representations made by Buyer.

18. **Further Actions of Buyer and Seller.** Buyer and Seller agree to execute all such instruments and documents and to take all actions pursuant to the provisions of this Agreement in order to consummate the purchase and sale contemplated and both parties shall use their best efforts to accomplish Closing in accordance with the provisions hereof.

19. **Miscellaneous.**

19.1 **Partial Invalidity.** If any term or provision of this Agreement or the application to any person or circumstance is, to any extent, found invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances, other than those to which it is held invalid or unenforceable, will not be affected thereby, and each such term and provision of this Agreement will be valid and be enforced in accordance with the law.

19.2 **Waivers.** No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act.

19.3 **Survival of Representations.** The covenants, agreements, representations, and warranties made herein, including all provisions in the Recitals, specifically those obligations that explicitly state they will survive closing, will not merge into the Deed upon recordation in the official real property records.

19.4 **Representation.** This Agreement was prepared by Buyer and modifications were made at the request of Seller's legal counsel prior to execution of this Agreement by the parties. Accordingly, this Agreement shall be construed as if it had been prepared by both parties.

19.5 **Entire Agreement.** This Agreement (including any exhibits attached to it) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter of this Agreement and supersedes all prior understandings with respect to it. This Agreement may not be modified or terminated, nor may any obligations under it be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein.

19.6 **Time of Essence.** Seller and Buyer hereby acknowledge and agree that time is strictly of the essence with respect to every term, condition, obligation, and provision contained in this Agreement. Unless otherwise specified herein, in computing any period of time described in this Agreement, whenever a date for an action required to be performed falls on a Saturday, Sunday, or a state or federal holiday, then such date shall be extended to the following business day.

19.7 **Recitals.** The statements and information set forth in the Recitals are hereby incorporated as if fully set forth herein and shall be used for the purposes of interpreting this Agreement.

19.8 **Governing Law.** The parties acknowledge that this Agreement has been negotiated and entered into in the state of Oregon. The parties expressly agree that this Agreement is governed by and should be interpreted in accordance with the laws of the state of Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

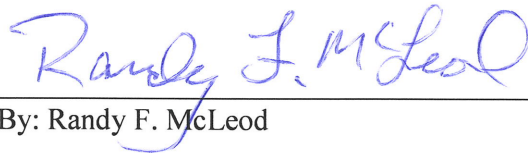
IN WHEREOF, the parties have executed this Agreement effective as of the last date of signature specified below.

BUYER:
City of Tualatin

SELLER:
McLeod Trust



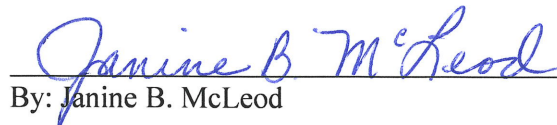
By: Sherilyn Lombos
City Manager



By: Randy F. McLeod

Date: 11/7/22

Date: 10/31/22



By: Janine B. McLeod

Date: 10/31/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): R559997
For Tax Map ID(s): 2S135CA00800

Part of Section 35, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

BEGINNING at a point on the North and South center line of Section 35, Township 2 South, Range 1 West of the Willamette Meridian, said point being South 0°0'20" West, a distance of 1100 feet from the center of Section 35 aforesaid; running thence from said point South 89°43'30" West, a distance of 1318.55 feet to the West line of the Northeast one-quarter of the Southwest one-quarter of Section 35 aforesaid, thence South 0°03'20" East, a distance of 214.86 feet along the legal subdivision line to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of Section 35; thence North 89°44' East, a distance of 1318.28 feet to the Southeast corner of the Northeast one-quarter of the Southwest one-quarter of said Section 35; thence North 0°01'20" East, a distance of 215.06 feet to the place of beginning.

EXCEPTING THEREFROM that portion covered by County road.



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Kim McMillan, Community Development Director
DATE: February 27, 2023

SUBJECT:

Consideration of Approval of Agreements Between the City of Tualatin and Community Partners for Affordable Housing and Horizon Church and Accept a Deed of Dedication for Tax Map & Lot: 32E06AD07800.

RECOMMENDATION

Staff recommends Council approve an agreement between the City of Tualatin and Community Partners for Affordable Housing to fund acquisition of an easement; approve an agreement between the City of Tualatin and Horizon Church to grant an easement and dedication; and authorize the City Manager to accept the Deed of Dedication.

EXECUTIVE SUMMARY

Community Partners for Affordable Housing (CPAH) is developing a multifamily residential affordable housing development known as Plambeck Gardens. Horizon Community Church owns property adjacent to the CPAH development. As a condition of approval for the development, CPAH is required to obtain the use of a portion of the Church property for purposes of pedestrian and vehicular access to and egress from the development as well as for the use of utilities. CPAH has negotiated an agreement for the Church to grant the easement to the City and has agreed to fund the purchase of the use of the Public Easement Area. Staff is looking for Council approval of:

1. An agreement with CPAH that they will fund the acquisition of the easement from Horizon Church.
Attachment A
2. An agreement with Horizon Church that they will grant the easement for the stated purposes.
Attachment B.
3. Authorization for the City Manager to accept the deed of dedication from Horizon Church.
Attachment C.

In addition, the City has agreed to fund certain improvements to the dedication area, which is a flag pole portion of Horizon's property that is orphaned between the easement area and SW Boones Ferry Road. The improvements will be to the road along the dedication area as well as the building of a trail and benches in the dedication area for recreational purposes. The agreements staff is seeking Council approval of will obligate the City to fund these improvements, but CPAH will actually build them along with the development of Plambeck Gardens.

FINANCIAL IMPLICATIONS:

CPAH has negotiated an agreement for the Church to grant the Public Easement to the City and has agreed to fund the purchase of the use of the Public Easement Area for \$250,000, plus

applicable closing costs. The City will contribute a portion of its AARPA funds for the improvements to the dedication area.

ATTACHMENTS:

Attachment A: AGREEMENT TO FUND ACQUISITION OF EASEMENT

Attachment B: AGREEMENT FOR GRANT OF EASEMENT AND DEDICATION

Attachment C: DEED OF DEDICATION

Attachment D: ROADWAY AND UTILITY EASEMENT

AGREEMENT TO FUND ACQUISITION OF EASEMENT

This Agreement to Fund Acquisition of Easement (this “**Agreement**”) is entered into by and between Community Partners for Affordable Housing, an Oregon nonprofit corporation, or its permitted assigns (“**CPAH**”) and the City of Tualatin (the “**City**”). The effective date of this Agreement (the “**Effective Date**”) shall be the last date that this Agreement is signed by CPAH and City below.

RECITALS:

- A. WHEREAS, CPAH owns property in the City of Tualatin, County of Washington, State of Oregon, located at 23500 SW Boones Ferry Road, Tualatin, Oregon (the “**CPAH Property**”), and intends to develop the CPAH Property as a multifamily residential affordable housing development (the “**Development**”), which development has been approved by the City of Tualatin in File No. AR 21-0001; a copy of that approval is attached to this Agreement as Exhibit A (the “**Development Approval**”).
- B. WHEREAS, Horizon Community Church, an Oregon nonprofit corporation (the “**Church**”) owns real property located at 23370 Boones Ferry Road adjacent to the CPAH Property (the “**Church Property**”), which Church Property constitutes a portion of a larger parcel owned by the Church;
- C. WHEREAS, as a condition of approval for the Development, CPAH is required to obtain the use of a portion of the Church Property legally described on Exhibit B and depicted on Exhibit C attached hereto and incorporated herein by this reference (the “**Public Easement Area**”), for purposes of pedestrian and vehicular access to and ingress from the Development as well as for the use of utilities; the Church intends to enter into an easement with the City for the Public Easement Area (the “**Public Easement**”).
- D. WHEREAS, CPAH has negotiated an agreement for the Church to grant the Public Easement to the City and has agreed to fund the purchase of the use of the Public Easement Area for \$250,000, plus applicable closing costs. The agreement for the Church to grant the use of the Public Easement Area to the City is the subject of a different agreement between the Church and the City, a copy of which is attached to this Agreement as Exhibit D.
- E. WHEREAS, as part of the negotiations between CPAH, the Church, and the City, CPAH has also agreed to design frontage improvements on Boones Ferry for the flagpole portion of the Church Property as depicted in Exhibit E. In addition, CPAH has agreed to construct those frontage improvements provided the City provides sufficient funds to pay for those frontage improvements.
- F. WHEREAS, through additional negotiations between CPAH, the Church and the City, CPAH has agreed to design and construct improvements in the flagpole portion of the Church Property, as depicted in Exhibit E, provided the City provides monetary funding for such work.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the parties hereby agree as follows:

- 1. **Deposit of Money.** Within three days of receipt of an invoice from the City, CPAH will (i) open escrow with First American Title Insurance Company (the “**Title Company**”) located at 5335 Meadows Road, Suite 100, Lake Oswego, Oregon 97035, Attn: Joyce Jameson at jameson@firstam.com, and (ii) deposit in escrow \$250,000.00, the “Easement Purchase Funds.”
- 2. **Use of Funds.** The City acknowledges and agrees that the sole and only use of the Easement Purchase Funds by the City and CPAH is to purchase the Public Easement as described in this Agreement. The City also acknowledges and agrees that, by entering into this Agreement and payment of the Easement Purchase Funds and applicable closing costs, the City shall consider CPAH to have satisfied Conditions of Approval A2.b and A9.b of the Development Approval.

3. **Closing Deliverables and Conditions.** The terms and conditions of this Section 3 shall apply to the recording of the Public Easement, and payment of the Easement Purchase Funds (collectively, the “**Closing**”; the date on which the Closing occurs is referred to herein as the “**Closing Date**”). At least one (1) business day prior to the Closing Date, (A) the Church shall deliver in escrow to the Title Company the following: (i) an original of the Public Easement, executed and acknowledged by the Church and City, (ii) any additional documents that CPAH, the City, or the Title Company may reasonably require for recording of the Public Easement and delivery of the Easement Purchase Price; and (B) CPAH shall deliver in escrow to the Title Company any additional documents that the Church, the City, or the Title Company may reasonably require for recording of the Public Easement and delivery of the Easement Purchase Funds.

So long as a party is not in default hereunder, if any condition to such party’s obligation to proceed with the Closing has not been satisfied as of the Closing Date, such party may, in its sole discretion, elect to: (i) postpone the Closing up to 5 days or until the condition has been satisfied by delivering written notice to the other party on or before the Closing Date; (ii) terminate this Agreement; or (iii) proceed to close, notwithstanding the non-satisfaction of such condition, in which event such party shall be deemed to have waived any such condition; provided that any such waiver of a condition shall NOT relieve a party from any liability it would otherwise have if the failure of a party to satisfy a condition also constitutes a default hereunder or breach of any other provision hereof by such party.

4. **Closing.** Subject to the conditions in Section 3 being met or waived, the Property Closing shall occur not later February 28, 2023.

4.1 Manner and Place of Closing. This transaction shall be closed by the Title Company, or at such other place as the parties may mutually select. Closing shall take place in the manner and in accordance with the provisions set forth in this Agreement and any other applicable terms and conditions set forth in Exhibit D.

4.2 Events of Property Closing. Provided the contingencies contained within this Agreement are satisfied or waived, this transaction shall be closed on the Closing Date as follows:

- 4.2.1 Any liens required to be paid by the Church at Closing shall be paid and satisfied of record at the Church’s expense.
- 4.2.2 CPAH shall pay closing costs per the terms of Exhibit D.
- 4.2.3 The Title Company shall record the Public Easement.
- 4.2.4 The Title Company shall release the Easement Purchase Funds to the Church, .

5. **Default; Remedies; Failure to Close.**

5.1 CPAH's Remedies. In the event that the transaction fails to Close due to the default of the City, CPAH may either: (i) terminate this Agreement; (ii) sue for specific performance, (iii) act in the City’s stead to close the purchase of the Public Easement.

6. **The City's Representations and Warranties.** The City represents and warrants to CPAH as follows:

6.1 The City has the full right and authority and has obtained any and all consents required to enter into this Agreement.

6.2 By entering into this Agreement and payment of the Easement Purchase Funds and applicable closing costs, the City shall consider CPAH to have satisfied Conditions of Approval A2.b and A9.b of the Development Approval.

7. **CPAH's Representations and Warranties.** CPAH represents and warrants to the City as follows:

7.1 CPAH has been duly organized and is validly existing as an Oregon nonprofit corporation. CPAH has the full right and authority and has obtained any and all consents required to enter into this Agreement This Agreement and all of the documents to be delivered by CPAH at

the Closing have been and will be authorized and properly executed and will constitute the valid and binding obligations of CPAH, enforceable in accordance with their terms.

8. Additional Consideration. In addition to depositing the Easement Purchase Funds upon invoice from the City, CPAH agrees to provide the following additional consideration:

8.1 Public Road Improvements. CPAH shall construct and install an access and utilities in the Public Easement Area as required by the City. The access improvements will include a curb cut on the east side of the access to allow the Church to continue uninterrupted access to the Real Property and to SW Boones Ferry Road. In addition, CPAH shall design and construct frontage improvements for the portion of the Real Property that fronts on SW Boones Ferry Road and to construct those frontage improvements with City funds, and CPAH shall do so concurrent with the remainder of the Development.

8.2 Sanitary Sewer. Following recording of the City Easement, CPAH shall, at such time as CPAH installs its own sanitary sewer lines within the City Easement Area, stub a sanitary sewer line to a point on the Church's adjacent property in the location depicted on Exhibit F attached hereto and incorporated herein by this reference for future use by the Church.

8.3 Park Improvements. CPAH shall design, construct and install improvements for the portion of the Real Property that lies between SW Boones Ferry Road and the Public Easement Area, as depicted in Exhibit E, to create a park with a trail and bench seating if the City provides sufficient funds to CPAH to allow CPAH to conduct such work. If these conditions are met, CPAH will conduct such work concurrent with the remainder of the Development.

9. General Provisions.

9.1 Time of Essence; Force Majeure. Except as otherwise specifically provided in this Agreement, time is of the essence of each provision of this Agreement. Notwithstanding the foregoing, no party shall be deemed in default or be liable for any failure or delay in performance of its obligations under this Agreement arising out of or caused by circumstances beyond its reasonable control (which for all purposes hereof shall exclude the payment of any amounts due hereunder), including, without limitation, acts of God, earthquakes, fires, floods, wars, civil disturbances, acts of terrorism, sabotage, epidemics, pandemics, changes to laws or regulations, accidents, strikes, labor disputes, acts or closures of civil or military authority, closures of businesses, inability to obtain labor, material, equipment or transportation, or any other cause which could not have been prevented by such party with reasonable care. The time for performance of a party's obligations, and all related dates and deadlines herein, shall be extended for a period equal to the time lost by reason of the delay.

9.2 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties, and their respective heirs, personal representatives, successors, and assigns.

9.3 Notices. All notices shall (i) be in writing; (ii) be personally delivered, sent by mail, courier, email or facsimile transmission; and (iii) be effective on the date it is officially recorded as delivered. The address of each party to this Agreement for purposes of notice shall be as follows:

CPAH:
Community Partners for Affordable Housing
Attn: Jilian Saurage Felton

6380 SW Capitol Highway, Suite 151
Portland, Oregon 97239
Email: jsaurage@cpahoregon.org

the City:

Kim McMillan
Community Development Director
Tualatin City Services Building
10699 SW Herman Road
Tualatin, OR 97062-7092
Email: kcmillan@tualatin.gov

Each party may change its address for notice by giving not less than fifteen (15) days prior notice of such change to the other party in the manner set forth above.

- 9.4 Waiver.** Failure of either party at any time to require performance of any provision of this Agreement shall not limit the party's right to enforce the provision. Waiver of any breach of any provision shall not be a waiver of any succeeding breach of the provision or a waiver of the provision itself or any other provision.
- 9.5 Further Assurances.** The parties and the Church shall reasonably cooperate with one another in order to fulfill and perform the transactions contemplated by this Agreement (including, without limitation, completing and submitting any applications or similar materials required by the City in connection with the Easement), and shall provide such further assurances to one another, including after Closing (which obligations shall survive Closing), as shall be reasonable and appropriate under the circumstances, including without limitation the execution of such documents as may be desirable to implement the provisions of this Agreement fully and effectively.
- 9.6 Equitable Remedies.** Except where this Agreement expressly limits a party's remedies, any party may apply to any court having jurisdiction for the issuance of any provisional process or other equitable remedy, including but not limited to specific performance, injunction, restraining order, attachment or appointment of receiver.
- 9.7 Attorneys' Fees.** In the event suit, arbitration, action or appeal is instituted to interpret or enforce the terms of this Agreement or to rescind this Agreement, each party will be responsible for their own attorneys' fees and costs.
- 9.8 Applicable Law.** This Agreement shall be construed, applied and enforced in accordance with the laws of the State of Oregon.
- 9.9 Integration; Amendment.** This Agreement supersedes and replaces all written and oral agreements previously made or existing between the parties and states the entire agreement of the parties. This Agreement and any of its terms may only be changed, waived, discharged or terminated by a written instrument signed by the party against whom enforcement of the change, waiver, discharge or termination is sought.
- 9.10 Counterparts; Electronic Signatures.** CPAH and the City may execute this Agreement by electronic means or deliver executed signature pages to this Agreement by electronic means to the other party, and the electronic signature and/or copy will be deemed to be effective as an original. This Agreement may be executed in any number of counterparts, each of which will be deemed an original and all of which counterparts together will constitute one agreement with the same effect as if the parties had signed the same signature page. CPAH and the City intend to be bound by the signatures on the PDF or facsimile document, are aware that the other party and third parties, including the Title Company, may rely upon the PDF or facsimile signatures and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

- 9.11 Invalidity of Provisions.** In the event any provision of this Agreement, or any instrument to be delivered by either party at either Closing pursuant to this Agreement, is declared invalid or is unenforceable for any reason, such provision shall be deleted from such document and shall not invalidate any other provision contained in the document.
- 9.12 Saturday, Sunday and Legal Holidays.** If the time for performance of any of the terms, conditions and provisions of this Agreement shall fall on a Saturday, Sunday or legal holiday, then the time of such performance shall be extended to the next business day thereafter.
- 9.13 Right to Assign.** CPAH may assign this Agreement without the consent of the City to any Affiliate of CPAH, and for purposes of this Agreement, “**Affiliate**” means an entity controlled by, controlling or under common control with CPAH (control being defined for such purposes as ownership of at least 50% of the equity interests in, or the power to direct the management of, the relevant entity).
- 9.14 Waiver of Jury Trial.** Each party waives the right to trial by jury in connection with any dispute, claim or action arising from or in connection with this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have signed this Agreement below.

CPAH:

Community Partners for Affordable Housing

By: _____

Name: _____

Title: _____

Date: _____

CITY OF TUALATIN:

By: _____

Name: _____

Its: _____

Date: _____

JOINDER OF THE CHURCH

The undersigned, Horizon Community Church, joins in the execution of this Agreement for the sole and limited purpose of acknowledging its consent to and obligation to comply with the terms of Sections __, __, and __ of this Agreement.

HORIZON COMMUNITY CHURCH:

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

City Approval of Plambeck Gardens

[attached]

.

EXHIBIT B

Legal Description of Public Easement Area

[To be provided by the Church and attached hereto]

EXHIBIT C

Depiction of Public Easement Area

Public Easement Area (Shown in pink within bold faced black box, and as cross-hatched area of +/- 1900 SF)

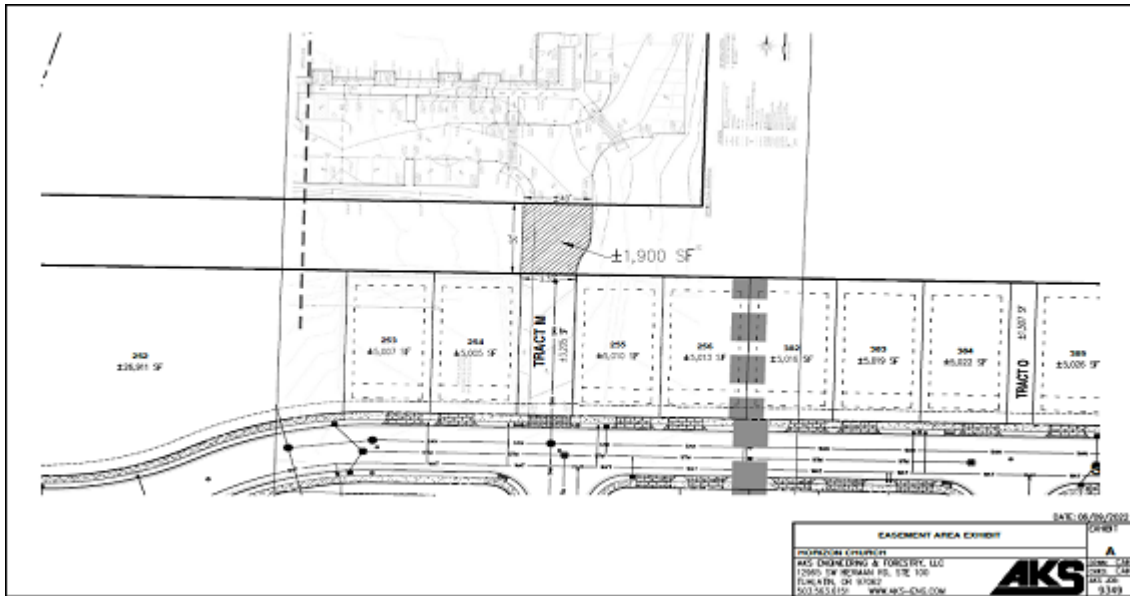
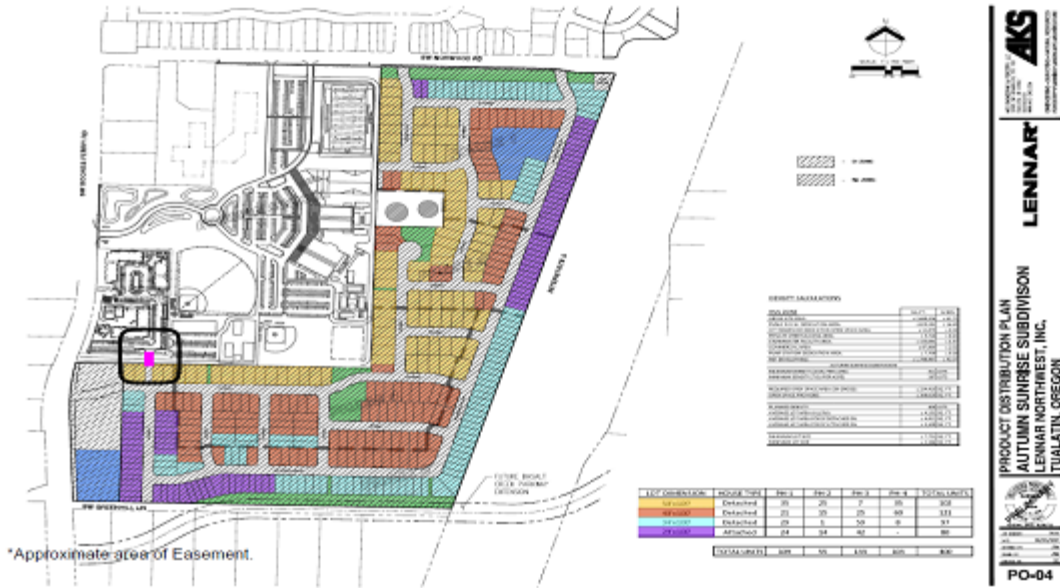


EXHIBIT D

Agreement Between City and Church

[To be attached]

EXHIBIT E

Depiction of Flagpole Area for Frontage Improvements

[To be provided by the Church and attached hereto]

EXHIBIT F

Depiction of Sewer Location

[To be provided by the Church and attached hereto]

AGREEMENT FOR GRANT OF EASEMENT AND DEDICATION

This Agreement for Grant of Easement and Dedication (this “**Agreement**”) is entered into by and between Horizon Community Church, an Oregon nonprofit corporation (“**Horizon**”), and The City of Tualatin, an Oregon municipal corporation (“**City**”). The effective date of this Agreement (the “**Effective Date**”) shall be the last date that this Agreement is signed by City and Horizon below.

RECITALS:

- A. WHEREAS, Horizon owns real property in the City of Tualatin, County of Washington, State of Oregon, located at 23370 SW Boones Ferry Road, and depicted on Exhibit A attached hereto and incorporated herein by this reference (the “**Real Property**”), which Real Property constitutes a portion of a larger parcel owned by Horizon;
- B. WHEREAS, Community Partners for Affordable Housing, an Oregon nonprofit corporation (“**Developer**”) owns property adjacent to the Real Property located at 23500 SW Boones Ferry Road, Tualatin, Oregon (such property, the “**Developer Property**”), and intends to develop the Developer Property as a multifamily residential affordable housing development (the “**Development**”).
- C. WHEREAS, as of the Effective Date, City requires use of a portion of the Real Property legally described on Exhibit B and depicted in green on Exhibit B-1 attached hereto and incorporated herein by this reference (the “**Dedication Property**”) for purposes of pedestrian and vehicular access to and ingress from SW Boones Ferry Road, including for construction activities related to the Development. In addition, subsequent to approval of the Development, Developer agreed to develop a part of the Dedication Property, for use as a pocket park with a trail and bench seating, all as more fully set forth in a separate agreement between Developer and the City (the “**Developer Agreement**”), a copy of which is attached hereto as Exhibit C.
- D. WHEREAS, Horizon intends to (i) dedicate the Dedication Property to the City (such dedication, the “**Dedication**”) as a non-standard right-of-way to facilitate construction of the Development on the Developer Property, and (ii) enter into an easement with the City (the “**Easement**”) over a portion of the Real Property depicted in blue on Exhibit B-1 (such area, the “**Easement Area**”), which Easement will permit the City to use the Easement Area for a roadway with related facilities and for the installation, maintenance, repair and replacement of public utilities, and which will permit the public to use the Easement Area for pedestrian, bicycle and vehicular access and egress, all upon and subject to the terms and conditions of this Agreement.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the parties hereby agree as follows:

1. **Easement Consideration.** The consideration for the Easement shall be Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) (the “**Easement Consideration**”). City acknowledges that Developer will, upon receipt of an invoice from the City, which invoice will be provided by City within 2 business days following the Effective Date, deliver the Easement Consideration to an escrow account with First American Title Insurance Company (the “**Title Company**”) located at 5335 Meadows Road, Suite 100, Lake Oswego, Oregon 97035, Attn: Joyce Jameson at jjameson@firstam.com, and (ii) deposit in escrow the Easement Consideration. City is not required to deposit any earnest money in connection with this Agreement.
2. **Closing Deliverables and Conditions.** The terms and conditions of this Section 2 shall apply to the recording of the Easement, completion of the Dedication and payment of the Easement Consideration

(collectively, the “**Closing**”). The date on which the Closing occurs is referred to herein as the “**Closing Date**”). At least one (1) business day prior to the Closing Date, (A) Horizon shall deliver in escrow to the Title Company the following: (i) an original of the Easement, executed and acknowledged by Horizon and City, (ii) an executed and acknowledged deed of dedication for the Dedication on such form as may be required by the City for the same (the “**Dedication Deed**”), and (iii) any additional documents that City or the Title Company may reasonably require for recording of the Easement and Dedication Deed and delivery of the Easement Consideration; and (B) City and Developer shall deliver in escrow to the Title Company any additional documents that Horizon or the Title Company may reasonably require for recording of the Easement and Dedication Deed and delivery of the Easement Consideration.

2.1 Horizon’s Conditions. In addition to all other applicable conditions set forth herein, the obligation of Horizon to consummate the Closing shall be contingent upon the following: (i) the Easement having been recorded (which recording may occur concurrently with the Closing, at Horizon’s election); (ii) City’s representations and warranties set forth herein shall be true and correct in all material respects as of the Closing Date; and (iii) City shall have performed all of its obligations under this Agreement to be performed by the Closing Date, including in accordance with this Section 2.

2.2 City’s Conditions. In addition to all other applicable conditions set forth herein, the obligation of City to consummate the Closing shall be contingent upon the following: (i) Horizon shall have performed all of its obligations under this Agreement to be performed by the Closing Date, including in accordance with this Section 2; (ii) and Horizon’s representations and warranties set forth herein shall be true and correct in all material respects as of the Closing Date.

So long as a party is not in default hereunder, if any condition to such party’s obligation to proceed with the Closing has not been satisfied as of the Closing Date, such party may, in its sole discretion, elect to: (i) postpone the Closing up to 5 days or until the condition has been satisfied by delivering written notice to the other party on or before the Closing Date; (ii) terminate this Agreement; or (iii) proceed to close, notwithstanding the non-satisfaction of such condition, in which event such party shall be deemed to have waived any such condition; provided that any such waiver of a condition shall NOT relieve a party from any liability it would otherwise have if the failure of a party to satisfy a condition also constitutes a default hereunder or breach of any other provision hereof by such party.

3. Closing. Subject to the conditions in Section 2 being met or waived, the Closing will occur not later than February 28, 2023.

3.1 Manner and Place of Closing. This transaction shall be closed by the Title Company, or at such other place as the parties may mutually select. Closing shall take place in the manner and in accordance with the provisions set forth in this Agreement.

3.2 Closing Costs.

3.2.1 Developer shall be responsible for the following closing costs: (i) the cost of recording the Easement and the Dedication Deed; and (ii) all escrow/closing fees and costs. Developer’s closing costs described in this Section 3.2.1 do not include attorney fees and costs or broker fees.

3.2.2 Neither City nor Horizon has authorized or employed, or acted by implication to authorize or to employ, any real estate broker or salesman to act for it in connection with this Agreement, and no other party is entitled to any finders, brokers, or similar fee or charge in connection with the Easement or the Dedication. City and Horizon shall indemnify, defend and hold the other harmless from and against any and all claims by any real estate broker or salesman for a commission, finder's fee or other compensation as a result of Horizon's granting of the Easement or the Dedication.

3.3 Events of Property Closing. Provided the contingencies contained within this Agreement are satisfied or waived, this transaction shall be closed on the Closing Date as follows:

3.3.1 Any liens required to be paid by Horizon at Closing shall be paid and satisfied of record at Horizon's expense.

3.3.2 The Title Company shall record the Dedication Deed.

3.3.3 The Title Company shall record the Easement.

3.3.4 The Title Company shall release the Easement Consideration, less any amounts paid under Section 3.3.1.

4. Default; Remedies; Failure to Close.

4.1 Default. Neither City nor Horizon shall be in default under this Agreement, and the non-defaulting party shall not be entitled to terminate this Agreement for any asserted nonperformance by other party, unless the non-defaulting party has given the other party notice specifying the asserted nonperformance, the defaulting party has in fact not performed, and the defaulting party has failed to remedy such non-performance within five (5) business days after receipt of such notice.

4.2 City's Remedies. In the event that the transaction fails to Close due to Horizon's default, City may either: (i) terminate this Agreement; or (ii) sue for specific performance.

4.3 Horizon's Remedies. In the event that Closing fails to occur due to City's or Developer's default under this Agreement or the Developer Agreement, City or Developer, as defaulting party, as the case may be, shall pay to Horizon as liquidated damages, as Horizon's exclusive remedy, the amount of \$25,000.00. Such amount has been agreed by the parties to be reasonable estimate of Horizon's damages because the precise amount of such compensation would be difficult to determine. CITY, DEVELOPER AND HORIZON HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL DAMAGES THAT HORIZON WOULD SUFFER IN THE EVENT THAT CITY OR DEVELOPER DEFAULTS AND FAILS TO COMPLETE THE DEDICATION, PAYMENT OF THE EASEMENT CONSIDERATION, AND RECORDING OF THE EASEMENT IS AN AMOUNT EQUAL TO TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00). SUCH AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY CITY AND DEVELOPER, AND AFTER PAYMENT THEREOF TO HORIZON, NEITHER PARTY SHALL HAVE ANY FURTHER OBLIGATION TO OR RIGHTS AGAINST THE OTHER.

4.4 Material Condemnation. In the event all or a material part of the Dedication Property is taken by eminent domain prior to the Closing Date after Developer has failed to perform its obligations under the Developer Agreement or the provisions of this Agreement applicable to Developer such that Closing has not occurred by the scheduled Closing Date, either City or Horizon may elect to terminate this Agreement prior to the Closing Date by written notice to the other party, in which case the parties will have no obligations with respect to this Agreement; provided, however, neither Horizon nor City may terminate this Agreement if Horizon or City is in default of its obligations hereunder or if Closing has failed to occur by the scheduled Closing Date due to the acts of Horizon or City, as the case may be.

5. Horizon's Representations and Warranties. Horizon represents and warrants to City as follows:

5.1 Horizon has the full right and authority and has obtained any and all consents required to enter into this Agreement, perform all covenants of Horizon contained in this Agreement in accordance with its terms, and consummate or cause to be consummated the sale. This Agreement and all of the documents to be delivered by Horizon at Closing have been and will be duly authorized and properly executed and will constitute the valid and binding obligations of Horizon, enforceable in accordance with their terms.

5.2 Except as disclosed to City in writing prior to Closing, to the best of Horizon's knowledge, there is no litigation, lien, claim, or arbitration, pending or threatened, with regard to the Dedication Property, the Easement Area, or operation of the same.

5.3 Horizon has received no written notice of and has no knowledge of any material violations or investigations of violations of any applicable laws or ordinances affecting the Dedication Property or the Easement Area that have not been corrected or resolved.

5.4 There are no leases affecting all or any part of the Dedication Property or the Easement Area, and there are no written or oral promises, understandings, agreements or other commitments between Horizon and any tenant or other person affecting the Dedication Property or the Easement Area.

5.5 Except for the Easement and the Dedication, there are no outstanding agreements of sale, options or other rights of third parties to acquire the Dedication Property or the City Easement Area or any interest therein. There is no agreement to which Horizon is a party or that is binding on Horizon, the Dedication Property or the Easement Area which is in conflict with this Agreement.

“To the best of Horizon's knowledge,” as used in the above Horizon's representations and warranties, means “to the best of Horizon's actual knowledge” and does not include any inquiry or constructive knowledge or notice. The representations and warranties in this Section 5 are limited to the actual knowledge of Randy Campbell, without independent inquiry or investigation.

6. City's Representations and Warranties. Buyer represents and warrants to Horizon as follows:

6.1 City has the full right and authority and has obtained any and all consents required to enter into this Agreement and consummate or cause to be consummated the purchase. This Agreement and all of the documents to be delivered by City at Closing have been and will be authorized and properly executed and will constitute the valid and binding obligations of City, enforceable in accordance with their terms.

- 6.2** City acknowledges and agrees that, prior to the Closing, City will have made City's independent investigation and examination of the Dedication Property and the Easement Area. City expressly acknowledges and agrees that, upon the Closing, City's use of the Dedication Property and Easement Area will be in its "AS IS, WHERE IS" condition, except for such representations, warranties and covenants expressly made by Horizon in this Agreement. City has not relied and will not rely on, and Horizon is not liable for or bound by, any express or implied warranties, guaranties or representations pertaining to the Dedication Property and the Easement Area made or furnished by Horizon, any agent representing or purporting to represent Horizon, to whomever made or given, directly or indirectly, orally or in writing, unless such warranty, guaranty or representation is specifically set forth in this Agreement.
- 7. Survival.** All representations and warranties of City and Horizon contained in this Agreement shall be true on and as of the Closing Date with the same force and effect as though made on and as of the Closing Date, and shall survive Closing for a period of nine (9) months and not otherwise be merged into any documents delivered at Closing.
- 8. Covenants of Horizon.** Horizon acknowledges that the covenants of Horizon contained in this Agreement, including the covenants contained in this Section, are material inducements to City to enter into this Agreement.
- 8.1 Timely Payments.** Horizon shall make timely payments of all mortgages, lines of credit and any other obligations in order to prevent the Dedication Property from going into default.
- 8.2 Maintenance/Waste.** Prior to Closing, Horizon shall maintain the Dedication Property and Easement Area in good repair and shall not cause or permit any waste on such properties.
- 9. Surviving Obligations.** In the event of any conflict between the provisions of this Section 9 and the terms of the Developer Agreement, the terms of this Section 9 will control. For and in consideration of Horizon granting to City the Easement and Horizon's agreement to dedicate the Dedication Property to the City to facilitate development of the Developer Property upon the terms set forth in this Agreement, City shall be responsible for performing the work set forth in this Section 9, which obligations shall survive Closing, and shall be binding upon City's and Horizon's successors in interest:
- 9.1 Public Road Improvements.** In connection with its completion of the Development, Developer shall be responsible, at City's sole cost and expense, for performing public road improvements required by the City within that portion of the Dedication Property located along SW Boones Ferry Road, with frontage improvements similar in type and quality to that required for the Development and existing at Horizon's church property along SW Boones Ferry Road. Horizon will have no liability for performing such improvements or paying any costs of the same.
- 9.2 Sanitary Sewer.** Following recording of the Easement and the Dedication Deed, Developer shall, at such time as Developer installs its own sanitary sewer lines within the Easement Area, stub a sanitary sewer line from the eastern edge of the Dedication Property to a point on Horizon's adjacent property in the location depicted on Exhibit B-1 to permit Horizon to connect its own sanitary sewer line in connection with Horizon's development of the balance of the Real Property.

9.3 Planned Projects. Developer agrees that it will not oppose (i) Horizon’s proposed sanctuary project on the Real Property, (ii) Horizon’s (or Horizon’s contract purchaser’s) proposed rezoning of a portion of the Real Property along SW Norwood Road for market-rate multifamily housing, or (iii) Horizon’s planned installation of overhead sports field lighting on a new baseball field to be constructed on the Real Property adjacent to the Developer Property.

10. Dedication. Upon completion of the Dedication, Horizon will have no liability for any maintenance, repair or replacement of the Dedication Property, nor will Horizon be obligated to maintain any insurance covering any activities of Horizon, its agents, employees, contractors, guests, or invitees (collectively, the “**Horizon Parties**”) on the Dedication Property. Horizon may also elect, in its sole discretion, to dedicate all or a portion of the Easement Area to the City, which dedication may occur concurrently with or subsequent to dedication of the Dedication Property, in which case all terms and provisions of this Section will apply to the Easement Area, and the Easement Area will be part of the Dedication Property for purposes of this Section 10. Except to the extent arising from the gross negligence or willful misconduct of the Horizon Parties, from and after the date of the Dedication, Developer and City waive any liabilities, obligations, damages, penalties, claims, actions, costs, charges and expenses, including, without limitation, reasonable attorneys’ fees and other professional fees (collectively, “**Losses**”) related to the Dedication Property or past use of the same by the Horizon Parties. To the extent permitted by law and subject to the limits of the Oregon Tort Claims Act as applicable to City, City shall defend and indemnify the Horizon Parties for all liabilities, obligations, damages, penalties, claims, actions, costs, charges and expenses, including, without limitation, reasonable attorneys’ fees and other professional fees (collectively, “**Claims**”) arising from City’s conduct on the Dedication Property except for to the extent arising from the Horizon Parties’ gross negligence or willful misconduct. Developer (which for purposes of this indemnification will include Developer’s agents, employees, contractors, guests and invitees) and the Horizon Parties agree to defend and indemnify the other party for all Claims arising from such party’s conduct on the Dedication Property except for to the extent the claims arise from the indemnified party’s own negligence or willful misconduct. Developer will have no right to use the Dedication Property for its construction or construction staging activities until the Dedication Deed is recorded. Following completion of the Dedication, including during the course of construction activities related to the Development, and continuing until such time as a new public right of way located to the south of the Dedication Property (the “**New ROW**”) is completed, dedicated and available for use by the public, Developer and City will use all commercially reasonable efforts to avoid restricting vehicular, bicycle and pedestrian access to and egress from the Real Property over the Dedication Property to SW Boones Ferry Road by the Horizon Parties, it being the intent of the parties that the Horizon Parties will have as much uninterrupted vehicular, bicycle and pedestrian access as possible to and from SW Boones Ferry Road over the Dedication Property until the New ROW is completed, dedicated and available for use by the public, and in no event will any frontage improvements installed at the intersection of the Dedication Property and SW Boones Ferry Road impede access from the Real Property to SW Boones Ferry Road until the New ROW is completed, dedicated and available for use by the public. City shall not develop (or permit to be developed) the New ROW and the SW Boones Ferry Road frontage improvements (i.e., curb cuts and similar frontage improvements located the intersection of the Dedication Property and SW Boones Ferry Road) to be completed at the intersection of the Dedication Property and SW Boones Ferry Road in such a manner that interferes with Horizon’s use of the Easement Area and so that Horizon may travel over the Easement Area and the New ROW to have continuous access to and egress from SW Boones Ferry Road to the Real Property owned by Horizon, and no rolled curbs will be installed along the Easement Area or the Dedication Property’s frontage along SW Boones Ferry Road until the New ROW is completed, dedicated and available for use by the public. To the extent Developer or City must temporarily impede access by the Horizon Parties from SW Boones Ferry Road over the Dedication Property or

the Easement Area until the New ROW is completed, Developer or City, as applicable, shall take commercially reasonable steps to provide Horizon with notice at least seven days prior to any temporary elimination of access setting forth the reason for and anticipated length of any such temporary elimination of access. Neither City nor Developer shall have any liability the Horizon Parties for any temporary elimination of access from SW Boones Ferry Road to the Real Property owned by Horizon except to the extent caused by City or Developer's gross negligence or willful misconduct. Horizon acknowledges that, subject to the foregoing provisions related to preservation of Horizon's access to and egress from its Real Property over the Dedication Property to SW Boones Ferry Road, Developer may develop the Dedication Property as a pocket park as set forth in the Developer Agreement. The terms of this Section 10 will survive Closing.

11. General Provisions.

11.1 Time of Essence; Force Majeure. Except as otherwise specifically provided in this Agreement, time is of the essence of each provision of this Agreement. Notwithstanding the foregoing, no party shall be deemed in default or be liable for any failure or delay in performance of its obligations under this Agreement arising out of or caused by circumstances beyond its reasonable control (which for all purposes hereof shall exclude the payment of any amounts due hereunder), including, without limitation, acts of God, earthquakes, fires, floods, wars, civil disturbances, acts of terrorism, sabotage, epidemics, pandemics, changes to laws or regulations, accidents, strikes, labor disputes, acts or closures of civil or military authority, closures of businesses, inability to obtain labor, material, equipment or transportation, or any other cause which could not have been prevented by such party with reasonable care. The time for performance of a party's obligations, and all related dates and deadlines herein, shall be extended for a period equal to the time lost by reason of the delay.

11.2 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties, and their respective heirs, personal representatives, successors, and assigns.

11.3 Notices. All notices shall (i) be in writing; (ii) be personally delivered, sent by mail, courier, email or facsimile transmission; and (iii) be effective on the date it is officially recorded as delivered. The address of each party to this Agreement for purposes of notice shall be as follows:

CITY:

Kim McMillan
Community Development Director
Tualatin City Services Building
10699 SW Herman Road
Tualatin, OR 97062-7092
Email: kmcmillan@tualatin.gov

HORIZON:

Horizon Community Church
Attn: Randy Campbell
23770 SW Boones Ferry Road
Tualatin, Oregon 97062
Email: rcampbell@horizoncommunity.church

Each party may change its address for notice by giving not less than fifteen (15) days prior notice of such change to the other party in the manner set forth above.

11.4 Waiver. Failure of either party at any time to require performance of any provision of this Agreement shall not limit the party's right to enforce the provision. Waiver of any breach of any provision shall not be a waiver of any succeeding breach of the provision or a waiver of the provision itself or any other provision.

11.5 Further Assurances. The parties and the City shall reasonably cooperate with one another in order to fulfil and perform the transactions contemplated by this Agreement (including, without limitation, completing and submitting any applications or similar materials required by the City in connection with the Dedication), and shall provide such further assurances to one another, including after Closing (which obligations shall survive Closing), as shall be reasonable and appropriate under the circumstances, including without limitation the execution of such documents as may be desirable to implement the provisions of this Agreement fully and effectively.

11.6 Equitable Remedies. Except where this Agreement expressly limits a party's remedies, any party may apply to any court having jurisdiction for the issuance of any provisional process or other equitable remedy, including but not limited to specific performance, injunction, restraining order, attachment or appointment of receiver.

11.7 Attorneys' Fees. In the event suit, arbitration, action or appeal is instituted to interpret or enforce the terms of this Agreement or to rescind this Agreement, each party will be responsible for their own attorneys' fees and costs.

11.8 Applicable Law. This Agreement shall be construed, applied and enforced in accordance with the laws of the State of Oregon.

11.9 Integration; Amendment. This Agreement supersedes and replaces all written and oral agreements previously made or existing between the parties and states the entire agreement of the parties. This Agreement and any of its terms may only be changed, waived, discharged or terminated by a written instrument signed by the party against whom enforcement of the change, waiver, discharge or termination is sought.

11.10 Counterparts; Electronic Signatures. City or Horizon may execute this Agreement by electronic means or deliver executed signature pages to this Agreement by electronic means to the other party, and the electronic signature and/or copy will be deemed to be effective as an original. This Agreement may be executed in any number of counterparts, each of which will be deemed an original and all of which counterparts together will constitute one agreement with the same effect as if the parties had signed the same signature page. Horizon and City intend to be bound by the signatures on the PDF or facsimile document, are aware that the other party and third parties, including the Title Company, may rely upon the PDF or facsimile signatures and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

11.11 Invalidity of Provisions. In the event any provision of this Agreement, or any instrument to be delivered by either party at either Closing pursuant to this Agreement, is declared invalid or is unenforceable for any reason, such provision shall be deleted from such document and shall not invalidate any other provision contained in the document.

11.12 Saturday, Sunday and Legal Holidays. If the time for performance of any of the terms, conditions and provisions of this Agreement shall fall on a Saturday, Sunday or legal

holiday, then the time of such performance shall be extended to the next business day thereafter.

11.13 Confidentiality. The parties shall maintain the confidentiality of this transaction and its terms. Except with the consent of the other party, neither City nor Horizon, nor City's Agents or Horizon's Agents, shall disclose this transaction or its terms except to persons who have a need to know, such as the parties' brokers and agents, attorneys, consultants and governmental officials, when they have a need to know such information, and except as may be required by law.

11.14 Right to Assign. The City may not assign this Agreement without Horizon's prior approval, which may be granted or withheld in Horizon's sole discretion.

11.15 Waiver of Jury Trial. Each party waives the right to trial by jury in connection with any dispute, claim or action arising from or in connection with this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have signed this Agreement below.

HORIZON:

Horizon Community Church

By: _____

Name: _____

Title: _____

Date: _____

CITY:

City of Tualatin

By: _____

Name: _____

Title: _____

Date: _____

JOINDER OF DEVELOPER

The undersigned, Community Partners for Affordable Housing, joins in the execution of this Agreement for the sole and limited purpose of acknowledging its consent to and obligation to comply with the terms of Sections 2, 3.2.1, 4.3, 4.4, 9 and 10 of this Agreement.

Community Partners for Affordable Housing

By: _____

Name: _____

Its: _____

EXHIBIT A

Depiction of Real Property

[attached]

.

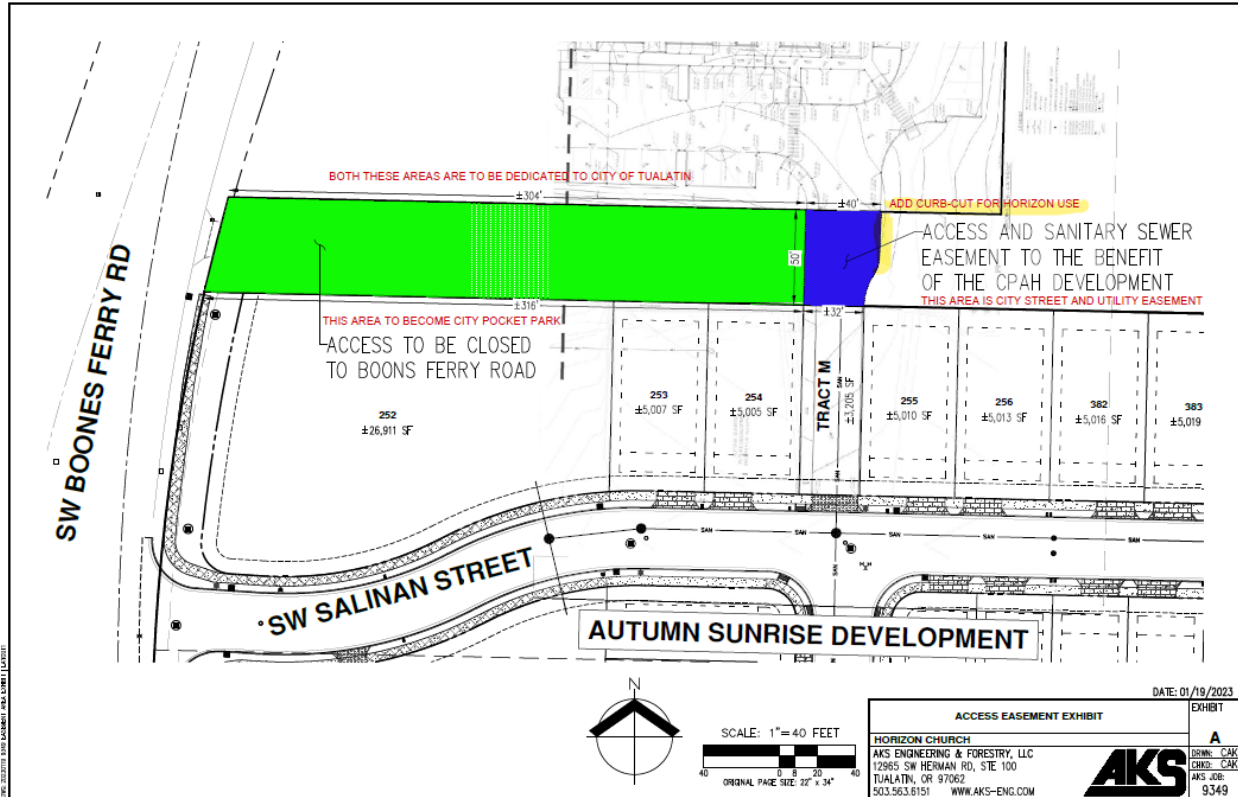
EXHIBIT B

Legal Description of Dedication Property

[To be provided by Horizon and attached hereto]

EXHIBIT B-1

Depiction of Dedication Property and Easement Area



{00834249; 1 } Exhibit B-1
to
Agreement for Grant of Easement and Dedication

EXHIBIT C

Developer Agreement

[To be attached]

AFTER RECORDING RETURN TO:

City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062

Tax Map & Lot: 32E06AD07800

GRANTOR: Horizon Community Church

DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT Horizon Community Church, an Oregon nonprofit corporation, hereinafter called "**Grantor**", does hereby grant unto the City of Tualatin, hereinafter called the "**City**", its successors in interest and assigns, all the following real property in the County of Clackamas, State of Oregon, to be used and held by the City for street, road, right-of-way, park, and public utility purposes, bounded and described as follows, to wit:

See attached **Exhibit A** Legal Description and;
attached **Exhibit B** Drawing for Legal Description

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interest and assigns forever.

The true consideration of this conveyance is for other value given, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and the CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises, free from all encumbrances (no exceptions), and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this ____ day of _____, 2023. The person(s) whose names is subscribed to the within instrument acknowledges that he executed the instrument in his legally authorized capacity, and that by his signature(s) on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

GRANTOR:

HORIZON COMMUNITY CHURCH,
an Oregon nonprofit corporation

By: _____

Name: _____

Title: _____

STATE OF OREGON)
)
County of Clackamas)

This record was acknowledged before me on (month & day) _____, 2023 by _____
_____ as _____ of Horizon
Community Church.

WITNESS my hand and official seal.

Signature of Notary Public

My commission expires: _____

Accepted on behalf of the City of Tualatin:

By: _____, _____

By: _____, _____

Note: Exhibit A and Exhibit B to be provided by Grantor.

After recording return to:
City of Tualatin, Oregon
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092



CITY OF TUALATIN, OREGON
ROADWAY AND UTILITY EASEMENT

Horizon Community Church (“Grantor”), for consideration of the sum of \$250,000 received from Community Partners for Affordable Housing, and other good and valuable consideration received from the City of Tualatin, the receipt of which is hereby acknowledged, does forever grant to the City of Tualatin (“Grantee”), its successors, and assigns, and the public, a ROADWAY AND UTILITY EASEMENT (“Easement”) for the purposes set forth herein over, upon, across, and along the premises (“Easement Area”), subject to the rights reserved by Grantor as set forth herein, and legally described as follows:

See Exhibit A (Legal Description of Easement Area) attached and as shown on Exhibit B (Map) attached.

TO HAVE AND TO HOLD this Easement unto Grantee in accordance with the terms, conditions, and covenants as follows:

1. This Easement is for the purpose of providing the City and public with use of a roadway and public utilities, including water, sanitary sewer, and stormwater facilities, within the Easement Area and normal and customary related amenities, such as; pedestrian crossings, street lights, street trees, street signs, striping, underground utilities, and such other facilities as are required to construct or maintain the roadway and public utilities in accordance with governmental regulations (collectively, “Facilities”). The Easement Area may be used by motor vehicles, pedestrians, bicyclists, joggers, skaters, personal transporters, wheelchair users (both non-motorized and motorized), and other motorized and non-motorized users as determined by City, provided that the City shall not

unreasonably restrict Grantor's use of, access to, or egress from its property located adjacent to the Easement Area, and no curbs, sidewalks or gutters shall be installed until such time as a public right of way immediately south of the Easement Area is constructed and dedicated. Any roadway improvements performed by Grantee shall be at even grade with the private access drive to the Easement Area, and nothing herein shall prohibit Grantor or any future owner of Grantor's property from paving such property at even grade with any paved roadway improvements completed by Grantee.

2. Grantor shall have the right to use the Easement Area for all purposes consistent with the exercise by the public of the rights granted herein, including, without limitation; the right to place, install, operate, repair, replace and maintain private utilities under, over, across and within the Easement Area, provided such use or utilities do not materially interfere with the use by the public of the Easement Area for the purposes stated herein.
3. Grantor warrants that it holds fee title to the Easement Area and that Grantee may peaceably enjoy the rights and benefits of this Easement without hindrance or interruption by Grantor or any other person or persons lawfully or equitably claiming by, through, or under Grantor, subject to the terms of this Easement and title matters of record as of the date hereof.
4. Grantor will indemnify and hold harmless Grantee from and against any and all third party claims, demands, losses, damages, and reasonable expenses, including, without limitation; reasonable legal fees (collectively, "Losses"), to the extent arising from or in connection with any activities performed on or within the Easement Area by Grantor or Grantor's agents, except to the extent that any such Losses arise from the negligence or willful misconduct of Grantee, its agents, or employees. In no event will Grantor be liable for the acts of unrelated third parties on or within the Easement Area.
5. To the extent permitted by the Oregon Constitution and the Oregon Tort Claims Act, Grantee will indemnify and hold harmless Grantor from and against any and all Losses to the extent arising from or in connection with any activities performed on or within the Easement Area by Grantee or Grantee's agents, except to the extent that any such Losses arise from the negligence or willful misconduct of Grantor, its agents, or employees.
6. Except as otherwise expressly provided in this Easement, any communications between Grantor and Grantee or notices to be given hereunder must be given in one or more of the following ways:
 - a. Notice By Personal Delivery. Any communication or notice given by personal delivery is effective when actually delivered.
 - b. Notice by Email. Any communication or notice given by email is effective

upon the sender's receipt of confirmation generated by the recipient's email system that the notice has been received by the recipient's email system.

- c. Notice to Representatives. Unless otherwise notified in writing as set forth above, notices must be given to:

Grantee's Representative:

Sherilyn Lombos
City Manager
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062
Phone: 503.691.3010
Email: slombos@ci.tualatin.or.us

Grantor's Representative:

Randy Campbell
Pastor
23370 SW Boones Ferry Road
Tualatin, Oregon 97062
Phone: 503.612.6688
Email: rcampbell@horizoncommunity.church

If a Representative or recipient designated above is changed, notification of the change must be promptly made in writing to the other party. If a party receives a communication from the other party not executed by the party's Representative, the party may request clarification by the other party's Representative, which must be promptly furnished.

7. Grantor and Grantee must exercise good faith and due diligence to resolve any disputes that may arise between them pertaining to timeliness, performance, cost, schedule, scope, quality or other terms and conditions of this Easement. Grantor and Grantee will work amicably to resolve disputes. If a dispute cannot be resolved, then Grantor and Grantee must submit the matter to mediation through the Arbitration Services of Portland. The mediator must be chosen by mutual agreement. If a mediator cannot be agreed upon, Grantor and Grantee will present the dispute to a mediator selected by the Presiding Judge of Washington County Circuit Court. The mediation fee will be borne equally by Grantor and Grantee. Only if the dispute cannot be resolved through discussion, negotiation or mediation, may a party pursue resolution by filing a complaint in the Washington County Circuit Court to litigate the claim.
8. This Easement, and the covenants and agreements contained in this instrument, will inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors, and assigns of the respective parties.

IN WITNESS WHEREOF, Grantor has executed this easement this ____ day of _____, 2022.

HORIZON COMMUNITY CHURCH

BY: _____
INSERT
GRANTOR

STATE OF OREGON)
)
County of Washington)

This instrument was acknowledged before me on _____, 2023, by _____, as _____ of Horizon Community Church, an Oregon nonprofit corporation, on behalf of said nonprofit corporation.

Notary Public - State of Oregon
My commission expires: _____

The City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of Tualatin, pursuant to TMC 1-3-030, approves and accepts the foregoing document on behalf of the City of Tualatin. Dated this ____ day of _____ 2022.

City Manager

APPROVED AS TO FORM:

By: _____
City Attorney

After recording return to:
City of Tualatin, Oregon
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092

Exhibit A

Legal Description of Easement Area

[To be provided]

After recording return to:
City of Tualatin, Oregon
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092

Exhibit B

Map - Easement Area

[To be provided]



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Madeleine Nelson, Assistant Planner
Steve Koper, AICP, Assistant Community Development Director

DATE: February 27, 2023

SUBJECT:

Consideration of Ordinance No. 1472-23 Annexing Approximately 1.0 Acre of Land Located at 9300 SW Norwood Road, (Tax Map 2S135D000 Lot 108) into the City of Tualatin and Withdrawing the Territory from the Washington County Enhanced Sheriff Patrol District and Urban Road Maintenance District (File No. ANN 22-0003).

RECOMMENDATION:

Staff recommends that Council approve the Annexation (ANN 22-0003) and adopt Ordinance No. 1472-23.

EXECUTIVE SUMMARY:

This matter is a quasi-judicial public hearing.

Property owner 9300 SW Norwood Road OR LLC, represented by Vista Residential Partners and AKS Engineering & Forestry LLC, requests approval to annex approximately 1.0 acre of land located at 9300 SW Norwood Road, (Tax Map/Lot: 2S135D000108) into the City of Tualatin. The land is within Tualatin's Urban Planning Area and is designated as Medium Low-Density Residential (RML). The property currently has a single-family residence on the site. Any development of the property would require a separately approved Architectural Review. Before granting the proposed annexation, the City Council must find that the annexation conforms to the applicable criteria of TDC Section 33.010, Metro Code Section 3.09, and ORS 222. The Analysis and Findings (Exhibit 3) demonstrate that the proposal complies with the applicable criteria for granting an annexation.

No land development is proposed or authorized as a result of this action. Additional land use applications such as Architectural Review would be required to allow for new structural development on the property.

OUTCOMES OF RECOMMENDATION:

Approval of the Annexation (ANN 22-0003) and adoption of Ordinance No. 1472-23 will result in the following:

- Annexation of the property into the City of Tualatin and the Clean Water Services District and withdrawal of the property from the Washington County Enhanced Sheriff Patrol District and Urban Road Maintenance District.
- Application of the City's Medium Low-Density Residential (RML) Zoning District to the property.

ALTERNATIVES TO RECOMMENDATION:

The alternatives to the staff recommendation include:

- Continuation of the hearing to a date certain in the future; or
- Denial of the annexation request, if the Council finds the approval criteria have not been met.

FINANCIAL IMPLICATIONS:

The City will receive an increased share in property tax revenue.

ATTACHMENTS:

Attachment 1: City Council Presentation

Attachment 2: Ord 1472-23 Property Annexation

Exhibit 1. Legal Description

Exhibit 2. Map

Exhibit 3. Analysis, Findings, and Exhibits

Exhibit A: Application, Petition and Supporting Materials

Exhibit B: Comprehensive Plan Map 8-1 (Functional Classification and Traffic Signal Plan)

Exhibit C: Comprehensive Plan Map 9-1 (Water System Master Plan)

Exhibit D: Comprehensive Plan Map 9-2 (Sewer System Master Plan)

Exhibit E: Comprehensive Plan Map 10-1 (Zoning)

Exhibit F: Public Comments

Exhibit G: Combined Noticing Materials

ANN 22-0003

9300 SW Norwood Road Annexation

FEBRUARY 27, 2023



CITY OF

TUALATIN OREGON

OVERVIEW

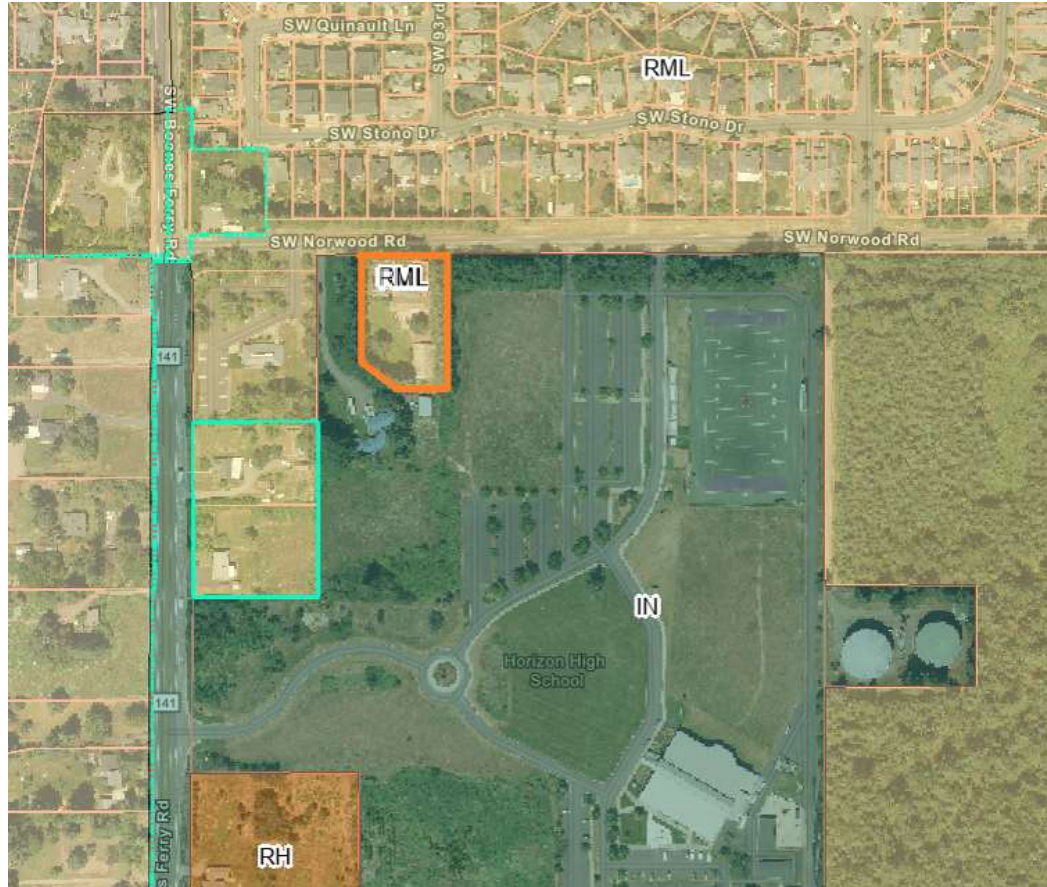
- Consideration of a request to approve an Annexation for a 1.0 acre property located at 9300 SW Norwood Road to the City of Tualatin
- The property is designated as Medium Low-Density Residential (RML).
- Future development of the property will require a separate Architectural Review and approval. Applicable Development Code criteria would be reviewed at that time.



LOCATION



ZONING



APPLICABLE CRITERIA

- TDC 33.010 Annexations:
 - Within Urban Growth Boundary
 - Owner has petitioned to be annexed
 - Meets Metro Code 3.09
 - Adjacent to urban services (sewer, stormwater, water, roads) or services can be extended
 - Meets ORS Chapter 222
 - Adjacent to the City to which the property is being annexed and not within another city
- Note: No development proposed. Future development subject to Architectural Review and application of approval criteria in Development Code.



CONCLUSION & RECOMMENDATION

The Findings and Analysis demonstrate that proposed annexation complies with applicable Oregon Revised Statutes, Metro Code, and TDC.

*Staff recommends City Council approve File No. ANN 22-0003 and adopt Ordinance **1472-23**.*



ORDINANCE NO. 1472-23

AN ORDINANCE ANNEXING 9300 SW NORWOOD ROAD, TAX MAP 2S135D000 LOT 108, INTO THE CITY OF TUALATIN; WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND URBAN ROADS MAINTENANCE DISTRICT (ANN 22-0003)

WHEREAS, 9300 SW Norwood Road OR LLC. (owner) as represented by AKS Engineering and Forestry, LLC and Vista Residential Partners, submitted a petition for annexation of approximately 1.0 acre of land located at 9300 SW Norwood Road, Tax Map 2S135D000 Lot 108, hereafter called the "Property," into the City of Tualatin;

WHEREAS, the City of Tualatin is authorized to annex territory under ORS Chapter 222 and Metro Code Chapter 3.09;

WHEREAS, the annexation of the Property has been requested by 100 percent of the property owners, 100 percent of the electors, and qualifies for annexation under ORS 222.125;

WHEREAS, Washington County has not opposed the annexation in accordance with the Urban Growth Management Agreement between the County and the City;

WHEREAS, Metro does not oppose the annexation;

WHEREAS, under ORS 199.510(2)(c), when a city receives services from a district and is part of that district, any territory annexed to the city is to be included in the boundaries of the district and subject to all liabilities of the district in the same manner and to the same extent as other territory included in the district;

WHEREAS, the City receives sewer, storm, and surface water management services from Clean Water Services and is part of the Clean Water Services district, as referenced ORS 199.510(2)(c);

WHEREAS, the Property is in the Washington County Enhanced Sheriff Patrol District;

WHEREAS, the Property is in the Urban Road Maintenance District;

WHEREAS, ORS 222.520(1) authorizes cities to withdraw territory from districts concurrent with the annexation decision;

WHEREAS, notice of public hearing on the annexation petition was given as required by Tualatin Development Code 32.260;

WHEREAS, the Council conducted a public hearing relating to the annexation where Council heard and considered the testimony and evidence presented by the City staff, the applicant, and those appearing at the public hearing;

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The Property identified in the legal description attached as Exhibit 1 and as more fully depicted in the map in Exhibit 2, which are both incorporated by reference, is hereby annexed to and made a part of the City of Tualatin and the Clean Water Services District.

Section 2. The findings attached as Exhibit 3, which are incorporated herein by reference, are hereby adopted.

Section 3. The City Recorder is directed to forward copies of this Ordinance to the Oregon Department of Revenue.

Section 4. Within five days of receipt of the required information from the Oregon State Department of Revenue, the City Recorder is directed to send copies of this Ordinance and the approval from the Oregon Department of Revenue to Metro for filing with the Oregon Secretary of State.

Section 5. The annexation of the Property is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180.

Section 6. On the effective date of the annexation, the Property is withdrawn from the Washington County Enhanced Sheriff Patrol District and the Urban Road Maintenance District.

Section 7. On the effective date of the annexation, under ORS 199.510(2)(c), the property will continue to be within the boundaries of Clean Water Services for the provision of sanitary sewer, storm, and surface water management.

Section 8. The City Recorder is directed to forward copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities operating within the City in accordance with ORS 222.005.

Adopted by the City Council this 27th day of February, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder



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

AKS Job #8723

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

Exhibit A

City of Tualatin
Annexation Legal Description

A tract of land located in 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:

Commencing at the center One-Quarter corner of Section 35; thence along the east-west center section line, South 88°38'39" East 378.98 feet to the Point of Beginning; thence along the west line of Deed Document Number 89-38984, South 01°09'30" West 216.22 feet to the south line of said Deed; thence along said south line, South 51°52'23" East 77.30 feet; thence continuing along said south line, South 88°57'06" East 109.43 feet to the east line of said Deed; thence along said east line, North 01°20'04" East 261.91 feet to the south right-of-way line of SW Norwood Road (20.00 feet from centerline); thence along said south right-of-way line, North 88°38'39" West 172.00 feet to the Point of Beginning.

The above described tract of land contains 1.00 acres, more or less.

10/5/2022



Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24

ANNEXATION CERTIFIED

BY *TF*

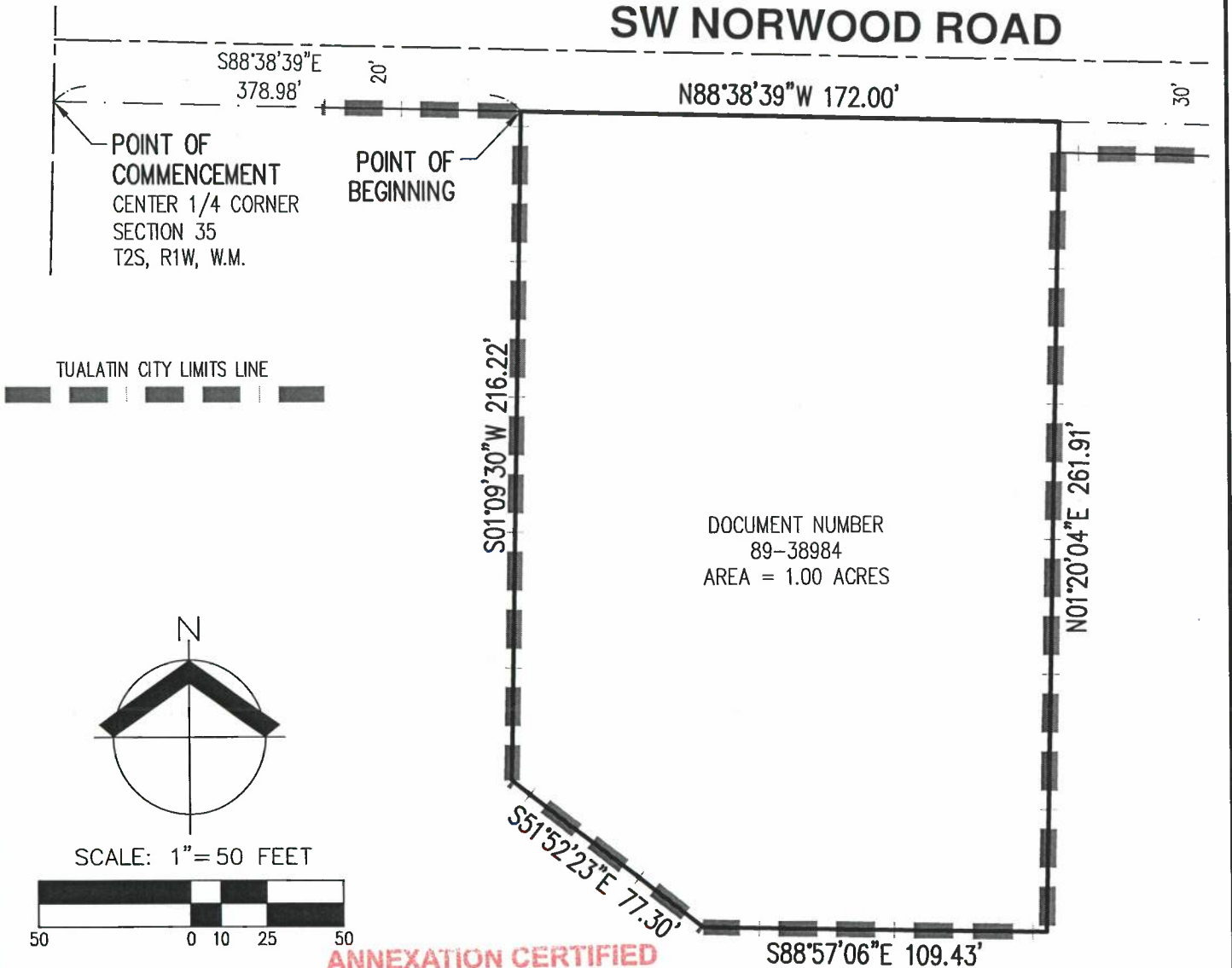
OCT 28 2022

WASHINGTON COUNTY A & T
CARTOGRAPHY

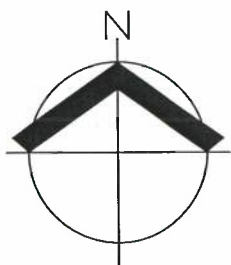
EXHIBIT B

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

SW NORWOOD ROAD



DOCUMENT NUMBER
89-38984
AREA = 1.00 ACRES



SCALE: 1" = 50 FEET



ANNEXATION CERTIFIED

BY TF

DOCUMENT NUMBER
2015-081254

OCT 28 2022

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

10/5/2022

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Nick White

**OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/24**

SW NORWOOD ROAD CITY OF TUALATIN ANNEXATION		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MSD CHKD: NSW AKS JOB: 8723





ANALYSIS AND FINDINGS

Case #: ANN 22-0003

Location:	9300 SW Norwood Road; Tax ID 2S135D000108
Owner:	9300 SW Norwood Road OR LLC
Applicant:	Vista Residential Partners, Lee Novak
Representative:	AKS Engineering & Forestry, LLC, Melissa Slotemaker, AICP

I. INTRODUCTION

A. Applicable Criteria

Annexations are reviewed under Tualatin Development Code (TDC) Chapter 33.010, *Annexations*. This code refers to Metro Code 3.09, *Local Government Boundary Changes*, and the applicable provisions of ORS Chapter 222, which also govern annexations.

B. Project Description

The subject territory is a 1.0-acre parcel and is located at 9300 SW Norwood Road, Tax Lot: 2S135D000108. The land is within Tualatin's Urban Planning Area and is designated as Medium Low-Density Residential (RML). The subject territory is located south of Norwood Road and east of SW Boones Ferry Road. The subject territory is within unincorporated Washington County, and is bordered to the north, east, south and west by the existing City of Tualatin City Limits.

The property owner has petitioned for annexation into the City of Tualatin. The scope of this review is limited to the suitability of annexing the property into the City of Tualatin. The subject territory is already within the Tualatin Valley Fire and Rescue District, TriMet Service District, and the Sherwood School District. The annexation would prompt withdrawal from the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District.

This application does not approve new development or construction of any buildings, it is solely an annexation application. If annexed, future development would be subject to all applicable requirements of the Tualatin Municipal and Development Codes.

C. Site Description

The subject territory is rectangular 1.0-acre property and is bordered on the north, east, west and south by City of Tualatin's City Limits. The property has an existing detached single-family home on the site. The subject territory is bordered by Institutional uses to the east, west and south and Medium Low-Density Residential uses to the north.

Exhibits

Exhibit A: Application, Petition and Supporting Materials

Exhibit B: Comprehensive Plan Map 8-1 (Functional Classification and Traffic Signal Plan)

Exhibit C: Comprehensive Plan Map 9-1 (Water System Master Plan)

Exhibit D: Comprehensive Plan Map 9-2 (Sewer System Master Plan)

Exhibit E: Comprehensive Plan Map 10-1 (Zoning)

Exhibit F: Public Comments

Exhibit G: Combined Noticing Materials

II. FINDINGS

Findings reference the Tualatin Development Code, unless otherwise noted.

Chapter 32: Procedures

[...]

Section 32.010 – Purpose and Applicability.

[...]

(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).

[...]

(3) Determination of Review Type. Unless specified in Table 32-1, the City Manager will determine whether a permit or application is processed as Type I, II, III, IV-A or IV-B based on the descriptions above. Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate. An applicant may choose to elevate a Type I or II application to a higher numbered review type, provided the applicant pays the appropriate fee for the selected review type.

Table 32-1—Applications Types and Review Procedures

Application/Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood/Developer Mtg Required	Applicable Code Chapter
Annexations						
• Quasi-judicial	TDC 32.260	CC	LUBA	Yes	Yes	TDC 33.010
• Legislative		CC	LUBA	No	No	TDC 33.010

[...]

* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).

Finding:

The proposed Annexation application is subject to the Type IV-A Procedure Type according to Table 32-1. It has been processed according to the applicable code for Type IV-A procedures. Any future development or construction will be reviewed under a separate land use application. This standard is met.

Section 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.

(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

(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 (6) 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.

Finding:

A Pre-Application meeting is mandatory. The applicant participated in a Pre-Application meeting on July 13, 2022 and submitted their application approximately four months later on November 16, 2022. These standards are met.

Section 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.

Finding:

The applicant has provided evidence that a Neighborhood/Developer meeting was held on October 25, 2022. The applicant has provided documentation of sign posting and notification in compliance with this section in Exhibit A. These standards are met.

Section 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.**

[...]

Finding:

The applicant has provided a title report within Exhibit A showing 9300 SW Norwood Road OR LLC to be the current owner of the subject site. The application has been signed by the owner of the subject property. This standard is met.

Section 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.
- (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.

Finding:

The applicant submitted an application for ANN22-0003 on November 16, 2022. The application was deemed complete on December 22, 2022. The general land use submittal requirements were included with this application. These standards are met.

Section 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 eighteen (18) inches by twenty-four (24) inches (18" x 24"); and
- (c) Sign text must be at least two (2) 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 forty-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 fourteen (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.

Finding:

The applicant provided certification within Exhibit A that signs in conformance with this section were placed on site in accordance with this section. These standards are met.

Section 32.160 – Completeness Review.

(1) Duration. Except as otherwise provided under ORS 227.178, the City Manager must review an application for completeness within 30 days of its receipt.

(2) Considerations. Determination of completeness will be based upon receipt of the information required under TDC 32.140 and will not be based on opinions as to quality or accuracy. Applications that do not respond to relevant code requirements or standards can be deemed incomplete. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the City will make a favorable decision on the application.

(3) Complete Applications. If an application is determined to be complete, review of the application will commence.

(4) Incomplete Applications. If an application is determined to be incomplete, the City Manager must provide written notice to the applicant identifying the specific information that is missing and allowing the applicant the opportunity to submit the missing information. An application which has been determined to be incomplete must be deemed complete for purposes of this section upon receipt of:

- (a) All of the missing information;
- (b) Some of the missing information and written notice from the applicant that no other information will be provided; or
- (c) Written notice from the applicant that none of the missing information will be provided.

(5) Vesting. If an application was complete at the time it was first submitted, or if the applicant submits additional required information within 180 days of the date the application was first submitted, approval or denial of the application must be based upon the standards and criteria that were in effect at the time the application was first submitted.

(6) Void Applications. An application is void if the application has been on file with the City for more than 180 days and the applicant has not provided the missing information or otherwise responded, as provided in subsection (4) of this section.

[...]

Finding:

The applicant submitted an application for ANN 22-0003 on December 16, 2022. The application was then deemed complete on December 22, 2022. These standards are met.

Section 32.240 - Type IV-A Procedure (Quasi-Judicial Review—City Council Public Hearing)

Type IV-A decisions are quasi-judicial decisions made by the City Council after a public hearing. A hearing under these procedures provides a forum to apply standards to a specific set of facts to determine whether the facts conform to the applicable criteria and the resulting determination will directly affect only a small number of identifiable persons. Except as otherwise provided, the procedures set out in this section must be followed when the subject matter of the evidentiary hearing would result in a quasi-judicial decision. City Council decisions may be appealed to the state Land Use Board of Appeals pursuant to ORS 197.805—197.860.

- (1) *Submittal Requirements.*** Type IV-A applications must include the submittal information required by TDC 32.140(1).
- (2) *Determination of Completeness.*** After receiving an application for filing, the City Manager will review the application will for completeness in accordance with TDC 32.160.
- (3) *Written Notice of Public Hearing—Type IV-A.*** Once the application has been deemed complete, the City must mail by regular first class mail Notice of a Public Hearing to the following individuals and agencies no fewer than 20 days before the hearing.
 - (a) Recipients:**
 - (i)** The applicant and, the owners of the subject property;
 - (ii)** All property owners within 1,000 feet measured from the boundaries of the subject property;
 - (iii)** 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;
 - (iv)** All recognized neighborhood associations within 1,000 feet from the boundaries of the subject property;
 - (v)** All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9;
 - (vi)** Any person who submits a written request to receive a notice;
 - (vii)** Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies, including but not limited to: school districts; fire district; where the project either adjoins or directly affects a state highway, the Oregon Department of Transportation; and where the project site would access a County road or otherwise be subject to review by the County, then the County; and Clean Water Services; Tri Met; and, ODOT Rail Division and the railroad company if a railroad-highway grade crossing provides or will provide the only access to

- the subject property. The failure of another agency to respond with written comments on a pending application does not invalidate an action or permit approval made by the City under this Code;
- (viii) Utility companies (as applicable); and,
 - (ix) Members of the City Council.
- (b) The Notice of a Public Hearing, at a minimum, must contain all of the following information:
- (i) The names of the applicant(s), any representative(s) thereof, and the owner(s) of the subject property;
 - (ii) The street address if assigned, if no street address has been assigned then Township, Range, Section, Tax Lot or Tax Lot ID;
 - (iii) The type of application and a concise description of the nature of the land use action;
 - (iv) A list of the approval criteria by TDC section for the decision and other ordinances or regulations that apply to the application at issue;
 - (v) Brief summary of the local decision making process for the land use decision being made and a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings;
 - (vi) The date, time and location of the hearing;
 - (vii) Disclosure statement indicating that if any person fails to address the relevant approval criteria with enough detail, he or she may not be able to appeal to the Land Use Board of Appeals on that issue, and that only comments on the relevant approval criteria are considered relevant evidence;
 - (viii) The name of a City representative to contact and the telephone number where additional information may be obtained;
 - (ix) Statement that the application and all documents and evidence submitted to the City are in the public record and available for review, and that copies can be obtained at a reasonable cost from the City; and
 - (x) Statement that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost.
- (c) Failure of a person or agency to receive a notice, does not invalidate any proceeding in connection with the application, provided the City can demonstrate by affidavit that required notice was given.

Finding:

After submittal and completeness review as required by this section, notice of public hearing for the Type IV-A application for ANN 22-0003 was mailed by city staff on January 9, 2023 and contained the information required by this section, as attached in Exhibit A. Public comments have been received and included in Exhibit F. These standards are met.

- (5) **Conduct of the Hearing—Type IV-A.** The Mayor (or Mayor Pro Tem) must follow the order of proceedings set forth below. These procedures are intended to provide all interested persons a reasonable opportunity to participate in the hearing process and to provide for a full and impartial hearing on the application before the body. Questions concerning the propriety or the conduct of a hearing will be addressed to the chair with a request for a ruling. Rulings from the Mayor must, to the extent possible, carry out the stated intention of these procedures. A ruling given by the Mayor on such question may be modified or reversed by a majority of those

members of the decision body present and eligible to vote on the application before the body. The procedures to be followed by the Mayor in the conduct of the hearing are as follows:

- (a) At the commencement of the hearing, the Mayor (or designee) must state to those in attendance all of the following information and instructions:**
 - (i) The applicable approval criteria by Code Chapter that apply to the application;**
 - (ii) Testimony and evidence must concern the approval criteria described in the staff report, or other criteria in the comprehensive plan or land use regulations that the person testifying believes to apply to the decision;**
 - (iii) Failure to raise an issue with sufficient detail to give the City Council and the parties an opportunity to respond to the issue, may preclude appeal to the state Land Use Board of Appeals on that issue;**
 - (iv) At the conclusion of the initial evidentiary hearing, the City Council must deliberate and make a decision based on the facts and arguments in the public record; and**
 - (v) Any participant may ask the City Council for an opportunity to present additional relevant evidence or testimony that is within the scope of the hearing; if the City Council grants the request, it will schedule a date to continue the hearing as provided in TDC 32.240(5)(e), or leave the record open for additional written evidence or testimony as provided TDC 32.240(5)(f).**
- (b) The public is entitled to an impartial decision body as free from potential conflicts of interest and pre-hearing ex parte (outside the hearing) contacts as reasonably possible. Where questions related to ex parte contact are concerned, members of the City Council must follow the guidance for disclosure of ex parte contacts contained in ORS 227.180. Where a real conflict of interest arises, that member or members of the City Council must not participate in the hearing, except where state law provides otherwise. Where the appearance of a conflict of interest is likely, that member or members of the City Council must individually disclose their relationship to the applicant in the public hearing and state whether they are capable of rendering a fair and impartial decision. If they are unable to render a fair and impartial decision, they must be excused from the proceedings.**
- (c) Presenting and receiving evidence.**
 - (i) The City Council may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant, or personally derogatory testimony or evidence;**
 - (ii) No oral testimony will be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing only as provided by this section; and**
 - (iii) Members of the City Council may visit the property and the surrounding area, and may use information obtained during the site visit to support their decision, if the information relied upon is disclosed at the beginning of the hearing and an opportunity is provided to dispute the evidence.**
- (d) The City Council, in making its decision, must consider only facts and arguments in the public hearing record; except that it may take notice of facts not in the hearing record (e.g., local, state, or federal regulations; previous City decisions; case law; staff reports). Upon announcing its intention to take notice of such facts in its deliberations, it must allow persons who previously participated in the hearing to request the hearing record be reopened, as necessary, to present evidence concerning the newly presented facts.**
- (e) If the City Council decides to continue the hearing, the hearing must be continued to a date that is at least seven days after the date of the first evidentiary hearing (e.g., next regularly scheduled meeting). An opportunity must be provided at the continued hearing for persons**

- to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the continued hearing, any person may request, before the conclusion of the hearing, that the record be left open for at least seven days, so that he or she can submit additional written evidence or arguments in response to the new written evidence. In the interest of time, after the close of the hearing, the decision body may limit additional testimony to arguments and not accept additional evidence.
- (f) If the City Council leaves the record open for additional written testimony, the record must be left open for at least seven days after the hearing. Any participant may ask the decision body in writing for an opportunity to respond to new evidence (i.e., information not disclosed during the public hearing) submitted when the record was left open. If such a request is filed, the decision body must reopen the record, as follows:
- (i) When the record is reopened to admit new evidence or arguments (testimony), any person may raise new issues that relate to that new evidence or testimony;
 - (ii) An extension of the hearing or record granted pursuant to this section is subject to the limitations of TDC 32.030(1) (ORS 227.178—120-day rule), unless the applicant waives his or her right to a final decision being made within 120 days of filing a complete application; and
 - (iii) If requested by the applicant, the City Council must grant the applicant at least seven days after the record is closed to all other persons to submit final written arguments, but not evidence, provided the applicant may expressly waive this right.
- (6) **Notice of Adoption of a Type IV-A Decision.** Notice of Adoption must be provided to the property owner, applicant, and any person who provided testimony at the hearing or in writing. The Type IV-A Notice of Adoption must contain all of the following information:
- (a) A description of the applicant's proposal and the City's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;
 - (b) The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area;
 - (c) A statement a statement that a copy of the decision and complete case file, including findings, conclusions, and conditions of approval, if any, is available for review and how copies can be obtained;
 - (d) The date the decision becomes final; and
 - (e) The notice must include an explanation of rights to appeal a City Council decisions to the state Land Use Board of Appeals pursuant to ORS 197.805—197.860.
- (7) **Effective Date of a Type IV-A Decision.**
- (a) The written order is the final decision on the application.
 - (b) The date of the order is the date it is mailed by the Mayor (or designee) certifying its approval by the decision body.
 - (c) Appeal of a IV-A City Council decision is to the State Land Use Board of Appeals pursuant to ORS 197.805—197.860.

Finding:

Conduct of the hearing will follow these standards. Notice of Adoption of a Type IV-A Decision any appeal will follow the requirements of this section. These standards will be met.

Section 32.260 - Annexation Procedures

An Annexation brings property from outside the City Limits into the City Limits. At the same time, the City also removes the property from any county special districts that are no longer needed. For example, property in Washington County is withdrawn from the Washington County Enhanced Sheriff's Patrol District because police services will be provided by the Tualatin Police Department.

(1) *Procedure Type—Annexations.*

- (a) Quasi-Judicial Annexations will be conducted by City Council under the Type IV-A process in TDC 32.240, as modified by this Section. The 120-day rule does not apply to annexations.**
- (b) Legislative Annexations will be conducted by City Council under the Type IV-B process in TDC 32.250 as modified by this Section.**

(2) *Submittal Information and Completeness.*

- (a) *Quasi-Judicial Annexation.* For quasi-judicial annexation applications, submittal requirements must be in accordance with TDC 32.240(1) and will be reviewed for completeness in accordance with TDC 32.240(2).**
- (b) *Legislative Annexation.* Only the City Council may initiate legislative annexations.**

Finding:

The annexation application is considered quasi-judicial annexation type. The hearing will be conducted by the City Council and processed through a Type IV-A procedure as modified by this section. These standards are met.

(3) *Timing of the Hearing.* Within 45-days of determining an annexation application is complete, the City Manager will set the date for public hearing before the City Council.

(4) *Notice of Public Hearing—Annexation.* The City must give notice of its proposed deliberations by at least 20 days prior to the date of deliberations. Notice must be published as required by state law.

- (a) For quasi-judicial annexations the City must comply with the same written notice provisions as for Type IV-A. For legislative annexations, the City must comply with the same written notice provisions as for Type IV-B proceedings. In addition, notice of public hearing must also be sent to all "Necessary Parties," as defined by Metro Code 3.09;**
- (b) The City must post the written notice of public hearing in four public places;**
- (c) The City must provide weatherproof posting of the notice in the general vicinity of the affected territory; and**
- (d) The City must post a notice of public hearing in a newspaper of general circulation within the City once each week for two successive weeks before the hearing.**

Finding:

After submittal and completeness review as required by this section, notice of public hearing for the Type IV-A application for ANN 22-0003 was mailed by city staff on January 9, 2023 and published in the Tualatin Times February 16, 2023 (Exhibit G) and contained the information required by this section, as attached in Exhibit A. Written notice of public hearing has been posted and notice was published in a newspaper of general circulation within the City. These standards are met.

(5) *Final Decision.* Final decisions on quasi-judicial and legislative annexations will be made by ordinance.

- (a) The City Council may adjourn or continue its final deliberations on a proposed boundary change to another time. For a continuance later than 28 days after the time stated in the original notice, notice must be reissued in the form required by TDC 32.260(4) of this section at least five days prior to the continued date of decision.
- (b) For quasi-judicial annexation proceedings, the City must send notice of final decision as provided in 32.240(6) (Notice of Adoption—Type IV-A). Notice of adoption is not required for legislative annexation proceedings.
- (c) Following a final decision approving an annexation, the City must send notice of the decision to the Metro and other applicable public bodies, in accordance with Metro Code 3.09, to effectuate the annexation decision.
- (d) The City must file the annexation with the Secretary of State as provided in ORS 222.
- (6) **Effective Date.** The effective date of the annexation is as specified by the City Council in the annexation ordinance. If an effective date of an annexation is more than one year after the date the ordinance proclaiming annexation is adopted, the City must provide notice to the county clerk as provided in ORS 222.

Finding:

Conduct of the hearing will follow these standards. Notice of Adoption of a Type IV-A Decision any appeal will follow the requirements of this section. These standards will be met.

Chapter 33: Applications and Approval Criteria

Section 33.010 - Annexations

- (1) **Purpose.** The purpose of this Section is to establish the application requirements for annexing territory to the City Limits, consistent with Metro Code 3.09 and Oregon law.
- (2) **Applicability.** The requirements of this section apply to all applications for annexation to the City of Tualatin.
- (3) **Procedure Type.** Annexations are processed in accordance with the annexation procedure in TDC Chapter 32.260.
- (4) **Specific Submittal Requirements.** In addition to the general application submittal requirements in TDC 32.140 (Application Submittal), an applicant(s) for a quasi-judicial annexation must submit the following:
 - (a) The Application for Annexation form;
 - (b) The Petition to Annex to the City of Tualatin form;
 - (c) A legal description of the subject territory including any abutting public street right-of-way that is not yet in the City Limits;
 - (d) The Certification of Legal Description and Map form;
 - (e) The Certification of Property Ownership form;
 - (f) The Certification of Registered Voters form;
 - (g) The Property Owner Information Sheet form;
 - (h) The City application fee, and the Metro application fee in a separate check made payable to Metro;
 - (i) The three column by ten row matrix sheet listing the Assessors Map Number and Tax Lot Number, name and mailing address for:

- (i) The owner (fee title) of the subject territory, and
- (ii) Recipients pursuant to TDC 32.240 (3) and the governing jurisdiction of any public street right-of-way to be annexed;
- (j) The Annexation Property Information Sheet form;
- (k) A copy of the County Assessors Maps showing the subject territory, any public street right-of-way to be annexed and the lots within 1,000 feet of the subject territory including any public street right-of-way. The subject territory and right-of-way to be annexed must be outlined with a wide, light colored ink marker;
- (l) If necessary, a letter from the County or State Road Authority stating its consent to annex the right-of-way described in the legal description; and
- (m) Any information required by the City Manager in addition to the above.

Finding:

The applicant submitted an application for ANN22-0003 on November 16, 2022. The application was deemed complete on December 22, 2022. The specific submittal requirements were included with this application. These standards are met.

(5) Approval Criteria. To grant an annexation application, the Council must find:

- (a) The territory to be annexed is within the Metro Urban Growth Boundary;**

Finding:

As shown in Exhibit E, the subject territory is within the Metro Urban Growth Boundary and within Tualatin's Urban Planning Area. This standard is met.

- (b) The owners of the territory to be annexed have petitioned to be annexed;**

Finding:

As shown in Exhibit A, the property owner, 9300 SW Norwood Road OR LLC, has petitioned to have the territory annexed into the City of Tualatin. A Certification of Ownership is included in Exhibit A. This standard is met.

- (c) The application conforms to the applicable criteria in Metro Code 3.09; and**

Finding:

The applicable criteria of Metro Code 3.09 have been listed below, and this standard is met.

- (d) The application is consistent with applicable provisions of ORS Chapter 222.**

Finding:

The applicable criteria of Oregon Revised Statutes (ORS) Chapter 222 have been listed below, and this standard is met.

Chapter 3.09 Local Government Boundary Changes

Chapter 3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

[...]

B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;

Finding:

The subject territory has adequate sanitary sewer, stormwater sewer, and potable water available or will be made available to serve the affected territory. The site will be accessed from an existing public street, SW Norwood Road. The provision of urban services is outlined in the applicant’s Utility Availability Report in Exhibit A. The subject territory is already within the Clean Water Services District, Tualatin Valley Fire and Rescue, TriMet, and the Sherwood School District. As a result of the proposed annexation, the property would be withdrawn from the Washington County Enhances Sheriff Patrol District and the Washington County Urban Road Maintenance District.

Sanitary Sewer:

The Utility Availability Report in Exhibit A proposes the following in response to Sanitary Sewer availability. The proposed public sanitary sewer line will connect to an existing manhole in Southwest Boones Ferry Road. The new line will run south until the intersection of Southwest Boones Ferry Road and Southwest Norwood Road, where it then will run east along Southwest Norwood Road until the subject property’s frontage. Another sanitary sewer line will be connected to the new manhole at the intersection and stubbed south for future expansion. A new private sanitary sewer service will extend into the property from the new manhole installed near the northwest corner of the property, with sufficient depth to serve all proposed structures.

The City of Tualatin Sewer Mater Plan Exhibit D illustrates sewer connections are available in the vicinity of the subject territory.

Stormwater:

The Utility Availability Report in Exhibit A proposes the following in response to Stormwater availability. A new private stormwater service for the subject site will connect to the existing public stormwater main in SW Boones Ferry Road via a new public storm manhole installed over the main. The service will run east from the new manhole via a new private stormwater easement to the subject site and provide points of connection.

There is a 15” stormwater main in SW Boones Ferry Road that will provide service to the subject territory. Tualatin and Clean Water Services additionally implement stormwater management standards as required by the National Pollution Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System (MS4) permits. Stormwater facilities, including on-site detention facilities consistent with City and Clean Water Services standards, will be required with any future development.

The proposed annexation is consistent with the 1972 Tualatin Drainage Plan and Tualatin Comprehensive Plan Chapter 9.

Potable Water:

The Utility Availability Report in Exhibit A proposes the following in response to water service. A new water service for the subject site will tie into the existing public water main in SW Norwood Road.

Domestic and fire water services will be provided from the new water service with accompanying water meter and backflow devices. Per the Water System Capacity Analysis memorandum prepared by Murraysmith Exhibit A, upon completion of planned capital improvement projects and developer-constructed improvements, adequate water service for domestic and fire suppression will be available for this project.

The City of Tualatin Water System Master Plan Exhibit C shows an existing distribution line in the vicinity of the subject territory. A 12” water main is located in NW Norwood Road. As a result, the property is able to connect to water service consistent with the City’s Water Master Plan.

Transportation and Streets:

The subject site is provided with public street access from SW Norwood Road, which is classified as a Major Collector and is under Washington County’s jurisdiction. Future road frontage improvements would be reviewed in conjunction with a future Architectural Review application for development on the site. This application does not approve new development or construction.

The territory is currently within the TriMet transit district and would continue to be so upon annexation. The property is located east of the current route for TriMet bus line 96 (SW Boones Ferry Road & Norwood).

Additional Services:

As a result of the proposed annexation, the property would be withdrawn from the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District.

The territory is currently within the Tualatin Valley Fire and Rescue district, and would continue to be so upon annexation into the City.

The territory is currently within the Sherwood School District and would be continue to be so upon annexation.

The subject territory is not currently within an independent parks district, and would be served by the City of Tualatin for parks services and facilities upon annexation. This standard is met.

2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

Finding:

The proposed boundary change will withdraw ±1.0 acre of land from Washington County’s jurisdiction for planning, zoning, building, and the Washington County Enhanced Sheriff’s Patrol District (ESPD). The services will transfer jurisdiction to the City of Tualatin. This standard is met.

3. The proposed effective date of the boundary change.

[...]

Finding:

The annexation of the subject territory will be effective on the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180. This standard is met.

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

Finding:

These standards are addressed below.

3.09.045 Expedited Decisions

D. To approve a boundary change through an expedited process, the city shall:

1. Find that the change is consistent with expressly applicable provisions in:

a. Any applicable urban service agreement adopted pursuant to ORS 195.065;

Finding:

ORS 195.065 considers urban services agreements pertaining to sanitary sewer, water, fire protection, parks, open space, recreation, and streets, roads, and mass transit.

The City of Tualatin has an established Urban Planning Area Agreement (UPAA) with Washington County, which currently has jurisdiction over the subject territory. The UPAA acknowledges that the City of Tualatin is responsible for comprehensive planning, including public facility planning, within the Urban Planning Area. It also establishes a process for determining the likely provider for urban services through concept planning; this is generally the City except where the City holds Intergovernmental Agreements (IGAs) with other service providers.

The subject territory is currently within, and would remain within, the Tualatin Valley Fire and Rescue district. Additionally the subject territory is currently within, and would remain within, the Sherwood School District. The territory is not within an independent parks, open space or recreation district other than Metro, of which it will remain a part.

The City of Tualatin has an established IGA with CWS delineating responsibilities for public sanitary sewer and stormwater management. The subject territory is already within the Clean Water Services District.

No additional urban services agreements apply. This standard is met.

b. Any applicable annexation plan adopted pursuant to ORS 195.205;

Finding:

No applicable annexation plan exists for this area. This standard is not applicable.

c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

Finding:

No applicable cooperative planning agreement exists for this area. This standard is not applicable.

d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

Finding:

The City's Transportation System Plan, Sewer Master Plan and Water Master Plan are all contained in the Comprehensive Plan and applicable to the subject territory. These plans are discussed below in greater detail.

Transportation System Plan:

The City of Tualatin Transportation System Plan Exhibit B identifies SW Norwood Road as a Major Collector. The subject site will have public street access to SW Norwood Road. The property is able to connect to the transportation network consistent with the City's TSP.

Sewer Master Plan:

The City of Tualatin Sewer Master Plan Exhibit D illustrates sewer connection is available in the vicinity of the subject territory. The subject territory is already within the Clean Water Services district and the City's sewer district.

Water Master Plan:

The City of Tualatin Water System Master Plan Exhibit C shows an existing transmission line in the vicinity of the subject territory. A 12" water main is located in NW Norwood Road. As a result, the property is able to connect to water service consistent with the City's Water Master Plan. This standard is met.

e. Any applicable comprehensive plan;

Finding:

The City of Tualatin's Comprehensive Plan contains the Comprehensive Plan Map 10-1, Exhibit E showing this territory as part of the Urban Planning Area and indicating that the property is zoned Medium Low Density Residential (RML).

Comprehensive Plan Chapters 8 Transportation, and 9 Public Facilities Services provide details about service provision in this vicinity. Map 9-1 Exhibit C outlines the future provision of water service over the subject territory. Map 9-2 Exhibit D shows connections and future provision for sewer service to the subject territory. Chapter 9 establishes a method for cooperation with DEQ and Clean Water Services with the Storm Water Management Ordinance applied at the time of future development.

This standard is met.

f. Any applicable concept plan; and

Finding:

The area was included within the City's adopted Basalt Creek Concept Plan and related documents. The property is subject to a land use designation of Medium Low Density Residential (RML) illustrated on Comprehensive Plan Map 10-1 Exhibit E. This standard is met.

2. Consider whether the boundary change would:

a. Promote the timely, orderly and economic provision of public facilities and services;

- b. Affect the quality and quantity of urban services; and**
- c. Eliminate or avoid unnecessary duplication of facilities or services.**

Finding:

Given the property is adjacent to existing urban services, including utilities and transportation access on SW Norwood Road, this annexation would not interfere with the timely, orderly, and economic provision of public facilities and services, nor would it necessitate the duplication of services. The property is contiguous to the City Limits, and annexation of the property is integral to providing urban services to the area. The progression toward additional transportation and utility improvements associated with any future development would be timely. Annexation is a necessary first step to future development and related public improvements. Standards A through C are met.

- e. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.**

Finding:

The subject territory is wholly within the Urban Growth Boundary (UGB). This standard is met.

- d. The application is consistent with applicable provisions of ORS Chapter 222.**

ORS 222.111(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.”

Finding:

As shown on the Comprehensive Plan Map 10-1 Exhibit E, the subject territory is not within a city and is contiguous to the City of Tualatin. This standard is met.

ORS 222.520(1) Whenever a part less than the entire area of a district named in ORS 222.510 becomes incorporated as or annexed to a city in accordance with law, the city may cause that part to be withdrawn from the district in the manner set forth in ORS 222.120 or at any time after such incorporation or annexation in the manner set forth in ORS 222.524. Until so withdrawn, the part of such a district incorporated or annexed into a city shall continue to be a part of the district.

Finding:

The subject territory is within the Sherwood School District, Tualatin Valley Fire & Rescue, and TriMet districts and will remain so. Police services will be provided by the City of Tualatin. Because the proposed boundary change is consistent with state and local law, this standard is met.

Conclusion and Recommendation:

Based on the application and the above analysis and findings, the proposed annexation complies with applicable Oregon Revised Statutes, Metro Code, and TDC. Accordingly, staff recommends City Council approval of File No. ANN 22-0003 and adoption of Ordinance No. 1472-23.

Land Use Application

Project Information		
Project Title: Norwood Annexation		
Brief Description: Annexation of ±1.0-acre lot to City of Tualatin and Clean Water Services.		
Property Information		
Address: 9300 SW Norwood Road		
Assessor's Map Number and Tax Lot(s): 2S135D Tax Lot 108		
Applicant/Primary Contact		
Name: Lee Novak	Company Name: Vista Residential Partners	
Address: 25 NW 23rd Place, Suite 6 #414		
City: Portland	State: OR	ZIP: 97210
Phone: Contact Applicant's Consultant	Email: Contact Applicant's Consultant	
Property Owner		
Name: Tom Williams		
Address: 9300 SW Norwood Road		
City: Tualatin	State: OR	ZIP: 97062
Phone: Contact Applicant's Consultant	Email: Contact Applicant's Consultant	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)		Date:

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: *Lee Novak*

Date: 10/11/2022

Land Use Application Type:

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

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



VISTA RESIDENTIAL
PARTNERS

February 22, 2023

Steve Koper
Assistant Community Development Director
City of Tualatin

RE: Annexation Application ANN22-0003

Dear Mr. Koper,

I am writing to inform you that Vista Residential Partners, the applicant on Annexation Application ANN22-0003, purchased the site under consideration from the former owner Tom Williams. The purchase was completed as of November 18, 2022 and the buyer entity was 9300 SW Norwood Road OR LLC. Included with this letter is a recent title report with the ownership information. The updated property owner petition and certification are also attached. Tom Williams no longer lives on the site but is still the registered voter at that address.

Thank you,

Lee Novak
Managing Director – Pacific Northwest & Mountain West
Vista Residential Partners
Vistarp.com
25 NW 23rd Place, Suite 6 #414
Portland, OR 97210

Attachments:

Petition to Annex
Certification of Property Ownership
Title Report



ANNEXATION

Annexations are processed in accordance with Tualatin Development Code Chapter (TDC) 32.260, and consistent with Metro Code 3.09 and Oregon law. Property owners may initiate a quasi-judicial annexation

PROCEDURE Property owners may initiate annexation; the application is processed as a Type IV-A review.

PRIOR TO APPLICATION SUBMITTAL

- Attend a Pre-Application Meeting (TDC 32.110)
- Notice and host a Neighborhood/Developer Meeting (TDC 32.120)

Following submittal of the application, the applicant must post a sign on the subject property to provide notice of the pending application in accordance with TDC 32.150.

SUBMITTAL REQUIREMENTS

Please submit all materials electronically through the following link: <https://permits.ci.tualatin.or.us/eTrakit/>
Details regarding submittal requirements are listed in TDC 32.140 and 33.010(4).

GENERAL:

- Land Use Application form
- City of Tualatin fee
- Metro application fee as a separate check made payable to Metro
- Annexation packet materials
 - Petition to Annex
 - Legal Description (including any abutting public street right-of-way that is not yet in the City Limits)
 - Quarter Section Map with annexation territory redlined
 - Certification of Legal Description and Map Form
 - Certification of Property Ownership Form
 - Certification of Registered Voters Form
 - Annexation Property Information Form
 - Property Owner Information Form
- NA • Letter from the County or State Road Authority providing consent to annex right-of-way (if necessary)
- Completed Measure 37 & 49 Waiver Form recorded with the County
 - Waiver signed and completed by applicant
 - Please reach out to planning@tualatin.gov or 503.691.3026 to coordinate City Manager signature
 - A stamp showing recording with Washington or Clackamas County

APPROVAL CRITERIA

The applicant's plans and narrative must work together to demonstrate that all applicable criteria are met.

- Tualatin Development Code Chapter 33.010
- Metro Code 3.09
- ORS Chapter 222

PUBLIC NOTICE:

- Documentation for Neighborhood Developer Meeting, including notice and mailing list, affidavit of mailing notice, certification of sign posting, participant sign-in sheet, and meeting notes
- Certification of Sign Posting for pending land use application [To be completed after application submittal](#)

9300 SW Norwood Road Annexation Application

Submitted to:	City of Tualatin Planning Division 18880 SW Martinazzi Avenue Tualatin, OR 97062
Applicant:	Vista Residential Partners 25 NW 23 rd Place, Suite 6 #414 Portland, OR 97210
Property Owner:	Tom K Williams 9300 SW Norwood Road Tualatin, OR 97062
Applicant's Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062
	Contact: Melissa Slotemaker, AICP Email: slotemakerm@aks-eng.com Phone: (503) 563-6151
Site Location:	9300 SW Norwood Road
Assessor's Map:	Washington County Assessor's Map 2S 1 35D; Tax Lot 108
Site Size:	±1.0 acres
Land Use District:	Washington County zoning: Future Development 20-acre District (FD-20) City zoning after annexation: Medium-Low Density Residential (RML)

I. Executive Summary

Vista Residential Partners (Applicant) is submitting this Annexation application to the City of Tualatin (City) for a 1-acre site south of SW Norwood Road and ±290 feet east of the SW Boones Ferry Road intersection (Tax Lot 108, Washington County Assessor’s Map 2S 1 35D). The site is currently located within unincorporated Washington County (County) but is contiguous with City Limits on all sides. The site is within the Basalt Creek Planning Area, and upon its annexation, the property would be zoned Medium-Low Density Residential (RML). The Applicant intends to submit a Map/Text Amendment application in conjunction with this Annexation application to change the applicable zone and allow for future multifamily housing on the subject site (along with ±8.2 acres of the neighboring site to the south).

The property was added to the Metro Urban Growth Boundary by Ordinance No. 04-1040B in 2004, which provides for the City of Tualatin to annex and adopt land use regulations to allow for the development of the property. Pursuant to Oregon Revised Statute (ORS) 199.510(2)(c), the Applicant is requesting a simultaneous annexation of the property into the boundaries of Clean Water Services (CWS) for the provision of sanitary sewer, storm, and surface water management.

The application satisfies the applicable approval criteria for annexations outlined within the Tualatin Development Code (TDC) and includes the City application forms and written materials necessary for the City to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports approval of the application.

II. Site Description/Setting

The annexation area is ±1.0 acre in size and is Tax Lot 108 of Washington County Assessor’s Map 2S 1 35D. The property is located within the Metro Urban Growth Boundary (UGB) and will be designated RML upon its annexation. The lot lies ±290 feet east of SW Boones Ferry Road, on the south side of SW Norwood Road within the Basalt Creek Planning Area. There is an existing detached single-family home on the site. See attached Exhibit C for the legal description and map of the proposed annexation territory boundaries. Adjacent uses include the following:

North: SW Norwood Road and Norwood Heights residential subdivision, zoned Medium-Low Density Residential (RML).

East and South: Horizon Community Church and Horizon Christian School campus (Tax Lot 106) with church and school buildings, sports fields, parking areas, and stormwater facilities. Zoned Institutional (IN).

West: Portion of the Horizon church and school lot (Tax Lot 106) extends west of the site (zoned IN) and the Tualatin Hills Christian Church site is located further west at the southeast corner of SW Boones Ferry Road and SW Norwood Road (zoned RML). Unincorporated low-density residential properties are located on the west side of SW Boones Ferry Road (with County Zoning of FD-20).

III. Applicable Review Criteria **TUALATIN DEVELOPMENT CODE**

Chapter 32 – Procedures

TDC 32.010. – Purpose and Applicability

...

- (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).

...

- (3) **Determination of Review Type.** Unless specified in Table 32-1, the City Manager will determine whether a permit or application is processed as Type I, II, III, IV-A or IV-B based on the descriptions above. Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate. An applicant may choose to elevate a Type I or II application to a higher numbered review type, provided the applicant pays the appropriate fee for the selected review type.

Excerpt of Table 32-1—Applications Types and Review Procedures						
Application/Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood/ Developer Mtg Required	Applicable Code Chapter
Annexations • Quasi-judicial	TDC 32.260	CC	LUBA	Yes	Yes	TDC 33.010
Map or Text Amendments for a specific property	IV-A	CC	LUBA	Yes	Yes	TDC 33.070
* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).						

Response: As described in Table 32-1, an Annexation application is subject to the procedure described in TDC 32.260. The application involves one parcel and is considered a quasi-judicial application and, therefore, according to TDC 32.260 will follow the Type IV-A process. The application will be reviewed by the City Council, and associated pre-application and neighborhood/developer meetings were completed. As discussed above in the Executive Summary, a Map/Text Amendment application is being submitted concurrent with this Annexation application and will be processed separately.

TDC 32.020. - Procedures for Review of Multiple Applications.

Multiple applications processed individually require the filing of separate applications for each land use action. Each application will be separately reviewed according to the applicable procedure type and processed sequentially as follows:

- (1) Applications with the highest numbered procedure type must be processed first;

-
- (2) Applications specifically referenced elsewhere in the TDC as to the particular order must be processed in that order; and
 - (3) Where one land use application is dependent on the approval of another land use application, the land use application upon which the other is dependent must be processed first (e.g., a conditional use permit is subject to prior approval before architectural review).

Response: This Annexation application and concurrent Partition and Map/Text Amendment applications will need to be approved prior to submittal of future Architectural Review applications. The review procedure is understood.

...

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.
- (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
 - (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: A pre-application conference was held with City staff on July 13, 2022, to discuss the Annexation application (as well as associated Map/Text Amendment and Partition applications). The pre-application conference followed the above procedures and is valid for six months (until January 13, 2023). The standards are met.

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

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- (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 the subject application and was held on October 25, 2022. The meeting was held for the Annexation application as well as the associated Partition and Map/Text Amendment applications. The applicable meeting documentation is provided in Exhibit I, and the above requirements are met.

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 owner of the property. This criterion is met.

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;

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- (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;

...

Response: This application submittal includes the applicable information required above, including the application form, fee, narrative, property ownership information, and neighborhood/developer meeting documentation. An email with the neighborhood/developer meeting information was sent to City staff and the applicable City-recognized Citizen Involvement Organization (CIOs) contact. The neighborhood/developer meeting documentation is provided in Exhibit I. The above submittal requirements are met.

TDC 32.260. - Annexation Procedures.

An Annexation brings property from outside the City Limits into the City Limits. At the same time, the City also removes the property from any county special districts that are no longer needed. For example, property in Washington County is withdrawn from the Washington County Enhanced Sheriff's Patrol District because police services will be provided by the Tualatin Police Department.

- (1) Procedure Type—Annexations.
 - (a) Quasi-Judicial Annexations will be conducted by City Council under the Type IV-A process in TDC 32.240, as modified by this Section. The 120-day rule does not apply to annexations.
 - (b) Legislative Annexations will be conducted by City Council under the Type IV-B process in TDC 32.250 as modified by this Section.
- (2) Submittal Information and Completeness.
 - (a) Quasi-Judicial Annexation. For quasi-judicial annexation applications, submittal requirements must be in accordance with TDC 32.240(1) and will be reviewed for completeness in accordance with TDC 32.240(2).
 - (b) Legislative Annexation. Only the City Council may initiate legislative annexations.

Response: This Annexation application is considered a quasi-judicial application and, as described above, will be conducted by the City Council and processed through a Type IV-A procedure as modified by this section. The review procedure is understood.

- (3) Timing of the Hearing. Within 45-days of determining an annexation application is complete, the City Manager will set the date for public hearing before the City Council.
- (4) Notice of Public Hearing—Annexation. The City must give notice of its proposed deliberations by at least 20 days prior to the date of deliberations. Notice must be published as required by state law.
 - (a) For quasi-judicial annexations the City must comply with the same written notice provisions as for Type IV-A. For legislative annexations, the City must comply with the same written notice provisions as for Type IV-B proceedings. In addition, notice of public hearing must also be sent to all "Necessary Parties," as defined by Metro Code 3.09;
 - (b) The City must post the written notice of public hearing in four public places;
 - (c) The City must provide weatherproof posting of the notice in the general vicinity of the affected territory; and
 - (d) The City must post a notice of public hearing in a newspaper of general circulation within the City once each week for two successive weeks before the hearing.
- (5) Final Decision. Final decisions on quasi-judicial and legislative annexations will be made by ordinance.
 - (a) The City Council may adjourn or continue its final deliberations on a proposed boundary change to another time. For a continuance later than 28 days after the time stated in the original notice, notice must be reissued in the form required by TDC 32.260(4) of this section at least five days prior to the continued date of decision.
 - (b) For quasi-judicial annexation proceedings, the City must send notice of final decision as provided in 32.240(6) (Notice of Adoption—Type IV-A). Notice of adoption is not required for legislative annexation proceedings.

- (c) Following a final decision approving an annexation, the City must send notice of the decision to the Metro and other applicable public bodies, in accordance with Metro Code 3.09, to effectuate the annexation decision.
- (d) The City must file the annexation with the Secretary of State as provided in ORS 222.
- (6) Effective Date. The effective date of the annexation is as specified by the City Council in the annexation ordinance. If an effective date of an annexation is more than one year after the date the ordinance proclaiming annexation is adopted, the City must provide notice to the county clerk as provided in ORS 222.

Response: The above annexation procedures of noticing, hearing, decision, and effective date are understood.

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Chapter 33 – Applications and Approval Criteria

TDC 33.010. - Annexations.

- (1) Purpose. The purpose of this Section is to establish the application requirements for annexing territory to the City Limits, consistent with Metro Code 3.09 and Oregon law.
- (2) Applicability. The requirements of this section apply to all applications for annexation to the City of Tualatin.
- (3) Procedure Type. Annexations are processed in accordance with the annexation procedure in TDC Chapter 32.260.

Response: This application narrative addresses each of the application requirements for the proposed annexation of territory into the City Limits of the City of Tualatin. The application is also consistent with Metro Code 3.09 and Oregon law, addressed later within this narrative.

- (4) Specific Submittal Requirements. In addition to the general application submittal requirements in TDC 32.140 (Application Submittal), an applicant(s) for a quasi-judicial annexation must submit the following:
 - (a) The Application for Annexation form;
 - (b) The Petition to Annex to the City of Tualatin form;
 - (c) A legal description of the subject territory including any abutting public street right-of-way that is not yet in the City Limits;
 - (d) The Certification of Legal Description and Map form;
 - (e) The Certification of Property Ownership form;
 - (f) The Certification of Registered Voters form;
 - (g) The Property Owner Information Sheet form;
 - (h) The City application fee, and the Metro application fee in a separate check made payable to Metro;
 - (i) The three column by ten row matrix sheet listing the Assessors Map Number and Tax Lot Number, name and mailing address for:
 - (i) The owner (fee title) of the subject territory, and
 - (ii) Recipients pursuant to TDC 32.240 (3) and the governing jurisdiction of any public street right-of-way to be annexed;
 - (j) The Annexation Property Information Sheet form;

- (k) A copy of the County Assessors Maps showing the subject territory, any public street right-of-way to be annexed and the lots within 1,000 feet of the subject territory including any public street right-of-way. The subject territory and right-of-way to be annexed must be outlined with a wide, light colored ink marker;
- (l) If necessary, a letter from the County or State Road Authority stating its consent to annex the right-of-way described in the legal description; and
- (m) Any information required by the City Manager in addition to the above.

Response: The Applicant has submitted the required materials for annexation applications in accordance with TDC 32.140 and 33.010. No additional materials have been requested. This criterion is met.

(5) *Approval Criteria.* To grant an annexation application, the Council must find:

- (a) The territory to be annexed is within the Metro Urban Growth Boundary;

Response: As described in Exhibit C, the territory to be annexed is within the Metro UGB and within Tualatin’s Urban Planning Area. This criterion is met.

- (b) The owners of the territory to be annexed have petitioned to be annexed;

Response: A Petition to Annex to the City of Tualatin that is signed by 100 percent of the owners of the territory to be annexed is attached as part of Exhibit B. A Certification of Ownership is included with Exhibit E. This criterion is met.

- (c) The application conforms to the applicable criteria in Metro Code 3.09; and

Response: The applicable criteria of Metro Code 3.09 have been listed below, addressed, and satisfied.

- (d) The application is consistent with applicable provisions of ORS Chapter 222.

Response: The applicable criteria of Oregon Revised Statutes (ORS) Chapter 222 have been listed below, addressed, and satisfied.

METRO CODE

3.09 Local Government Boundary Changes

...

3.09.040 Requirements for Petitions

A. A petition for a boundary change must contain the following information:

1. The jurisdiction of the reviewing entity to act on the petition;
2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;
3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.

B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.



Response: The City is the reviewing entity that will act on this petition. All necessary application forms and exhibits, as well as associated review fees, have been submitted with this application. A legal description and map of the affected territory are included in Exhibit C. The names and mailing addresses of all persons owning property and all electors within the affected territory, per County Tax Assessor and County Clerk records, are included in Exhibit B. Finally, statements of consent from the requisite owners and/or electors are included in Exhibit B. The criteria are met.

3.09.045 Expedited Decisions

Response: The City does not have a process for an expedited annexation decision. However, Subsections D and E are required to be met as part of the non-expedited decision requirements in Metro Code 3.09.050 below. Therefore, responses to Subsections D and E are provided.

...

D. To approve a boundary change through an expedited process, the city shall:

1. Find that the change is consistent with expressly applicable provisions in:

- a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
- b. Any applicable annexation plan adopted pursuant to ORS 195.205;
- c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;
- d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
- e. Any applicable comprehensive plan;
- f. Any applicable concept plan; and

Response: The proposed annexation is consistent with intergovernmental planning agreements between the jurisdictions of the City of Tualatin, the City of Wilsonville, Washington County, and Metro. The area was included within the City's adopted Basalt Creek Concept Plan and related documents. The City has also addressed future transportation needs in the area through its adopted Transportation System Plan (February 2014). Wastewater within this area is handled by Clean Water Services (CWS), which has adopted an updated Sanitary Sewer Master Plan (August 2019) to address this area's needs. The City of Tualatin has an intergovernmental agreement with CWS for cooperation and the provision of these services. These criteria are met.

2. Consider whether the boundary change would:

- a. Promote the timely, orderly and economic provision of public facilities and services;
- b. Affect the quality and quantity of urban services; and
- c. Eliminate or avoid unnecessary duplication of facilities or services.

Response: The proposed boundary change would promote the timely, orderly, and economic provision of public facilities and services. The territory to be annexed is included within the Basalt Creek Concept Plan, an adopted part of the Tualatin Comprehensive Plan, and

other implemented plans such as the City’s Sanitary Sewer Master Plan. The property is contiguous to the City Limits, and annexation of the property is integral to providing urban services to the area. Future development of the site could and would affect the quality and quantity of urban services. The subject annexation would not create unnecessary duplication of facilities or services. Many of the service districts which currently serve the property would continue to do so after annexation and further development. See the Utility Availability Report (Exhibit J) for details on the provision of services to the site. The criteria are met.

E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

Response: The territory proposed for annexation lies entirely within the Metro UGB. This criterion is met.

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity’s charter, ordinances or resolutions.

Response: This narrative and accompanying exhibits respond to all applicable state and local requirements pertaining to boundary changes. Additionally, Metro Code Chapter 3.09 and Tualatin Development Code Subchapter 33.010 implement the applicable annexation provisions from ORS Chapters 198, 221, and 222. This narrative demonstrates satisfaction of the applicable boundary change requirements. The criterion is met.

B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;

Response: Urban services are available or will be made available to serve the affected territory to a level consistent with City and CWS standards. The provision of urban services is outlined in the Utility Availability Report in Exhibit J. The criterion is met.

2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

Response: Metro Code Section 3.09.020 defines the term “affected territory” as a territory described in a petition. “Necessary party” is defined as any county, city, or district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory, or who provides any urban service to any portion of the affected territory, Metro, or any other unit of local government, as defined in ORS 190.003, that is a party to any agreement for provision of an urban service to the affected territory. The proposed annexation will withdraw ±1.0 acre of land from the current Washington County jurisdictional boundary and the Washington County Enhanced Sheriff’s Patrol District (ESPD). The legal description of the area proposed for withdrawal is included in Exhibit C.

3. The proposed effective date of the boundary change.

Response: The Applicant anticipates approval of the annexation request by March of 2022. The criterion is met.

C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

Response: This application includes responses demonstrating compliance to all applicable boundary change criteria. The criterion is met.

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

Response: Responses to Metro Code Subsections 3.09.045(D) and (E) are included above. This criterion is met.

OREGON REVISED STATUTES

ORS Chapter 222 - City Boundary Changes; Mergers; Consolidations; Withdrawals

222.111 Authority and procedure for annexation.

(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.”

Response: The subject property is not within a city and is contiguous to the City of Tualatin. This criterion is met.

222.520 Annexation of less than entire district; assumption of obligations by city conditional.

(1) Whenever a part less than the entire area of a district named in ORS 222.510 becomes incorporated as or annexed to a city in accordance with law, the city may cause that part to be withdrawn from the district in the manner set forth in ORS 222.120 or at any time after such incorporation or annexation in the manner set forth in ORS 222.524. Until so withdrawn, the part of such a district incorporated or annexed into a city shall continue to be a part of the district.

Response: The subject property is currently within the Washington County Enhanced Sheriff’s Patrol District (ESPD). Upon annexation, the property would be withdrawn from the ESPD. Law enforcement services would be provided by the City of Tualatin. This standard is met.

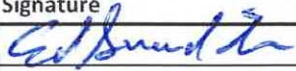
IV. Conclusion

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, Metro Code, and applicable Oregon Revised Statutes. The evidence in the record is substantial and supports approval of the application.

PETITION TO ANNEX

To the Council and City of Tualatin:

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the referenced location, hereby petition for, and give consent to, annexation of said property to the City of Tualatin. We understand that the City will review this request in accordance with ORS Chapter 222 and applicable regional and local policies prior to approving or denying the request for annexation.

Signature	Printed Name	Date	I am a*			Address	Property Description			
			PO	RV	OV		QTR	TWN	RANGE	LOT
	Eduard de Guardiola for 9300 SW Norwood Road OR LLC	2-15-23	<input checked="" type="checkbox"/>			9300 SW Norwood Rd	SE 35	2S	1W	108

* Please check one of the following: PO: Property Owner; RV: Registered Voter; OV: Property Owner & Registered Voter

CERTIFICATION OF PROPERTY OWNERSHIP

I certify that the attached petition for annexation of the described territory to the City of Tualatin contains the names of the owners* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

<u>TED FOSTER</u>	<u>GISTECH</u>	<u>ANNEXATION CERTIFIED</u>
Printed Name	Title	BY <u>VF</u>
<u>[Signature]</u>	<u>2/22/23</u>	<u>FEB 22 2023</u>
Signature	Date	<u>WASHINGTON COUNTY A & T</u>
<u>CARTOGRAPHY</u>	<u>WASHINGTON</u>	<u>CARTOGRAPHY</u>
Department	County of	

*Owner means the owner of the title to real property or the contract purchaser of the real property.

CERTIFICATION OF REGISTERED VOTERS

I certify that the attached petition for annexation of described territory to the City of Tualatin contains the names of at least a majority of the electors registered in the territory to be annexed.

_____	_____	_____
Printed Name	Title	
_____	_____	_____
Signature	Date	
_____	_____	_____
Department	County of	

ANNEXATION PROPERTY INFORMATION SHEET

EXISTING CONDITIONS IN AREA TO BE ANNEXED:

Land area, in acres: ±1.0 acres

General description of territory *(Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal):* _____

Gentle sloping lot with single-family home. Mature evergreen trees on the perimeter.

Describe land uses on surrounding parcels *(Use tax lots as reference points)*

North: Detached single-family residential development across SW Norwood Road.

South: Church/school use on tax lot 106.

East: Church/school use on tax lot 106 and single-family residential development under construction on tax lot 100.

West: Church use on tax lot 109 with large lot residential development in unincorporated Washington County across SW Boones Ferry Road.

EXISTING LAND USE:

Number of existing units/structures:

Single-family: 1 Multi-family: _____ Commercial: _____ Industrial: _____

Describe existing units/structures: Single-family home with accessory buildings.

What is the current use(s) of the land proposed to be annexed: Residential



**CERTIFICATION OF REGISTERED VOTERS
FOR ANNEXATION PURPOSES***

I hereby certify that the attached petition for the annexation of the territory listed herein to the CITY OF TUALATIN contains, as of the date listed, the following information:

- 1 Number of signatures of individuals on petition.
- 1 Number of active **registered voters** within the territory to be annexed.
- 1 Number of **VALID signatures of active registered voters** within the territory to be annexed, on the petition.

Tax lot number(s): 2S135D000108 9300 SW Norwood Rd

DIVISION: ELECTIONS
COUNTY: WASHINGTON
DATE: December 15, 2022
NAME: Angie Muller
TITLE: Senior Administrative Specialist

Angie Muller
(Signature of Election Official)



*This 'Certification of Registered Voters for Annexation Purposes' DOES NOT, in any way, make the determination if this petition meets the annexation requirements of the city/district listed.

Annexation certification sht rev4-043009



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

AKS Job #8723

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

Exhibit A
City of Tualatin
Annexation Legal Description

A tract of land located in 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:

Commencing at the center One-Quarter corner of Section 35; thence along the east-west center section line, South 88°38'39" East 378.98 feet to the Point of Beginning; thence along the west line of Deed Document Number 89-38984, South 01°09'30" West 216.22 feet to the south line of said Deed; thence along said south line, South 51°52'23" East 77.30 feet; thence continuing along said south line, South 88°57'06" East 109.43 feet to the east line of said Deed; thence along said east line, North 01°20'04" East 261.91 feet to the south right-of-way line of SW Norwood Road (20.00 feet from centerline); thence along said south right-of-way line, North 88°38'39" West 172.00 feet to the Point of Beginning.

The above described tract of land contains 1.00 acres, more or less.

10/5/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24



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

AKS Job #8723

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

Exhibit A

City of Tualatin
Annexation Legal Description

A tract of land located in 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:

Commencing at the center One-Quarter corner of Section 35; thence along the east-west center section line, South 88°38'39" East 378.98 feet to the Point of Beginning; thence along the west line of Deed Document Number 89-38984, South 01°09'30" West 216.22 feet to the south line of said Deed; thence along said south line, South 51°52'23" East 77.30 feet; thence continuing along said south line, South 88°57'06" East 109.43 feet to the east line of said Deed; thence along said east line, North 01°20'04" East 261.91 feet to the south right-of-way line of SW Norwood Road (20.00 feet from centerline); thence along said south right-of-way line, North 88°38'39" West 172.00 feet to the Point of Beginning.

The above described tract of land contains 1.00 acres, more or less.

10/5/2022



Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24

ANNEXATION CERTIFIED

BY *TF*

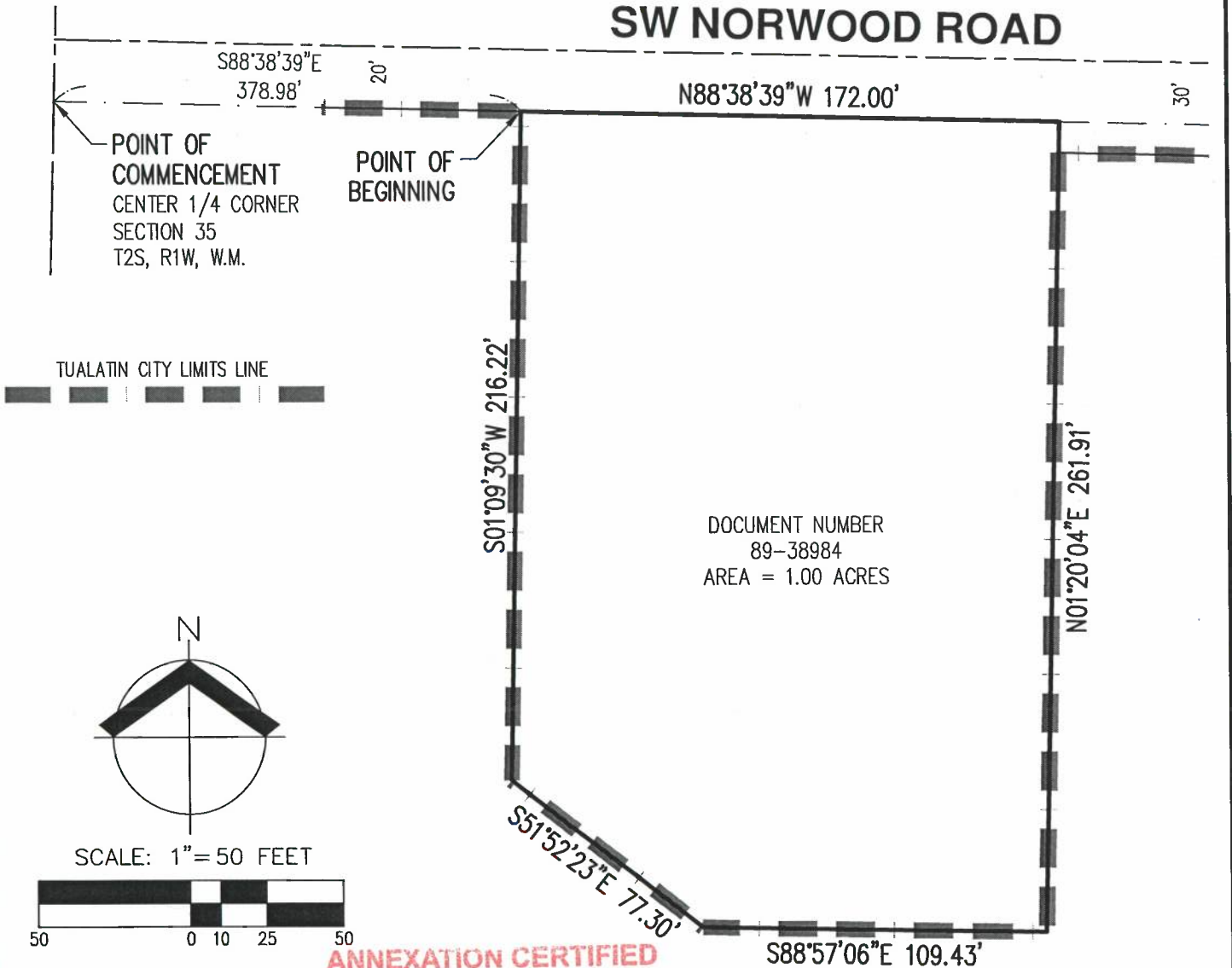
OCT 28 2022

WASHINGTON COUNTY A & T
CARTOGRAPHY

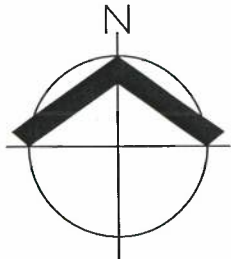
EXHIBIT B

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

SW NORWOOD ROAD



DOCUMENT NUMBER
89-38984
AREA = 1.00 ACRES



SCALE: 1" = 50 FEET



ANNEXATION CERTIFIED

BY TF

DOCUMENT NUMBER
2015-081254

OCT 28 2022

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

10/5/2022

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

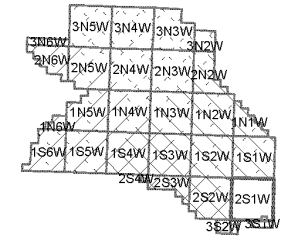
Nick White

**OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/24**

SW NORWOOD ROAD CITY OF TUALATIN ANNEXATION		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MSD CHKD: NSW AKS JOB: 8723



WASHINGTON COUNTY OREGON
SE 1/4 SECTION 35 T2S R1W
SCALE 1"= 200'

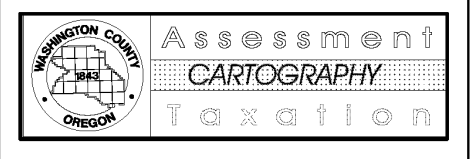
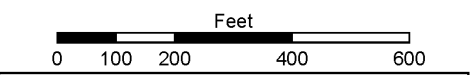


36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

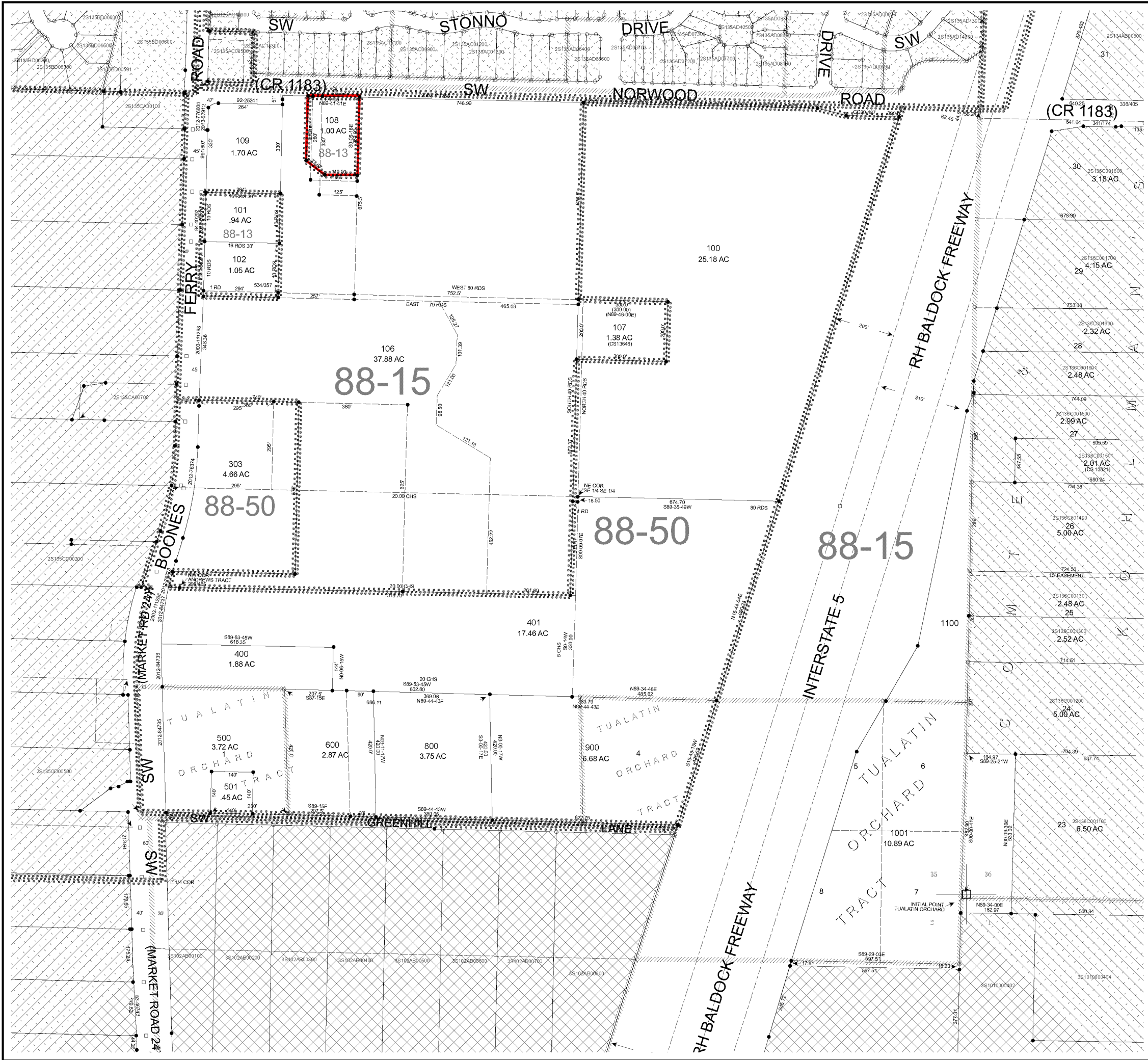
BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

Cancelled Taxlots For: 2S135D
200, 700, 1003, 302, 107C1, 502, 403



PLOT DATE: 6/6/2022
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.





02910692202200651660040047

NAME OF DOCUMENT FOR RECORDING:
Waiver Of Rights And Remedies
Grantor: (Petitioner(s))

Grantee: City of Tualatin
Consideration: None.
Tax Statement to be mailed to: No change.

After Recording, Return To: City of Tualatin,
Attn: City Recorder, 18880 SW Martinazzi,
Tualatin, OR 97062

(For Co

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and Taxation,
Ex-Officio County Clerk



MEASURE 37 & 49 WAIVER OF RIGHTS AND REMEDIES

Whereas, TOM WILLIAMS ("Petitioner", including collectively all petitioners) has petitioned to the City of Tualatin ("City") to commence certain proceedings, i.e., annexation, planning district change, and/or plan text amendment for the following described real property,

See attached legal description

Whereas, under Ballot Measure 37 (effective December 2, 2004), as amended by Ballot Measure 49 (effective December 6, 2007), a property owner may seek just compensation or waiver of certain land use regulations if a public entity enacts or enforces the land use regulations after the property owner acquired the property; and

Whereas, Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances; and

Whereas, City does not wish to approve the Petitioner's requested proceedings if such approval could result in the owner or the owner's successors or assigns filing a claim for compensation for the land use regulations in effect upon the effective date of the proceedings or a claim seeking to require the City to waive its land use regulations, which are being newly imposed upon the property as a result of the Petitioner's requested proceedings; and

Whereas, Petitioner wishes to obtain the City's approval of Petitioner's requested proceedings and therefore agrees to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

Now, therefore, Petitioner warrants that the Petitioner executing this Waiver Agreement holds the full and complete present ownership or any interest therein in the property, and agrees as follows:

1. As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: Annexation, planning district change, and/or plan text amendment which may include designation of the property as subject to additional applicable land use regulations and overlay zones and districts, which may include, but are not limited to the Mixed Use Commercial Overlay District, Industrial Business Park Overlay District, Flood Plain District, Wetlands Protection District, Greenway Protection Overlay District and Natural Areas, and/or design districts ("proceedings"), the undersigned Petitioner, on behalf of Petitioner, Petitioner's heirs, devisees, executors, administrators, successors and assigns, agrees and covenants to the City of Tualatin, its officers, agents, employees and assigns that the Petitioner hereby waives, releases and

forever discharges, and agrees that Petitioner shall be estopped from asserting any rights and remedies, actions, causes of action, suits, claims, liabilities, demands, and rights to waivers arising under or granted by any statutory or constitutional regulatory compensation or waiver provisions, including but not limited to Ballot Measure 37 (2004) and Ballot Measure 49 (2007) or otherwise enacted after the date of this proceeding which would create a right of claim for compensation or waiver from city land use regulations that exist upon the effective date of the proceeding and which, by the approval of the proceeding, are then applicable to the property.

2. This covenant, waiver, release, and discharge binds the undersigned's heirs, devisees, executors and administrators, successors in interests, and assigns. This covenant, waiver, release, and discharge will run with the land, and this instrument or a memorandum of it may be recorded in the official records of the County in which the subject real property is located. This instrument may be terminated upon the filing of a Notice of Termination of Waiver filed by the City of Tualatin.
3. If this instrument is given contemporaneous with a consent to future proceedings to be initiated by the City, Petitioner acknowledges that the proceedings may be initiated by the City of Tualatin at any time in the discretion of the City and that this waiver and release is applicable to any ordinances adopted prior to the effective date of the proceeding.
4. This document is executed of my own free will and without duress. I/we respectively acknowledge that I/we have been advised to obtain legal advice prior to the execution of this document, and that either I, or each of us respectively, have either obtained legal advice or have independently elected not to seek legal advice prior to the execution of this document, recognizing that this document may affect our legal rights and remedies.

DATED this 17 day of OCTOBER, 2022

<u>Tom Williams</u> (signature)	<u>(signature)</u>
Petitioner Name: <u>Tom Williams</u>	Petitioner Name: _____
Date Signed: <u>10-17-22</u>	Date Signed: _____

Petitioner (corporation, etc.) Name: Tom Williams
By: Tom Williams
Name of Signor: Tom Williams
Office/Title of Signor: _____


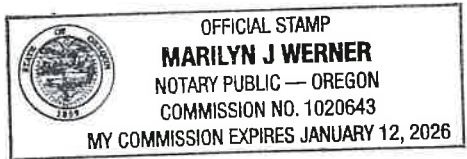
State of Oregon _____
County of Washington

On this 17 day of OCTOBER 2022 before me the undersigned Notary Public, personally appeared

Tom Williams

(Name of Petitioners signing; not Notary name)

- Personally known to me
- Proved to me on the basis of satisfactory evidence
- To be the person who executed the within instrument
- As _____ or on behalf of the entity therein named, pursuant to authority, and acknowledged to me the execution hereof.

WITNESS my hand and official seal (Do not write outside of the box)	Place Notary Seal Below
Notary Signature:  Notary name (legible): <u>Marilyn J. Werner</u>	

This document is accepted pursuant to authority and approved for recording.

City of Tualatin, Oregon


City Manager



First American Title™

First American Title Insurance Company

1 SW Columbia Street, Ste 1600
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

Order No.: 7000-4037739
February 21, 2023

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

JOYCE JAMESON, Escrow Officer/Closer
Phone: (503)350-5005 - Fax: (866)656-1602- Email:jjameson@firstam.com
First American Title Insurance Company
5335 SW Meadows Road, Suite 100, Lake Oswego, OR 97035

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

James J. Welch, Title Officer
Toll Free: (800)929-3651 - Direct: (503)795-7669 - Email: jwelch@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

County Tax Roll Situs Address: 9300 SW Norwood Road, Tualatin, OR

2021 ALTA Owners Standard Coverage	Liability \$	Premium \$	
2021 ALTA Owners Extended Coverage	Liability \$	Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$	Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	Premium \$	TBD
Endorsement 9.10, 22 & 8.1		Premium \$	100.00
Govt Service Charge		Cost \$	
City Lien/Service District Search		Cost \$	
Other		Cost \$	

Proposed Insured Lender: To Be Determined

Proposed Borrower: 9300 SW Norwood Road OR LLC

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of February 13, 2023 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

9300 SW Norwood Road OR LLC, a Georgia limited liability company

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. Any conveyance or encumbrance by 9300 SW Norwood Road OR LLC, a Georgia limited liability company should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.

- END OF EXCEPTIONS -

NOTE: We find no judgments against the vestee herein, unless shown as a numbered exception above.

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$4,348.04
Map No.: 2S135D000108

Property ID: R560226
Tax Code No.: 088.13

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: Statutory Warranty Deed recorded November 18, 2022 as Fee No. [2022 068212](#), Tom K. Williams to Norwood Horizon Holdings LLC.

A document recorded November 18, 2022 as Fee No. [2022 068219](#) of Official Records From Norwood Horizon Holdings LLC To 9300 SW Norwood Road OR LLC.

NOTE: Washington County Ordinance No. 267, filed August 5, 1982 in Washington County, Oregon, imposes a tax of \$1.00 per \$1,000.00 or fraction thereof on the transfer of real property located within Washington County.

Certain conveyances may be exempt from said ordinance, in which case, Washington County will require a correct and timely filing of an Affidavit of Exemption. For all deeds/conveyance documents which are recorded (including situations to meet lender requirements) either the transfer tax must be paid or affidavit acceptable to the County must be filed.

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Washington County**
161 NW Adams Avenue, Suite 103
Hillsboro, OR 97124

Recording Fees: **\$ 81.00 First Page**
(Comprised of:
\$ 5.00 per page
\$ 5.00 per document - Public Land Corner Preservation Fund
\$ 11.00 per document - OLIS Assessment & Taxation Fee
\$ 60.00 per document - Oregon Housing Alliance Fee)
\$ 5.00 E-Recording fee per document
\$ 5.00 for each additional page
\$ 5.00 for each additional document title, if applicable
\$ 20.00 Non-Standard Document fee, if applicable

Exhibit "A"

Real property in the County of Washington, State of Oregon, described as follows:

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

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTERLINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35; THENCE NORTH 89°41'41" EAST 172.00 FEET TO A 5/8 INCH IRON ROD AND CAP; THENCE SOUTH 0°05'16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP; THENCE SOUTH 89°41'41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 53°03'41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 0°05'16" WEST, 215.00 FEET TO THE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

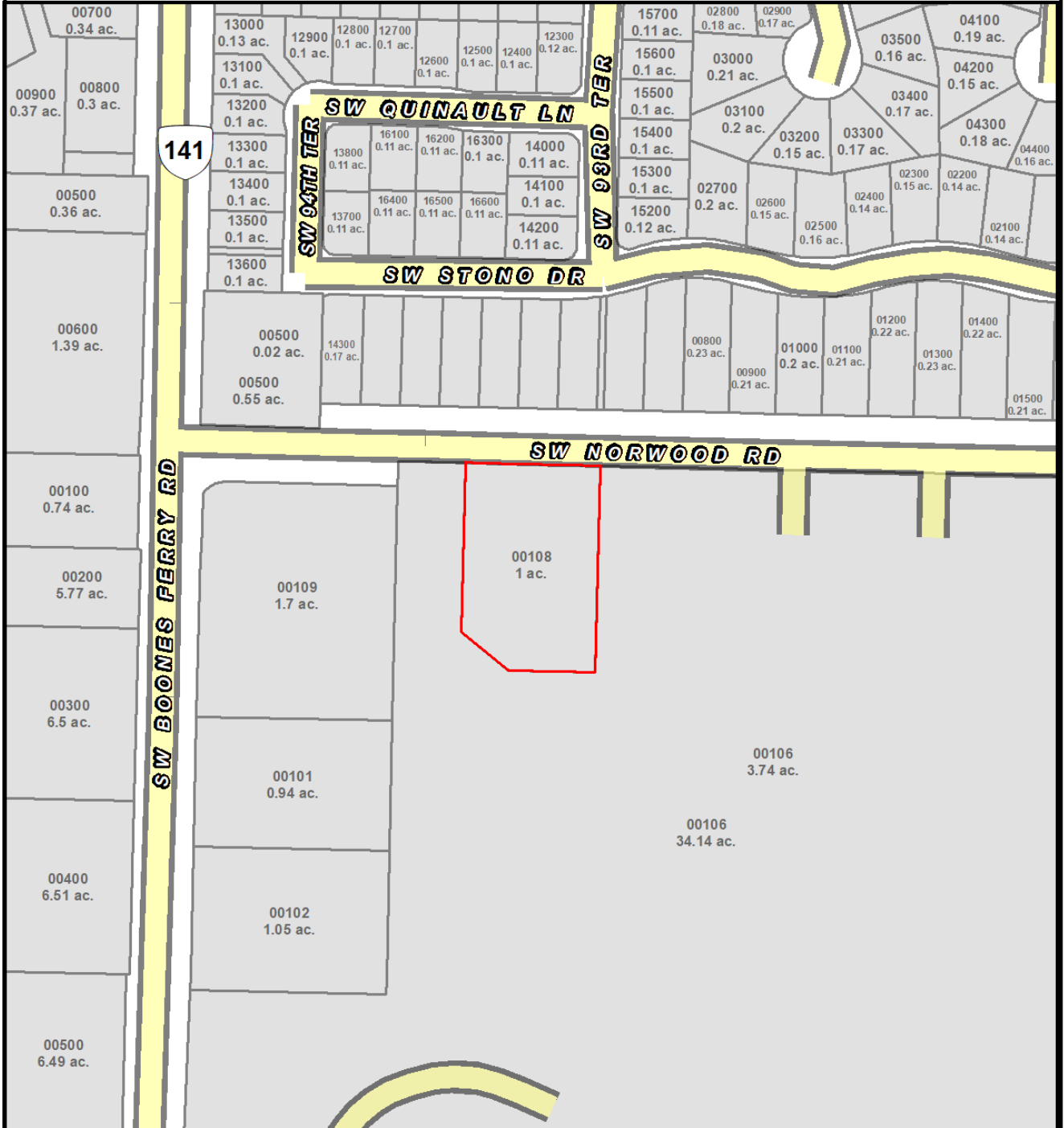
Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.



Taxlot



Subject



Taxlot

2/16/2023

FIRST AMERICAN 2999048-20

After recording return to:
9300 SW Norwood Road OR LLC
c/o Vista Acquisitions, LLC
2964 Peachtree Road, Suite 585
Atlanta, Georgia 30305

Until a change is requested, all tax statements shall
be sent to Grantee at the following address:
9300 SW Norwood Road OR LLC
c/o Vista Acquisitions, LLC
2964 Peachtree Road, Suite 585
Atlanta, Georgia 30305

This space reserved

Washington County, Oregon	2022-068219
D-DW	11/18/2022 02:31:25 PM
Str=2 S AKINS	
\$20.00 \$11.00 \$5.00 \$60.00 \$1,000.00	\$1,096.00
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPECIAL WARRANTY DEED

NORWOOD HORIZON HOLDINGS LLC, a Delaware limited liability company ("**Grantor**") conveys and specially warrants to **9300 SW NORWOOD ROAD OR LLC**, a Georgia limited liability company ("**Grantee**") the real property in Washington County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "**Property**"), free of encumbrances created or suffered by the Grantor, except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.


The true consideration for this conveyance in terms of dollars is \$1,000,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: November 18, 2022.


GRANTOR:

**NORWOOD HORIZON HOLDINGS LLC,
a Delaware limited liability company**

By: 
Name: Sydney Allen
Title: Managing Member

STATE OF Colorado)
COUNTY OF Eagle) ss.

The foregoing instrument is acknowledged before me this 18th day of November, 2022, by Sydney Allen, as Managing Member of Norwood Horizon Holdings LLC, a Delaware limited liability company, on behalf of the limited liability company.


Notary Public for Colorado
My commission expires: 8/28/2024

KAREN S CHANDLER
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20164014728
My Commission Expires 8/28/2024

Exhibit A

(Legal Description)

The Land referred to herein below is situated in the County of Washington, State of Oregon, and is described as follows:

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

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTERLINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35; THENCE NORTH 89°41'41" EAST 172.00 FEET TO A 5/8 INCH IRON ROD AND CAP; THENCE SOUTH 0°05'16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP; THENCE SOUTH 89°41'41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 53°03'41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 0°05'16" WEST, 215.00 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

Exhibit B

(Permitted Encumbrance)

1. Water rights, claims to water or title to water, whether or not such rights are a matter of Public Record.

October 26, 2022

City of Tualatin - Engineering Department
18880 SW Martinazzi Ave. Tualatin, OR 97062



RE: Norwood Multi-Family Annexation Utility Availability Report

The purpose of this letter is to identify possible connections to existing public facilities for sanitary sewer, water, and stormwater systems and to demonstrate how the site can be served by gravity sanitary sewer and stormwater. The 1-acre site that will be annexed to the City of Tualatin is anticipated to be developed with a portion of the Horizon Church & School Property (Tax Lot 106 of Washington County Assessor's Map 2S135D).

The proposed public sanitary sewer line will connect to an existing manhole in Southwest Boones Ferry Road. The new line will run south until the intersection of Southwest Boones Ferry Road and Southwest Norwood Road, where it then will run east along Southwest Norwood Road until the subject property's frontage. Another sanitary sewer line will be connected to the new manhole at the intersection and stubbed south for future extension. A new private sanitary sewer service will extend into the property from the new manhole installed near the northwest corner of the property, with sufficient depth to serve all proposed structures. The public sanitary sewer line will have a minimum slope of 0.004 ft/ft, which will offer the most reasonable opportunity for a gravity connection for future re-development/extension. Refer to the attached Exhibit A for additional information regarding proposed slopes, elevations, and service locations.

A new water service for the subject site will tie into the existing public water main in Southwest Norwood Road. Domestic and fire water services will be provided from the new water service with accompanying water meter and backflow devices. The approximate locations of the proposed services, meter, and backflow devices are shown in the attached Exhibit A. Per the Water System Capacity Analysis memorandum prepared by Murraysmith (Exhibit C), upon completion of planned capital improvement projects and developer-constructed improvements, adequate water service for domestic and fire suppression will be available for this project.

A new private stormwater service for the subject site will connect to the existing public stormwater main in Southwest Boones Ferry Road via a new public storm manhole installed over the main. The service will run east from the new manhole via a new private stormwater easement to the subject site and provide points of connection. Refer to the attached Exhibit B for additional information regarding proposed slopes, elevations, and service locations.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink that reads 'Austin Cole'.

Austin Cole, PE
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | colea@aks-eng.com

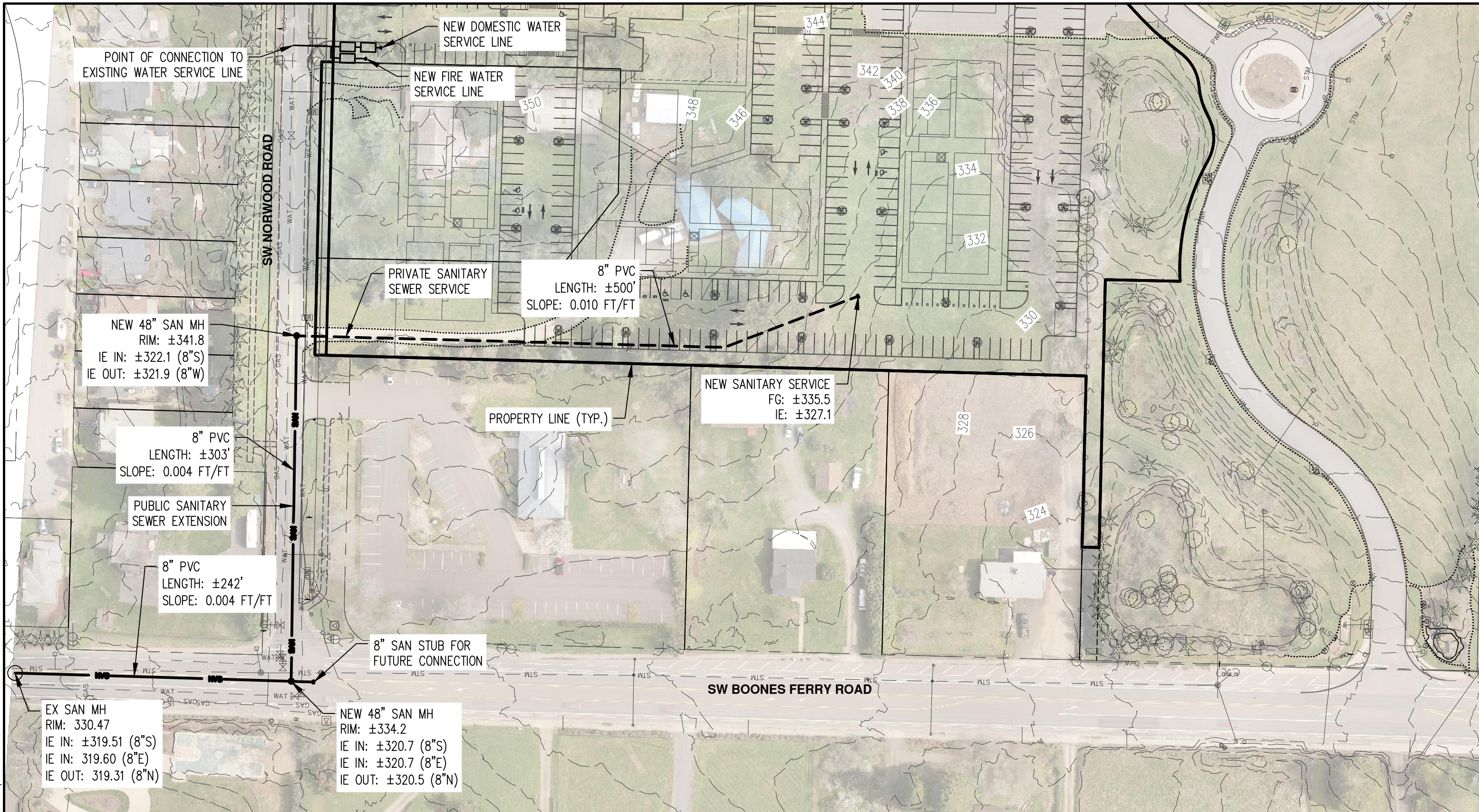


RENEWS: DECEMBER 31, 2023

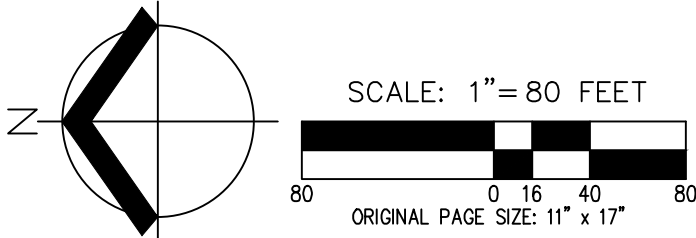
Attachments

- (Exhibit A) Water and Sanitary Sewer Availability Exhibit
- (Exhibit B) Stormwater Availability Exhibit
- (Exhibit C) Murraysmith Water Capacity Memorandum

DWG: 8723_20220908_SANITARY_AVAILABILITY_EXHIBIT | SAN AVAILABILITY



DATE: 10/17/2022



WATER AND SANITARY SEWER AVAILABILITY EXHIBIT		EXHIBIT
NORWOOD MULTI-FAMILY		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD #100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: JAM CHKD: AMC AKS JOB: 8723



DWG: 8723 20220908 STORM AVAILABILITY EXHIBIT | AVAILABILITY

SW BOONES FERRY ROAD

NEW PRIVATE 15.0' STORM DRAINAGE EASEMENT

12" PRIVATE STORM SEWER
LENGTH: ±125'
SLOPE: 0.010 FT/FT

12" PRIVATE STORM SEWER
LENGTH: ±150'
SLOPE: 0.010 FT/FT

STORM SERVICE CONNECTION
FG: ±328.0
IE: ±321.6

NEW PUBLIC STORM MANHOLE
IE: ±318.8

STORM MANHOLE
IE: ±320.0

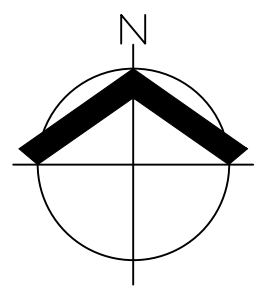
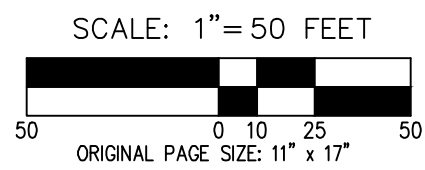
STORM MANHOLE
IE: ±321.5

VEGETATED CORRIDOR

PROPERTY LINE (TYP.)

PROPOSED DEVELOPMENT

VEGETATED CORRIDOR



DATE: 10/17/2022

STORMWATER AVAILABILITY EXHIBIT		EXHIBIT
NORWOOD MULTI-FAMILY		B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD #100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: JAM CHKD: AMC AKS JOB: 8723



Memorandum

Date: September 11, 2022

Project: 20-2737, On-Call Water System Analysis

To: Ms. Kim McMillan, PE – Community Development Director
Mr. Tony Doran – Engineering Associate
City of Tualatin

From: Brian Ginter, PE

Re: 9300 SW Norwood – Water System Capacity Analysis

Introduction

As requested, this memorandum has been prepared to present the findings of our analysis of the water service to the proposed multi-family development located at 9300 SW Norwood Road, southeast of the intersection of Boones Ferry Road and Norwood Road. This memorandum presents the findings of this analysis for the City's use in determining the water system improvements necessary to meet fire flow and pressure requirements.

Analysis and Conclusions

MurraySmith performed a review of the water service requirements associated with this development, and confirmed that the proposed multi-family develop does not require further analysis since prior analyses of proposed developments in the vicinity (Autumn Sunrise Subdivision and the Community Partners for Affordable Housing – Plambeck Gardens), have already defined water service availability and required water system improvements.

With the completion of the following planned improvements, a combination of City capital improvement projects and developer-constructed improvements, adequate water service for domestic and fire suppression is available at the proposed development.

- An 18-inch diameter B-level water line in Boones Ferry Road (to Norwood) being designed by AKS as a City CIP. The line extends east on Norwood to the B Level Reservoir/C Level Pump Station site.
- Lennar will upsize additional lines for the C-level, either by adding a new line across the Norwood frontage of the Autumn Sunrise development or upsizing the internal lines (following the street layout).

- CPAH is required by COAs to extend a 12-inch diameter C-level water line down Boones Ferry Road, from Norwood Road to their south property line.
- Autumn Sunrise will be installing upsized C-level lines from Norwood Road, through the development, out to BFR via Mahogany/Salinan, and then north to connect to the line CPAH will be installing in BFR.

If the proposed development at 9300 SW Norwood Road occurs prior to the completion of these improvements, it may impact the availability of water service.

AFFIDAVIT OF MAILING NOTICE

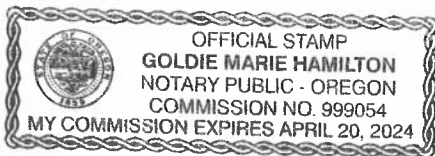
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Mitchell Godwin being first duly sworn, depose and say:

That on the 3rd day of October, 2022, I will serve 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.

Mitchell Godwin
Signature

SUBSCRIBED AND SWORN to before me this 3rd day of October, 2022.



Goldie Marie Hamilton
Notary Public for Oregon
My commission expires: 4/20/2024

RE: Norwood Multi-Family - Annexation, Partition, and Map/Text Amendment

October 3, 2022

**RE: Neighborhood Review Meeting
Annexation, Map & Text Amendment, and Partition Applications**



Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding two properties on the south side of SW Norwood Road and east of SW Boones Ferry Road in Tualatin, Oregon: the Horizon Christian School property (Tax Lot 106 of Washington County Assessor's Map 2S1135D) that is currently in the City of Tualatin and zoned Institutional (IN), and a one-acre lot (Tax Lot 108 of Washington County Assessor's Map 2S1135D) that is currently outside the Tualatin city limits and has Washington County zoning of Future Development 20-acre (FD-20). A map of the location is shown on the back of this letter. The project involves annexing Tax Lot 108 into the City of Tualatin, partitioning the school site (Tax Lot 106) into two lots, and amending the Tualatin Plan Map to apply the High Density High Rise (RH-HR) zone to ±9.2 acres of property along SW Norwood Road for future multi-family development. A Text Amendment to modify where the RH-HR zone can be applied will also be submitted.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before applications are submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Tualatin Development Code. This neighborhood meeting is scheduled for:

**October 25, at 6:30 p.m.
Tualatin Public Library- 18878 SW Martinazzi Avenue, Tualatin, OR 97062**

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of applications to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

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

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

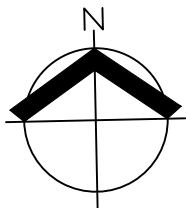
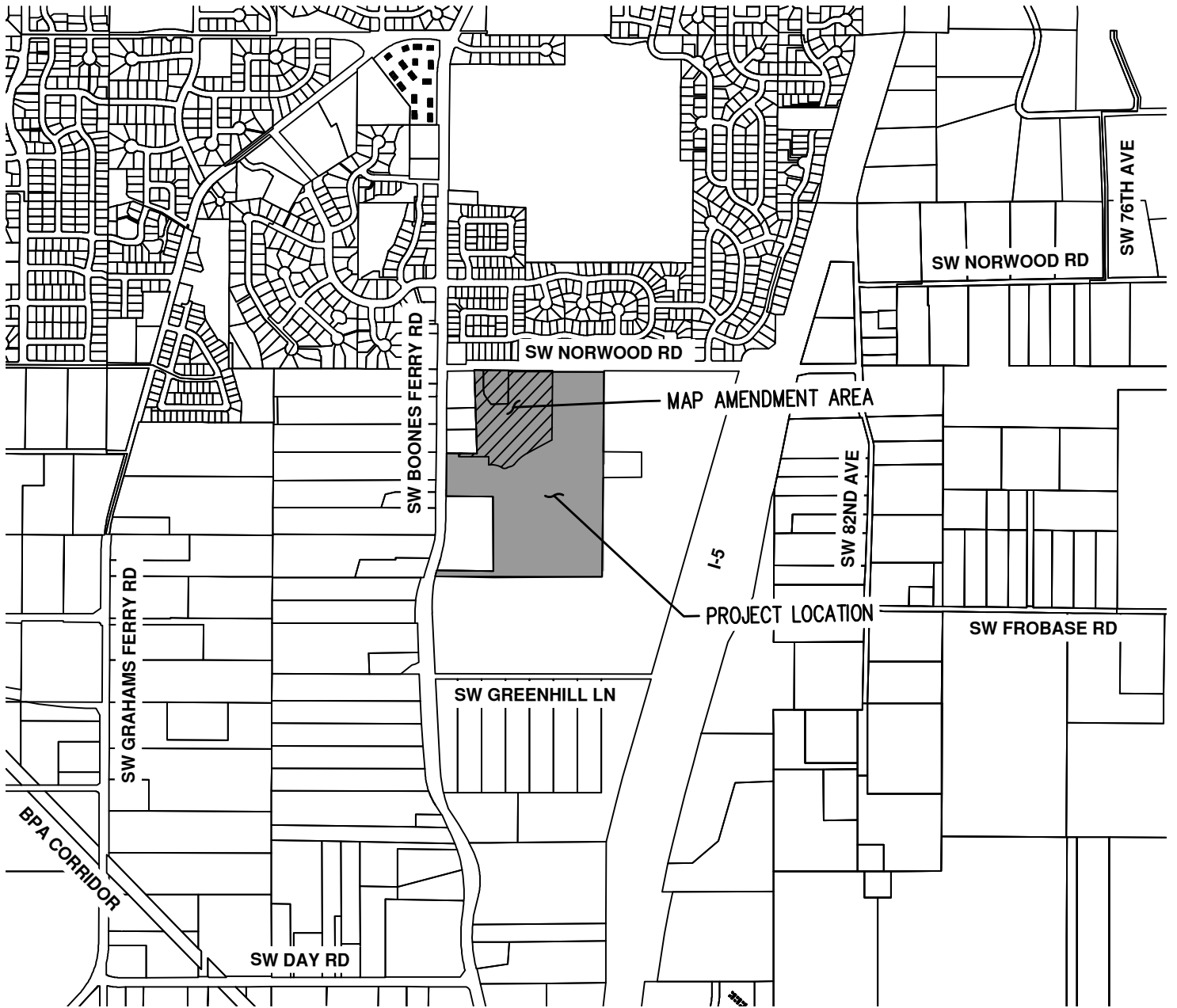
A handwritten signature in blue ink that reads 'Melissa Slotemaker'.

Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | slotemakerm@aks-eng.com

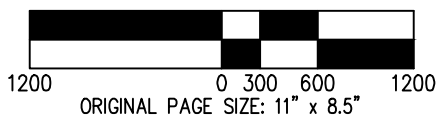
Enclosure: Vicinity Map

cc: planning@tualatin.gov, City of Tualatin Community Development Department
Tualatin Citizen Involvement Organizations (CIOs) by email

BEND, OR | KEIZER, OR | TUALATIN, OR | VANCOUVER, WA
www.aks-eng.com



SCALE: 1" = 1200 FEET



DATE: 09/29/2022

SITE VICINITY MAP NORWOOD MULTI-FAMILY

FIGURE
1

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



DRWN: JAM
 CHKD: AMC
 AKS JOB:
8723

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

AGORIO DIANA
22790 SW 87TH PL
TUALATIN, OR 97062

ALLARD JOHN A & ALLARD KELCIE L
8885 SW IOWA DR
TUALATIN, OR 97062

ALLISON VICKI R
8994 SW STONO DR
TUALATIN, OR 97062

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

ANDERSON SCOTT A & ANDERSON ANDREA N
22825 SW 92ND PL
TUALATIN, OR 97062

ANDERSON RICHARD J JR
22630 SW 93RD TER
TUALATIN, OR 97062

ANTHIMIADES GEORGE T & ANTHIMIADES
STEPHANIE J
8735 SW STONO DR
TUALATIN, OR 97062

APLIN ALAN WHITNEY & APLIN PATRICIA ANN
22940 SW ENO PL
TUALATIN, OR 97062

ARCHULETA JOHN L & ARCHULETA ELISHA J
9385 SW SKOKOMISH LN
TUALATIN, OR 97062

ARCIGA MARCO A & ARCIGA VIRGINIA L
22550 SW 93RD TER
TUALATIN, OR 97062

ATKINS DANIEL J & ATKINS DAWNITA G
22570 SW 93RD TER
TUALATIN, OR 97062

AUGEE JOEL L & AUGEE HEIDI M S
8905 SW IOWA DR
TUALATIN, OR 97062

AUST JOSEPHINE A
8846 SW STONO DR
TUALATIN, OR 97062

AUSTIN MICHAEL P & AUSTIN ALLISON M
9325 SW IOWA DR
TUALATIN, OR 97062

BABCOCK GAYLON
8680 SW STONO DR
TUALATIN, OR 97062

BACA GREGORY R & BACA ELIZABETH R
16869 SW 65TH AVE #387
LAKE OSWEGO, OR 97035

BALLARD FAMILY TRUST
22925 SW MIAMI PL
TUALATIN, OR 97062

BANKS LANDON & BANKS MIRANDA
22850 SW 93RD TER
TUALATIN, OR 97062

BATES-BLANCO FAMILY TRUST
22648 SW 96TH DR
TUALATIN, OR 97062

BAVARO EMILY EVELYN & BAVARO JOSHUA
22940 SW VERMILLION DR
TUALATIN, OR 97062

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

BEAR ALISA ANN TRUST
8525 SW MARICOPA DR
TUALATIN, OR 97062

BECKER SUSAN
9405 SW QUINAULT LN
TUALATIN, OR 97062

BECKSTEAD BRIAN A & BECKSTEAD ZERELDA G
8886 SW STONO DR
TUALATIN, OR 97062

BEDDES CRISTINA & BEDDES AARON
22765 SW ENO PL
TUALATIN, OR 97062

BEEBE BRENT E & BEEBE SANDRA L
8895 SW STONO DR
TUALATIN, OR 97062

BEIKMAN STEPHEN & BEIKMAN MONIQUE
22760 SW 87TH PL
TUALATIN, OR 97062

BELL JAMES M & BELL EVA J
22710 SW VERMILLION DR
TUALATIN, OR 97062

BELL REV TRUST
8930 SW IOWA DR
TUALATIN, OR 97062

BEMROSE HEATHER LYNN
9320 SW IOWA DR
TUALATIN, OR 97062

BENNETT JASON M & MCALEER MARGUERITE T
22730 SW VERMILLION DR
TUALATIN, OR 97062

BLACK JENNIFER O & BLACK DAVID O JR
9040 SW STONO DR
TUALATIN, OR 97062

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

BOELL DONALD B & BOELL PATRICIA J
22675 SW 87TH
TUALATIN, OR 97062

BOHMAN FAMILY TRUST
22567 SW 96TH DR
TUALATIN, OR 97062

BOSKET JOHN A & BOSKET JULIE L
9355 SW STONO DR
TUALATIN, OR 97062

BOX MICHAEL L & BOX KATIE M
9370 SW PALOUSE LN
TUALATIN, OR 97062

BRASHEAR GREGORY A
22935 SW MANDAN DR
TUALATIN, OR 97062

BRECK KOLTE TRISTON & BEATTIE DANIELLE
NICOLE
9290 SW STONO DR
TUALATIN, OR 97062

BROADHURST CURTIS
22543 SW 96TH DR
TUALATIN, OR 97062

BROWN KATHERINE MARIE & BROWN
CHRISTOPHER DAVID
22683 SW 96TH DR
TUALATIN, OR 97062

BUCKALEW LIVING TRUST
22943 SW BOONES FERRY RD
TUALATIN, OR 97062

BUHAY JASON & BUHAY MICHELLE
9300 SW STONO DR
TUALATIN, OR 97062

BUICH ALEXANDER & BUICH CORRINE
22985 SW MIAMI PL
TUALATIN, OR 97062

BUNCE MICHAEL R REVOC LIV TRUST & BUNCE
DEBORAH J REVOC LIV TRUST
9150 SW IOWA DR
TUALATIN, OR 97062

BURCHFIEL LARRY & BURCHFIEL DEBORAH
8858 SW STONO DR
TUALATIN, OR 97062

BURCHETT KENNETH T & JOY A JOINT LIV TRUST
9700 SW IOWA DR
TUALATIN, OR 97062

BURNS DANIEL D & KRILL DEANN R
9345 SW QUINAULT LN
TUALATIN, OR 97062

CAIS CARLY J
9340 SW STONO DR
TUALATIN, OR 97062

CALDERON CAMIE M & CALDERON DANIEL
22735 SW 92ND PL
TUALATIN, OR 97062

CALKINS MICHAEL & CALKINS DIANE
8890 SW STONO DR
TUALATIN, OR 97062

CARBAJAL PEDRO & CARBAJAL REGINA
8925 SW IOWA DR
TUALATIN, OR 97062

CARDENAS FERNANDO
9340 SW QUINAULT LN
TUALATIN, OR 97062

CARNS STEVEN C
9335 SW QUINAULT LN
TUALATIN, OR 97062

CHAFF HEIDI L
22626 SW 96TH DR
TUALATIN, OR 97062

CHAMBERLAND MATHEW & CHAMBERLAND
JAMES W
8975 SW IOWA DR
TUALATIN, OR 97062

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

CHAMPAGNE PATRICK & ROY CELINE
8880 SW IOWA DR
TUALATIN, OR 97062

CHAMSEDDINE WAEL M & CHAMSEDDINE
BECKY A
22900 SW ERIO PL
TUALATIN, OR 97062

CHAN JOSEPH L
23156 BLAND CIR
WEST LINN, OR 97068

CHAN CHEUK YEE CHAN REVOC LIV TRUST
22800 SE VERMILION DR
TUALATIN, OR 97062

CHAPEK CARRIEANN & CHAPEK CALEB
9360 SW SKOKOMISH LN
TUALATIN, OR 97062

CHASE HARRY M & CHASE CATHY LEE
8799 SW STONO DR
TUALATIN, OR 97062

CHENG SIMON K
9860 SW LUMBEE LN
TUALATIN, OR 97062

CHILDS ROBERT M & CHILDS MARY J
22705 SW VERMILLION DR
TUALATIN, OR 97062

CHRISTENSEN STANFORD DEE & CAROL MAE
REV INTERVIVOS TRUST
8980 SW STONO DR
TUALATIN, OR 97062

CLARK ROY H
9295 SW PALOUSE LN
TUALATIN, OR 97062

CLARK KURT C & CLARK TARA
3539 DIANNA WAY
WENATCHEE, WA 98801

COBB DANIEL Z & COBB ROSA
22770 SW 89TH PL
TUALATIN, OR 97062

COLE STEVEN W & ROBERTS ANDREA M
22850 SW ENO PL
TUALATIN, OR 97062

COMMUNITY PARTNERS FOR AFFORDABLE
HOUSING
PO BOX 23206
TIGARD, OR 97281

COMPTON MARC A & COMPTON JODY L
22151 SW ANTIOCH DOWNS CT
TUALATIN, OR 97062

CONFER ANDREW B
22575 SW 87TH PL
TUALATIN, OR 97062

COOPER JULIE ANN LIV TRUST
9390 SW IOWA DR
TUALATIN, OR 97062

CORRY FAMILY TRUST
22905 SW MIAMI DR
TUALATIN, OR 97062

CRANSTON MICHAEL S
8845 SW STONO DR
TUALATIN, OR 97062

CRAWFORD JASON S
9563 SW IOWA DR
TUALATIN, OR 97062

CRISP TONI K
9380 SW IOWA DR
TUALATIN, OR 97062

CRONKRITE ERIK
9315 SW PALOUSE LN
TUALATIN, OR 97062

CRUZ ALEJANDRO FRANCISCO
9270 SW SKOKOMISH LN
TUALATIN, OR 97062

CURTHOYS CAROL ANN REV LIV TRUST
8879 SW IOWA DR
TUALATIN, OR 97062

DARLING LANCE F
22865 SW 94TH TER
TUALATIN, OR 97062

DAVIS JASON WAYNE
9180 SW STONO DR
TUALATIN, OR 97062

DEARDORFF CRAIG S & DEARDORFF ALBERTA
22595 SW 93RD TER
TUALATIN, OR 97062

DERIENZO NICHOLAS C & DERIENZO COURTNEY
LEIGH
22755 SW 87TH PL
TUALATIN, OR 97062

DICKMAN SCOTT D & CHEN WEIWEN
22955 SW ERIO PL
TUALATIN, OR 97062

DIETRICH ROBERT & DIETRICH SUSAN
9650 SW IOWA DR
TUALATIN, OR 97062

DITTMAN ADAM H & DITTMAN ELIZABETH A C
22785 SW 89TH PL
TUALATIN, OR 97062

DOSS ANDREA & DOSS BRANDON
22580 SW 94TH TER
TUALATIN, OR 97062

DOW PETER J REV TRUST & SHERFY JENNIFER L
REV TRUST
9360 SW QUINAULT LN
TUALATIN, OR 97062

DOWNES ADRIAN & DOWNES CATHERINE
22945 SW MIAMI PL
TUALATIN, OR 97062

DUFFY RONALD E TRUST
9795 SW IOWA DR
TUALATIN, OR 97062

DUNN PATRICK P & DUNN CLARA I RUSINQUE
9380 SW PALOUSE LN
TUALATIN, OR 97062

DUNN KARIN R
9500 SW IOWA DR
TUALATIN, OR 97062

EAKINS EILEEN G
22760 SW 93RD TERR
TUALATIN, OR 97062

EBERHARD JEFFERY D & TAAFFE CAROL E
22975 SW ERIO PL
TUALATIN, OR 97062

EDELIN JENNIFER A & EDELIN SEAN M
9350 SW QUINAULT LN
TUALATIN, OR 97062

EDWARDS DANIELLE
22585 SW 93RD TER
TUALATIN, OR 97062

EGGERT BRENDA & EGGERT CHARLES
30000 SW 35TH DR
WILSONVILLE, OR 97070

EISENSTEIN ETHAN & EISENSTEIN MEGAN
22750 SW VERMILLION DR
TUALATIN, OR 97062

ELLIOTT WESLEY & ELLIOTT TERRA
9521 SW IOWA DR
TUALATIN, OR 97062

ELLIS FAMILY REV TRUST
9640 SW IOWA DR
TUALATIN, OR 97062

ENNIS MARK & ENNIS BARBARA
9380 SW STONO DR
TUALATIN, OR 97062

ERDMAN PAUL & ERDMAN PAMALA B
8862 SW STONO DR
TUALATIN, OR 97062

ERWERT EMILY
22915 SW 94TH TER
TUALATIN, OR 97062

ESZLINGER ERIC & ESZLINGER NATASHA
9395 SW QUINAULT LN
TUALATIN, OR 97062

FADLING JULIE H
22630 SW VERMILLION DR
TUALATIN, OR 97062

FANT BRIAN ALAN & DEBORAH SPARCK TRUST
22680 SW ENO PL
TUALATIN, OR 97062

FEUCHT DANIEL & BEVERLY LIV TRUST
22715 SW 87TH PL
TUALATIN, OR 97062

FILANTRES GUST J & FILANTRES CYNTHIA K
9630 SW IOWA DR
TUALATIN, OR 97062

FINDERS DEBRA P
9355 SW PALOUSE LN
TUALATIN, OR 97062

FITZHENRY VIRGINIA LIV TRUST
7015 SW FOXFIELD CT
PORTLAND, OR 97225

FLETCHER CRAIG A & FLETCHER JENINE F
9840 SW LUMBEE LN
TUALATIN, OR 97062

FORCE ROBERT B & FORCE JEANETTE M
9365 SW PALOUSE LN
TUALATIN, OR 97062

FOSSE PATRICIA J & FOSSE RANDY C
22925 SW MANDAN DR
TUALATIN, OR 97062

FOWLER TREVOR & FOWLER KAYLA
22645 SW VERMILLION DR
TUALATIN, OR 97062

FRANCIS FRANK J & FRANCIS HELEN MARIE
9130 SW IOWA DR
TUALATIN, OR 97062

FRANCIS KATHLEEN
9345 SW SKOKOMISH LN
TUALATIN, OR 97062

FRANKS TERRENCE D
22730 SW 90TH PL
TUALATIN, OR 97062

FRAVEL LINDA SHAW TRUST
9365 SW SKOKOMISH LN
TUALATIN, OR 97062

FRAZIER FAMILY LLC
22830 SW 89TH PL
TUALATIN, OR 97062

FRAZIER JOHN D IV & FRAZIER WANDA R
22830 SW 89TH PL
TUALATIN, OR 97062

FRENCH RODERICK LEE & FRENCH THERESE
LYNN
9080 SW STONO DR
TUALATIN, OR 97062

FRIBLEY SARAH E & FRIBLEY CHAD C
9005 SW STONO DR
TUALATIN, OR 97062

FRITTS MICHELLE M & FRITTS BRETT C
22945 SW ENO PL
TUALATIN, OR 97062

FRONIUS JOHN A & FRONIUS SUSAN A
22650 SW 87TH PL
TUALATIN, OR 97062

FRY ALBERTA A TRUST
9175 SW STONO DR
TUALATIN, OR 97062

FULLER ERIC M & FULLER XIAOYAN
9365 SW QUINAULT LN
TUALATIN, OR 97062

GALANG JAN VINCENT SUNGA & GALANG CINDY
BUSTOS
9400 SW IOWA DR
TUALATIN, OR 97062

GALVER ROBERTO & GALVER PATRICIA BYRNE
22995 SW VERMILLION DR
TUALATIN, OR 97062

GAMACHE ROBERT R & GAMACHE CHERI M
22770 SW VERMILLION DR
TUALATIN, OR 97062

GANEY DANIEL T & BELLINGHAM TAUNI A
22556 SW 96TH DR
TUALATIN, OR 97062

GARIBAY JAIME
22555 SW 94TH TER
TUALATIN, OR 97062

GARRETT RYAN P & GARRETT KELLY E
22970 SW MIAMI PL
TUALATIN, OR 97062

GENSLER KRISTOPHER & GENSLER MARIAH
8540 SW MARICOPA DR
TUALATIN, OR 97062

GEORGE TIMOTHY P & GEORGE BETHANY
9335 SW IOWA DR
TUALATIN, OR 97062

GEORGE REV LIV TRUST
22695 SW ENO PL
TUALATIN, OR 97062

GHODS SHAWN M & GHODS JENNA N
22815 SW 89TH PL
TUALATIN, OR 97062

GIACCHI ROBYN M
8900 SW IOWA DR
TUALATIN, OR 97062

GIESS SIMONE ELISABETH & IVERSON SEAN
PATRICK
9355 SW QUINAULT LN
TUALATIN, OR 97062

GILBERT CHRISTOPHER S & GILBERT TAYLOR A
22680 SW 87TH PL
TUALATIN, OR 97062

GILCHRIST BEVERLY & GILCHRIST ROLAND T
9310 SW IOWA ST
TUALATIN, OR 97062

GILLARD DAVID J & GILLARD SHELLIE S
22680 SW MIAMI DR
TUALATIN, OR 97062

GILLIHAN THOMAS M TRUST
22870 SW ENO PL
TUALATIN, OR 97062

GLAESER CHARLES W & GLAESER CHRISTA M
8955 SW IOWA DR
TUALATIN, OR 97062

GLASS BRIAN D & GLASS LEAH M
8900 SW SWECK DR #537
TUALATIN, OR 97062

GOFORTH NATHAN L & TAAFFE JULIA C
22755 SW 90TH PL
TUALATIN, OR 97062

GOODY GREGORY & GOODY BRITTANY
22830 SW ENO PL
TUALATIN, OR 97062

GOUY PHIL
8995 SW IOWA DR
TUALATIN, OR 97062

GRANDON JOINT TRUST
22980 SW ERIO PL
TUALATIN, OR 97062

GREEN JUSTIN J
8560 SW MARICOPA DR
TUALATIN, OR 97062

GREGSON N DEAN & GREGSON DEBORAH U
22675 SW MIAMI DR
TUALATIN, OR 97062

GRENZ CAITLIN & GRENZ MACKENZIE
22590 SW VERMILLION DR
TUALATIN, OR 97062

GRIFFITH DWIGHT A & GRIFFITH H KAY
22905 SW VERMILLION DR
TUALATIN, OR 97062

GRIFFITH NOEL T JR & GRIFFITH ANGELA R
8898 SW STONO DR
TUALATIN, OR 97062

GUERRA FILEMON M JR & QUIRANTE MALINDA
8899 SW IOWA DR
TUALATIN, OR 97062

GUYETTE JONATHAN & GUYETTE REBECCA
22673 SW 96TH DR
TUALATIN, OR 97062

HACKENBRUCK JERRY ALDEN & LINDA JOAN REV
TRUST
22680 SW 96TH DR
TUALATIN, OR 97062

HALL SCOTT & HALL BETH
9065 SW STONO DR
TUALATIN, OR 97062

HALLVIK BRUCE D & HALLVIK PAMELA S
22640 SW ENO PL
TUALATIN, OR 97062

HAMILTON GEORGE & ALICE TRUST
22740 SW 87TH PL
TUALATIN, OR 97062

HAMM STEVEN & HAMM SANDRA
22725 SW VERMILLION DR
TUALATIN, OR 97062

HANAWA IWAO & HANAWA LAURIE
3528 CHEROKEE CT
WEST LINN, OR 97068

HARRISON LIV TRUST
8976 SW STONO DR
TUALATIN, OR 97062

HASBROOK WILLIAM B & HASBROOK TRICIA
22790 SW MIAMI DR
TUALATIN, OR 97062

HASLAM KENNETH A & HASLAM JESSICA J
22825 SW ERIO PL
TUALATIN, OR 97062

HAUDBINE PATRICK E & HAUDBINE DELEE H
9215 SW STONO DR
TUALATIN, OR 97062

HEIRONIMUS JULIE A & VALLECK GEORGE D
22710 SW 90TH PL
TUALATIN, OR 97062

HELMS DANIEL M
23035 SW BOONES FERRY RD
TUALATIN, OR 97062

HERRERA FERNANDO & HERRERA MARIA D
9360 SW STONO DR
TUALATIN, OR 97062

HEYER TRUST
22775 SW VERMILLION DR
TUALATIN, OR 97062

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

HILL DEREK & HILL CYNTHIA
9600 SW IOWA DR
TUALATIN, OR 97062

HINES MICHAEL A & HINES MARLENE R
9730 SW IOWA DR
TUALATIN, OR 97062

HODGE KENNETH M
9235 SW STONO DR
TUALATIN, OR 97062

HOLDBROOK-DADSON DENISE
9330 SW SKOKOMISH LN
TUALATIN, OR 97062

HOOVER DAN M
8993 SW STONO DR
TUALATIN, OR 97062

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR 97062

HOWE WARREN & YUHAS-HOWE HEATHER
9495 SW NORWOOD RD
TUALATIN, OR 97062

HUALA ROBIN PATRICK
14607 NE 57TH ST
BELLEVUE, WA 98007

HUMPHREY MARGIE LIV TRUST
22820 SW 92ND PL
TUALATIN, OR 97062

HUMPHREY SUSAN E
8801 SW STONO DR
TUALATIN, OR 97062

HYRE TIMOTHY R & HYRE ANNILEE D
22840 SW VERMILLION DR
TUALATIN, OR 97062

INGRAM CLIFFORD KEITH & INGRAM ELISABETH
JOY
22785 SW 87TH PL
TUALATIN, OR 97062

JACOBS JEFFREY W
9360 SW PALOUSE LN
TUALATIN, OR 97062

JASTRAM WILLIAM E & JASTRAM CHRISTINE A
9015 SW IOWA DR
TUALATIN, OR 97062

JENKINS PHILIP D & JENKINS KRISTEN K
9240 SW STONO DR
TUALATIN, OR 97062

JOHNSON FLETCHER & JOHNSON CHRISTINA
9365 SW STONO DR
TUALATIN, OR 97062

JORGENSEN HEATHER & JORGENSEN COLBIE
9375 SW STONO DR
TUALATIN, OR 97062

KALATEH EBRAHIM SHIRDOOST & DOOST
NOOSHIN NEZAM
22585 SW 87TH PL
TUALATIN, OR 97062

KARIS ALEXANDER DONALD
22930 SW MANDAN DR
TUALATIN, OR 97062

KAUFFMAN FAMILY TRUST
22725 SW MIAMI DR
TUALATIN, OR 97062

KENNEDY MICHAEL C & KENNEDY LINDA M
22735 SW 87TH PL
TUALATIN, OR 97062

KERN KEVIN
9450 SW IOWA DR
TUALATIN, OR 97062

KERNER ROBERT
8850 SW STONO DR
TUALATIN, OR 97062

KHAN SOHAIL & FARZANA LIV TRUST
2919 BEACON HILL DR
WEST LINN, OR 97068

KIM KYU & KIM MELISSA
22589 SW 96TH DR
TUALATIN, OR 97062

KIMMEL RONALD A & KIMMEL REBECCA A
23605 SW BOONES FERRY RD
TUALATIN, OR 97062

KINNAMAN JEFFREY B & KINNAMAN JENNIFER D
8780 SW STONO DR
TUALATIN, OR 97062

KIRK CHRISTINE A & HOFF JAMES A
22611 SW 96TH DR
TUALATIN, OR 97062

KIS JUAN ANTONIO & KIS CLAUDIA
22615 SW 93RD TER
TUALATIN, OR 97062

KLAUSS CYDNI M
22635 SW 87TH PL
TUALATIN, OR 97062

KLEPS MARK G & KLEPS LINDSAY K
9675 SW IOWA DR
TUALATIN, OR 97062

KLOSSNER ANDREW J
8854 SW STONO DR
TUALATIN, OR 97062

KNOX FAMILY TRUST
22950 SW MIAMI PL
TUALATIN, OR 97062

KNUDSON THOMAS & KNUDSON LINDA
SALYERS
8725 SW STONO DR
TUALATIN, OR 97062

KREIS JOHN K
22835 SW MIAMI DR
TUALATIN, OR 97062

LACEY LONNIE D & LACEY LORI A
22665 SW 94TH TER
TUALATIN, OR 97062

LAM DAVID & NGUYEN BETH NGOC BICH
8700 SW STONO DR
TUALATIN, OR 97062

LARA SALVADOR
22845 SW 93RD TER
TUALATIN, OR 97062

LARSON ANDREW & WISEMAN LEAH DANIELLE
22845 SW 94TH TER
TUALATIN, OR 97062

LATHROP FAMILY LIV TRUST
9265 SW IOWA DR
TUALATIN, OR 97062

LEE WILLIAM B REV LIV TRUST
37301 28TH AVE S UNIT 65
FEDERAL WAY, WA 98003

LEE FLORENCE & YAM WAI LUN
8822 SW STONO DR
TUALATIN, OR 97062

LEEPER AVA J
9945 SW LUMBEE LN
TUALATIN, OR 97062

LEMON CHASE ANTHONY & LEMON HEIDI
8940 SW IOWA DR
TUALATIN, OR 97062

LENNAR NORTHWEST INC
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

LENNAR NORTHWEST INC
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

LILLEY KRISTEN M & LILLEY NICHOLAS L
22800 SW 89TH PL
TUALATIN, OR 97062

LIMING JEANNE E
9380 SW SKOKOMISH LN
TUALATIN, OR 97062

LINDAMAN LIVING TRUST
22805 SW ERIO PL
TUALATIN, OR 97062

LIVERMORE MICHAEL G & LIVERMORE SHERYL D
9835 SW LUMBEE LN
TUALATIN, OR 97062

LOEN EMILY G
22655 SW ENO PL
TUALATIN, OR 97062

LORENZEN TYLER J & LORENZEN TATJANA
22820 SW MIAMI DR
TUALATIN, OR 97062

LOVELACE LIVING TRUST
22659 SW 96TH DR
TUALATIN, OR 97062

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

LUSCOMBE BRUCE C TRUST
22605 SW 87TH PL
TUALATIN, OR 97062

MACCLANATHAN MELANIE & MACCLANATHAN
MICHAEL
22575 SW 94TH TER
TUALATIN, OR 97062

MACDONALD BRIAN & MACDONALD AMELIA
22640 SW MIAMI DR
TUALATIN, OR 97062

MADONDO JEFFRET & JOHNSON MORGAN
IRENE
22795 SW 94TH TER
TUALATIN, OR 97062

MAGNUSON BRENT R & MAGNUSON HEATHER
A
9540 SW IOWA DR
TUALATIN, OR 97062

MAIER DARLA & MAIER THOMAS
9340 SW PALOUSE LN
TUALATIN, OR 97062

MALONEY CHERYL L
22820 SW VERMILLION DR
TUALATIN, OR 97062

MALONSON GARY D & MALONSON MARSHA L
22955 SW VERMILLION DR
TUALATIN, OR 97062

MARBLE AMANDA L TRUST
8989 SW STONO DR
TUALATIN, OR 97062

MARK HENRY & MARK CHRISTINE
22725 SW 90TH PL
TUALATIN, OR 97062

MARLEAU ALLISON P
22615 SW VERMILLION DR
TUALATIN, OR 97062

MARTIN FAMILY TRUST
8986 SW STONO DR
TUALATIN, OR 97062

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

MCALLISTER DENNIS C & MCALLISTER
RAGNHILD
8805 SW STONO DR
TUALATIN, OR 97062

MCCALED KEVIN L
8950 SW IOWA DR
TUALATIN, OR 97062

MCDONOUGH JOHN MICHAEL & MCDONOUGH
MAUREEN CLARE
8750 SW STONO DR
TUALATIN, OR 97062

MCGILCHRIST STEPHEN R & NYSTROM-GERDES
ELIZABETH R
22720 SW 93RD TER
TUALATIN, OR 97062

MCGRADY ANDREA M
9260 SW SKOKOMISH LN
TUALATIN, OR 97062

MCKEAN AMY & MCKEAN RAYMOND
22685 SW VERMILLION DR
TUALATIN, OR 97062

MCLAUGHLIN NATHANIEL ANDREW &
MCLAUGHLIN AREENA DEVI
8960 SW IOWA DR
TUALATIN, OR 97062

MCLEOD TRUST
23465 SW BOONES FERRY RD
TUALATIN, OR 97062

MCMANUS HEIDI
22820 SW 90TH PL
TUALATIN, OR 97062

MCREYNOLDS CHRIS & MCREYNOLDS AUDREY
22720 SW 87TH PL
TUALATIN, OR 97062

MENES MARK A
9280 SW STONO DR
TUALATIN, OR 97062

MICHAEL SCOTT CURTIS & MICHAEL TINA
FRANCINE
8580 SW MARICOPA DR
TUALATIN, OR 97062

MICHELS ELIZABETH A
22590 SW 93RD TER
TUALATIN, OR 97062

MIKULA KATERINA
9330 SW PALOUSE LN
TUALATIN, OR 97062

MILLER CAROLE D LIV TRUST
8834 SW STONO DR
TUALATIN, OR 97062

MILLER JOHN LESLIE & PLATTEAU ASTRID S
22730 SW ENO PL
TUALATIN, OR 97062

MILLER ROBERT F
22631 SW 96TH DR
TUALATIN, OR 97062

MILSTED MAURICE SCOTT & STOVER-MILSTED
SUSAN LEE
22875 SW MIAMI DR
TUALATIN, OR 97062

MIZE JOSHUA & MIZE CHRISTINE
22920 SW ENO PL
TUALATIN, OR 97062

MOEN DEBORAH & MOEN ERIK
22572 SW 96TH DR
TUALATIN, OR 97062

MOLLER THERESA
22825 SW 93RD TER
TUALATIN, OR 97062

MOORE DAVID C & MOORE TAMMY
8990 SW STONO DR
TUALATIN, OR 97062

MORELAND BEVERLY H & MORELAND BEVERLY
H LIV TRUST
753 KOTZY AVE S
SALEM, OR 97302

MORRIS LARRY L & MORRIS JUANITA
22745 SW ENO PL
TUALATIN, OR 97062

MOSHOFKY JOHN & MOSHOFKY GINGER
9310 SW SKOKOMISH LN
TUALATIN, OR 97062

MOYES DUSTIN R & MOYES CAROL L
8765 SW STONO DR
TUALATIN, OR 97062

MUELLER RICHARD II & MUELLER MICHELLE
22660 SW 93RD TER
TUALATIN, OR 97062

MULGAONKER SHAILESH S
PO BOX 367
TUALATIN, OR 97062

MURPHY MICHAEL F & OLSON-MURPHY
ANTONETTE K
8870 SW IOWA DR
TUALATIN, OR 97062

MUSIAL LUKE & MUNSEY VICTORIA
22825 SW 94TH TER
TUALATIN, OR 97062

NEARY TIMOTHY & NEARY LUCY
22780 SW 92ND PL
TUALATIN, OR 97062

NEILL RACHEL & HUSUM BRENT
9350 SW STONO DR
TUALATIN, OR 97062

NELL ZACHARY D & NELL KENDRA
8842 SW STONO DR
TUALATIN, OR 97062

NELSON KIRIN H
8826 SW STONO DR
TUALATIN, OR 97062

NEULEIB TAMI R
9395 SW SKOKOMISH LN
TUALATIN, OR 97062

NEWBERRY GARY B & THOMPSON DONNA L
9295 SW IOWA DR
TUALATIN, OR 97062

NEWTON KYLE C & NEWTON HAILEY R
8814 SW STONO DR
TUALATIN, OR 97062

NGUYEN QUOC & NGUYEN DIANE
9660 SW IOWA DR
TUALATIN, OR 97062

NORTH DAVID P & NORTH BARBARA
8818 SW STONO DR
TUALATIN, OR 97062

NORWOOD HEIGHTS OWNERS OF LOTS 11 13-
24

, OR 00000

NORWOOD HEIGHTS OWNERS OF LOTS 30 32-
42

, OR 00000

NOYES PATRICK A & THOMPSON CAMILLIA M
22810 SW 92ND PL
TUALATIN, OR 97062

ODOMS LIVING TRUST
PO BOX 2446
TUALATIN, OR 97062

OLIVERA APOLINAR & OLIVERA DEBBIE &
WHITWORTH DAVID ET AL
22640 SW VERMILLION DR
TUALATIN, OR 97062

O'NEAL DANNY F & O'NEAL JONI L
22625 SW 94TH TER
TUALATIN, OR 97062

ORLANDINI ANTHONY J & ORLANDINI JUDY R
8555 SW MARICOPA DR
TUALATIN, OR 97062

OSTROWSKI MICHAEL J & OSTROWSKI SHERIE M
9370 SW STONO DR
TUALATIN, OR 97062

OWENS RICHARD D & OWENS VALERIE D
22580 SW MIAMI DR
TUALATIN, OR 97062

OWENS CLINTON MICHAEL SHOOK
9965 SW LUMBEE LN
TUALATIN, OR 97062

P3 PROPERTIES LLC
PO BOX 691
WHITE SALMON, WA 98672

PARKER ETHAN T & PARKER JAMIE L
22855 SW ENO PL
TUALATIN, OR 97062

PAROSA JOSHUA DAVID
9360 SW IOWA DR
TUALATIN, OR 97062

PATTON ANDREW M & PATTON LINDSEY M
9270 SW STONO DR
TUALATIN, OR 97062

PEEBLES CRAIG M & PEEBLES TANYA A
22840 SW 90TH PL
TUALATIN, OR 97062

PENA ZACHARY G & PENNA TIFFANY R
22865 SW ENO PL
TUALATIN, OR 97062

PERRY JANETTE & PERRY KENNETH
8885 SW STONO DR
TUALATIN, OR 97062

PETRIDES PAMELA LIVING TRUST & PETRIDES
PHILLIP LIVING TRUST
22815 SW MIAMI DR
TUALATIN, OR 97062

PFEIFER STEPHANIE B
22530 SW 93RD TER
TUALATIN, OR 97062

PICKETT R DEAN & PICKETT E RAYLEA
22995 SW ERIO PL
TUALATIN, OR 97062

PIERCE KELLY JOANNE & PIERCE BRIAN
LAWRENCE
8675 SW STONO DR
TUALATIN, OR 97062

PIRTLE JAMES L JR & PIRTLE LINDA L
22780 SW 93RD TER
TUALATIN, OR 97062

PITT CHARLES R
8883 SW IOWA DR
TUALATIN, OR 97062

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

POTTLE KEITH W & POTTLE DARCY A
PO BOX 1996
TUALATIN, OR 97062

POWELL MATTHEW & POWELL LAUREN
22835 SW ENO PL
TUALATIN, OR 97062

QIAN LIDONG & YANG YUYUAN
8815 SW STONO DR
TUALATIN, OR 97062

RAMIREZ JOSE ANTONIO & RAMIREZ SILVIA
22560 SW 94TH TER
TUALATIN, OR 97062

RAMKU FAMILY TRUST
14193 NW MEADOWRIDGE DR
PORTLAND, OR 97229

RANSOM ANNIE M & RANSOM BRADLEY
EDWARD
22785 SW MIAMI DR
TUALATIN, OR 97062

RAY CYNTHIA P
8878 SW STONO DR
TUALATIN, OR 97062

RAZ DOUGLAS JOHN
22685 SW 94TH TER
TUALATIN, OR 97062

REPCAK ROMAN & PARK-REPCAK ROBIN
22810 SW 93RD TER
TUALATIN, OR 97062

REYNHOLDS GLENN A & REYNHOLDS NANCY J
22795 SW 92ND PL
TUALATIN, OR 97062

RICHARDS MARK R & RICHARDS JILL E
22600 SW MIAMI DR
TUALATIN, OR 97062

RICHTER FAMILY JOINT TRUST
22930 SW MIAMI PL
TUALATIN, OR 97062

RILEY SHAWN O
23365 SW BOONES FERRY RD
TUALATIN, OR 97062

ROBERTS CHRISTOPHER T & ROBERTS KELLY J
9855 SW LUMBEE LN
TUALATIN, OR 97062

ROGERS JOHN & AGUILAR-NELSON LIZI
15309 NW DECATUR WAY
PORTLAND, OR 97229

ROMINE CLAUDIA
22980 SW VERMILLION
TUALATIN, OR 97062

RONALD TY & RONALD JENNIFER
8870 SW STONO DR
TUALATIN, OR 97062

ROSE THEODORE & ROSE SHANNON
22765 SW MIAMI DR
TUALATIN, OR 97062

RUDISEL A TRUST
PO BOX 1667
LAKE OSWEGO, OR 97035

SABIDO ROBERT & SABIDO JENNIFER M
9760 SW IOWA DR
TUALATIN, OR 97062

SANDSTROM GLENN M
9405 SW PALOUSE LN
TUALATIN, OR 97062

SAWAI STUART T & SAWAI MARY JANE
8891 SW IOWA DR
TUALATIN, OR 97062

SAYLOR ERIC M & SAYLOR BRITTA M
22835 SW 90TH PL
TUALATIN, OR 97062

SCHAFROTH J F & SCHAFROTH KATE R
8838 SW STONO DR
TUALATIN, OR 97062

SCHOTT DAVID M & SCHOTT COURTNEY A
22690 SW VERMILLION DR
TUALATIN, OR 97062

SCHREIBER FAMILY TRUST
22885 SW ERIO PL
TUALATIN, OR 97062

SCHULTZ LARRY & JOANN REV LIV TRUST
8890 SW IOWA DR
TUALATIN, OR 97062

SCHWEITZ ERIC J & SCHWEITZ KAREN M
9390 SW SKOKOMISH LN
TUALATIN, OR 97062

SCOTT JERRY MICHAEL & STAMBAUGH DEBRA R
9080 SW IOWA DR
TUALATIN, OR 97062

SEKI KATSUMICHI & SEKI MIYUKI
22625 SW 87TH PL
TUALATIN, OR 97062

SELIVONCHICK GREGORY A & SELIVONCHICK
GEORGANNE
8945 SW IOWA DR
TUALATIN, OR 97062

SEPP JULIE & SEPP ROBERT
9150 SW STONO DR
TUALATIN, OR 97062

SHAMBURG SCOTT A
PO BOX 908
WILSONVILLE, OR 97070

SHAVLOVSKIY VITALIY & SHAVLOVSKIY NATALIA
32031 SW GUISS WAY
WILSONVILLE, OR 97070

SHEARER THOMAS M & CHERIE M SHEARER
FAMILY TRUST
22595 SW MIAMI DR
TUALATIN, OR 97062

SHEETZ DONALD K & MARY M SHEETZ REV LIV
TRUST
9155 SW IOWA DR
TUALATIN, OR 97062

SHIMADA HIROSHI & SHIMADA ANGELIQUE
22645 SW 94TH TER
TUALATIN, OR 97062

SHIPLEY HEATHER
9355 SW IOWA DR
TUALATIN, OR 97062

SHOBAKEN THOMAS R
8795 SW STONO CT
TUALATIN, OR 97062

SIMMONS LINDA C TRUST
22920 SW MIAMI PL
TUALATIN, OR 97062

SIROIS TYSON & JARRARD LINDSEY
22500 SW PINTO DR
TUALATIN, OR 97062

SMITH WILLIAM R & SMITH BARBARA J
22865 SW 89TH PL
TUALATIN, OR 97062

SMITH GREGORY D & LINDA S REV TRUST
9930 SW LUMBEE LN
TUALATIN, OR 97062

SNODDY ROBERT B
9430 SW IOWA DR
TUALATIN, OR 97062

SOMERTON RITA G & SOMERTON MARVIN
9375 SW IOWA DR
TUALATIN, OR 97062

SPACKMAN KENT A & SPACKMAN DONNA J
22915 SW ERIO PL
TUALATIN, OR 97062

SPECHT-SMITH DANA LYNN & SPECHT DAVID
LEE
9380 SW QUINAULT LN
TUALATIN, OR 97062

SPENCER EVERETT & SPENCER LORRIE HEAPE
22830 SW 93RD TER
TUALATIN, OR 97062

ST CLAIR DEBORAH J LIVING TRUST
9375 SW QUINAULT LN
TUALATIN, OR 97062

STACKLIE TIM & KAREN LIV TRUST
9655 SW IOWA DR
TUALATIN, OR 97062

STILLS DANNY T & STILLS DEBRA J
3498 CHAPARREL LOOP
WEST LINN, OR 97068

STIMSON TOM P & GUTIERREZ-STIMSON ERINN
M
8894 SW STONO DR
TUALATIN, OR 97062

STONE LEAH
8755 SW STONO DR
TUALATIN, OR 97062

STRATTON GILLIAN M LIVING TRUST
9195 SW IOWA DR
TUALATIN, OR 97062

STUART JAMES W & STUART HOLLY V
9235 SW IOWA DR
TUALATIN, OR 97062

SUTHERLAND STUART P & SUTHERLAND
LEEANN N FAM TRUST
22805 SW 92ND PL
TUALATIN, OR 97062

SYVERSON FAMILY LIV TRUST
8895 SW IOWA DR
TUALATIN, OR 97062

TAKALLOU MOJTABA B & AMINI AFSANEH
9625 SW IOWA DR
TUALATIN, OR 97062

TAM AARON L M & TAM AMY
9250 SW IOWA DR
TUALATIN, OR 97062

TAPASA HEIDI L & TAPASA TUUMAMAO
22605 SW 94TH TER
TUALATIN, OR 97062

TAYLOR FLORDELIZA J
22535 SW 94TH TER
TUALATIN, OR 97062

TAYLOR BRENDA & TAYLOR JOE N
22885 SW 94TH TER
TUALATIN, OR 97062

TAYLOR ARTHUR R & MANANDIL MYLYN
22675 SW VERMILLION DR
TUALATIN, OR 97062

THOMAS SCOTT & THOMAS CARRIE
22770 SW MIAMI DR
TUALATIN, OR 97062

THOMPSON JOYCE TRUST
PO BOX 91
TUALATIN, OR 97062

THORSTENSON PEDER H & THORNSTENSON
KATHLEEN M
9580 SW IOWA DR
TUALATIN, OR 97062

THURLEY CHRISTOPHER
9135 SW STONO DR
TUALATIN, OR 97062

TIGARD-TUALATIN SCHOOL DISTRICT #23J
6960 SW SANDBURG ST
TIGARD, OR 97223

TOJONG EDWARD & TOJONG MARISSA
9549 SW IOWA DR
TUALATIN, OR 97062

TOLER E TRENT & TOLER ROSEANN T
22595 SW 87TH PL
TUALATIN, OR 97062

TOMPKINS TIMOTHY L & TOMPKINS RACHEL N
22570 SW VERMILLION DR
TUALATIN, OR 97062

TRAN NICHOLAS
8983 SW STONO DR
TUALATIN, OR 97062

TRICKETT AARON & TRICKETT HEATHER
22580 SW VERMILLION DR
TUALATIN, OR 97062

TRIKUR MARTA LUIZA & TRIKUR SERGEY F
22775 SW 90TH PL
TUALATIN, OR 97062

TROTMAN NEIL
9385 SW IOWA DR
TUALATIN, OR 97062

TROYER KENNETH A & VALERIE LEE REV LIV
TRUST
24548 SW QUARRYVIEW DR
WILSONVILLE, OR 97070

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062

TUALATIN HILLS CHRISTIAN CHURCH INC
23050 SW BOONES FERRY RD
TUALATIN, OR 97062

TURNBULL BRENT D
9340 SW IOWA DR
TUALATIN, OR 97062

TURNER BENJAMIN & PERKINS EMILY A
22745 SW VERMILLION DR
TUALATIN, OR 97062

VANDERBURG SUSAN B & VANDERBURG JOHN
TIMOTHY REV TRUST & VANDERBURG
JACQUELIN
21715 SW HEDGES DR
TUALATIN, OR 97062

VELAZQUEZ BRIAN A & VELAZQUEZ CHRISTINA
RALSTON
9325 SW PALOUSE LN
TUALATIN, OR 97062

VENABLES JOHN V TRUST
6140 SW BOUNDARY ST APT 145
PORTLAND, OR 97221

VETETO NANCY LIV TRUST
9220 SW STONO DR
TUALATIN, OR 97062

VICTORIA WOODS OWNERS COMMITTEE
PO BOX 1282
TUALATIN, OR 97062

VICTORIA MEADOWS HOA
, OR 00000

VUKANOVICH MARK
23155 SW BOONES FERRY RD
TUALATIN, OR 97062

WADSWORTH ERIC & WADSWORTH WENDY
9265 SW STONO DR
TUALATIN, OR 97062

WASHINGTON COUNTY FACILITIES MGMT
169 N 1ST AVE #42
HILLSBORO, OR 97124

WEGENER RODNEY R
8882 SW STONO DR
TUALATIN, OR 97062

WELBORN RANDALL J & JULIE ANN WELBORN
LIV TRUST
22885 SW VERMILLION DR
TUALATIN, OR 97062

WELCH RAYMOND P & WELCH PAMELA K
8575 SW MARICOPA DR
TUALATIN, OR 97062

WHEELER TERRANCE J & WHEELER LINDA K
8745 SW STONO DR
TUALATIN, OR 97062

WHITE RYAN K & WHITE BRENNAN R
22930 SW ERIO PL
TUALATIN, OR 97062

WHITT JASON & WHITT MELANIE
9745 SW IOWA DR
TUALATIN, OR 97062

WILLIAMS MEGANN E & WILLIAMS AUSTIN J
8830 SW STONO DR
TUALATIN, OR 97062

WILLIAMS TOM K
9300 SW NORWOOD RD
TUALATIN, OR 97062

WILSON DAVID L & WILSON KAREN A
22750 SW 92ND PL
TUALATIN, OR 97062

WISE ROBERT C & WISE SUSAN M
9875 SW LUMBEE LN
TUALATIN, OR 97062

WISER BRIAN R & LIRA MARIA ALEJANDRA
22845 SW 89TH PL
TUALATIN, OR 97062

WISER THOMAS WAYNE & WISER DIANE MARIE
22750 SW MIAMI DR
TUALATIN, OR 97062

WONG JONATHAN D & WONG BETH J
9345 SW STONO DR
TUALATIN, OR 97062

WOODRUFF VIRGINIA C
22740 SW 93RD TER
TUALATIN, OR 97062

WOOLSEY RANDY M & WOOLSEY DONNA J
8775 SW STONO DR
TUALATIN, OR 97062

WORKMAN STEPHEN G & WORKMAN MARY B
8810 SW STONO DR
TUALATIN, OR 97062

YARNELL REV LIV TRUST
22620 SW 87TH PL
TUALATIN, OR 97062

YEE DONALD M & YEE PAMELA E
9105 SW STONO DR
TUALATIN, OR 97062

YOUNG DOUGLAS A & YOUNG TERESA S
987 SOLANA CT
MOUNTAIN VIEW, CA 94040

ZACHER BRIAN M & ZACHER MICHAELA F
9325 SW QUINAULT LN
TUALATIN, OR 97062

ZHANG SHANE XUE YUAN & ZHANG YUAN
22604 SW 96TH DR
TUALATIN, OR 97062

From: [Melissa Slotemaker](#)
To: byromcio@gmail.com
Cc: [Erin Engman](#); [Madeleine Nelson](#); planning@tualatin.gov; [Stacey Morrill](#)
Subject: Norwood Road/Horizon Neighborhood Meeting
Date: Friday, October 14, 2022 9:28:00 AM
Attachments: [8723 20220929 Mailing - Final.pdf](#)

Hello Byrom CIO Representatives,

I am pleased to invite you to participate in a Neighborhood/Developer meeting on **October 25, 2022 at 6:30 pm at the Tualatin Library** to discuss planned land use applications at the Horizon church and school site, and an adjacent one-acre lot on SW Norwood Road that will be annexed to the City. The meeting provides an opportunity for us to discuss the planned applications with surrounding property owners and the Byrom CIO before the application is submitted to the City.

Attached is the letter that was mailed out to the neighborhood with more information. Feel free to contact me if you are unable to attend the meeting or if you have any specific questions about the project and process.

Sincerely,
Melissa Slotemaker

Melissa Slotemaker, AICP
Land Use Planner



AKS ENGINEERING & FORESTRY, LLC

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

P: 503.563.6151 Ext. 141 | www.aks-eng.com | slotemakerm@aks-eng.com

Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.

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>.

applicant's consultant
As the applicant for the Norwood Multi-Family-Annexation, Partition, and Map/Text Amendment project, I hereby certify that on this day, three (3) 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: Mitchell Godwin
applicant's consultant (Please Print)

Applicant's Signature: *Mitchell Godwin*
applicant's consultant

Date: 10/3/22



October 26, 2022

Neighborhood Meeting Summary: Norwood Multi-family Annexation, Partition, and Map/Text Amendment Applications

Meeting Date: October 25, 2022

Time: 6:30 PM

Location: Tualatin Public Library, 18878 SW Martinazzi Avenue, Tualatin, OR 97062

The following serves as a summary of the Neighborhood Meeting process. On October 3, 2022, property owners within 1000 feet of the proposed development site were sent notification of the planned Norwood Multi-family applications. This notification included the project location, project details, and the neighborhood meeting date, time, and location. The Byrom CIO and City staff were also emailed the meeting information. Signs with the neighborhood meeting information were also posted on the subject site on October 3, 2022.

On October 25, 2022, Mimi Doukas and Melissa Slotemaker from AKS Engineering & Forestry, LLC and Lee Novak from Vista Residential Partners were the meeting presenters. Other members of the Applicant's project team also attended the meeting and were available to answer questions. The meeting began with Mimi Doukas and Lee Novak providing introductory remarks. Melissa Slotemaker then presented an overview of the Norwood Multi-family project, the site area, expected roadway improvements, and the planned land use applications. She then provided details on the City's review process and opportunities for public input.

Following the presentation, attendees were given the opportunity to ask questions. The following topics were discussed:

Transportation

- Existing traffic issues on SW Boones Ferry Road and the impact of new development
- Anticipated roadway improvements along SW Norwood Road and SW Boones Ferry Road and how those would help roadway capacity
- Traffic signal at SW Norwood and SW Boones Ferry Road and when that would be constructed
- Mitigation in progress for Autumn Sunrise development
- The long-term plans for expansion of SW Norwood Road and if the City would take property for roadway
- If the developer would need to construct street improvements/mitigation
- Concerns about increase in traffic, especially on SW Norwood Road and if the project would route traffic north through Tualatin Woods

Zone Change/Future Project

- The density of the proposed project and whether the RH-HR district is appropriate
- The nature and purpose of the Institutional zoning district and the effects on the Horizon Church & School
- Height of the proposed project and whether the buildings would be taller than 4 stories
- The Basalt Creek Concept Plan and the type of residential development originally expected
- Other sites which could be used for apartments

Miscellaneous

- How the site was selected, expected rent, and market needs
- The need for housing equity and affordable housing
- How the project will affect schools in the area and if the Sherwood School District would bus children to Sherwood
- The land use process, how to submit testimony, and who the makes the decision

The meeting concluded at approximately 8:05 pm.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Melissa Slotemaker, AICP

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

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



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

Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
JULIE HERONIMUS	22710 SW 90TH PL TUALATIN 97062	JULIETEIR@AOL.COM	503 715-7562
JO AUST	8846 SW Stone Dr Tualatin 97062	joauly12@gmail.com	503-313-2898
Jan Perry	8885 SW Stone Dr. Tualatin, OR 97062	jrperry.perry11@gmail.com	(360) 901 6834
Ken Perry	"	"	(360) 921 8957
PATSY + AIAN APLIN	22940 SW Emo PL	patsy@kerrcontractors.com aaplin@kerrcontractors.com	
Robert Jay	9175 SW Stone Dr	NDNE	(503) 692-9522
Terri Imbaech	8420 SW Umatilla St. Tualatin, OR 97062	Terriimbaech@gmail.com	503.481.9806.



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Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Jubie Cooper	9396 SW DOWA DRIVE TUALATIN, OR 97062	Jubiecooper@hotmail.com	
Charles & Susan Pitt	8883 SW TOWA DR 97062 Tualatin, OR 97062	crp58@sboglobal.net	(775) 762-1774
Judi Wick	27390 SW Martinazzi Ave	judiwick@gmail.com	503-302-3622
Delee Haudbire	9215 SW Stone Dr	dhaudbire@frontier.com	503-6925450
Don Yee	9105 SW Stone Dr	pam@schmidtandye.com	503 692 8873
Chris McReynolds	22720 SW 87th Pl	Chris.McReynolds@gmail.com	
Beu Feucht	22715 SW 87th Pl	beuFeucht@comcast.net	503-403-9325



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Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Linda Kennedy	22735 SW 87th Place Tualatin, OR 97062	Like94fun@comcast.net	503-307-2581
Carolyn Hess	4500 SW Halcyon Rd 97062		503 638 1164
Nancy Veteto	9220 SW Stone Drive Tualatin 97062	nancyjveteto@gmail.com	971 645 7221
Leslie Jackman	20715 SW Shoshone Ct Tualatin OR	banittie@gmail.com	858-345-0633
Lorelei Mercado	22920 SW Mandan Dr Tualatin OR 97062	loirelei.mercado@gmail.com	503 916 9875
Randy + Julie Welborn	22885 SW Vermillion Dr Tualatin 97062	randyjw@juno.com	503 885 9633
Ann Feucht	22715 SW 87th Pl Tualatin 97062	a.feucht@comcast.net	503 941 6224



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Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Maria Lathrop	9265 SW IOWA DR Tualatin	marialathrop@ hotmail.com	503 803-3463
Preston Hixfield	9195 SW Iowa Dr Tualatin 97062	prestonhixfield@ gmail.com	(503) 701-8356
GRACE LUCINI	23677 SW BEAVER FERRY RD TUALATIN 97062	GRLuci@GMAIL. com	503 692 9890
JOHN LUCINI	//	JWLUCI@JMAIL.COM	503-692-9890
Geoffrey Taylor			410-961-0132
Gillian Stratton	9195 SW Iowa Dr, Tualatin OR 97062	ghixfield@aol.com	The bullying a church comment was unprofessional.
Regina Carbajal	8925 SW Iowa Dr. Tualatin, OR 97062		503-330-0115



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

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

Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
KELLY HORSFORD	10000 SW ALSEA CT TUALATIN, OR 97062	kshorsford@gmail.com	503-522-2352
MARK KEENS LINDSAY KEENS	9675 SW IOWA DR. TUALATIN OR		
Kathy Arnold	21438 SW 90 th Ave	karnold28@mac.com	503-841-0644
Marguerite McAleen	22730 SW Vermillion Drive	marguerite.mcaleen@gmail.com	503-799-1370
Matrils	22815 SW IOWA DR	Phillip.Petrades@you.com	5164102436
Chad Frisley	9005 SW Stone Dr.	kepetruspro@aol.com	760-404-9189
Alejandro Cruz	9270 SW Skokomish Ln Tualatin	alejandrofc@gmail.com alejandrofc@gmail.com	(503) 258-7537



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 Tualatin, OR 97062

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Printed Name	Full Mailing Address	Email Address	Phone #
Hans + Rosemarie Heyer	22775 SW Vermillion Dr	heyer4414@comcast.net	503-851-3930
Randy Welborn	22885 SW Vermillion Dr	randyiw@juno.com	503-885-9633
Kevin McCarbb	8950 SW Fdms Dr	MC.8184@attman.com	651-500-7211
Scott Hall	9065 SW Stone Dr	scottlesu@gmail.com	503-407-7949
Trent Toler	22595 SW 87th Pl	etrent.toler@gmail.com	503-784-6639
Sherie Ostrowski	9370 SW Stone Dr	sheriechaney@yahoo.com	503 916 9808
Jim Sturt	9235 SW Iowa Dr	STU313@gmail.com	503-720-0119



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 Tualatin, OR 97062

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Printed Name	Full Mailing Address	Email Address	Phone #
Beth Dittman	22785 SW 89th Pl Tualatin OR 97062	thedittmanfamily@gmail.com	SH 33 77776
Cristina Beddes	22765 SW Eno Pl Tualatin 97062	cristina.beddes@gmail.com	503-906-0179
Stacy Bell	8930 SW Leno Dr.		
Heather Yuhashou	9495 SW Norwood Dr	hyuhashou@aol.com	714-293-3961
JOEL ANGER	8905 SW IOWA DR. TUALATIN OR	joelanger@gmail.com	503 855-8720
Dan Hoover	8993 Stone Dr.	—	—
Dan Cobb	22770 SW 89th Pl Tualatin, OR	dancobb@me.com	503-543-1696



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 Tualatin, OR 97062

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Printed Name	Full Mailing Address	Email Address	Phone #
Rick & Therese French	9080 SW Stone Dr Tualatin 97062	therese.french@comcast.net rick.french@comcast.net	971-312-9047
Tim Neary	2780 SW 92nd Pl Tualatin OR 97062	timneary@gmail.com	503 820 6223
Cherles & Christa Glaeser	895 S.W. Town Tualatin, OR		
Heidi Auger	8905 SW Town Dr Tualatin OR	heidiauger@yahoo.com	503 691 5937
Jason Bennett	22730 SW Vermillion Dr. Tualatin, OR 97062	joy.bennett71@gmail.com	503.593.9893
LEONKY KAUFFMAN	22725 SW MIAMI DR TUALATIN	LKAUFF@COMCAST.NET	503-885-1920
Octavio Gozale	19146 SW 53rd G Tualatin	tanogoz@gmail.com	503-929-3989

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>.

Applicant's Consultant
As the ~~applicant~~ for the _____ Annexation Project _____ project, I hereby
certify that on this day, 12/15/2022 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 Consultant Name: Jacob Secor
(Please Print)

Applicant's Consultant Signature: _____


Date: 12/15/2022





AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Lindsey Hagerman, being first duly sworn, depose and say:

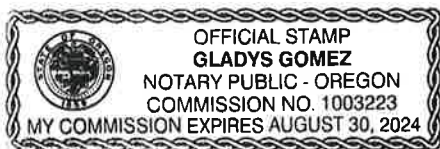
That on the 9 day of January, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this 9 of, January 2023


Signature

SUBSCRIBED AND SWORN to before me this

9th day of January




Notary Public for Oregon

My commission expires: August 30, 2024

RE: ANN22-0003 NOTICE OF HEARING

OWNER1	OWNERADDR
ALLARD JOHN A & ALLARD KELCIE L	8885 SW IOWA DR
ALLISON VICKI R	8994 SW STONO DR
ANDERSON SCOTT A & ANDERSON ANDREA N	22825 SW 92ND PL
ANDERSON RICHARD J JR	22630 SW 93RD TER
ANTHIMIADES GEORGE T & ANTHIMIADES STEPHANIE J	8735 SW STONO DR
APLIN ALAN WHITNEY & APLIN PATRICIA ANN	22940 SW ENO PL
ARCHULETA JOHN L & ARCHULETA ELISHA J	9385 SW SKOKOMISH LN
ARCIGA MARCO A & ARCIGA VIRGINIA L	22550 SW 93RD TER
ATKINS DANIEL J & ATKINS DAWNITA G	22570 SW 93RD TER
AUGEE JOEL L & AUGEE HEIDI M S	8905 SW IOWA DR
AUST JOSEPHINE A	8846 SW STONO DR
AUSTIN MICHAEL P & AUSTIN ALLISON M	9325 SW IOWA DR
BACA GREGORY R & BACA ELIZABETH R	16869 SW 65TH AVE #387
BAILEY JILL	3657 SE ROANOKE CT
BALLARD FAMILY TRUST	22925 SW MIAMI PL
BARRY CHRISTOPHER & BARRY ERIN	23065 SW BOONES FERRY RD
BATES-BLANCO FAMILY TRUST	22648 SW 96TH DR
BAZANT CHRISTINE LEE & BAZANT JOHN JOSEPH	36449 HWY 34
BECKER SUSAN	9405 SW QUINAULT LN
BECKSTEAD BRIAN A & BECKSTEAD ZERELDA G	8886 SW STONO DR
BEDDES CRISTINA & BEDDES AARON	22765 SW ENO PL
BEEBE BRENT E & BEEBE SANDRA L	8895 SW STONO DR
BELL REV TRUST	8930 SW IOWA DR
BERGEE CYNTHIA T & BERGE WILLIAM C	16997 SW TEMPEST WAY
BLACK JENNIFER O & BLACK DAVID O JR	9040 SW STONO DR
BOCCI JAMES A & BOCCI JULIA A	23205 SW BOONES FERRY RD
BOHMAN FAMILY TRUST	22567 SW 96TH DR
BOSKET JOHN A & JULIE L BOSKET LIV TRUST	9355 SW STONO DR
BOX MICHAEL L & BOX KATIE M	9370 SW PALOUSE LN
BRECK KOLTE TRISTON & BEATTIE DANIELLE NICOLE	9290 SW STONO DR
BRENES VALERIE & BRENES GERARDO MANUEL	22830 SW 89TH PL
BROADHURST CURTIS	22543 SW 96TH DR
BROWN KATHERINE MARIE & BROWN CHRISTOPHER DAVID	22683 SW 96TH DR
BUCKALEW LIVING TRUST	22943 SW BOONES FERRY RD
BUHAY JASON & BUHAY MICHELLE	9300 SW STONO DR
BUICH ALEXANDER & BUICH CORRINE	22985 SW MIAMI PL
BUNCE MICHAEL R REVOC LIV TRUST & BUNCE DEBORAH J REVOC LIV T	9150 SW IOWA DR
BURCHFIEL LARRY & BURCHFIEL DEBORAH	8858 SW STONO DR
BURCHETT KENNETH T & JOY A JOINT LIV TRUST	9700 SW IOWA DR
BURNS DANIEL D & KRILL DEANN R	9345 SW QUINAULT LN
CAIS CARLY J	9340 SW STONO DR
CALDERON CAMIE M & CALDERON DANIEL	22735 SW 92ND PL
CALKINS MICHAEL & CALKINS DIANE	8890 SW STONO DR
CARBAJAL PEDRO & CARBAJAL REGINA	8925 SW IOWA DR
CARDENAS FERNANDO	9340 SW QUINAULT LN
CARNS STEVEN C	9335 SW QUINAULT LN
CHAFF HEIDI L	22626 SW 96TH DR
CHAMBERLAND MATHEW & CHAMBERLAND JAMES W	8975 SW IOWA DR
CHAMPAGNE PATRICK & ROY CELINE	8880 SW IOWA DR
CHAMSEDDINE WAEL M & CHAMSEDDINE BECKY A	22900 SW ERIO PL
CHAN JOSEPH L	23156 BLAND CIR
CHAPEK CARRIEANN & CHAPEK CALEB	9360 SW SKOKOMISH LN
CHASE HARRY M & CHASE CATHY LEE	8799 SW STONO DR
CHENG SIMON K REV TRUST	9860 SW LUMBEE LN
CHRISTENSEN STANFORD DEE & CAROL MAE REV INTERVIVOS TRUST	8980 SW STONO DR
CLARK ROY H	9295 SW PALOUSE LN
COBB DANIEL Z & COBB ROSA	22770 SW 89TH PL
COKELEY HEATHER & COKELEY KEITH	9320 SW IOWA DR
COLE STEVEN W & ROBERTS ANDREA M	22850 SW ENO PL
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING	PO BOX 23206
COMPTON MARC A & COMPTON JODY L	22151 SW ANTIOCH DOWNS CT

COOPER JULIE ANN LIV TRUST	9390 SW IOWA DR
CORRY FAMILY TRUST	22905 SW MIAMI DR
CRAWFORD JASON S	9563 SW IOWA DR
CRISP TONI K	9380 SW IOWA DR
CRONKRITE ERIK	9315 SW PALOUSE LN
CRUZ ALEJANDRO FRANCISCO	9270 SW SKOKOMISH LN
CURTHOYS CAROL ANN REV LIV TRUST	8879 SW IOWA DR
DARLING LANCE F	22865 SW 94TH TER
DAVIS JASON WAYNE	9180 SW STONO DR
DEARDORFF CRAIG S & DEARDORFF ALBERTA	22595 SW 93RD TER
DICKMAN SCOTT D & CHEN WEIWEN	22955 SW ERIO PL
DIETRICH ROBERT & DIETRICH SUSAN	9650 SW IOWA DR
DITTMAN ADAM H & DITTMAN ELIZABETH A C	22785 SW 89TH PL
DOSS ANDREA & DOSS BRANDON	22580 SW 94TH TER
DOW PETER J REV TRUST & SHERFY JENNIFER L REV TRUST	9360 SW QUINAULT LN
DOWNES ADRIAN & DOWNES CATHERINE	22945 SW MIAMI PL
DUFFY RONALD E TRUST	9795 SW IOWA DR
DUNN PATRICK P & DUNN CLARA I RUSINQUE	9380 SW PALOUSE LN
DUNN KARIN R	9500 SW IOWA DR
EAKINS EILEEN G	22760 SW 93RD TERR
EBERHARD JEFFERY D & TAAFFE CAROL E	22975 SW ERIO PL
EDELINE JENNIFER A & EDELINE SEAN M	9350 SW QUINAULT LN
EDWARDS DANIELLE	22585 SW 93RD TER
EGGERT BRENDA & EGGERT CHARLES	30000 SW 35TH DR
ELLIOTT WESLEY & ELLIOTT TERRA	9521 SW IOWA DR
ELLIS FAMILY REV TRUST	9640 SW IOWA DR
ENNIS MARK & ENNIS BARBARA	9380 SW STONO DR
ERDMAN PAUL & ERDMAN PAMALA B	8862 SW STONO DR
ERWERT EMILY	22915 SW 94TH TER
ESZLINGER ERIC & ESZLINGER NATASHA	9395 SW QUINAULT LN
FANT BRIAN ALAN & DEBORAH SPARCK TRUST	22680 SW ENO PL
FILANTRES GUST J & FILANTRES CYNTHIA K	9630 SW IOWA DR
FINDERS DEBRA P	9355 SW PALOUSE LN
FITZHENRY VIRGINIA LIV TRUST	7015 SW FOXFIELD CT
FLETCHER CRAIG A & FLETCHER JENINE F	9840 SW LUMBEE LN
FORCE LIVING TRUST	9365 SW PALOUSE LN
FRANCIS FRANK J & FRANCIS HELEN MARIE	9130 SW IOWA DR
FRANCIS KATHLEEN	9345 SW SKOKOMISH LN
FRANKS TERRENCE D	22730 SW 90TH PL
FRAVEL LINDA SHAW TRUST	9365 SW SKOKOMISH LN
FRAZIER FAMILY LLC	22830 SW 89TH PL
FRENCH RODERICK LEE & FRENCH THERESE LYNN	9080 SW STONO DR
FRIBLEY SARAH E & FRIBLEY CHAD C	9005 SW STONO DR
FRITTS MICHELLE M & FRITTS BRETT C	22945 SW ENO PL
FRY ALBERTA A TRUST	9175 SW STONO DR
FULLER ERIC M & FULLER XIAOYAN	9365 SW QUINAULT LN
GALANG JAN VINCENT SUNGA & GALANG CINDY BUSTOS	9400 SW IOWA DR
GANEY DANIEL T & BELLINGHAM TAUNI A	22556 SW 96TH DR
GARIBAY JAIME	22555 SW 94TH TER
GARRETT RYAN P & GARRETT KELLY E	22970 SW MIAMI PL
GEORGE TIMOTHY P & GEORGE BETHANY	9335 SW IOWA DR
GEORGE REV LIV TRUST	22695 SW ENO PL
GHODS SHAWN M & GHODS JENNA N	22815 SW 89TH PL
GIACCHI ROBYN M	8900 SW IOWA DR
GIESS SIMONE ELISABETH & IVERSON SEAN PATRICK	9355 SW QUINAULT LN
GILCHRIST BEVERLY & GILCHRIST ROLAND T	9310 SW IOWA ST
GILLARD DAVID J & GILLARD SHELLIE S	22680 SW MIAMI DR
GILLETT CHRIS & GILLETT BETSY	22604 SW 96TH DR
GILLIHAN THOMAS M TRUST	22870 SW ENO PL
GLAESER CHARLES W & GLAESER CHRISTA M	8955 SW IOWA DR
GLASS BRIAN D & GLASS LEAH M	8900 SW SWEET DR #537
GOFORTH NATHAN L & TAAFFE JULIA C	22755 SW 90TH PL

GOODY GREGORY & GOODY BRITTANY	22830 SW ENO PL
GOUY PHIL	8995 SW IOWA DR
GRANDON JOINT TRUST	22980 SW ERIO PL
GREGSON N DEAN & GREGSON DEBORAH U	22675 SW MIAMI DR
GRIFFITH NOEL T JR & GRIFFITH ANGELA R	8898 SW STONO DR
GUERRA FILEMON M JR & QUIRANTE MALINDA	8899 SW IOWA DR
GUYETTE JONATHAN & GUYETTE REBECCA	22673 SW 96TH DR
HACKENBRUCK JERRY ALDEN & LINDA JOAN REV TRUST	22680 SW 96TH DR
HALL SCOTT & HALL BETH	9065 SW STONO DR
HALLVIK BRUCE D & HALLVIK PAMELA S	22640 SW ENO PL
HANAWA IWAO & HANAWA LAURIE	3528 CHEROKEE CT
HARRISON LIV TRUST	8976 SW STONO DR
HASBROOK WILLIAM B & HASBROOK TRICIA	22790 SW MIAMI DR
HASLAM KENNETH A & HASLAM JESSICA J	22825 SW ERIO PL
HAUDBINE PATRICK E & HAUDBINE DELEE H	9215 SW STONO DR
HEIRONIMUS JULIE A & VALLECK GEORGE D	22710 SW 90TH PL
HELMS NICOLE E & HELMS ANDREW E	709 W 36TH ST
HERRERA FERNANDO JR & HERRERA REBEKAH	9260 SW SKOKOMISH LN
HERRERA FERNANDO & HERRERA MARIA D	9360 SW STONO DR
HILL DEREK & HILL CYNTHIA	9600 SW IOWA DR
HINES MICHAEL A & HINES MARLENE R	9730 SW IOWA DR
HODGE KENNETH M	9235 SW STONO DR
HOLDBROOK-DADSON DENISE	9330 SW SKOKOMISH LN
HOOVER DAN M	8993 SW STONO DR
HORIZON COMMUNITY CHURCH	PO BOX 2690
HOWE WARREN & YUHAS-HOWE HEATHER	9495 SW NORWOOD RD
HUALA ROBIN PATRICK	14607 NE 57TH ST
HUMPHREY MARGIE LIV TRUST	22820 SW 92ND PL
HUMPHREY SUSAN E	8801 SW STONO DR
JACOBS JEFFREY W	9360 SW PALOUSE LN
JASTRAM WILLIAM E & JASTRAM CHRISTINE A	9015 SW IOWA DR
JENKINS PHILIP D & JENKINS KRISTEN K	9240 SW STONO DR
JOHNSON FLETCHER & JOHNSON CHRISTINA	9365 SW STONO DR
JORGENSEN HEATHER & JORGENSEN COLBIE	9375 SW STONO DR
KAUFFMAN FAMILY TRUST	22725 SW MIAMI DR
KERN KEVIN	9450 SW IOWA DR
KERNER ROBERT	8850 SW STONO DR
KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR
KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR
KIM KYU & KIM MELISSA	22589 SW 96TH DR
KINNAMAN JEFFREY B & KINNAMAN JENNIFER D	8780 SW STONO DR
KIRK CHRISTINE A & HOFF JAMES A	22611 SW 96TH DR
KIS JUAN ANTONIO & KIS CLAUDIA	22615 SW 93RD TER
KLEPS MARK G & KLEPS LINDSAY K	9675 SW IOWA DR
KLOSSNER ANDREW J	8854 SW STONO DR
KNOX FAMILY TRUST	22950 SW MIAMI PL
KNUDSON THOMAS & KNUDSON LINDA SALYERS	8725 SW STONO DR
KREIS JOHN K	22835 SW MIAMI DR
LACEY LONNIE D & LACEY LORI A	22665 SW 94TH TER
LARA SALVADOR	22845 SW 93RD TER
LARSON ANDREW & WISEMAN LEAH DANIELLE	22845 SW 94TH TER
LATHROP FAMILY LIV TRUST	9265 SW IOWA DR
LEE WILLIAM B REV LIV TRUST	37301 28TH AVE S UNIT 65
LEE FLORENCE & YAM WAI LUN	8822 SW STONO DR
LEEPER AVA J	9945 SW LUMBEE LN
LEMON CHASE ANTHONY & LEMON HEIDI	8940 SW IOWA DR
LENNAR NORTHWEST LLC	11807 NE 99TH ST STE #1170
LILLEY KRISTEN M & LILLEY NICHOLAS L	22800 SW 89TH PL
LIMING JEANNE E	9380 SW SKOKOMISH LN
LINDAMAN LIVING TRUST	22805 SW ERIO PL
LIVERMORE MICHAEL G & LIVERMORE SHERYL D	9835 SW LUMBEE LN
LOEN EMILY G	22655 SW ENO PL

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WEST LINN	OR	97068
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BELLEVUE	WA	98007
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FEDERAL WAY	WA	98003
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
VANCOUVER	WA	98682
TUALATIN	OR	97062
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LORENZEN TYLER J & LORENZEN TATJANA	22820 SW MIAMI DR
LOVELACE LIVING TRUST	22659 SW 96TH DR
MACCLANATHAN MELANIE & MACCLANATHAN MICHAEL	22575 SW 94TH TER
MACDONALD BRIAN & MACDONALD AMELIA	22640 SW MIAMI DR
MADONDO JEFFRET & JOHNSON MORGAN IRENE	22795 SW 94TH TER
MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR
MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR
MAIER DARLA & MAIER THOMAS	9340 SW PALOUSE LN
MARBLE AMANDA L TRUST	8989 SW STONO DR
MARK HENRY & MARK CHRISTINE	22725 SW 90TH PL
MARTIN FAMILY TRUST	8986 SW STONO DR
MCALLISTER DENNIS C & MCALLISTER RAGNHILD	8805 SW STONO DR
MCCALEB KEVIN L	8950 SW IOWA DR
MCDONOUGH JOHN MICHAEL & MCDONOUGH MAUREEN CLARE	8750 SW STONO DR
MCGILCHRIST STEPHEN R & NYSTROM-GERDES ELIZABETH R	22720 SW 93RD TER
MCLAUGHLIN NATHANIEL ANDREW & MCLAUGHLIN AREENA DEVI	8960 SW IOWA DR
MCLEOD TRUST	23465 SW BOONES FERRY RD
MCMANUS HEIDI	22820 SW 90TH PL
MENES MARK A	9280 SW STONO DR
MICHELS ELIZABETH A	22590 SW 93RD TER
MIKULA KATERINA	9330 SW PALOUSE LN
MILLER CAROLE D LIV TRUST	8834 SW STONO DR
MILLER JOHN LESLIE & PLATTEAU ASTRID S	22730 SW ENO PL
MILLER ROBERT F	22631 SW 96TH DR
MILSTED MAURICE SCOTT & STOVER-MILSTED SUSAN LEE	22875 SW MIAMI DR
MIZE JOSHUA & MIZE CHRISTINE	22920 SW ENO PL
MOEN DEBORAH & MOEN ERIK	22572 SW 96TH DR
MOLLER THERESA	22825 SW 93RD TER
MOORE DAVID C & MOORE TAMMY	8990 SW STONO DR
MORELAND BEVERLY H & MORELAND BEVERLY H LIV TRUST	753 KOTZY AVE S
MORRIS LARRY L & MORRIS JUANITA	22745 SW ENO PL
MOSHOFKY JOHN & MOSHOFKY GINGER	9310 SW SKOKOMISH LN
MOYES DUSTIN R & MOYES CAROL L	8765 SW STONO DR
MUELLER FAMILY TRUST	22660 SW 93RD TER
MULGAONKER SHAILESH S	PO BOX 367
MURPHY MICHAEL F & OLSON-MURPHY ANTONETTE K	8870 SW IOWA DR
MUSIAL LUKE & MUNSEY VICTORIA	22825 SW 94TH TER
NEARY TIMOTHY & NEARY LUCY	22780 SW 92ND PL
NEILL RACHEL & HUSUM BRENT	9350 SW STONO DR
NELL ZACHARY D & NELL KENDRA	8842 SW STONO DR
NELSON KIRIN H	8826 SW STONO DR
NEULEIB TAMI R	9395 SW SKOKOMISH LN
NEWBERRY GARY B & THOMPSON DONNA L	9295 SW IOWA DR
NEWTON KYLE C & NEWTON HAILEY R	8814 SW STONO DR
NGUYEN QUOC & NGUYEN DIANE	9660 SW IOWA DR
NORTH DAVID P & NORTH BARBARA	8818 SW STONO DR
NORWOOD HEIGHTS OWNERS OF LOTS 11 13-24	
NORWOOD HEIGHTS OWNERS OF LOTS 30 32-42	
NOYES PATRICK A & THOMPSON CAMILLIA M	22810 SW 92ND PL
O'NEAL DANNY F & O'NEAL JONI L	22625 SW 94TH TER
OSTROWSKI MICHAEL J & OSTROWSKI SHERIE M	9370 SW STONO DR
OWENS RICHARD D & OWENS VALERIE D	22580 SW MIAMI DR
OWENS CLINTON MICHAEL SHOOK	9965 SW LUMBEE LN
PARKER ETHAN T & PARKER JAMIE L	22855 SW ENO PL
PAROSA JOSHUA DAVID	9360 SW IOWA DR
PATTON ANDREW M & PATTON LINDSEY M	9270 SW STONO DR
PEEBLES CRAIG M & PEEBLES TANYA A	22840 SW 90TH PL
PENA ZACHARY G & PENNA TIFFANY R	22865 SW ENO PL
PERRY JANETTE & PERRY KENNETH	8885 SW STONO DR
PETRIDES PHILLIP LIV TRUST	22815 SW MIAMI DR
PFEIFER STEPHANIE B	22530 SW 93RD TER
PICKETT R DEAN & PICKETT E RAYLEA	22995 SW ERIO PL

PIRTLE JAMES L JR & PIRTLE LINDA L	22780 SW 93RD TER
PITT CHARLES R	8883 SW IOWA DR
POTTER DYLAN D & POTTER MICHELLE P	23405 SW BOONES FERRY RD
POTTLE KEITH W & POTTLE DARCY A	PO BOX 1996
POWELL MATTHEW & POWELL LAUREN	22835 SW ENO PL
QIAN LIDONG & YANG YUYUAN	8815 SW STONO DR
RAMIREZ JOSE ANTONIO & RAMIREZ SILVIA	22560 SW 94TH TER
RAMKU FAMILY TRUST	14193 NW MEADOWRIDGE DR
RANSOM ANNIE M & RANSOM BRADLEY EDWARD	22785 SW MIAMI DR
RAY CYNTHIA P	8878 SW STONO DR
RAZ DOUGLAS JOHN	22685 SW 94TH TER
REPCAK ROMAN & PARK-REPCAK ROBIN	22810 SW 93RD TER
REYNHOLDS GLENN A & REYNHOLDS NANCY J	22795 SW 92ND PL
RICHARDS MARK R & RICHARDS JILL E	22600 SW MIAMI DR
RICHTER FAMILY JOINT TRUST	22930 SW MIAMI PL
RILEY SHAWN O	23365 SW BOONES FERRY RD
ROBERTS CHRISTOPHER T & ROBERTS KELLY J	9855 SW LUMBEE LN
ROGERS JOHN & AGUILAR-NELSON LIZI	22600 SW 93RD TER
RONALD TY & RONALD JENNIFER	8870 SW STONO DR
ROSE THEODORE & ROSE SHANNON	22765 SW MIAMI DR
RUDISEL A TRUST	PO BOX 1667
SABIDO ROBERT & SABIDO JENNIFER M	9760 SW IOWA DR
SANDSTROM GLENN M	9405 SW PALOUSE LN
SAWAI STUART T & SAWAI MARY JANE	8891 SW IOWA DR
SAYLOR ERIC M & SAYLOR BRITTA M	22835 SW 90TH PL
SCHAFROTH J F & SCHAFROTH KATE R	8838 SW STONO DR
SCHREIBER FAMILY TRUST	22885 SW ERIO PL
SCHULTZ LARRY & JOANN REV LIV TRUST	8890 SW IOWA DR
SCHWEITZ ERIC J & SCHWEITZ KAREN M	9390 SW SKOKOMISH LN
SCOTT JERRY MICHAEL & STAMBAUGH DEBRA R	9080 SW IOWA DR
SELIVONCHICK GREGORY A & SELIVONCHICK GEORGANNE	8945 SW IOWA DR
SEPP JULIE & SEPP ROBERT	9150 SW STONO DR
SHAVLOVSKIY FAMILY REV LIV TRUST	32031 SW GUISE WAY
SHAVLOVSKIY VITALIY & SHAVLOVSKIY NATALIA	32031 SW GUISS WAY
SHEARER THOMAS M & CHERIE M SHEARER FAMILY TRUST	22595 SW MIAMI DR
SHEETZ DONALD K & MARY M SHEETZ REV LIV TRUST	9155 SW IOWA DR
SHIMADA HIROSHI & SHIMADA ANGELIQUE	22645 SW 94TH TER
SHIPLEY HEATHER	9355 SW IOWA DR
SHOBAKEN THOMAS R	8795 SW STONO CT
SIMMONS LINDA C TRUST	22920 SW MIAMI PL
SMITH WILLIAM R & SMITH BARBARA J	22865 SW 89TH PL
SMITH GREGORY D & LINDA S REV TRUST	9930 SW LUMBEE LN
SNODDY ROBERT B	9430 SW IOWA DR
SOMERTON RITA G & SOMERTON MARVIN	9375 SW IOWA DR
SPACKMAN KENT A & SPACKMAN DONNA J	22915 SW ERIO PL
SPECHT-SMITH DANA LYNN & SPECHT DAVID LEE	9380 SW QUINAULT LN
SPENCER EVERETT & SPENCER LORRIE HEAPE	22830 SW 93RD TER
ST CLAIR DEBORAH J LIVING TRUST	9375 SW QUINAULT LN
STACKLIE TIM & KAREN LIV TRUST	9655 SW IOWA DR
STILLS DANNY T & STILLS DEBRA J	3498 CHAPARREL LOOP
STIMSON TOM P & GUTIERREZ-STIMSON ERINN M	8894 SW STONO DR
STONE LEAH	8755 SW STONO DR
STRATTON GILLIAN M LIVING TRUST	9195 SW IOWA DR
STUART JAMES W & STUART HOLLY V	9235 SW IOWA DR
SUTHERLAND STUART P & SUTHERLAND LEEANN N FAM TRUST	22805 SW 92ND PL
SYVERSON FAMILY LIV TRUST	8895 SW IOWA DR
TAKALLOU MOJTABA B & AMINI AFSANEH	9625 SW IOWA DR
TAM AARON L M & TAM AMY	9250 SW IOWA DR
TAPASA HEIDI L & TAPASA TUUMAMAO	22605 SW 94TH TER
TAYLOR FLORDELIZA J	22535 SW 94TH TER
TAYLOR BRENDA & TAYLOR JOE N	22885 SW 94TH TER
THOMAS FAMILY TRUST	22770 SW MIAMI DR

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TUALATIN	OR	97062

THOMPSON JOYCE TRUST	PO BOX 91
THORSTENSON PEDER H & THORNSTENSON KATHLEEN M	9580 SW IOWA DR
THURLEY CHRISTOPHER	9135 SW STONO DR
TIGARD-TUALATIN SCHOOL DISTRICT #23J	6960 SW SANDBURG ST
TOJONG EDWARD & TOJONG MARISSA	9549 SW IOWA DR
TRAN NICHOLAS	8983 SW STONO DR
TRIKUR MARTA LUIZA & TRIKUR SERGEY F	22775 SW 90TH PL
TROTMAN NEIL	9385 SW IOWA DR
TROYER KENNETH A & VALERIE LEE REV LIV TRUST	24548 SW QUARRYVIEW DR
TUALATIN CITY OF	18880 SW MARTINAZZI AVE
TUALATIN HILLS CHRISTIAN CHURCH INC	23050 SW BOONES FERRY RD
TURNBULL BRENT D	9340 SW IOWA DR
VANDEBURG SUSAN B & VANDEBURG JOHN TIMOTHY REV TRUST & V	21715 SW HEDGES DR
VELAZQUEZ BRIAN A & VELAZQUEZ CHRISTINA RALSTON	9325 SW PALOUSE LN
VETETO NANCY LIV TRUST	9220 SW STONO DR
VICTORIA WOODS OWNERS COMMITTEE	PO BOX 1282
VUKANOVICH MARK	23155 SW BOONES FERRY RD
WADSWORTH ERIC & WADSWORTH WENDY	9265 SW STONO DR
WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42
WEGENER RODNEY R	8882 SW STONO DR
WHEELER TERRANCE J & WHEELER LINDA K	8745 SW STONO DR
WHITE RYAN K & WHITE BRENNAN R	22930 SW ERIO PL
WHITT JASON & WHITT MELANIE	9745 SW IOWA DR
WILLIAMS MEGANN E & WILLIAMS AUSTIN J	8830 SW STONO DR
WILLIAMS TOM K	9300 SW NORWOOD RD
WILSON DAVID L & WILSON KAREN A	22750 SW 92ND PL
WISE ROBERT C & WISE SUSAN M	9875 SW LUMBEE LN
WISER BRIAN R & LIRA MARIA ALEJANDRA	22845 SW 89TH PL
WISER THOMAS WAYNE & WISER DIANE MARIE	22750 SW MIAMI DR
WONG JONATHAN D & WONG BETH J	9345 SW STONO DR
WOODRUFF VIRGINIA C	22740 SW 93RD TER
WOOLSEY RANDY M & WOOLSEY DONNA J	8775 SW STONO DR
WORKMAN STEPHEN G & WORKMAN MARY B	8810 SW STONO DR
YEE DONALD M & YEE PAMELA E	9105 SW STONO DR
YOUNG REV TRUST	987 SOLANA CT
ZACHER BRIAN M & ZACHER MICHAELA F	9325 SW QUINAULT LN
AKS ENGINEERING & FORESTRY, LLC, ATTN: MELISSA SLOTEMAKER	12965 SW HERMAN ROAD
VISTA RESIDENTIAL PARTNERS, ATTN: LEE NOVAK	25 SW 23RD PL, STE 6 #414
TOM WILLIAMS	9300 SW NORWOOD RD

TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
TIGARD	OR	97223
TUALATIN	OR	97062
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TUALATIN	OR	97062
TUALATIN	OR	97062
MOUNTAIN VIEW	CA	94040
TUALATIN	OR	97062
TUALATIN	OR	97062
PORTLAND	OR	97210
TUALATIN	OR	97062

 **NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT**
CASE FILE: ANN 22-0003— 9300 SW Norwood Road

NOTICE IS HEREBY GIVEN that an application for Annexation (ANN 22-0003) will be heard by Tualatin City Council:

Monday, February 27th, 2023 at 7 pm

Tualatin City Services Building
10699 SW Herman Road

To view the application materials visit:

www.tualatinoregon.gov/projects

TO PROVIDE COMMENTS:

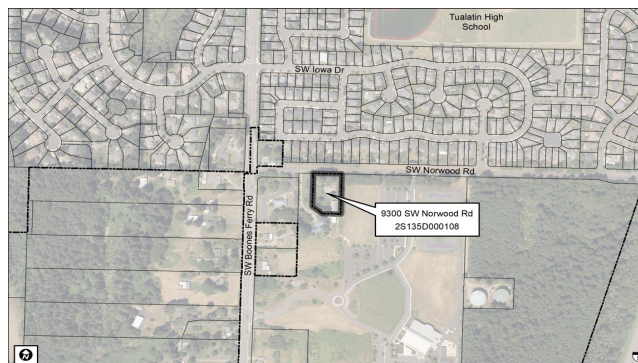
Email: mnelson@tualatin.gov
Phone: 503-691-3027

Mail: Planning Division
 Attn: Madeleine Nelson
 10699 SW Herman Road
 Tualatin, OR 97062

To make verbal comment at the hearing, there are two options:

- **Zoom Teleconference.** Details at: www.tualatinoregon.gov/citycouncil/council-meetings
- **Attend in person at the Tualatin City Services Building.**

Annexation ANN 22-0003: AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road (Tax Lot: 2S135D000108) into the City of Tualatin from unincorporated Washington County. **Any future development or construction is not considered as part of this application.**



- **Criteria:** Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and, Metro Code Section 3.09.
- **Application materials** are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable cost.

 **NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT**
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10699 SW Herman Road

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TO PROVIDE COMMENTS:

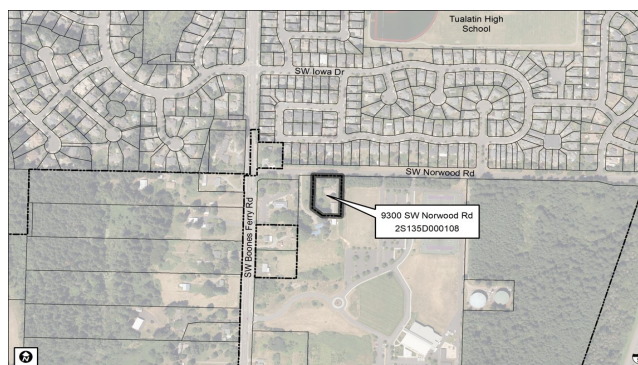
Email: mnelson@tualatin.gov
Phone: 503-691-3027

Mail: Planning Division
 Attn: Madeleine Nelson
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 Tualatin, OR 97062

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- **Application materials** are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable cost.

- **Individuals wishing to comment** may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.
- **The public hearing process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.
- **Everyone is invited to attend the hearing and comment** on the application's approval criteria. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

For additional information contact:

Madeleine Nelson, Assistant Planner: mnelson@tualatin.gov, 503-691-3027

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

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For additional information contact:

Madeleine Nelson, Assistant Planner: mnelson@tualatin.gov, 503-691-3027

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, January 9, 2023 10:57 AM
To: Melissa Slotemaker
Cc: Steve Koper
Subject: Notice of Hearing: ANN22-0003 - 9300 SW Norwood Rd
Attachments: ANN 22-0003 Notice of Hearing.pdf



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, February 27, 2023, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road (Tax Lot: 2S135D000108) into the City of Tualatin from Unincorporated Washington County. Any future development or construction is not considered as part of this application.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ann22-0003-9300-sw-norwood-road-annexation>

Comments due for staff report: **February 13, 2023**

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

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Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, January 9, 2023 11:02 AM
To: 'riverparkcio@gmail.com'; 'jasuwi7@gmail.com'; 'christine@newmountaingroup.com'; 'dan@danhardyproperties.com'; 'katepinamonti@hotmail.com'; 'cynmartz12@gmail.com'; 'cio.east.west@gmail.com'; 'doug_ulmer@comcast.net'; 'keenanwoods7@gmail.com'; 'dana476@gmail.com'; 'mcrowell248@comcast.net'; 'tualatinmidwestcio@gmail.com'; 'dikkusan@live.com'; 'cniew@yahoo.com'; 'tmpgarden@comcast.net'; 'snoelluwcwle@yahoo.com'; 'MartinazziWoodsCIO@gmail.com'; 'solson.1827@gmail.com'; 'delmoore@frontier.com'; 'jamison.l.shields@gmail.com'; 'ClaudiaSterling68@gmail.com'; 'abuschert@gmail.com'; 'roydloop@gmail.com'; 'Tualatinibachcio@gmail.com'; 'Parsons.Patricia@outlook.com'; 'afbohn@gmail.com'; 'edkcnw@comcast.net'; 'rwcleanrooms@gmail.com'; 'byromcio@gmail.com'; 'timneary@gmail.com'; 'jujuheir@aol.com'; 'kapaluapro@aol.com'; 'katzmari22@gmail.com'; 'mwestenhaver@hotmail.com'; 'scottm@capacitycommercial.com'; 'robertekellogg@yahoo.com'; 'christine@newmountaingroup.com'; 'tualatincommercialcio@gmail.com'
Cc: Megan George; Betsy Ruef; Steve Koper
Subject: Notice of Hearing: ANN22-0003 - 9300 SW Norwood Rd
Attachments: ANN 22-0003 Notice of Hearing.pdf



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

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Comments due for staff report: **February 13, 2023**

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

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Application materials are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, January 9, 2023 11:00 AM
To: Naomi Vogel; theresa_cherniak@co.washington.or.us; deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT_R1_DevRev; baldwinb@trimet.org; lucomments@cleanwaterservices.org; ty.darby@tvfr.com; kherrod@republicservices.com; trose1@ttsd.k12.or.us; info@theintertwine.org; anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; richard.girard@nwnatural.com; icrawford@wcca.com; planning@sherwood.gov; gbennett@sherwood.k12.or.us; boundary.changes@dor.oregon.gov; kenken@clackamas.us; neamtzu@ci.wilsonville.or.us; allane@cleanwaterservices.org; reischd@cleanwaterservices.org; desimonej@cleanwaterservices.org; samantha.wright@oregonmetro.gov; dave@oregonvalue.com
Cc: Alyssa Kerr; Don Hudson; Jonathan Taylor; Kim McMillan; Martin Loring; Mike McCarthy; Rich Mueller; Sherilyn Lombos; Steve Koper; Terrance Leahy; Ross Hoover; Tom Scott; Tom Steiger; Hayden Ausland; Tony Doran; Lindsey Hagerman; Erin Engman; Keith Leonard
Subject: Notice of Hearing: ANN22-0003 - 9300 SW Norwood Rd
Attachments: ANN 22-0003 Notice of Hearing.pdf



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Comments due for staff report: **February 13, 2023**

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.

The public hearing process begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.

Everyone is invited to attend the hearing and comment on the application's approval criteria. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

Application materials are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

PamplinMediaGroup

-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Kristine Humphries prior to deadline at (971) 204-7785 or khumphries@pamplinmedia.com.

<p>Date: 01/13/23 Account #: 146536 File #: ANN22-0003 Company Name: TUALATIN, CITY OF Contact: LINDSEY HAGERMAN Address: 10699 SW HERMAN RD TUALATIN Telephone: (503) 691-3053 Fax:</p>	<p>Ad ID: 270640 Start: 02/08/23 Stop: 02/16/23 Total Cost: \$260.32 Columns Wide: 1 Ad Class: 1216 Phone # (971) 204-7785 Email: khumphries@pamplinmedia.com Amount Due: \$260.32</p>
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Run Dates

The Times 02/09/23
The Times 02/16/23



**NOTICE OF HEARING
CITY OF TUALATIN, OREGON**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, February 27, 2023, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

You are invited to attend and participate in the public hearing. Under consideration is File No: ANN 22-0003: AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road, Tax Lot: 2S135D000108 (Outlined in Figure 1) into the City of Tualatin from unincorporated Washington County. **Any future development or construction is not considered as part of this application.**



FIGURE 1

The public is invited to comment by e-mail, writing or by testifying at the hearing. Written comments can be made by email to Madeleine Nelson at mnelson@tualatin.gov or 503.691.3027 or submitted at the hearing. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to afford the City Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA). Legislative hearings begin with the Mayor opening the hearing, presentation of the staff report, public testimony, questions of staff or anyone who testified by Council, after which the Mayor closes the public hearing, and Council may then deliberate to a decision and a motion would be made to either approve, deny, or continue the public hearing. The time of individual testimony may be limited. For those who would prefer to make verbal comment at the hearing, there are two options:

• **Zoom teleconference.** Instructions on how to provide comment will be provided during the meeting itself.

Full instructions and a current link are available at: <https://www.tualatinoregon.gov/citycouncil/council-meetings>

• **Attend in person at the Tualatin City Services Building.**

To view the application materials visit: <https://www.tualatinoregon.gov/planning/ann22-0003-9300-sw-norwood-roadannexation>

A staff report will available seven days prior to the public hearing. This meeting and any materials being considered can be made accessible upon request.

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

Published Feb. 9 &16, 2023.

TT270640

Boundary Change Preliminary Review

DOR 34-P858-2023



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

City of Tualatin
Planning Department
SW 10699 Herman Road
Tualatin OR 97062-7092

February 3, 2023

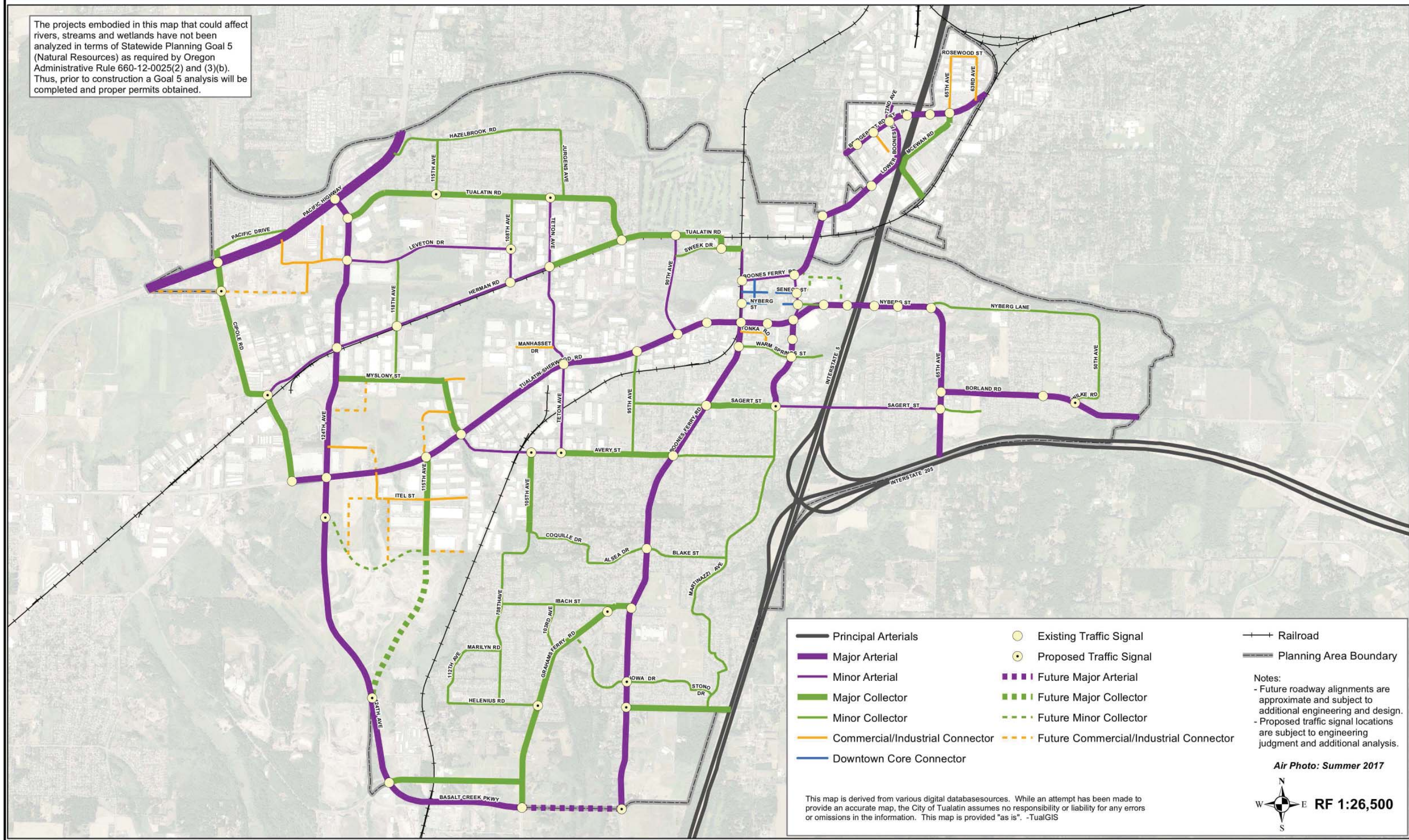
Documents received: 1/10/2023
From: Madeleine Nelson

This letter is to inform you that the Description and Map for your planned --Annex to the City of Tualatin ((ANN 22-0003) - (9300 SW Norwood Rd)) in Washington County have been reviewed per your request. They MEET the requirements of ORS 308.225 for use with an Order, Ordinance, or Resolution which must be submitted to the Washington County Assessor and the Department of Revenue in final approved form before March 31 of the year in which the change will become effective.

If you have any questions please contact Tammy Keen, Tammy.E.Keen@dor.oregon.gov


Map 8-1: Functional Classification and Traffic Signal Plan

The projects embodied in this map that could affect rivers, streams and wetlands have not been analyzed in terms of Statewide Planning Goal 5 (Natural Resources) as required by Oregon Administrative Rule 660-12-0025(2) and (3)(b). Thus, prior to construction a Goal 5 analysis will be completed and proper permits obtained.



Principal Arterials	Existing Traffic Signal	Railroad
Major Arterial	Proposed Traffic Signal	Planning Area Boundary
Minor Arterial	Future Major Arterial	Notes:
Major Collector	Future Major Collector	- Future roadway alignments are approximate and subject to additional engineering and design.
Minor Collector	Future Minor Collector	- Proposed traffic signal locations are subject to engineering judgment and additional analysis.
Commercial/Industrial Connector	Future Commercial/Industrial Connector	
Downtown Core Connector		

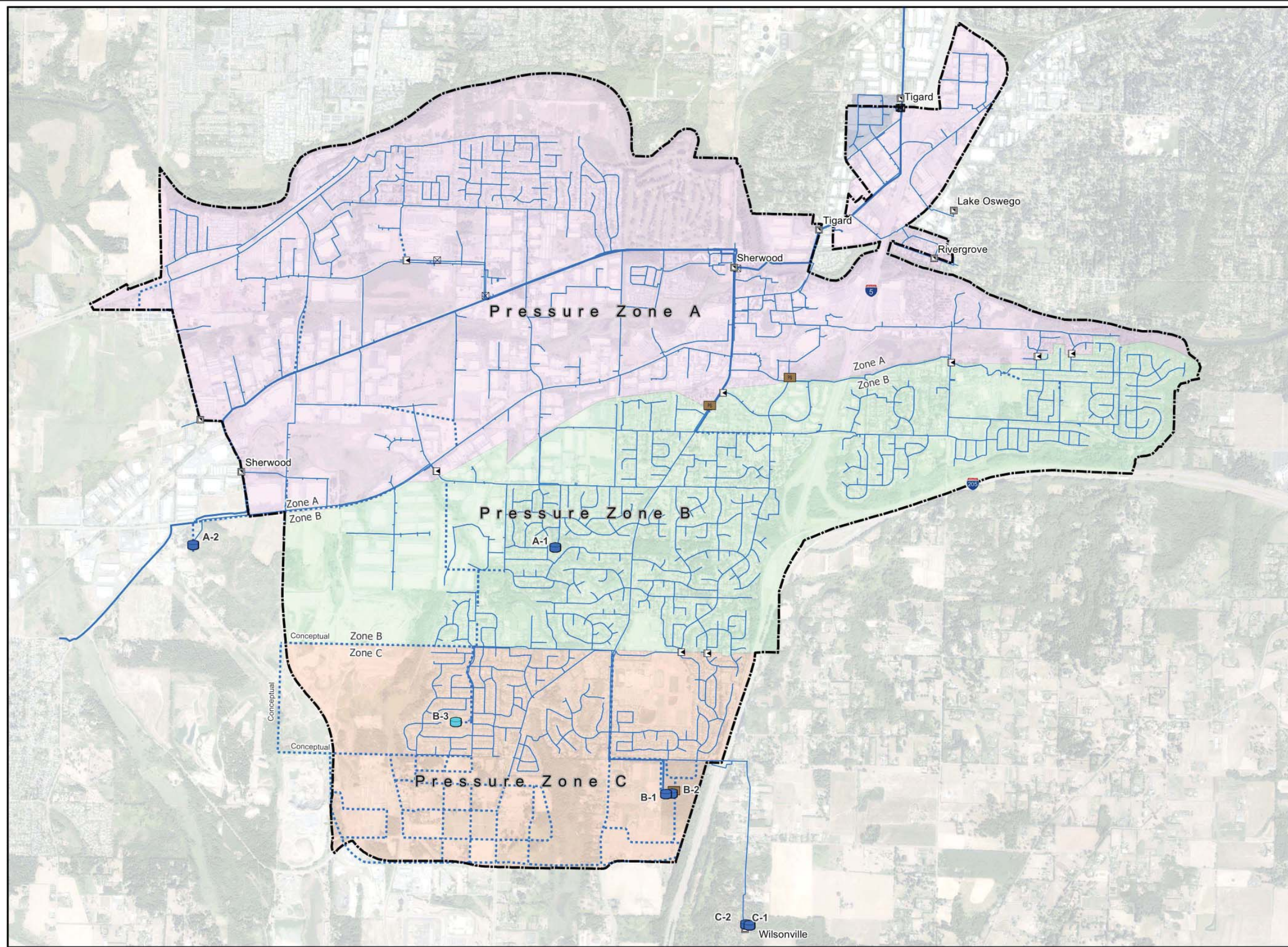
Air Photo: Summer 2017

















RF 1:26,500

This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS

City of Tualatin
Water System Master Plan
Map 9-1










-  Pump Stations
-  Pressure Reducing Valve
-  Pressure Reducing-Sustaining Valve
-  Existing Reservoirs
-  Future Reservoirs
-  Water System Interties
-  Transmission Lines
-  Distribution System
-  Future System Improvements
-  A-Level
-  B-Level
-  C-Level
-  Bridgeport
-  Planning Area Boundary



RF 1:26,500

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS

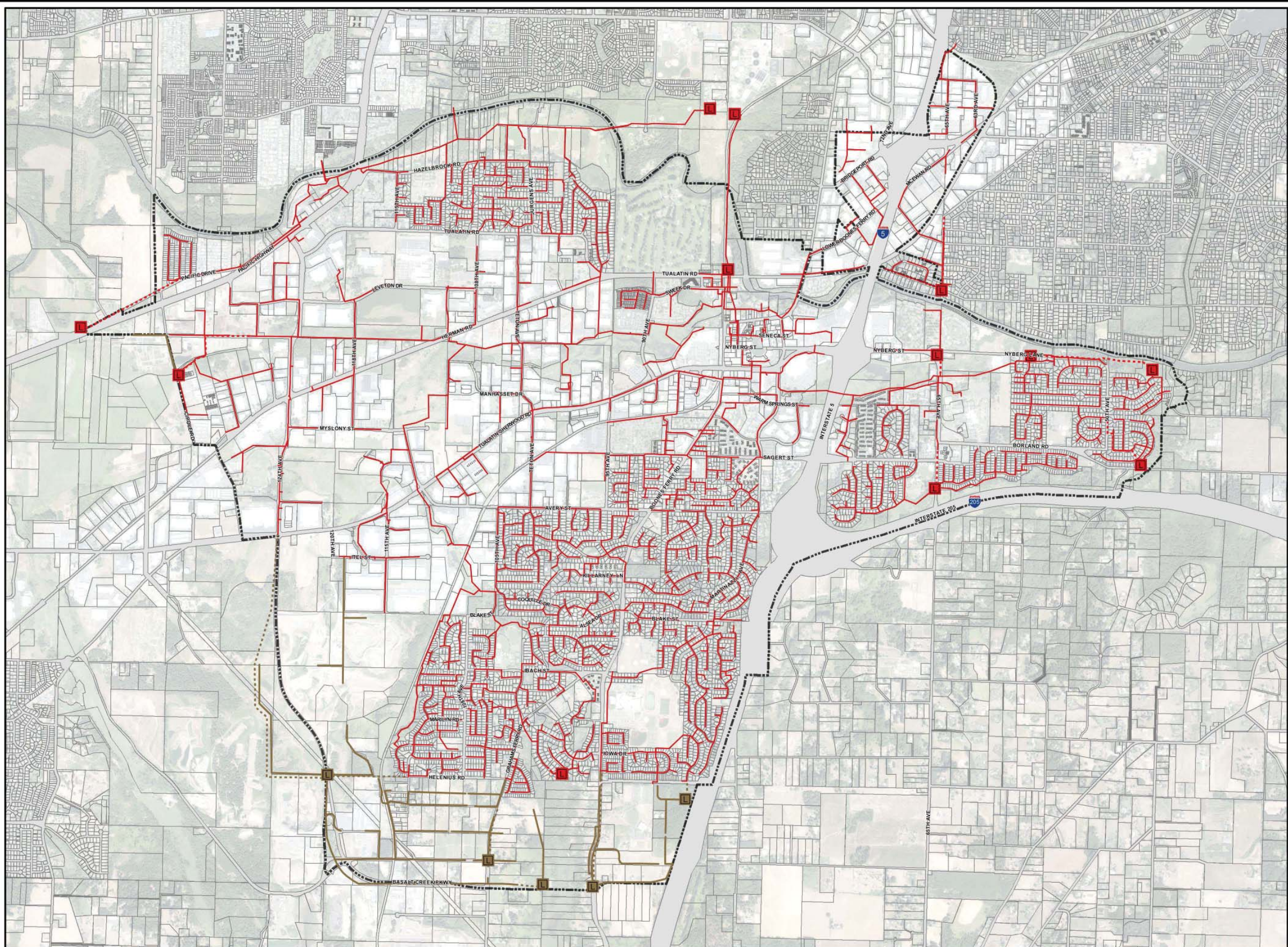
City of Tualatin
Sewer System Master Plan
Map 9-2

-  Conceptual Lift Station
-  Lift Station
-  Gravity Pipe
-  Force Main
-  Conceptual Gravity Pipe
-  Conceptual Force Main
-  Planning Area Boundary

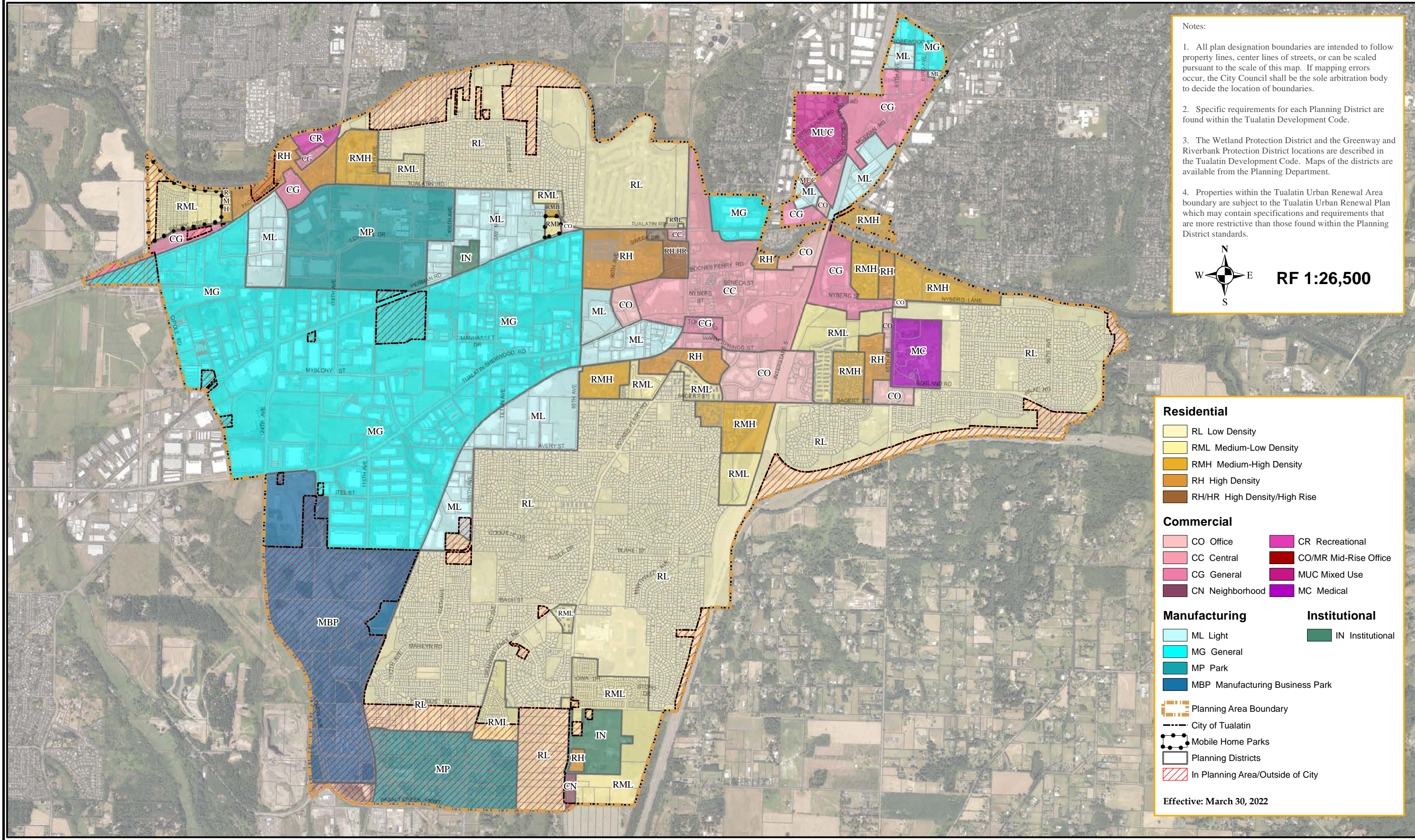


RF 1:26,500

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS



Map 10-1 Comprehensive Plan Map



- Notes:
1. All plan designation boundaries are intended to follow property lines, center lines of streets, or can be scaled pursuant to the scale of this map. If mapping errors occur, the City Council shall be the sole arbitration body to decide the location of boundaries.
 2. Specific requirements for each Planning District are found within the Tualatin Development Code.
 3. The Wetland Protection District and the Greenway and Riverbank Protection District locations are described in the Tualatin Development Code. Maps of the districts are available from the Planning Department.
 4. Properties within the Tualatin Urban Renewal Area boundary are subject to the Tualatin Urban Renewal Plan which may contain specifications and requirements that are more restrictive than those found within the Planning District standards.

RF 1:26,500

Residential

- RL Low Density
- RML Medium-Low Density
- RMH Medium-High Density
- RH High Density
- RH/HR High Density/High Rise

Commercial

- CO Office
- CC Central
- CG General
- CN Neighborhood
- CR Recreational
- CO/MR Mid-Rise Office
- MUC Mixed Use
- MC Medical

Manufacturing

- ML Light
- MG General
- MP Park
- MBP Manufacturing Business Park

Institutional

- IN Institutional

Planning Area Boundary
 City of Tualatin
 Mobile Home Parks
 Planning Districts
 In Planning Area/Outside of City

Effective: March 30, 2022

Madeleine Nelson

From: Abbi Bertalotto <abbibertalotto@gmail.com>
Sent: Wednesday, November 16, 2022 2:56 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without

relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Abbi Bertalotto

Madeleine Nelson

From: Alejandro Cruz <alejandrofcp@gmail.com>
Sent: Thursday, October 20, 2022 4:07 PM
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: Regarding the Text Amendment and annexation of Washington County to modify Tax Lot 106 and Tax lot 108

Alejandro Cruz
9270 SW Skokomish Ln, Tualatin, OR 97062
(503) 258-7537

Dear Tualatin Planning Division Members;

Steve Koper, AICP
Assistant Community Development Director

Erin Engman
Senior Planner

Keith Leonard, AICP
Associate Planner

Madeleine Nelson
Assistant Planner

Lindsey Hagerman
Office Coordinator

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a homeowner in SW Skokomish Ln for three years, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available. The current area and local infrastructure in general does not conform to this level of zoning especially with the new Autumn Sunrise development of approximately 500 new homes and condos.

The three areas of concern are traffic, removal of local institutional zoned areas for future development and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall these properties are better suited for this type of zoning with local transit, retail and similar residential development, which could serve the Basalt Creek master plan more locally.

Issue one regarding traffic:

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though the Autumn Sunrise development plans to introduce a stoplight at the

intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5. See Exhibit A in attached document "Norwood Woods and Community for Smart Zoning Practices.pdf".

Issue two regarding institutional infrastructure:

The Tualatin public school system is already dealing with classrooms at capacity, especially the local Edward Byrom Elementary school, where many families' children I know attend. With the addition of the Autumn Sunrise development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone. See Exhibit B in attached document "Norwood Woods and Community for Smart Zoning Practices.pdf" for more detail.

Issue three regarding existing RH-HR zones:

As stated, properties 8412, 8514, and 8538 near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, and easily accessible public transportation. Seeing how fast Autumn Sunrise is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

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POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part

of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

See Exhibit C in attached document "Norwood Woods and Community for Smart Zoning Practices.pdf" for more details on a



proposed alternate plan.

I, and fellow residents of Norwood Wood’s community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near

Norwood Rd does not fit these requirements and will strain our available infrastructure. As AKS Engineering and Forestry applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning Division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin.

Sincerely,

Alejandro Cruz

Documented References:

Google Maps

[9398-9356 SW Norwood Rd, Tualatin, OR 97062 to Wilsonville, Oregon - Google Maps](#)

Southwest and Basalt Creek Development Area Plan

[ITEM-Attachment-001-7dbe8a6f2a834df887611d493981570f.pdf \(usgovcloudapi.net\)](#)

Sherwood District Boundary Maps

[Boundary Maps - Sherwood School District](#)

Tualatin Tigard School District Boundary Maps

[Find Your School / TTSD Boundary Map \(ttsdschools.org\)](#)

Tualatin Zoning Map

[Zoning Map Interactive Viewer | The City of Tualatin Oregon Official Website](#)

Wes Route Map and Stations

[WES Commuter Rail \(trimet.org\)](#)

Notice by AKS Engineering and Forestry, LLC

[https://www.tualatinoregon.gov/planning/neighborhood-developer-meetings](#)

Madeleine Nelson

From: Pastor Alex Esquerra <aesquerra@horizoncommunity.church>
Sent: Thursday, January 26, 2023 7:21 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Alex and Lisa Esquerra
10840 Sw Brown St.
Tualatin, Or. 97062.

Madeleine Nelson

From: Alex Esquerra <aesquerra6@gmail.com>
Sent: Wednesday, February 8, 2023 5:17 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Alex Esquerra
10840 Sw Brown St
Tualatin, Oregon. 97062
503-330-6443

Madeleine Nelson

From: alisa Bear <alisaabear@gmail.com>
Sent: Sunday, January 22, 2023 9:49 AM
To: Madeleine Nelson
Subject: Partition on Norwood opposition

Alisa Bear
8525 SW Maricopa drive
Tualatin

Hello, I've been a resident in Tualatin for 29 years and thought I'd keep this home for life. Well everything changed in April of 2022. With the deforestation and destruction of the lot on Norwood. Everyday I'm impacted by huge boulders on the road, deep grooves in the road and construction noise and traffic delays. It's only going to get worse with the planned apartment complex which I also oppose. Traffic is backed up to high school on some evenings.

Saying no to high rise apartment complex and new laughable, affordable homes.

Will be moving out of Tualatin since no one has taken into consideration the impact this is having on neighborhood.

Madeleine Nelson

From: Alma Palma <palmaalma172@gmail.com>
Sent: Sunday, February 5, 2023 12:41 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Alma Palma Douglass
18051SW Lower Bones Ferry Road # 144
5419997260

Madeleine Nelson

From: Amy Elbers <amyelbers0727@gmail.com>
Sent: Wednesday, February 8, 2023 4:07 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Amy Elbers
14848 SW Scholls Ferry Rd
Apt N104
Beaverton 97007
2087899426

Amy Elbers

Madeleine Nelson

From: Amy West <eoladiego@hotmail.com>
Sent: Wednesday, February 8, 2023 4:38 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in against both these land use decisions.

While I have no issue with affordable housing, I do have concerns about traffic and the already overcrowding we have going on. Living off of Boones Ferry, I can tell you it is very hard to get through the area during parts of the day. Part of that is that we have limited roads, with heavy traffic leading to the highway and the bottle neck near McDonalds on Boones and Tualatin-Sherwood. The rest of the traffic being commuters trying to bypass I-5 traffic down through Boones Ferry. The constant noise, speed racing, and traffic on Boones is already unbearable during the day.

Low income housing means many homes/apts within a small area. That may seem harmless, but consider the amount of additional traffic it will create. Our roads just can't handle any more at this time.

Please consider my argument against this project.

Warm Regards,
8678 SW Logan Lane
Amy West, M. Photog, CPP, FP-OR
Blissful Mondays Photography, LLC
www.blissfulmondays.com
503-927-1441

Madeleine Nelson

From: Ana Bautista <ana.bautista7@yahoo.com>
Sent: Sunday, February 5, 2023 12:29 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sincerely,

Ana Bautista
10658 SW McKinney St.
Tualatin, OR 97062

Madeleine Nelson

From: Andrew Malm <malm.andrew@gmail.com>
Sent: Wednesday, January 25, 2023 9:56 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Andrew Malm
22538 SW 96th Dr
Tualatin OR 97062
971-727-9344

Sent from my iPhone

Madeleine Nelson

From: Angela Varney <angela.varney@gmail.com>
Sent: Thursday, October 27, 2022 4:23 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

--

Angela Varney
503.453.2480

Madeleine Nelson

From: Annilee Hyre <annileedh@gmail.com>
Sent: Tuesday, October 25, 2022 11:32 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Annilee Hyre

Madeleine Nelson

From: Anthony & Cindy <05tapias@canby.com>
Sent: Wednesday, February 8, 2023 4:51 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Anthony & Cindy Tapia
156 SE 16th Ave
Canby, Or 97013
971-645-2387

Madeleine Nelson

From: Anthony Wedin <anthonywedin@gmail.com>
Sent: Wednesday, February 8, 2023 5:40 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Housing that doesn't make sence / Traffic congestion making living here a pain.

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Anthony Wedin

PS. Please Do something about 65th Ave and Ellingsen Rd. Put in a turn about or something to ease traffic congestion there.

Madeleine Nelson

From: Bob Taylor <bob@materialcg.com>
Sent: Saturday, January 14, 2023 5:03 PM
To: Madeleine Nelson
Subject: Please hear the voice of your constituents - don't change zoning in our neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose the request for yet another zoning change request in our neighborhood (Norwood Rd. Partition case ile 22-0002). The continued applications of greedy developers masking their for profit higher end developments as “affordable housing” which they expect the City will grant them requests to change existing zoning laws. Please don’t let another mistake be made in our neighborhood! The bordering Plambeck apartment developers request to bypass the city zoning codes for height restrictions should never have been approved and we fear this is leading to a slippery slope which thousands of your constituents are already very upset about. I ask your help to do the right thing and not change our neighborhood into a series of hi-rise structures and further pack already jammed streets (not the “quality of life” we have & continue to pay our property taxes for).

We are already crushed with traffic in our neighborhood, this development is not consistent with mandates to reduce houselessness. If the City is serious about that mandate – then developers should meet the mandate objectives (affordable) and within the many properties already zoned for such developments.

We are not “nimby’s”, we just expect our neighborhood to be what it is in regard to the zoning which exists and what we bought into. Nor are we against “affordable housing”... The original Plambeck proposal was good, it met broader planning objectives for affordable housing, was within City codes, Aesthetically appealing and not detrimental to neighborhoods property rights. However, Plambeck developers pleaded a case saying "the property was difficult to develop due to challenging topography", therefore requested a "variance" to increase to 4 stories (2 stories above the zoning laws), which was then granted.

Why was that land purchased in the first place if they thought it was too challenging? Is it because they knew the they could change the zoning if they asked? Reality is the original 2 story plan which was within existing code, could have been built. Simply look at the adjacent Lennar development on Norwood - before the clearing & leveling - you could see just how up & down the topography is on this land and within the existing building codes! It cost more to level it out, but they did.

Reflecting also on the Lennar project, frankly, has been a debacle. The lack of oversight of their thinning out the tree preservation zone along Norwood last spring, to the point that the remaining trees were unstable and after just typical late fall winds (they call “storm”), the “preservation area has been deemed to now have to go – Lennar culled roughly 30 large trees that were in that so called “tree preservation area” in the late spring, it’s no doubt the reason for this result. Did they get permission to do that? Why is it that the same such buffer to the west has existed for decades, that not even a branch fell from that buffer during what Lennar phrased as “a storm”. Resulting in another slap in the face of our community!

In closing, for the projects which are currently in review, please hear the voices of concerned tax payers and consider our quality of life and perspectives. We ask you to please reflect on what is already happening to our community and not grant variances and permit further high rise projects that are not within the codes that existed when developers purchased such property and cause detriment to our neighboring property and community.

Sincerely,

Arthur Taylor
22675 SW Vermillion Drive, Tualatin

Madeleine Nelson

From: Bell, Ashlie <Ashlie.Bell@nike.com>
Sent: Monday, February 6, 2023 11:55 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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Please approve these two land use applications.

Ashlie Bell | Technical Developer II, AP
Ashlie.Bell@nike.com C:503.807.0395

"Contains Confidential and Proprietary Nike Information. Do not distribute, copy, or forward without express permission."

Madeleine Nelson

From: Azucena Javier <azucenajavier01@gmail.com>
Sent: Wednesday, February 8, 2023 4:03 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Azucena Javier-Marquez
19765 SW 65TH AVE. TUALATIN, OR 97062
503-443-9562

Madeleine Nelson

From: Jim and Barb Gill, Mardock <jimandbarbgill@msn.com>
Sent: Friday, January 27, 2023 9:23 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Barbara Mardock
8775 SW Avery St
Tualatin, OR 97062
503-748-9215

Sent from my iPhone

Madeleine Nelson

From: Becky Hess <hesshaven@hotmail.com>
Sent: Friday, January 27, 2023 10:26 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Becky Hess
9110 SW Apache Drive
Tualatin OR 97062
971-978-8769

Sent from my iPhone

Madeleine Nelson

From: Ben Richardson <ben.richardson@chastel.com>
Sent: Sunday, December 4, 2022 3:49 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood Norwood for Smart Zoning

Dear Planning Department & City Council Members,

Please deny the zoning that would allow a high-rise development of 276 units along SW Norwood Road. As a realtor, you may think that I would gain from more housing, but the community sure would not. Like printing more dollars devalues the dollar, so will adding all these new homes to Tualatin. Not to mention the ridiculous traffic congestion it will obviously create. Adding all these new homes will make areas impacted by traffic congestion less desirable to homeowners and buyers and lower quality of life for Tualatin residents. If you currently own a home anywhere near these projects, you'd be very unhappy with your location, that once was desirable.

I'm a local Realtor with 22 plus years of experience in what affects home values and desirability. Building these projects will absolutely do that.

Again, please deny these projects.

Sincerely and for the sake of Tualatin,

Ben Richardson

Ben Richardson
Realtor, Principal Broker
Chastel Real Estate
4800 Meadows Road, Ste. 300
Lake Oswego, OR 97035
(530) 305-1593
ben.richardson@chastel.com
<https://benrichardson.chastel.com/>
Profit from my experience!
Principal Broker license in Oregon

January 23, 2023

Madeleine Nelson
Planning Division
City of Tualatin

CC: Sherilyn Lombos, Tualatin City Councilors, and Mayor Bubenik

I am writing regarding PAR 22-0002. As a 12 resident of Tualatin I have concerns with the application for partition. Specifically, I am concerned about the foundation it sets for the ultimate annexation, rezoning, sale, and development of the proposed "Parcel 1."

On any given day during afternoon rush hour, SW Boones Ferry Road is considerably congested from the I-5 interchange, through the southern Tualatin city limits at the corner of Norwood Road, and down as far as SW Avery Street. I am aware of plans to introduce a traffic signal at the intersection of SW Norwood Road and SW Boones Ferry Road as well as a widening of roadway and walkways (with no additional lanes) on SW Norwood Road. However, there has not been sufficient evidence provided to support the claim that these changes will appropriately mitigate the current traffic concerns, let alone the natural increase in traffic that will come with the Autumn Sunrise subdivision. The possible addition of even more units, residents, and vehicles for which PAR 22-0002 lays the groundwork, will only **exacerbate the existing traffic problems all of which disrupt schedules, impede first responder access, and increase carbon-emissions.**

It has been suggested that development of the proposed Parcel 1 will provide needed housing opportunities in our community. I understand the need for and strongly support any initiative to provide accessible-priced and low-income housing throughout Tualatin. However, based on the information provided at the neighborhood/developer meeting on October 25, 2022, the proposed housing type and market rate for rent for the units that will be built if PAR 22-0002 is allowed **will not address an affordable housing need in our community.** What's more, the type of development being proposed is better suited to the area near the Westside

transit station on SW Boones Ferry Road, as it is better situated and proximate to support infrastructure such as grocery stores, government facilities, retail, and transit.

As I am sure you are already aware, PAR 22-0002 lays a framework for future development that is strongly opposed by the Norwood Heights and surrounding neighborhood communities in the Byrom CIO. While some growing pains are expected and necessary as we expand our city limits at the edges of the urban growth boundary, I believe that the ultimate development of the proposed Parcel 1 only serves to **put a strain on our available infrastructure but also on our community relations.**

I urge you **not to approve PAR 22-0002 or any related annexation or zoning changes** to the proposed parcels.

With thanks and respect for your service and time,

Beth Dittman
22785 SW 89th Place
Tualatin, OR 97062
541-337-7776
beth.dittman@gmail.com

Madeleine Nelson

From: Betsy Gillett <gillett@bluewatershipping.com>
Sent: Tuesday, January 17, 2023 11:00 AM
To: Ext - Planning
Subject: NORWOOD FOR SMART ZONING

Before I start my “official” email, I’d like to say how terrible sad I am every time I drive on Norwood Road. What a disaster!!!

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Betsy Gillett
22604 SW 96th Drive
Tualatin, OR. 7062
503-484-6993

Madeleine Nelson

From: Bev Forsman <bhillforsman@gmail.com>
Sent: Wednesday, November 23, 2022 9:13 PM
To: Ext - Planning
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to

traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative

of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Bev Forsman

Sent from [Mail](#) for Windows

Madeleine Nelson

From: Beverly Feucht <bevfeucht@comcast.net>
Sent: Tuesday, November 1, 2022 8:27 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: Bev Feucht
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

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Sincerely,

Beverly Feucht

Madeleine Nelson

From: Bob Eittreim <bobeittreim1@gmail.com>
Sent: Sunday, February 5, 2023 1:05 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Bob Eittreim, 11040 s.w. greenburg rd. #310, Tigard Oregon 97223 , 503 830 6251

Madeleine Nelson

From: Bonnie Ford <bfordmelson@hotmail.com>
Sent: Tuesday, November 22, 2022 3:24 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Bonnie Ford
22917 SW 104th Ter
Tualatin, OR 97062
(503) 504-7433

Sent from my iPhone

Madeleine Nelson

From: Brent Beebe <brent.beebe@gmail.com>
Sent: Friday, January 13, 2023 10:51 PM
To: Madeleine Nelson
Subject: Fwd: Application for Annexation ANN 22-003 and SW Norwood Road Partition" File No. PAR 22-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Brent Beebe <brent.beebe@gmail.com>
Subject: Application for Annexation ANN 22-003 and SW Norwood Road Partition" File No. PAR 22-0002
Date: January 13, 2023 at 10:47:21 PM PST
To: mnelson@tualatin.gov
Cc: Perry Ken & Jan <jrperry.perry11@gmail.com>, Cynthia Ray <cynthiaray201@gmail.com>, chris.mcreynolds1@gmail.com, timneary@gmail.com, Cobb Dan & Rosa <dancobb@live.com>, Frank Bubenik <fbubenik@tualatin.gov>, Maria Reyes <mreyes@tualatin.gov>, City Of Tualatin Council member <csacco@tualatin.gov>, Bridget Brooks <bbrooks@tualatin.gov>, Cyndy Hillier <chillier@tualatin.gov>, Nancy Grimes <ngrimes@tualatin.gov>, Valerie Pratt <vpratt@tualatin.gov>, planning@tualatin.gov, Sherilyn Lombos <slombos@tualatin.gov>, "Tim N." <timneary@gmail.com>, admin@norwoodsaysno.org

Madeline,

Per your mailed notices, as a resident near the partition applications areas "SW Norwood Road Partition" File No. PAR 22-0002 by AKS Engineering and Forestry LLC, I wish to state my objections in writing to both of these proposals.

Given AKS's failure to implement promised forestry buffer zones on their previous development on the Autumn Sunrise Development on Norwood Road between 89th and Vermillion, it is my opinion that we should not grant them any more leeway for any more development. Period. Autumn Sunrise is now a barren moonscape that allows us the privilege of seeing hearing and smelling Interstate 5 and the two unsightly water tanks and unrestricted damaging winds. We miss greatly what we had when there was a beautiful forest, sound and smog barrier and windbreak. We wonder if they ever really meant to preserve ANY trees. AKS appears to be a logging company, first and foremost.

This new area in question is a beautiful wooded oasis that *needs to be preserved and enhanced as a park*, not as a yet another bulldozed apartment complex and parking lot and mass contributor to more gridlock on Boones's Fwy.

In addition, I object to their plan beyond this annexation and partition to **create an apartment complex directly next to and established single-home neighborhood**. Doing so will have a negative effect on home values and increase likelihood of crime in what has been a relatively crime-free area. This effect is documented (see attached letter below)

Some in this neighborhood say “No Hi-Rise on Norwood”. I will go further to say “No APARTMENTS, PERIOD on NORWOOD”. I do not object to apartments, just their placement, especially as when the Basalt Creek development was being drawn up, *we were told by the Tualatin City government that any multi-family homes in the residential development areas would be placed far to the south, along the proposed Basalt Creek Parkway extension*. Taking the city at its word, many of us quit being concerned and stopped watching. While we “weren’t looking” over time, the apartment location has crept northward on development maps until it is now planned directly next to our neighborhood. The City government should be held to its original plan to restrict the placement of any multi-family developments away from existing single family homes.

If the city will put the Apartments back on the southern edge of the development, I don’t care if they are Hi-Rise or not. Build a skyscraper down there if you want.

If stopping the Annexation and Partition will cause the City to return to its original plan, then I am against the annexation and Partition.

As long as AKS is the developer, I am against the plan.

However, if the **same** property can be made into a Park area within walking distance of our homes, where we are sorely lacking any park facilities, then I would be in favor of both annexation and Partition, (provided that AKS is not the developer.- I do not trust them with the trees). (Note: the planned park along Boone’s Fwy is NOT an acceptable substitute, as it is not realistically within walking distance.

Please reject these applications until more suitable plans are made that consider existing homeowners and not just AKS and Lennar Stockholders.

Brent Beebe
8895 SW Stono Drive
Tualatin, OR 97062

Attachment of email sent to the City Council of Tualatin For consideration at the April 11 City Council Meeting, 7:00 PM

Honorable Mayor and Councillors,

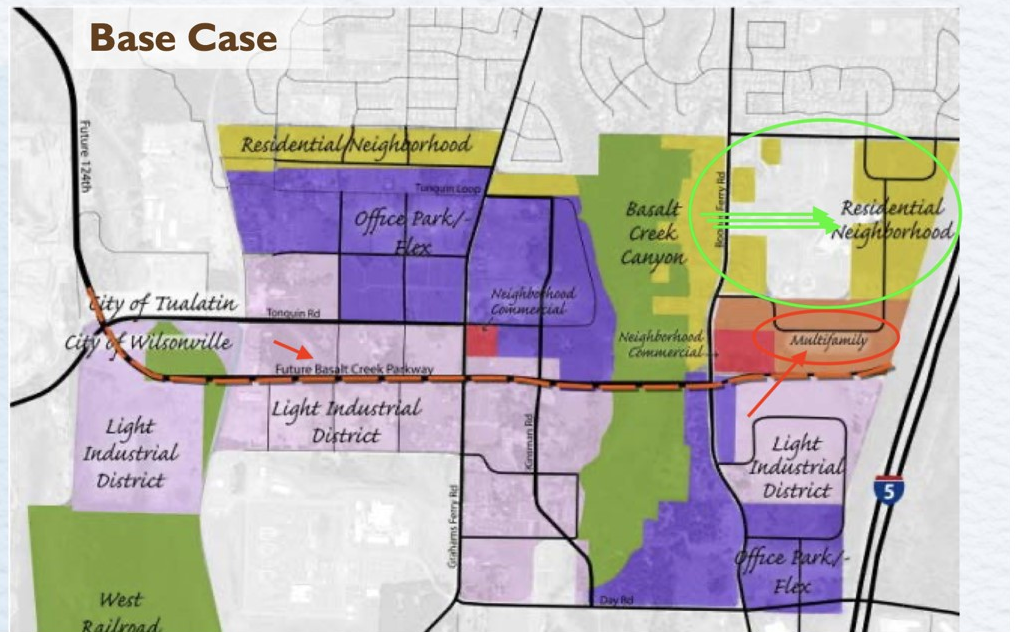
I would like to register my opposition to the zoning change to 10 acres alongside Norwood and Boones Ferry Roads as requested by AKS Engineering and Forestry. (See Figure 3, at bottom).

When Tualatin was working on the Basalt Creek extension of the City limits, **we were told, and shown maps that stated that there would be ONLY single family homes next to our neighborhood, and that any apartment complexes would be near the Basalt Creek parkway extension**. See Figure 1.

Figure 1. From https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda_packet_1-19.17_updated.pdf

Scenario Progression

- Dec 2014 Joint Council meeting
- Basalt Creek Parkway jurisdictional boundary
- Tualatin Council feedback: Need more housing



I am not generally opposed to apartments (having been an apartment dweller for some time in my earlier years), but **it would be better if they were constructed further south below NEW constructed neighborhoods just above the basalt parkway proposed extension to I5 as shown in Figure 1.** Building there, *the acceptance of the Apartment complex would be baked into the purchase of new nearby homes.* New houses built around it would be already valued appropriately, and buyers would go in with eyes open. It might also encourage more lower priced owned homes to be built around it, where there is no opportunity for that now.

It is not apartments themselves I am opposed to, **but the intended location next to an established neighborhood of single family owned homes.** It has been my experience that apartments have a chilling effect on property values on the adjacent established neighborhood, and will increase crime in the area, where there is almost none now.

There are several websites that contain studies of the effect of apartments next to established neighborhoods. There were two studies that I read in depth. The first one was conducted by Mark Obrinsky and Debra Stein in March 2007 entitled “Overcoming Opposition to Multifamily Rental Housing”. As one might expect from the paper title, the aim of the paper was not to enlighten, but to influence using facts that suited the stated goal of overcoming resistance to rental multifamily rental housing.

The second study was “**Rental Housing and Crime: The Role of Property Ownership and Management**” by Terance J. Rephann Regional Economist at the Center for Economic and Policy Studies Weldon Cooper Center for Public Service, University of Virginia. This second study **statistically shows that multifamily rentals actually do correlate to an increase in crime in nearby previously established neighborhoods.**

Most of the other studies I found were by contracting interests, with predictable findings.

One pro-apartment argument is that because of the number of families at a single location, of course there would be more crime per-capita. However, one just has to **look at the crime map of Tualatin (see Figure 2) supplied by the Tualatin Police department to readily see that the vast majority of crimes, I might venture to speculate 90-95% in Tualatin crime occurs in Multifamily rental locations.** As you may also notice on the same map, the area south of Tualatin High school had *one dot.*

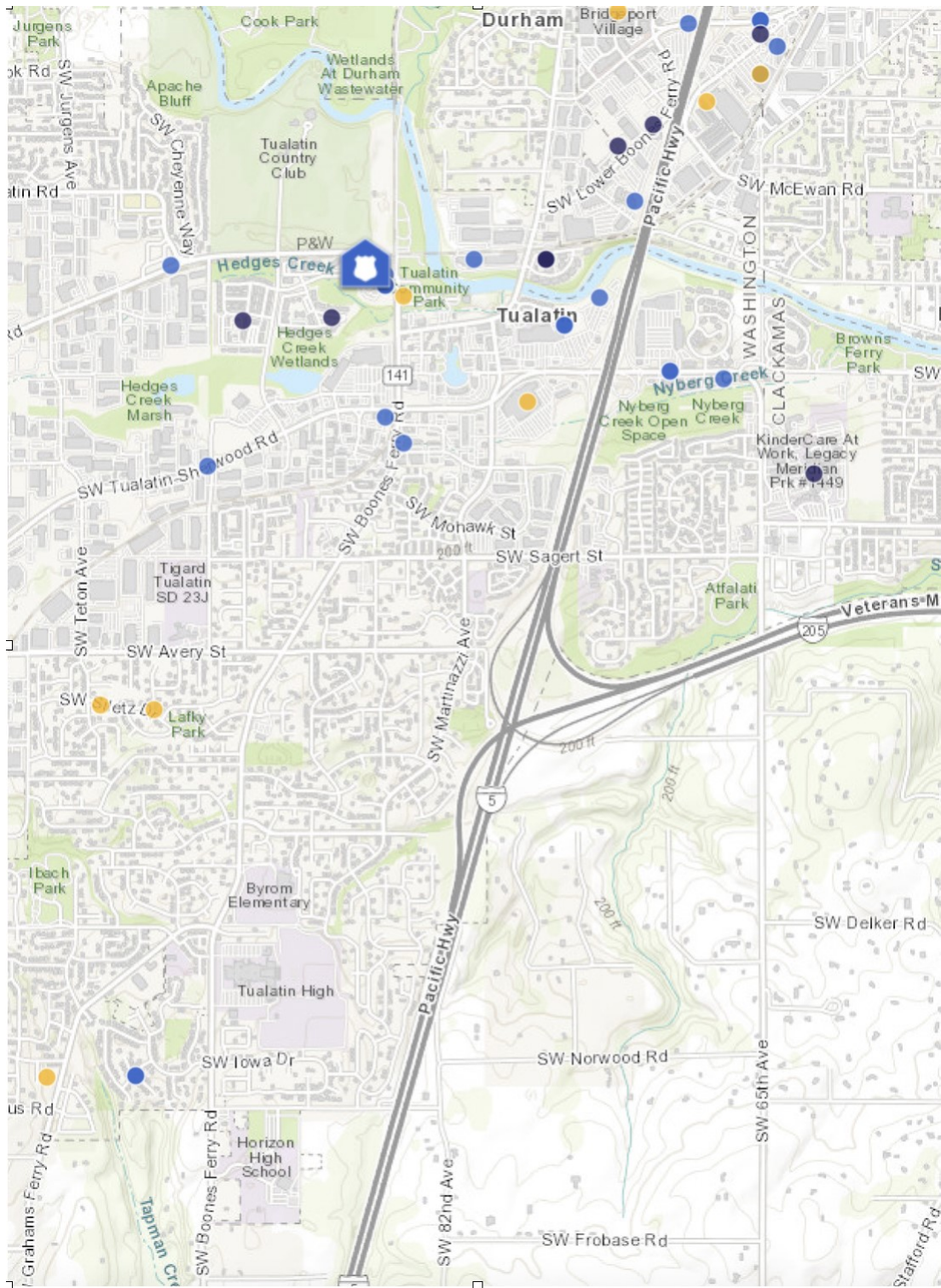


Figure 2 - Crime Map of Tualatin (as of date 4/11/2022).

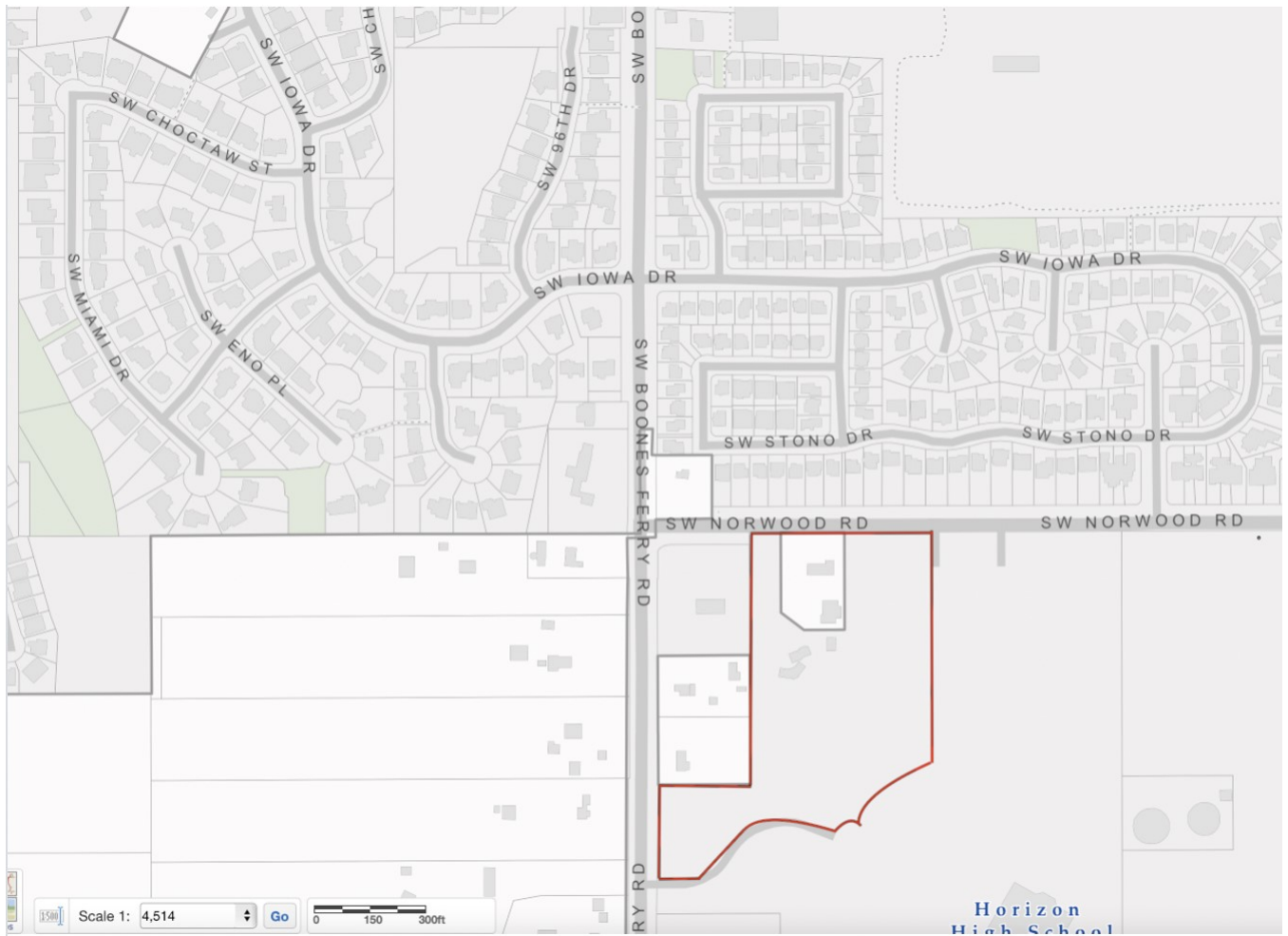
If increased density is the goal, I would not be opposed to a zoning change for **family** owned condominiums (but not speculators for rentals), as there is an inverse relationship between home ownership and criminal activity in a neighborhood.

I don't know how far along AKS is with their zoning petition, but would like to stop it if possible, unless a change is made to Condominiums instead of Apartments.

In closing, I would like to reiterate that building multifamily rental units next to an established neighborhood causes property value loss on neighbors in established neighborhoods through no fault or control of their own.

Thank you for your time and best regards.

Figure 3 - Proposed location of Multifamily Rental Apartments



Madeleine Nelson

From: Brent Beebe <brent.beebe@gmail.com>
Sent: Sunday, December 4, 2022 3:46 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: Letter of Opposition to rezoning allowing Apartment construction next to an established neighborhoodrr

Fr: Brent Beebe - SW Stono Drive - Tualatin, OR

To: The City Council of Tualatin

Re:Letter of Opposition to rezoning allowing Apartment construction next to an established neighborhoodrr

Honorable Mayor and Councillors,

I would like to register my opposition to the zoning change to 10 acres alongside Norwood and Boones Ferry Roads as requested by AKS Engineering and Forestry that would allow construction of a multi story apartment complex. (See the proposed location in the map in Figure 3, at the end of this message).

When Tualatin was working on the Basalt Creek extension of the City limits, *in multiple meetings*, **we were told, and shown maps that stated that there would be ONLY single family homes next to our neighborhood, and that any apartment complexes would be further south near the Basalt Creek parkway extension.** See Figure 1.

Figure 1. From https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda_packet_1-19.17_updated.pdf

Scenario

- Dec 2014 Joint Council meeting
- Basalt Creek Parkway jurisdictional boundary
- Tualatin Council



It is not apartments themselves I am opposed to, **but the intended location next to an established neighborhood of single family owned homes.** It has been my experience that apartments have a chilling effect on property values on the adjacent established neighborhood, and will increase crime in the area, where there is almost none now.

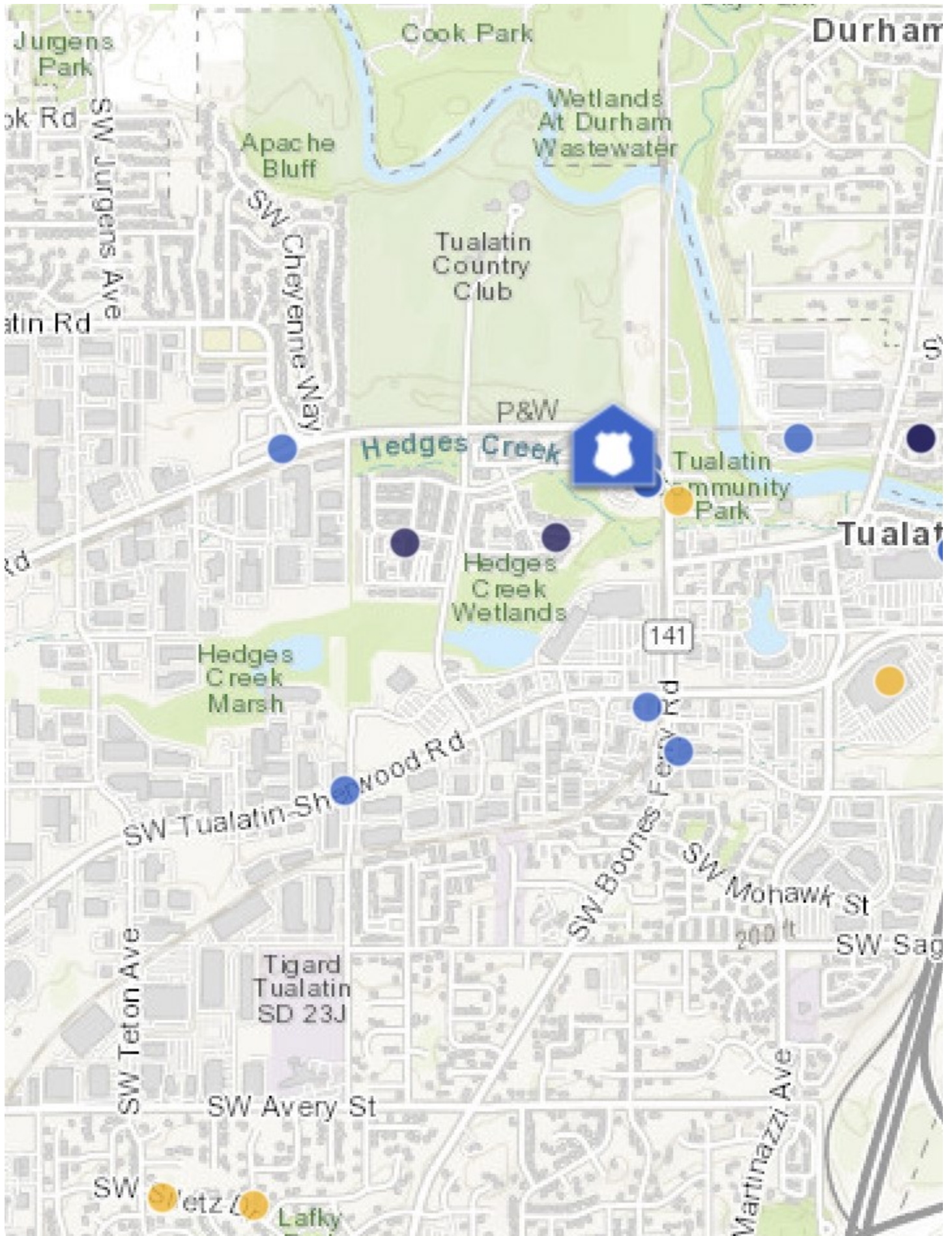
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Figure 2: *Crime Map of Tualatin* (as of date 4/11/2022).



If increased density is the goal, I would not be opposed to a zoning change for **family** owned condominiums (but not speculators for rentals), as there is an inverse relationship between home ownership and criminal activity in a neighborhood.

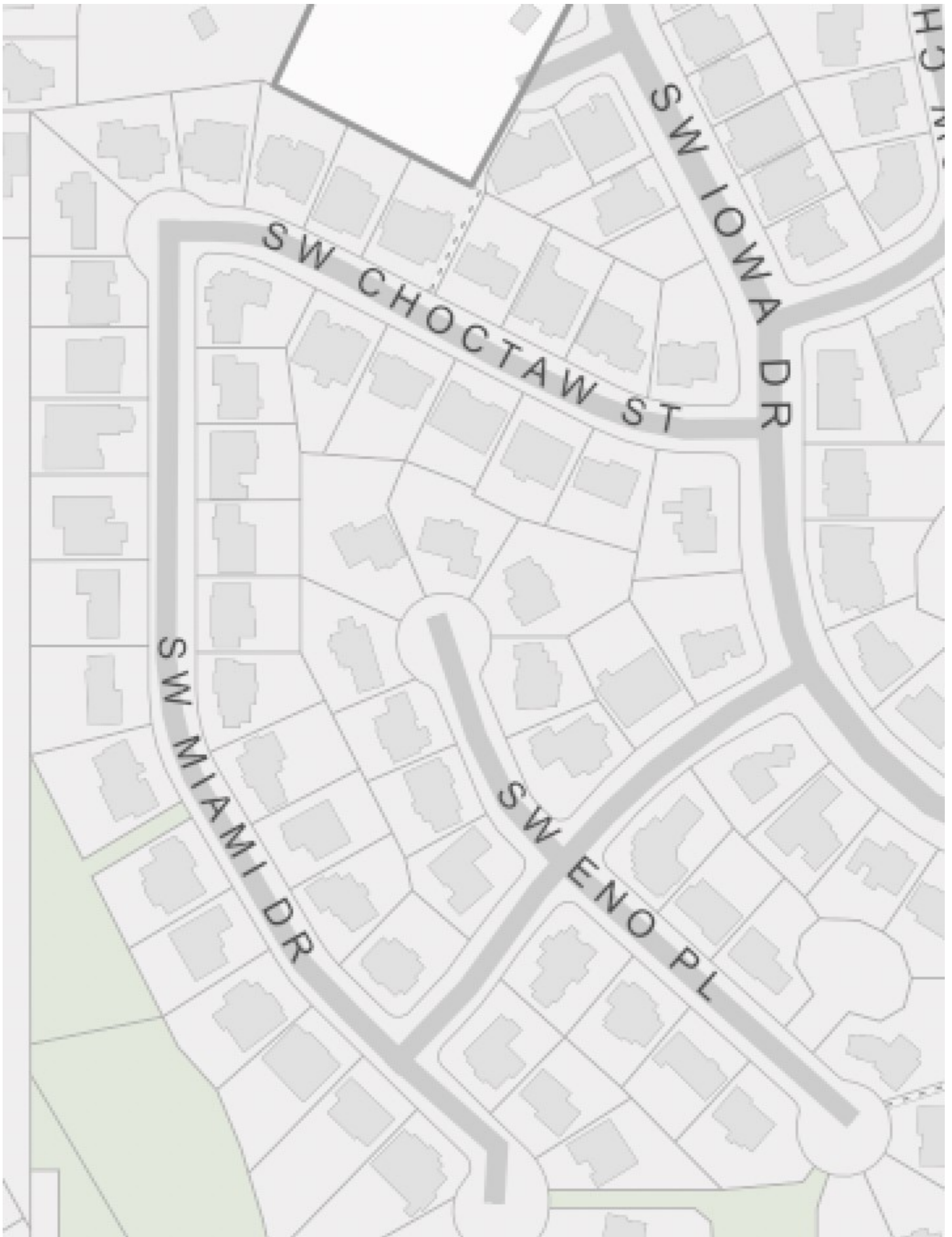
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In closing, I would like to reiterate that building multifamily rental units next to an established neighborhood causes property value loss on neighbors in established neighborhoods through no fault or control of their own.

Thank you for your time and best regards.

Brent Beebe
Tualatin

Figure 3 - Proposed location of Multifamily Rental Apartments



Attachment, AKS letter.

Sent from my iPhone

Madeleine Nelson

From: brian glass <briglass@gmail.com>
Sent: Monday, January 16, 2023 12:49 PM
To: Madeleine Nelson
Subject: Partition application opportunity to comment: PAR22-0002 - 23370 SW Boones Ferry Road Partition

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I oppose the rezoning of the Norwood area site for high rise apartments

I am not generally opposed to new housing opportunities for people, but this particular site seems inappropriate for such a development, from an infrastructure perspective. It doesn't appear there are plans to scale transport & commercial infrastructure to accommodate this development, and so I would support its development elsewhere closer to the center of Tualatin. Prior to living in Norwood, we lived in an apartment closer to the city center where such housing styles make more sense.

Thanks,
Brian Glass
22750 SW 89th Pl, Tualatin, OR 97062

Madeleine Nelson

From: Pastor Brogan Groth <bgroth@horizoncommunity.church>
Sent: Tuesday, February 7, 2023 1:07 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Brogan Groth

Youth Pastor | Tualatin Campus

Horizon Community Church

o: 503.612.6688

a: 23370 SW Boones Ferry Rd. Tualatin, Oregon 97062

w: horizoncommunity.church e: bgroth@horizoncommunity.church



Madeleine Nelson

From: Bruce and Pam Varney <varneyb@comcast.net>
Sent: Friday, October 28, 2022 2:03 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also

adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.
POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan
POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.
POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Bruce Varney
4500 SW Saum Way
Tualatin, OR 97062
503.806.1139 Cell
varneyb@comcast.net

Madeleine Nelson

From: Bryan Haag <Bryan.haag@hotmail.com>
Sent: Sunday, February 5, 2023 11:41 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Bryan Haag
29034 SW Villebois Dr S
Wilsonville, OR 97070
(503)936-1481

Get [Outlook for iOS](#)

Madeleine Nelson

From: Carly J. Cais <carlyjcais@gmail.com>
Sent: Monday, January 23, 2023 1:41 PM
To: Madeleine Nelson
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Dear Ms. Nelson,

I am a long-time resident of Tualatin (bought my house in 2008) and have paid property taxes faithfully every year despite increases, worked in Tualatin, shopped and spent money locally, and am very upset at the idea of rezoning the land behind my house into high-density high-rise and building apartment buildings right behind my neighborhood..

This doesn't belong here in Tualatin. I would not have bought here where I did had I known there would be such a callous disregard for our natural resources.

I heartily **oppose the partition application** because it opens the door to decision after decision by the City, culminating in the approval of the high-density high-rise literally right behind my fence.

You already have Autumn Sunrise. Can't you stop there?

We're not downtown Portland - this is a semi-rural suburban area that cannot support the traffic from even the influx of homes from Autumn Sunrise - let alone high-density residences on the corner. Traffic studies are out of date. They don't take into account current traffic levels in the surrounding areas, and the lack of entry/exit to this small corner on SW Norwood Dr.

Please do not let this partition go through.

Please retain the little natural forest we have left - which are mature trees, providing necessary noise buffer from I-205 and carbon sequestration, that have been standing for over 30 years.

Shouldn't "Tree City USA" comply with **Biden's Executive Order 14072**: "Strengthening the Nation's Forests, Communities and Local Economies" - that cities should consult with state, local, Tribal and territorial governments as well as the private sector, nonprofit organizations, unions, and the scientific community to pursue science-based, sustainable forest and land management?

Can the City prove that this has been done?

What is sustainable about cutting down the entire forest and building high-rise apartments?

Please stand with the residents and stop this partition from happening.

Thank you,
Carly

Full name: Carly Cais

Address: 9340 SW Stono Dr, Tualatin, OR 97062

Tualatin Resident for: 15 years

Madeleine Nelson

From: Carly J. Cais <carlyjcais@gmail.com>
Sent: Wednesday, November 30, 2022 9:33 PM
To: Frank Bubenik
Cc: Ext - Planning
Subject: November 2022 = a great month for Blackout Bubenik and the proposed High-Density High Rise Apartments on SW Norwood

Dear Mayor Bubenik,

Four times this morning, between 2:10am and 5am, we experienced power surges from trees falling on the power lines along SW Norwood Rd.

We lost power 3 times throughout ONE day last month at the first big wind storm that came through here, for the same reason. I lost 8 productive hours of work that Friday since I couldn't connect to the internet and I work from home.

This morning I was woken up FOUR times by four separate power surges, where things powered up and then flickered and shut off afterwards, from 2:10 am to just after 5am. Each time, backup battery kicks on for our ADT system and Zipy internet, which causes loud beeps when the power supply is disrupted. Really fun getting up on each occasion to have to reset the whole system due to surges, I love going into a day with less than 4 hours of sleep....

This is intolerable to have Lennar Homes be so cavalier with our last remaining tree border along Norwood Rd. We as residents requested a pittance of a compromise for the horrendous development that is Autumn Sunrise: just a small buffer zone of trees. Lennar took FAR MORE than they agreed to - and you yourself said at the council meeting on 11/28/22 that **it was not the council's plan for that many trees to be removed!**

We have no recourse now and just have to sit back and have Lennar take the last remaining poor trees down, deal with frequent power outages that literally prevent me earning a living, and put up with this silly plan for a "meandering sidewalk" and "landscaping" in place of a forest that was agreed to as part of the compromise. Where are the forest replanting plans for that area? Why, there are none! We asked for FOREST not a meandering sidewalk. It's insulting and creates more development instead of preserving and replanting ecology critical to the area.

Perhaps you've heard of the 4/22/22 Presidential Executive Order 14072? "Strengthening the Nation's Forests, Communities and Local Economies." The order reiterates the Administration's policy regarding consultation with state, local, Tribal and territorial governments as well as the private sector, nonprofit organizations, unions, and the scientific community to:

pursue science-based, sustainable forest and land management.

This is not science-based, sustainable, or good land management.

And we as residents have to suffer because of poor planning and 0 forest management - and a Mayor going along with all of this.

How do you want to be remembered?

To us here on Stono Drive - you are now "Blackout Bubenik" because it's clear you don't care about what we have to deal with to accommodate these callous, negligent developers and the coming impact of Autumn Sunrise in our backyards.

We're asking for a *reasonable* compromise.

Leave the last part of the forest on Norwood - just like how Norwoodsaysno.org lays out. We're asking for an even smaller *pittance of a pittance* - even call it Bubenik Gardens if you want - but leave the forest where it belongs and please STOP re-zoning into high-density living that the area can clearly not support.

They can't even get the power lines to work right for a few weeks.

How many more problems are going to arise because of this - and how will we all see you, Mayor Bubenik because of it?

Sincerely,
Carly J. Cais
SW Stono Drive, Tualatin resident since 2008

Madeleine Nelson

From: carolina@qhrei.com
Sent: Monday, February 6, 2023 2:22 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Carolina Allen
9655 SW Killarney Lane
Tualatin, OR 97062
503.914.7735

Madeleine Nelson

From: Celine Roy <celineroy@hotmail.com>
Sent: Wednesday, October 26, 2022 8:58 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Together Let's Make Tualatin a Great City

Title of email: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

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Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Céline Roy and Patrick Champagne

Sent from my iPhone

Madeleine Nelson

From: Chad Fribley <kapaluapro@aol.com>
Sent: Tuesday, January 24, 2023 8:29 AM
To: Madeleine Nelson
Subject: Norwood Partition application

Good morning Madeline,

My name is Chad Fribley and I live at 9005 Sw Stono Dr.. Currently I am the Byrom CIO Land Use Officer.

I am writing to you to get on record and express my voice AGAINST the proposed Norwood Partition Application. I, along with many neighbors, are strongly against this project. The City of Tualatin currently has a big traffic issue throughout town but especially in this area. Current development of Autumn sunrise is only going to make problems worse. The position of the city to sit back and wait for the development to finish before makes any improvements to infrastructure, roads and emergency services is not the least bit appropriate. While I have been told that this is how the city has always worked that does not mean that this is how we need to proceed into the future. It is not hard to see the existing problems and project that another 1200 cars are not going to help the situation get better. So looking to develop at such a. Rapid rate without improving road capacity and services is not wise at all.

The other issue with this proposed Partition and future apartment project is the way the developers are trying to get the language changed as it relates to the entire city and not just this project. This to even a casual observer opens the doors to all kinds of potential problems in the future.

I really feel that the city needs to take a hard pause on development projects right now, fix the existing problems and get a better plan for handling all this expansion before any more projects move forward.

In the end we are just asking that you not approve this application, come up with better plans to fix current problems and give serious thought to what best benefits the quality of life for current and future residents.

Thanks,
Chad Fribley

Madeleine Nelson

From: Christian Neighbor <pray4u.christian@gmail.com>
Sent: Wednesday, February 8, 2023 5:46 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sincerely,

Charles Redwing
13250 Eastborne Dr
Oregon City, OR 97045

Sent from my iPhone

Madeleine Nelson

From: Cheryl Hoskinson <godsamongus2@gmail.com>
Sent: Sunday, February 5, 2023 10:36 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Cheryl Hoskinson
3240 Phyllis Ct, Lake Oswego, OR 97035

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Monday, February 27, 2023 8:41 AM
To: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Erin Engman; Cody Field; Ext - Planning; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com
Subject: No High-Rise on Norwood Rd
Attachments: tualatin life.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

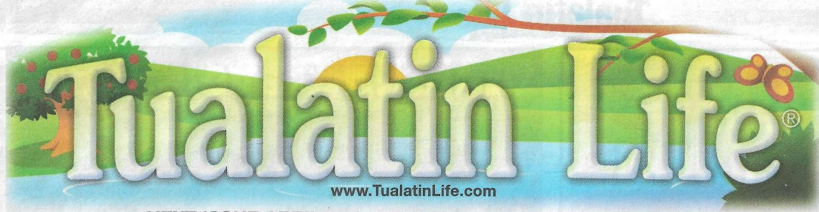
Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

I understand Council is currently receiving training on land use laws and procedures from the planning department. I hope with this training you also understand the significant differences in land use categories allowed in Tualatin. The applicant is first trying to change the Tualatin Development Code to allow the RH-HR zone outside the central urban renewal district making a permanent change to the code (text amendment). In doing so they are also trying to apply the highest density zoning (30 units/acre) in an area surrounded by low and low medium density housing (RL, RML) (plan amendment). The Tualatin zoning map shows, there is no place in Tualatin where a RH-HR zone is adjacent to low and medium low housing. That is why RH-HR was originally designated to the core of Tualatin and called a high-rise. These applications are an obvious play at maximizing profit for both the seller and the buyer at the expense of the community.

I mention these facts because allowing small incremental passes and variances to developers has also created a slippery slope for Tualatin and the Citizens. Developers are starting to see they can get away with whatever they want in Tualatin. The word on the street is that Tualatin approves everything. I want to remind you again, you have almost approved 1000 new housing units in Tualatin and you are in line with the 2019 Housing Need Analysis (HNA). As this developer tries to convince you that Tualatin needs more housing, you have already done your duty. Approving this development will also put the Tualatin's Core Opportunity Initiative in severe jeopardy. A high-rise on Norwood Rd is not in the Public's or the City's best interest.

Also, in general HB2001 goal was to provide equitable middle housing with a variety of options. The key word is "equitable" in my statement as individuals in my opinion are seeking something they can own, rather than paying for rent their entire life.

As you ponder your decision today regarding the annexation application, ANN22-0003 (applied by a corporation), please read this article by a local resident. This is how the community perceives your past decisions that has created what we are dealing with today.



Tualatin Life
www.TualatinLife.com

NEXT ISSUE APRIL 1 • Advertising & Submission Deadline: March 17
WE WANT TO HEAR FROM YOU! Call 503-692-9215 or e-mail: mike@tualatinlife.com

MARCH 2023 TUALATIN'S NEWS MONTHLY 503-692-9215

OPINION

Tualatin Life welcomes Letters to the Editor on various topics affecting Tualatin. Letters should be limited to 500 words and emailed to mike@tualatinlife.com.

Norwood Road Zoning Change

BY BOB TAYLOR

This all started when the City approved the Plambeck apartment project, where developers requested to bypass the city zoning for height restrictions. It's mind-boggling why this request was ever approved and set into motion a precedent that is unfolding recklessly. A money grab from non-local developers disguised as building "affordable housing," when in fact, they are salivating at the opportunity to build high-end apartments and townhomes in the suburbs (openly advertising as such), which were never designated for such developments. They are asking the City to change zoning to expand the area for such developments,

when the designated area already has plenty of lands available for these developments. These developers can't command high-end prices in these designated areas – this is a money grab – not "affordable housing."


They are requesting a change in the language of current zoning – specifically "CHAPTER 44 HIGH-DENSITY HIGH RISE ZONE (RH-HR) TDC 44.100" as follows:

The purpose of the High-Density High Rise (RH-HR) zone is to provide areas of the City that are suitable for high-density apartments or condominiums.

The original proposal the City approved on the Plambeck apartments on Norwood was good. It met the City's broader planning objectives for affordable housing, was within City codes, aesthetically appealing, and not detrimental to neighborhoods' property rights. But later, the developers said, "the property was difficult to develop due to challenging topography," and requested a "variance" to increase to 4 stories (2 stories about the zoning laws). That "argument" has been proven false. All anyone has to do is look at the Lennar new home development on Norwood (adjacent to this project) – I walked the cleared land before improvements – the topography revealed tremendous up & down elevation changes no different than what the adjacent Plambeck original development plan faced. While I'm not a fan of Lennar and how they removed their promised "tree preservation zone" (a whole other issue that should never have occurred), Lennar validated the ability to work within those parameters and the existing building codes. The Plambeck developers who purchased

the property knew the topography before they bought it, they just wanted to change the rules & the City obliged.

It's simply wrong that this project was approved and what appears to be leading to similar projects being approved. These developments are not benefitting those in need of affordable housing. They only add to an already extremely congested traffic area (trying to bypass I-5 rush hours) while benefitting developer's bottom line at the expense of neighbors of Norwood. We can hire lawyers, but it's time to ask our elected officials to represent the residents of Tualatin – not the non-local, money-grabbing developers!



Bob Taylor has lived in the Tualatin area since 1978.

Article is also attached.

Thanks,

-Chris McReynolds

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Friday, January 6, 2023 8:30 AM
To: Sherilyn Lombos
Cc: Steve Koper; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Madeleine Nelson; Erin Engman; Cody Field; holly@tualatinlife.com; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wwweek.com; Octavio Gonzalez
Subject: Re: No High Rise Zone on Norwood

Dear City Manager, Sherilyn Lambos;

You currently are the deciding factor for what will happen to the future of Norwood and the community. Since the planning department received a partition application for the address of 23370 SW Boones Ferry Rd, it requires a TYPE II review procedure and the decision comes down to you. We hope you deny the request as it is clear what will happen if approved. If you do not already know, your decision will start the process for AKS and Vista to submit a text amendment to change code language in Tualatin Development Code, so they can apply a High-Rise zone 'elsewhere' in the city. This was clearly stated in the partition application. The plan and text amendment application may also already be with the city per the planning department's response to the applicant. Therefore, Ms. Lambos...we ask you to not approve this partition request and stop the process from even happening.

[PAR22-0002 - 23370 SW Boones Ferry Road Partition | The City of Tualatin Oregon Official Website.](#)

Clear intent for a RH-HR text and plan amendment change as stated in partition application:

Partition`

The existing Horizon Community Church and Christian School campus is located on a ±38-acre lot (Tax Lot 106 of Washington County Assessor's Map 2S135D). This Partition application is to divide the existing lot into two parcels, resulting in a ±30-acre parcel for the school and church campus (Parcel 1) and an ±8.2-acre parcel planned for future multifamily housing (Parcel 2).

Map and Text Amendment

In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW

Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

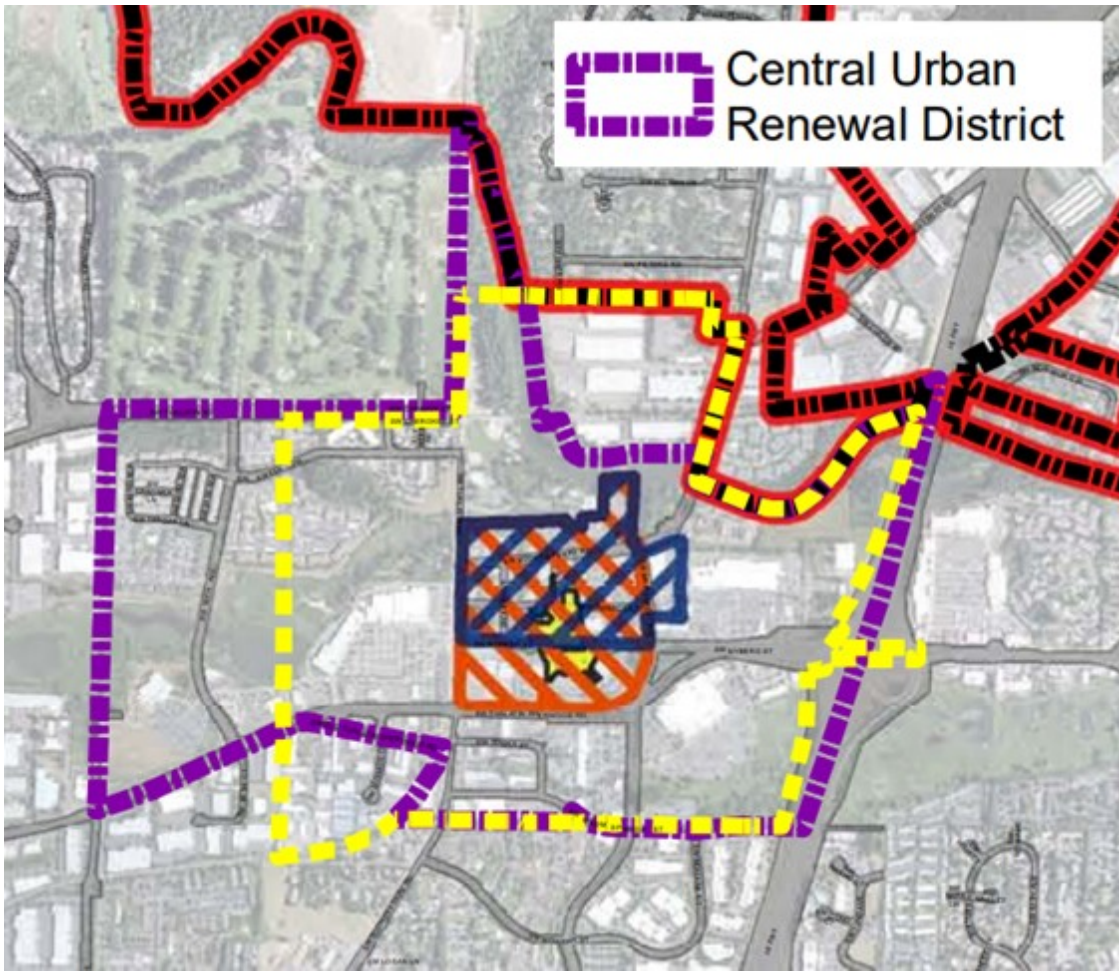
Decision body for partitions:

Excerpt of Table 32-1—Applications Types and Review Procedures						
Application/Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood/Developer Mtg Required	Applicable Code Chapter
Annexations • Quasi-judicial	TDC 32.260	CC	LUBA	Yes	Yes	TDC 33.010
Architectural Review • Multifamily Housing Projects 100 units and above (or any number of units abutting a single family district)	III	ARB	CC	Yes	Yes	TDC 33.020
Land Divisions • Property line adjustment (PLA)	I	CM	Circuit Court	No	No	TDC Ch 36
• Partitions (limited land use)	II	CM	CC	Yes	Yes	TDC Ch 36
Map or Text Amendments for a specific property	IV-A	CC	LUBA	Yes	Yes	TDC 33.070
* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).						

Response: As described in Table 32-1, a Partition application is subject to a Type II procedure and the City Manager is the decision-making body. As discussed above in the Executive Summary, Annexation and Map/Text Amendment applications are being submitted concurrent with this Partition application and will be processed separately. Planned future improvements are anticipated to be reviewed with separate Architectural Review applications.

Current TDC code language: High-rises are reserved for the core only:

TDC 44.100. - Purpose. The purpose of the High-Density High Rise (RH-HR) zone is to provide areas of the City within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers.



Your decision:

The ramifications of your decision will be lasting if you approve this partition, as the core of Tualatin is not even fully developed. This is not just a simple partition request. The future text amendment if granted will allow developers the opportunity to apply for high rise zones anywhere in the city. An example, instead of a 35% increase in housing density at Tualatin Heights apartments, a developer could apply for even higher densities. To also give you an idea, housing density around Norwood would increase by 300% to 500% based on current zoning. Not to mention losing land for schools and supporting infrastructure with this zone change. This also sets a precedent for the developer to continue this egregious practice of 'jamming' housing in areas, solely to maximize profit.

We also know the city has known about this plan since July of 2022 and has not impeded the process during the pre-application meeting. If this partition application is approved, it will also show that developers are more important to the city than the residents of Tualatin. It would also seem the city is only interested in building tax revenue versus serving the people.

Do not defer your responsibility on this decision. It is critically important to the future of the area and Tualatin as a whole. Do not let developers take control and run our city.

Sincerely,

Chris McReynolds

On Tue, Jan 3, 2023 at 10:53 AM Madeleine Nelson <mnelson@tualatin.gov> wrote:

Good Morning,

Thank you for your patience. The applications for ANN 22-0003 and PAR 22-0002 have been deemed complete and the website has been updated to include all submitted application materials. The application materials can be accessed in a digital format through the links below;

[ANN 22-0003 – 9300 SW Norwood Road Annexation](#)

[PAR 22-0002 – 23370 SW Boones Ferry Road Partition](#)

Thanks,

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

From: Chris McReynolds <chris.mcreynolds1@gmail.com>

Sent: Thursday, December 22, 2022 1:01 PM

To: Keith Leonard <kleonard@tualatin.gov>

Cc: Steve Koper <skoper@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Joel Augee <joelaugee@gmail.com>; Catherine Holland <tualatincio@gmail.com>; Nicole J. Morris <NMorris@tualatin.gov>; Sherilyn Lombos

Mayor of Tualatin

fbubenik@tualatin.gov

Cell: 971.420.7443

This e-mail, including attachments, is intended for the exclusive use of the addressee and may contain proprietary, confidential, or privileged information. If you are not the intended recipient, any dissemination, use, distribution, or copying is strictly prohibited. If you have received this e-mail in error, please notify me via return e-mail, permanently delete the original message, and destroy all copies.

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Wednesday, November 30, 2022 10:34 AM
To: Sherilyn Lombos <slombos@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>; Teresa Ridgley <tridgley@tualatin.gov>; Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>; Madeleine Nelson <mnelson@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Cody Field <cfield@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Catherine Holland <tualatincio@gmail.com>; holly@tualatinlife.com <holly@tualatinlife.com>; mike@tualatinlife.com <mike@tualatinlife.com>; mmiller@pamplinmedia.com <mmiller@pamplinmedia.com>; amesh@wweek.com <amesh@wweek.com>
Subject: Re: No High Rise Zone on Norwood

Dear Mayor 'Blackout' Frank Bubenik,

I understand it seems legacy is important to you since around 2021-2022, during the mid-peak of COVID, you changed term limits for extending a council member's term in office if the person was going to run for mayor. This directly affected you at the time. Five Council members, including you, decided that it was easier to put this on a ballot versus people petitioning it first as the city's bylaws instructed, citing public safety because of COVID. I bring this up to you now because this seems directly related to how you are forming your legacy for the future.

To elaborate, today your legacy will be known by thousands as Mayor 'Blackout' Frank. The reason I say this is because at 2:40am this morning, thousands of people for the fourth time in the last month lost power due to weakened trees falling on power lines from the Autumn Sunrise development. My three-year-old daughter, scared, woke me up in the middle of the night because of loud crashing noises echoing throughout the neighborhood, caused by the faulted power lines. During the council meeting on 11/28/22 you indicated it was not the council's plan for that many trees to be removed. Unfortunately, that is not an excuse as the city now owns the plan. Council voted in favor of the plan unanimously, 7-0. The planning director recommended the plan, and the planning commission envisioned the plan, who, by the way, was selected by council as well. The caveat to all of this is it could have all been avoided if the planning commission's plan was followed. You see, the commission indicated that 59 acres of land would be dedicated to RML zoning per Ordinance 1418-19 or 59.83 acres to be exact. The current Autumn Sunrise development that council and you unanimously approved, was for 62 acres and 407 homes. Those approximate two acres in excess, could have easily been placed as a reserve buffer along Norwood, instead of jamming as many houses on that plot of land. Heaven forbid reducing the number of homes being built to 390, instead of 407...

I leave you with what you want your legacy to be. Today, thousands will have a different idea of what you might want your legacy to be perceived as in the end. I suggest saving the last part of Norwood forest and reserve it for Norwood Park and Community Gardens, as the website norwoodsaysno.org is saying to do.

Council, say no to the text amendment change for a high-rise on Norwood Rd.

Tualatin Life Article about term limits

[Tualatin City Council moves forward with term limits measure - Tualatin Life](#)

CIO petition for term limits

[Petition · Require Signatures for Term Limits Change · Change.org](#)

FB group against changing term limits

[Tualatin Voices United | Facebook](#)

Tualatin CIO Report about norwoodsaysno.org

[Tualatin CIO President's Report - Tualatin Life](#)

Ordinance 1418-19 Exhibit for the Basalt Creek Master Plan Development Types (attached)

Term Limit exhibit (attached)

Picture of more trees cut (11/30) to restore power (attached)

AKS Engineering and Forestry Plan Text Amendment Change (attached)

Regards,

-Chris McReynolds

On Mon, Nov 21, 2022 at 10:48 AM Chris McReynolds
<chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

Because poor planning regarding the median zone on Norwood Rd Lennar Homes has indicated all the native trees adjacent to Norwood will be removed due to "Safety Concerns." This could have been avoided if the project was actually regulated per plan and an adequate buffer of trees was left instead of trying to jam as many homes as possible on the parcel.

The community has little faith in regards to the planning department watching out for the needs of the residents. This applies to all current and future projects with Tualatin.

More reasons to say no to an RH-HR zone along Norwood Rd.

Sincerely,

-Chris McReynolds

On Fri, Nov 4, 2022 at 4:31 PM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Third time today along with 1400 other people. Now there is major damage to the lines on the road...

[20221104_160349.mp4](#)

Sincerely,

Chris McReynolds

On Fri, Nov 4, 2022 at 2:30 PM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

I sit here in the dark again because of your poor planning. Please notify AKS Engineering & Forestry and the general contractors of Autumn Sunrise that over harvesting the forest is unacceptable and causing damage and loss of productivity to the surrounding neighborhoods.

Sincerely,

Chris McCreynolds

On Fri, Nov 4, 2022 at 10:25 AM Chris McReynolds
<chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

Due to the removal of 33 acres of trees and poor master planning a power outage occurred today for 1400 Tualatin residents. More reasons to stop removal of trees on Norwood and say no to a RH-HR zone.

Sincerely,

Chris McReynolds

On Mon, Oct 31, 2022 at 3:16 PM Chris McReynolds
<chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

It is extremely poor planning to perform a traffic study on Boones Ferry after the Basalt creek residential zones are built out. This is proof that the city has no plan to provide proper infrastructure, especially when the current Autumn Sunrise and Plambeck traffic studies indicate a failed study. It is also a waste of taxpayers dollars as we already know our road infrastructure is lacking with the current residential load, through 2026. Even more reasons to say no to the text amendment change to RH-HR for tax lot 106, 108 and annexation of Washington county. This is also proof that the city is failing to uphold the requirements of housing choices bill 2001.

“They (Cities) are also able to make sure that new housing is built with adequate infrastructure such as water, sewer, and roads. Cities are required to provide supporting infrastructure and the law directs DLCD to help cities figure out how to address their infrastructure gaps.”

Sincerely,

Chris McReynolds

[Traffic_Fail.jpg](#)

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Friday, January 20, 2023 7:16 AM
To: Steve Koper
Cc: Sherilyn Lombos; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Kim McMillan; Madeleine Nelson; Erin Engman; Cody Field; Octavio Gonzalez; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com
Subject: Re: No High Rise Zone on Norwood

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

After attending the planning commission meeting yesterday regarding the land use changes for the Basalt Creek MP zone, it saddens me to see that when a developer flashes money, individuals in the planning department gush at the first opportunity and are willing to change code language to make it happen. I hope the commission and council really think about my testimony on record. As commissioner Bachhuber mentioned, why accept the first development plan? The land is extremely valuable. During the meeting the commission even indicated the immense challenges with traffic, environment and local residents.

I also want to remind everyone of all the housing projects that have already been approved. Please slow down and address the obvious concerns we all see in this city. Please do not white wash them for bullying developers. There will always be an opportunity. The Basalt Creek Urban renewal plan is a 20-year plan, not a today plan...

Council, please do not let developers do the same on Norwood Rd. Do not let them bully you into a zone change just because they have money. As I said before, do not let developers run our city.

Say no to a plan/text amendment change on Norwood Rd.

Sincerely,

-Chris McReynolds

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Friday, January 27, 2023 11:46 AM
To: Madeleine Nelson
Subject: Re: Opposed to PAR22-0002 - 23370 SW Boones Ferry Road Partition

Thanks Madeleine,

I still oppose the partition since this is linked to a plan/text amendment change in the future. Please submit this as record.

-Chris

On Fri, Jan 27, 2023 at 11:43 AM Madeleine Nelson <mnelson@tualatin.gov> wrote:

Good Morning,

The written notice of application and opportunity to comment is relative to the date of the issuance of the decision. For the PAR22-0002 application, the City must provide notice no fewer than 14 days before making a decision to allow the opportunity for written comments. The [Type II Procedures](#) will be followed for the Partition application.

The applicant does need to post signs to the subject site, but the sign posting has no relationship to the public notice period. The PAR22-0002 application was deemed complete on December 22, which was after the signs were posted.

Thanks,

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Friday, January 27, 2023 9:53 AM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: Opposed to PAR22-0002 - 23370 SW Boones Ferry Road Partition

Ms. Nelson,

The applicant failed to notify the public within a timely manner per TDC32 when posting signage at the property site. The partition application was received by the city on November, 16th, 2022. A sign was not posted until December 15th, 2022. This information was withheld from the public for 19 days.

PRIOR TO APPLICATION SUBMITTAL

- Attend a Pre-Application Meeting (TDC 32.110)
- Notice and host a Neighborhood/Developer Meeting (TDC 32.120)

Following submittal of the application, the applicant must post a sign on the subject property to provide notice of the pending land use application.

[certificate_of_sign_posting.pdf \(tualatinoregon.gov\)](#)

This is grounds that this decision process must be delayed for a minimum of 19 days based on the time passed for the required public notice.

Please use my email chris.mcreynolds1@gmail.com for future correspondence regarding this matter.

Thanks,

-Chris McReynolds.

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Monday, February 6, 2023 7:07 AM
To: Steve Koper
Cc: Sherilyn Lombos; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Kim McMillan; Madeleine Nelson; Erin Engman; Cody Field; Octavio Gonzalez; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com
Subject: Re: No High Rise Zone on Norwood

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

It has come to my attention that Horizon has indicated to their congregation the next deadline for comment is February 13th. The notice the public received in the mail for the annexation hearing is on Feb 27th (below). Either this is misinformation or the city or Council is discussing/working with the applicant. Mayor Bubenik, as you made it clear to me and others, the city cannot comment on this application until the hearing. Here is the code section for reference. If this is regarding the partition application the deadline has already passed to provide comments.

(1)

Procedure Type—Annexations.

(a)

Quasi-Judicial Annexations will be conducted by City Council under the Type IV-A process in TDC [32.240](#), as modified by this Section. The 120-day rule does not apply to annexations.

This is also a reminder that if the plan/text amendment application has been reviewed, post the information on the website. I can perform another public records request however, I think it is a waste of time at this point. 30 days will pass on 2/12 which Mr. Koper indicated was the time frame requirement to process this application.

Again, Council, say no to a high-rise on Norwood Rd. It does not comply with any of your planning documents within the Basalt Creek Comprehensive Plan. The highest density residential zone (RH-HR) per the city's code definitions can only be applied in the core. If you continue down this path you are letting developers do what they please and you are also not in compliance with HB2001 and missing the point. The intent was not to "jam" housing in every green space, but to provide housing "Choices."

Originally, If infrastructure funding was an issue, you could have easily applied for an extension to HB2001 however, now the deadline has passed per the bill.

On the corner of Norwood and Boones Ferry you approved 521 single family and multifamily housing units and the destruction of a 33 acre forest by clear cutting. What is another three acres of trees? We only lost a million acres during Oregon's 2020 wildfires.

When you look at this holistically the lack of infrastructure planning should not be put on the citizens as a burden to deal with. We hope we are not just tax revenue to you because at this point it sure feels like it. Council's standard of care to serve the citizens of Tualatin seems to have significantly lost perspective, especially if this zone change is approved...

Housing Choices (Housing Transition Likely Gradual)

While the law allows more housing types, DLCD expects the choices to be gradual. Cities have allowed some of these housing types for decades. Not many have been built. Local knowledge of

Infrastructure-Based Time Extension (IBTER)

On August 5, 2020 LCDC adopted administrative rules (OAR 600-010-0100) that allow cities affected by House Bill 2001 to apply for an Infrastructure delay enactment of middle housing requirements in areas with storm drainage, or transportation facilities. Cities interested in Infrastructure-Based Time Extension must submit an application to DLCD for review. The application should address the timeline for remedying the deficient infrastructure, how to allow middle housing in other areas of the city, and how the application may impact opportunities for people who experience a disproportionate burden.

NOTICE IS HEREBY GIVEN that an application for Annexation (ANN 22-0003) will be heard by City Council:

Monday, February 27th, 2023

Tualatin City Services Building
10699 SW Herman Road

To view the application material
www.tualatinoregon.gov/pro

TO PROVIDE COMMENTS:

Email: mnelson@tualatin.gov
Phone: 503-691-3027

Mail: Planning Division
Attn: Madeleine Nelson
10699 SW Herman Road
Tualatin, OR 97062

Sincerely,

-Chris McReynolds

On Fri, Jan 20, 2023 at 7:15 AM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

After attending the planning commission meeting yesterday regarding the land use changes for the Basalt Creek MP zone, it saddens me to see that when a developer flashes money, individuals in the planning department gush at the first opportunity and are willing to change code language to make it happen. I hope the commission and council really think about my testimony on record. As commissioner Bachhuber mentioned,

Madeleine Nelson

From: Chris McReynolds <chris.mcreeynolds1@gmail.com>
Sent: Friday, February 10, 2023 9:28 AM
To: Steve Koper
Cc: Sherilyn Lombos; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Kim McMillan; Madeleine Nelson; Erin Engman; Cody Field; Octavio Gonzalez; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com
Subject: Re: No High Rise Zone on Norwood
Attachments: 8723 ExC 20221228 Application Forms.pdf

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

I hope the city is parsing out testimony for the partition and annexation applications as residents that do not even live in Tualatin are commenting. I also wanted to fill in the blanks regarding this generic letter from Horizon Community Church that you may be receiving.

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties,

The application sent on 1/9/2023 by AKS Engineering and Forestry LLC on behalf of Horizon Community Church, Norwood Horizon Holdings LLC and Vista Residential Partners LLC is to apply a RH-HR (high-rise) zone. This changes the land use zoning on Norwood from Institutional and RL (lowest residential density per TDC) to the highest land use zone category in Tualatin (RH-HR). That is a 500% increase in density.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents.

Tualatin has already approved 891 housing units that have not even been completed yet.

1. 407 single family and multifamily homes (Autumn Sunrise)
2. 114 affordable apartments (Plambeck Apartments)
3. 256 apartments (Commons on the River)
4. 114 apartments (Tualatin Heights, RMH zone change)

5. 45 townhomes (Alden apartments, under review. Not included in the total)

Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

With the variety of housing units already approved, I would think individuals would be able to find something affordable. 54% of the projects the City has already approved are multifamily units.

Please approve these two land use applications.

If you approve these applications, this will indicate that tax revenue is more important to the City than the residents and community...the City has no plan for infrastructure upgrades...and you are also ok with clear cutting another three acres of trees...Say no to a high-rise on Norwood Rd.

ADD NAME, ADDRESS AND PHONE NUMBER

RH-HR application is attached.

Sincerely,

Chris McReynolds

On Tue, Feb 7, 2023 at 8:19 AM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

We are trying to respectfully follow the city's process with land use changes, but there seems to be little oversight or defined process. There is a new neighborhood developers sign on Norwood Rd with no information associated. We hope the city is being transparent with the public regarding this project.

Consider this a public records request. I will also fill out a formal request:

- 1. The deadline to provide written comments for the annexation application since there is none listed on the notice the public received.**
- 2. The decision on the partition application**
- 3. The plan/text application documents**
- 4. The documents and agenda associated with this new neighborhood development meeting on 2/21/2023**

[Neighborhood / Developer Meetings | The City of Tualatin Oregon Official Website](#)

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Monday, February 13, 2023 9:45 AM
To: Steve Koper
Cc: Sherilyn Lombos; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Kim McMillan; Madeleine Nelson; Erin Engman; Cody Field; Octavio Gonzalez; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com
Subject: Re: No High Rise Zone on Norwood

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

I will let this proposed text amendment speak for itself submitted by AKS Engineering and Forestry LLC, on the behalf of Horizon Community Church, Norwood Horizon Holdings LLC, and Vista Residential Partners LLC. Again, a developer is trying to remove restrictions in Tualatin Development Code to build what they want with little regard to the residents...

CHAPTER 44 HIGH DENSITY HIGH RISE ZONE (RH-HR)

TDC 44.100. Purpose.

The purpose of the High Density High Rise (RH-HR) zone is to provide areas of the City ~~within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club~~ that are suitable for high density apartment or condominium ~~s-towers~~.

[application_form_narrative.pdf \(tualatinoregon.gov\)](#)

As I have said in the past, codes have a purpose to protect the residents, the environment and the city. It is ok to say no... Do not let developers run our city. Say no to a high-rise on Norwood Rd. We are more than tax revenue...

Sincerely,

Chris McReynolds

On Fri, Feb 10, 2023 at 9:28 AM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

I hope the city is parsing out testimony for the partition and annexation applications as residents that do not even live in Tualatin are commenting. I also wanted to fill in the blanks regarding this generic letter from Horizon Community Church that you may be receiving.

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4. 114 apartments (Tualatin Heights, RMH zone change)
5. 45 townhomes (Alden apartments, under review. Not included in the total)

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Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Monday, October 17, 2022 8:24 AM
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field
Subject: Norwood for Smart Zoning Practices
Attachments: 1875_001 (1).pdf

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a homeowner in Tualatin Woods of ten years, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new Autumn Sunrise development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall these properties are better suited for this type of zoning with local transit, child care, retail and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though the Autumn Sunrise development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5. See Exhibit A.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at capacity, especially the local Edward Byrom Elementary school, where my children and many other families' children I know attend. With the addition of the Autumn Sunrise development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area

once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone. See Exhibit B for more detail.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, child care and easily accessible public transportation. Seeing how fast Autumn Sunrise is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies;

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

See Exhibit C for more details on a proposed alternate plan.

I, and fellow residents of Tualatin Wood's community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As AKS Engineering and Forestry applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

Link below provides the exhibits for reference regarding our concerns.

 [Norwood Woods and Community for Smart Zoning Pr...](#)

Sincerely,

Chris McReynolds

22720 SW 87th Pl

Tualatin, OR 97062

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Thursday, October 20, 2022 8:43 AM
To: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning
Subject: Norwood For Smart Zoning Practices

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

We have not seen a response, even a generic one regarding our concerns and objections of the text amendment change request for high density high rise (RH-HR) on Norwood Rd. I will make this email as straightforward as possible. There is already approximately 18 acres of RH-HR land zone for high rise apartments near our central transit station and Tualatin Community Park. It would be most judicious to place Plambeck Gardens apartments in that location which is within walking distance of transit, jobs, grocery stores, retail, and government services.

An RH-HR zone on Norwood Rd. also goes against the Planning Commissions Basalt Creek Ordinance No 1418-19.

“Development Types---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.”

Though Ordinance No 1418-19 mentions a RH zone, this does not equate to an RH-HR zone, which leaves the door open to unrestricted building heights.

Norwood For Smart Zoning Practices is not here to create problems, but to explore solutions that benefits our current and future residents. We have also requested meetings with the planning department and we are more than happy to discuss this with the planning commission. Consider this written testimony regarding this issue.

Sincerely,

Norwood For Smart Zoning Practices

Chris McReynolds

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Monday, October 31, 2022 3:17 PM
To: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning
Cc: tualatincio@gmail.com
Subject: No High Rise Zone on Norwood

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

It is extremely poor planning to perform a traffic study on Boones Ferry after the Basalt creek residential zones are built out. This is proof that the city has no plan to provide proper infrastructure, especially when the current Autumn Sunrise and Plambeck traffic studies indicate a failed study. It is also a waste of taxpayers dollars as we already know our road infrastructure is lacking with the current residential load, through 2026. Even more reasons to say no to the text amendment change to RH-HR for tax lot 106, 108 and annexation of Washington county. This is also proof that the city is failing to uphold the requirements of housing choices bill 2001.

“They (Cities) are also able to make sure that new housing is built with adequate infrastructure such as water, sewer, and roads. Cities are required to provide supporting infrastructure and the law directs DLCDC to help cities figure out how to address their infrastructure gaps.”

Sincerely,

Chris McReynolds

 [Traffic_Fail.jpg](#)

SUMMARY AND RECOMMENDATIONS

The traffic study for the Plambeck Gardens development containing 116 affordable housing apartment units has been prepared to determine the potential impacts at several study intersections along SW Boones Ferry Road. Development of the site is expected to generate a net of 612 daily trips, 41 AM peak hour trips, and 49 PM peak hour trips.

The traffic analysis has determined the following results.

- The intersection sight distance standard (450 feet) on SW Boones Ferry Road at the proposed Street 'H' approach is met in both directions.
- The capacity analysis determined that the Iowa Drive intersection on SW Boones Ferry Road is failing. The stop controlled intersection currently operates LOS 'F' in the peak hours and will continue to fail through the year 2026 total traffic scenario. The condition can be mitigated if a traffic signal is installed. As the signal warrant is not met, the crash history is very low (crash rate = 0.22 MEV/year), and traffic associated Plambeck Gardens will not be distributed on the Iowa Drive approaches installing a traffic signal is not recommend in conjunction with the proposed development.
- The Norwood Road stop controlled intersection will experience failing conditions (LOS 'F') in the year 2026 background and total traffic scenarios. To mitigate the situation will require the installation of a traffic signal. The peak hour signal warrant is met in the year 2026 background and total traffic scenarios. The crash rate of 0.19 crashes/MEV is well below the threshold rate of 1.0 MEV/year. Installation of a signal is not recommended in conjunction with the proposed development as the signal warrant is met due to the background traffic conditions and Plambeck Gardens will distribute only two trips in the worst case AM peak hour on the westbound approach.
- According to the analysis it will be necessary to provide a right turn lane and curb return radius for northbound traffic making a right turn from SW Boones Ferry Road onto Street 'H'. The safety considerations include the roadway approach volume, number of right turns, and vehicular travel speeds along SW Boones Ferry Road. The turn lane will be built as part of the Autumn Sunrise Subdivision development.
- Review of the intersection crash data furnished by ODOT documented that none of the study intersections experienced a rate greater 0.22 MEV/year and therefore no safety improvements are recommended at the existing locations.
- The Street 'H' approach at SW Boones Ferry Road will need to be controlled with a stop sign and stop bar pavement marking as part of the Autumn Sunrise Development.

- The site's access occurring at Street 'H' on SW Boones Ferry Road will be built in conjunction with the Autumn Sunrise Subdivision development project.
- No other intersection improvements are recommended on SW Boones Ferry Road in conjunction with the Plambeck Gardens development at the study intersections including Day Road, Norwood Road, and Iowa Drive.

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Friday, November 4, 2022 4:31 PM
To: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning; Catherine Holland
Subject: Re: No High Rise Zone on Norwood

Third time today along with 1400 other people. Now there is major damage to the lines on the road...

 20221104_160349.mp4

Sincerely,

Chris McReynolds

On Fri, Nov 4, 2022 at 2:30 PM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

I sit here in the dark again because of your poor planning. Please notify AKS Engineering & Forestry and the general contractors of Autumn Sunrise that over harvesting the forest is unacceptable and causing damage and loss of productivity to the surrounding neighborhoods.

Sincerely,

Chris Mcreynolds

On Fri, Nov 4, 2022 at 10:25 AM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

Due to the removal of 33 acres of trees and poor master planning a power outage occurred today for 1400 Tualatin residents. More reasons to stop removal of trees on Norwood and say no to a RH-HR zone.

Sincerely,

Chris McReynolds

On Mon, Oct 31, 2022 at 3:16 PM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

It is extremely poor planning to perform a traffic study on Boones Ferry after the Basalt creek residential zones are built out. This is proof that the city has no plan to provide proper infrastructure, especially when the current Autumn Sunrise and Plambeck traffic studies indicate a failed study. It is also a waste of taxpayers dollars as we already know our road infrastructure is lacking with the current residential load, through 2026. Even more reasons to say no to the text amendment change to RH-HR for tax lot 106, 108 and annexation of Washington county. This is also proof that the city is failing to uphold the requirements of housing choices bill 2001.

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Sincerely,

Chris McReynolds

 [Traffic_Fail.jpg](#)

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Monday, November 21, 2022 10:48 AM
To: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning; Catherine Holland
Subject: Re: No High Rise Zone on Norwood
Attachments: Lennar.jpg; Lennar-1.jpg

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

Because poor planning regarding the median zone on Norwood Rd Lennar Homes has indicated all the native trees adjacent to Norwood will be removed due to "Safety Concerns." This could have been avoided if the project was actually regulated per plan and an adequate buffer of trees was left instead of trying to jam as many homes as possible on the parcel.

The community has little faith in regards to the planning department watching out for the needs of the residents. This applies to all current and future projects with Tualatin.

More reasons to say no to an RH-HR zone along Norwood Rd.

Sincerely,

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Sincerely,

Chris McReynolds

 [Traffic_Fail.jpg](#)

LENNAR®

November 14, 2022

RE: Tree Removal and Replanting along SW Norwood Road within Autumn Sunrise

Dear Property Owner/Neighbor:

As you are likely aware, several trees along SW Norwood Road adjacent to the Autumn Sunrise subdivision were damaged and/or fell during the recent rainstorm on November 4, 2022. The fallen trees caused power outages and Portland General Electric (PGE) was called out to the site. Additional trees were trimmed by PGE after they were determined to be dangerous.

These trees were originally planned to be retained as part of the Autumn Sunrise subdivision design that was approved by the City of Tualatin in December 2021 and is currently under construction. The trees were located within a 60-foot landscape area that was designed to maintain a cohesive landscape corridor along SW Norwood Road. This landscape buffer design included the retention of these trees, as well as the planting of additional trees and shrubs after construction of the roadways and utilities is complete.

As a result of the damage from the storm, the remaining trees within the Autumn Sunrise open space tracts along SW Norwood Road have been deemed by arborists at both PGE and AKS Engineering to be hazardous and present a danger to the public. The City of Tualatin Development Code considers these to be emergency conditions that necessitate the immediate removal of the trees. Therefore, given the above and having consulted with City staff, the trees are planned to be removed this week under the emergency provision of the Tualatin Development Code Section 33.110.(6).

Attached to this letter is an updated landscape and open space plan for Tracts A, E, and F along SW Norwood Road. The landscape plan includes numerous evergreen and deciduous trees, as well as shrubs and street trees. The multi-use pathway is now designed to meander within the buffer to further enhance the pedestrian and cycling experience. The goal of the replanting design is to provide a soft natural edge to the neighborhood that will further benefit the community as the plantings mature.

Lennar Northwest desires to create a thoughtful neighborhood that will serve the community well into the future and is committed to continue to work with the City and be a good neighbor to the existing residents in Tualatin. Please let us know if you have any questions.

Sincerely,
LENNAR NORTHWEST, LLC.



Andrew Davis
Project Manager

Cc: File

11807 NE 99th Street • Suite 1170 • Vancouver, WA • Phone: 360-258-7900 • Fax: 360-258-7901

LENNAR.COM



AUTUMN SUNRISE SW NORWOOD ROAD OPEN SPACE TRACTS LANDSCAPE PLAN

11/11/2022 NTS

Madeleine Nelson

From: Chris McReynolds <chris.mcreynolds1@gmail.com>
Sent: Wednesday, November 30, 2022 10:34 AM
To: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning; Catherine Holland; holly@tualatinlife.com; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com
Subject: Re: No High Rise Zone on Norwood
Attachments: Ordinance No 1418-19.jpg; Term_Limits.jpg; 20221130_075658.jpg; 1875_001.pdf

Dear Mayor 'Blackout' Frank Bubenik,

I understand it seems legacy is important to you since around 2021-2022, during the mid-peak of COVID, you changed term limits for extending a council member's term in office if the person was going to run for mayor. This directly affected you at the time. Five Council members, including you, decided that it was easier to put this on a ballot versus people petitioning it first as the city's bylaws instructed, citing public safety because of COVID. I bring this up to you now because this seems directly related to how you are forming your legacy for the future.

To elaborate, today your legacy will be known by thousands as Mayor 'Blackout' Frank. The reason I say this is because at 2:40am this morning, thousands of people for the fourth time in the last month lost power due to weakened trees falling on power lines from the Autumn Sunrise development. My three-year-old daughter, scared, woke me up in the middle of the night because of loud crashing noises echoing throughout the neighborhood, caused by the faulted power lines. During the council meeting on 11/28/22 you indicated it was not the council's plan for that many trees to be removed. Unfortunately, that is not an excuse as the city now owns the plan. Council voted in favor of the plan unanimously, 7-0. The planning director recommended the plan, and the planning commission envisioned the plan, who, by the way, was selected by council as well. The caveat to all of this is it could have all been avoided if the planning commission's plan was followed. You see, the commission indicated that 59 acres of land would be dedicated to RML zoning per Ordinance 1418-19 or 59.83 acres to be exact. The current Autumn Sunrise development that council and you unanimously approved, was for 62 acres and 407 homes. Those approximate two acres in excess, could have easily been placed as a reserve buffer along Norwood, instead of jamming as many houses on that plot of land. Heaven forbid reducing the number of homes being built to 390, instead of 407...

I leave you with what you want your legacy to be. Today, thousands will have a different idea of what you might want your legacy to be perceived as in the end. I suggest saving the last part of Norwood forest and reserve it for Norwood Park and Community Gardens, as the website norwoodsaysno.org is saying to do.

Council, say no to the text amendment change for a high-rise on Norwood Rd.

Tualatin Life Article about term limits

[Tualatin City Council moves forward with term limits measure - Tualatin Life](#)

CIO petition for term limits

[Petition · Require Signatures for Term Limits Change · Change.org](#)

FB group against changing term limits

[Tualatin Voices United | Facebook](#)

Tualatin CIO Report about [\[norwoodsaysno.org\]\(http://norwoodsaysno.org\)](#)

[Tualatin CIO President's Report - Tualatin Life](#)

Ordinance 1418-19 Exhibit for the Basalt Creek Master Plan Development Types (attached)

Term Limit exhibit (attached)

Picture of more trees cut (11/30) to restore power (attached)

AKS Engineering and Forestry Plan Text Amendment Change (attached)

Regards,

-Chris McReynolds

On Mon, Nov 21, 2022 at 10:48 AM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

Because poor planning regarding the median zone on Norwood Rd Lennar Homes has indicated all the native trees adjacent to Norwood will be removed due to "Safety Concerns." This could have been avoided if the project was actually regulated per plan and an adequate buffer of trees was left instead of trying to jam as many homes as possible on the parcel.

The community has little faith in regards to the planning department watching out for the needs of the residents. This applies to all current and future projects with Tualatin.

More reasons to say no to an RH-HR zone along Norwood Rd.

Sincerely,

-Chris McReynolds

On Fri, Nov 4, 2022 at 4:31 PM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Third time today along with 1400 other people. Now there is major damage to the lines on the road...

 [20221104_160349.mp4](#)

Sincerely,

Chris McReynolds

On Fri, Nov 4, 2022 at 2:30 PM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

I sit here in the dark again because of your poor planning. Please notify AKS Engineering & Forestry and the general contractors of Autumn Sunrise that over harvesting the forest is unacceptable and causing damage and loss of productivity to the surrounding neighborhoods.

Sincerely,

Chris McCreynolds

On Fri, Nov 4, 2022 at 10:25 AM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:
Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

Due to the removal of 33 acres of trees and poor master planning a power outage occurred today for 1400 Tualatin residents. More reasons to stop removal of trees on Norwood and say no to a RH-HR zone.

Sincerely,

Chris McReynolds

On Mon, Oct 31, 2022 at 3:16 PM Chris McReynolds <chris.mcreynolds1@gmail.com> wrote:

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

It is extremely poor planning to perform a traffic study on Boones Ferry after the Basalt creek residential zones are built out. This is proof that the city has no plan to provide proper infrastructure, especially when the current Autumn Sunrise and Plambeck traffic studies indicate a failed study. It is also a waste of taxpayers dollars as we already know our road infrastructure is lacking with the current residential load, through 2026. Even more reasons to say no to the text amendment change to RH-HR for tax lot 106, 108 and annexation of Washington county. This is also proof that the city is failing to uphold the requirements of housing choices bill 2001.

“They (Cities) are also able to make sure that new housing is built with adequate infrastructure such as water, sewer, and roads. Cities are required to provide supporting infrastructure and the law directs DLCD to help cities figure out how to address their infrastructure gaps.”

Sincerely,

Chris McReynolds

Exhibit 2 to Ordinance No. 1418-19

Development Types

Table 3 Summary of Development Types Identified for Basalt Creek Planning Area by Jurisdiction

Jurisdiction	Land Use Designation	Buildable Acreage	Households		Employment	
			Count	Density per Gross Acre	Count (jobs)	Jobs per Gross Acre
Tualatin	High Density Residential	3.36	67	19.9	-	-
	Medium-Low Density Residential	59.83	374	6.3	-	-
	Low Density Residential	24.83	134	5.4	-	-
	Neighborhood Commercial	2.89	-	-	33	11.3
	Manufacturing Park	92.95	-	-	1,897	20.4
	Functionally Unbuildable	10.37	-	-	-	-
	Tualatin Subtotal	194.23	575		1,929	
Wilsonville	Craft Industrial	1.25	6	4.8	27	21.7
	Light Industrial District	35.30	-	-	581	16.5
	High Tech Employment District	94.47	-	-	1,916	20.3
	Functionally Unbuildable	5.62	-	-	-	-
	Wilsonville Subtotal	136.64	6		2,524	
Total		330.87	581		4,453	

EXHIBIT 1
RESOLUTION NO. 5582-21

MEASURE LANGUAGE

Section 12(a) of the City of Tualatin Charter is amended as follows:

No person shall be eligible to serve on the City Council more than twelve (12) years in any twenty (20) year period, whether serving as Councilor, Mayor, a pro tem member, or a combination thereof, except if a person has served only two terms as a City Councilor, then that person shall be eligible to serve another two consecutive terms as Mayor. No person may be elected or appointed to an office on the City Council if completing that term of office would cause a violation of these term limits. The calculation of "years" shall include those preceding the passage of this Section, but shall not prevent any member of the City Council from completing a term of office that commenced prior to its passage. For the purposes of this Section, years of service on the City Council shall be calculated by first determining the aggregate number of days a person has served as a member of the City Council within an applicable window of twenty calendar years, and then attributing a year of service for every 365.25 days of service. This Section becomes effective immediately upon passage.



October 3, 2022

RE: **Neighborhood Review Meeting
Annexation, Map & Text Amendment, and Partition Applications**



Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding two properties on the south side of SW Norwood Road and east of SW Boones Ferry Road in Tualatin, Oregon: the Horizon Christian School property (Tax Lot 106 of Washington County Assessor's Map 2S1135D) that is currently in the City of Tualatin and zoned Institutional (IN), and a one-acre lot (Tax Lot 108 of Washington County Assessor's Map 2S1135D) that is currently outside the Tualatin city limits and has Washington County zoning of Future Development 20-acre (FD-20). A map of the location is shown on the back of this letter. The project involves annexing Tax Lot 108 into the City of Tualatin, partitioning the school site (Tax Lot 106) into two lots, and amending the Tualatin Plan Map to apply the High Density High Rise (RH-HR) zone to ±9.2 acres of property along SW Norwood Road for future multi-family development. A Text Amendment to modify where the RH-HR zone can be applied will also be submitted.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before applications are submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Tualatin Development Code. This neighborhood meeting is scheduled for:

**October 25, at 6:30 p.m.
Tualatin Public Library- 18878 SW Martinazzi Avenue, Tualatin, OR 97062**

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of applications to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

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

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

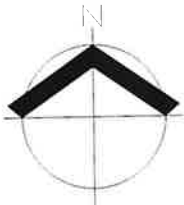
A handwritten signature in blue ink that reads 'Melissa Slotemaker'.

Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | slotemakerm@aks-eng.com

Enclosure: Vicinity Map

cc: planning@tualatin.gov, City of Tualatin Community Development Department
Tualatin Citizen Involvement Organizations (CIOs) by email

BEND, OR | KEIZER, OR | TUALATIN, OR | VANCOUVER, WA
www.aks-eng.com



SCALE: 1" = 1200 FEET



DATE: 09/29/2022

SITE VICINITY MAP NORWOOD MULTI-FAMILY

FIGURE
1

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



DRWN: JAM
 CHKD: AMC
 AKS JOB:
 8723

Madeleine Nelson

From: Cliff Ingram <subaruman1978@gmail.com>
Sent: Friday, January 27, 2023 9:26 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

Please consider the heavy traffic around the Norwood and Grahams Ferry. I am a member of Horizon but I do not want to have the apartment complex to be built. I would consider leaving my neighborhood and out of Tualatin if this plan is approved.

My family and I moved Tualatin and specifically to this area for having less congestion. Now with the new housing development and pending apartment the congestion and quietness of our neighborhood will be ruined.

Please don't approve these two land use applications.

Thank you for your time .

Respectfully,

Cliff Ingram
22785 sw 87th pl Tualatin, Or 97062 AND 503-351-9106

Madeleine Nelson

From: Cliff Ingram <subaruman1978@gmail.com>
Sent: Wednesday, February 8, 2023 5:50 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in **IDO NOT** support of both these land use decisions.

Please consider the heavy traffic around the Norwood and Grahams Ferry. The new community behind Horizon is going to bring more than enough traffic. I am a member of Horizon but **I do not want to** have the apartment complex to be built. I would consider leaving my neighborhood and out of Tualatin if this plan is approved.

My family and I moved Tualatin and specifically to this area for having less congestion. Now with the new housing development and pending apartment the congestion and quietness of our neighborhood will be ruined.

Please don't approve these two land use applications.

Thank you for your time.

Respectfully,

Cliff Ingram
22785 sw 87th pl Tualatin, Or 97062 AND 503-351-9106

Madeleine Nelson

From: Becky Hess <hesshaven@hotmail.com>
Sent: Sunday, February 5, 2023 10:38 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Craig Hess
9110 SW Apache Dr
Tualatin OR. 97062
971-221-0256

Sent from my iPhone

Madeleine Nelson

From: Cynthia Ray <cynthiaray201@gmail.com>
Sent: Friday, January 27, 2023 5:03 PM
To: Madeleine Nelson
Subject: Objections to SW Norwood Road Partition" File No. PAR 22-000

Attn: Madeleine Nelson

As another concerned Tualatin resident residing near the partition applications areas for "SW Norwood Road Partition" File No. PAR 22-0002, I wish to state my strong objections for the record regarding both proposals for the following reasons:

1. As previously mentioned many, many times, the traffic on Boones Ferry is already very heavy, ridiculously so. There are times of the day the back up heading south starts from north of the high school all the way to the I-5 south bound onramp. On days like this you can not get onto Boones Ferry. If there are cars ahead of you waiting to try to get onto Boones Ferry to go south, it doesn't matter if you want to head north into Tualatin, you will be waiting until the south bound cars can squeeze onto Boones Ferry to get to the front of the line to turn and go into Tualatin. Sadly, this is before adding the hundreds and hundreds of additional cars from the Autumn tract house development currently being worked on off Norwood, nor does it include the other massive tract house development they are also putting in just south on Boones Ferry. That will also add hundreds and hundreds more cars. And then there is the traffic soon to be dumped onto Boones Ferry Road from the Balsat Parkway that will dead-end onto Boones Ferry Road leaving those cars to travel Boones Ferry to continue on to their final destination. There is also mention with the proposed 205 tolls, that people will be going through Tualatin in the attempt to dodge the tolls. The LAST thing we need is zoning changes allowing massive high density high rise building in residential Tualatin areas, as proposed for Norwood adding more traffic to our overloaded neighborhood streets.

As previously conveyed to you by other concerned citizens, There are many beautiful amenities and parks in our lovely downtown Tualatin as well as services and available land. This is exactly why builders of high-density housing build in urban areas. This planned development will not only make everyone in the surrounding neighborhoods unhappy, it will also not make the tenants happy. As also previously stated, this is a poor "plan" that has not been thought through and literally makes no sense.

Thank you,

Cynthia Ray
8878 SW Stono Drive
Tualatin, OR 97062

Madeleine Nelson

From: Cynthia Ray <cynthiaray201@gmail.com>
Sent: Friday, January 27, 2023 4:28 PM
To: Madeleine Nelson
Subject: Norwood for Smart Zoning

Attention Madeleine Nelson

Dear Tualatin Planning Department Members, City Council Members, Madeleine Nelson and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any

additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and

RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Cynthia Ray
8878 SW Stono Dr
Tualatin, OR 97062

Madeleine Nelson

From: Dainette Harris <dainetteharris@gmail.com>
Sent: Friday, January 27, 2023 11:59 AM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Maria Reyes; Octavio Gonzalez; Ext - Planning; Sherilyn Lombos; Valerie Pratt
Subject: Norwood development

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Dainette Harris

Madeleine Nelson

From: Dale Solomon <Dale.Solomon@coldist.com>
Sent: Sunday, February 5, 2023 10:04 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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As a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications. Thank you!

Dale Solomon - 951.809.7569

From: Dan Cobb <dancobb@live.com>
Sent: Wednesday, January 11, 2023 7:52 PM
To: Sherilyn Lombos <slombos@tualatin.gov>
Subject: Please don't break the promise.

Dear Ms. Lombos:

My wife and I built our “forever home” on 89th Place for a reason. The community was beautiful and livable. We planted our lives in this community, raised our family here, planted three cherry trees in the backyard, one for each of our sons. Our holiday get togethers are often here. Our sons and their families visit our home for big events. Grandkids swing on the swings we hung from those now-mature cherry trees. Our heritage is here, our lives and our memories, and we hope, our future.

Re-zoning the area south of Norwood to RH-HR will fully destroy the livability of our community. We didn't build our forever home next to high-rise apartments, because no one would ever choose to do that. With a massive increase in residents living along Norwood Rd, all roads in the area will become impassable most of the day. Our ability to get to downtown Tualatin will become severely constrained, and we already know how bad traffic can get on Boonesferry Rd, today. There will be a jump in crime in our community.

The council may have the legal right to re-zone the area, but it surely does not have the moral right.

We live in a democracy, and We, the Citizens of Tualatin who have built our homes and our lives in Tualatin don't want to see such large developments wreck the livability of our community. If we had known that the City of Tualatin would adopt an “anything goes” development policy, many of us would never have moved here. But we did move here. We invested here. We paid our taxes and built our fine schools, parks, and roads. We honored each other and our community with continuous improvement bonds. With our dollars we paid for a very fine community, supported Tualatin in every way imaginable, but the city seems intent on dishonoring our citizenship and investments by allowing the construction of high-rise, high-density housing nearly in middle of single-family neighborhoods.

Zoning rules are truly a pact, a promise, defining for investors (in the case, Tualatin homeowners) what they can build in an area. By re-zoning land to allow high-rise apartment construction immediately next door to existing neighborhoods that were built under current zoning laws, the city will be tearing up that pact in favor of corporations and their tax revenues, rather than the people who already invested their lives here. A decision to re-zone would be profoundly immoral and incredibly unfair to the families who have made Tualatin their home. Please, don't break our pact.

Sincerely,
Dan Cobb

Madeleine Nelson

From: Dan Cobb <dancobb@live.com>
Sent: Thursday, January 26, 2023 4:12 PM
To: Madeleine Nelson
Cc: Chris McReynolds
Subject: Comment regarding PAR 22-0002.

Dear Ms. Nelson:

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), the proposed use **must be consistent with the land use zone**. - The applicant identifies intention to build **high rise high density multifamily apartment homes, not consistent with the present land use zone: RML**. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria **TDC 36.115(2)b**: the plan is not consistent with residential design standards, which are defined as those for **single family homes, townhomes, duplex, triplex and quadplexes**. (TDC 73A.100).

Most significantly, the proposal in the application is **in violation of TDC36.010**, in that the proposal is not consistent with the provisions of **the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans**. These plans **make no reference of permitting high density high rise outside of the downtown development zone**. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: **POLICY 2.1.1** Encourage structures be planned in ways that relate to the **site and surrounding context**. A high rise high density apartment is not 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, **in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife**. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. **POLICY 2.2.1** Require the establishment and protection of street trees. **POLICY 2.2.2** Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

The proposed development described in the application is for multifamily housing on Norwood road, which is not serviced by public transportation. This is in violation of the Tualatin Comprehensive Plan: **POLICY 3.1.2 ZONING FOR MULTIFAMILY**. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

Please respect the people who have made Tualatin their home, based on the promises codified by the documents referenced above.

Sincerely

Dan Cobb – Tualatin resident for 28 years.

Madeleine Nelson

From: Dan <dwylan4@msn.com>
Sent: Wednesday, February 8, 2023 4:02 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Dan wyland 8225 se Shenandoah way, Tualatin. Or 97062. 503-810-2457

Sent from my T-Mobile 4G LTE Device

Madeleine Nelson

From: Daniel Lima <dlima84@gmail.com>
Sent: Wednesday, December 14, 2022 3:55 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood Zoning Concerns from a New Resident

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a new resident of Tualatin (Ibach CIO) I have concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

My two areas of concern are traffic, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

I appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

Sincerely,

Madeleine Nelson

From: Danny Burns <dburns@cabdoor.com>
Sent: Friday, January 27, 2023 5:01 PM
To: Madeleine Nelson
Subject: Opposed to multifamily, high rise complex off Norwood

My name is Danny , Burns, I've lived in Tualatin for over 10 years. I'm a born and raised Oregonian. I live on Quinault Lane, which is one block north of the proposed multi family, high-rise complex in discussion here

Not only with this complex exponentially increase the traffic on Norwood, which is a two-lane road. It will also increase the traffic throughout the neighborhood.

This neighborhood so close to Tualatin high school in the elementary school is loaded with children. Ranging from elementary age to high school age.

There is no doubt cars will be taking shortcuts through the neighborhood to get into that climb Plex, increasing the probability of a traject accident taking place.

Also, there are no doubt, will be a rise in crime, car theft in vandalism I hate to be "that guy", We must also consider the wildlife that will be forced out of its current habitat

Oh, there's a small pack of coyotes that live there not to mention other smaller creatures.

The construction will also push rats and mice out of that area and into the neighborhood.

Feel free to check with a pet inspector, Tualatin is one of the most densely populated rat habitats in the Portland metro area.

Trust me, I know I've dealt with the issue

Please please please do everything you can to convey this message and concern I have as well as everyone in our neighborhood has

Sincerely, Danny Burns
503. 807. 1231.

Sent from my iPhone

Danny Burns

Madeleine Nelson

From: Judi Wick <judiwick@gmail.com>
Sent: Tuesday, January 3, 2023 9:22 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: No high-rise on Norwood! We agree with Norwood for Smart Zoning

We agree with Norwood for Smart Zoning. A high-rise on SW Norwood Rd. is not in the public's best interest. We live next door to Councilor Sacco on Martinazzi Avenue and are very concerned about the increased traffic and drivers "cutting through" via Vermillion and Martinazzi while trying to avoid traffic congestion on Boones Ferry Rd.
David and Judi Wick

—
Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
 - *The proposed change does NOT comply with Creek Master Plan. ❌*
 - *The proposed change does NOT comply with 1419-18. ❌*
 - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other roads are available in the core of Tualatin, zone does not have proper infrastructure. ❌*



We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

From the Tualatin's Transportation System Plan Update:

“Director Koper stated there is a lot of employment in our city that passes through traffic in relationship to I-5, which gives us a unique position relative to other cities. He stated it will be best for the City to work with DLCD and partners to find a solution to our traffic issues.”

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just “meandering sidewalks” and bike lanes on Boones Ferry. We also hope

the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

If the city's plan is to put infrastructure upgrades onto the private sector (developer), to save money, the result usually ends up hurting the city and the residents for decades to come. Developers usually find the lowest cost solution to appease local jurisdictions within their project boundary. Their focus is to develop the land they purchased at minimal costs and turn a profit. This also causes a lack of uniformity within each development, with very little possibility of a course correction for the city in the future.

We also do not think it is a coincidence that AKS Engineering and Forestry's office is located near Tualatin's planning department.

When you review the partition, annexation, and plan amendment application with AKS, please also indicate to them, there is other buildable land within Tualatin if they just took the time to look. A simple five-minute search on Zillow found three plots currently for sale. We would also suggest that AKS inform their client of these properties that are very suitable for a high-rise development within the core. Overall, it seems like their client is more interested in profit than really helping our community...

Current properties for sale that could be zoned adjacent to the core of Tualatin. Walking distance to services.

Current Commercial that has been unoccupied for 8 years (Hagen's) could rezone to CC/RH-HR

8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT
Tualatin, OR 97062 - Sherwood (Tualatin South) | 1,650-60,075 SF

Unoccupied retail space

WES Transit Station

Land Currently for sale

15.23 acres- for sale
0 SW Chinook St, Tualatin, OR 97062

3.21 acres- for sale
18615 SW Boones Ferry Rd, Tualatin, OR 97062

Zillow listing: \$8,000,000, 15.23 Acres, 0 SW Chinook St, Tualatin, OR 97062

Again, Mr. Koper and Council, say no to a high-rise on SW Norwood Rd.

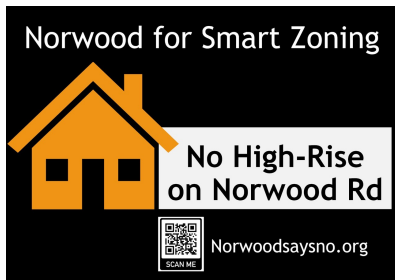
Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

If housing is truly needed, **keep the current zoning as RL or RML.**

Have a Happy New Year,

Norwood for Smart Zoning

--



Together Let's Make Tualatin a Great City!

Madeleine Nelson

From: Judi Wick <judiwick@gmail.com>
Sent: Thursday, January 26, 2023 10:51 PM
To: Madeleine Nelson
Subject: SW Norwood Rd Partition Application

Dear Ms. Nelson,

As residents of Tualatin since 2016 we are opposed to the proposed partition application and request that you deny the request by AKS Engineering and Forestry, LLC. From our home at 22390 SW Martinazzi Ave we access Norwood Rd daily and have been very disappointed in how AKS Engineering is handling the Autumn Sunrise development. The proposed addition of high rise high density multifamily apartment homes would add to the already overwhelming amount of traffic onto Norwood Rd and Boones Ferry Rd. This congestion will bring many more drivers through our neighborhood adversely affecting the safety of pedestrians and homeowners.

Thank you in advance for reviewing and taking into consideration the information below, and denying the application by AKS Engineering and Forestry, LLC.

Sincerely,
David and Judi Wick

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference of permitting **high density high rise outside of the downtown development zone**. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is **NOT 'in context'** with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 **Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife**. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier

strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

Madeleine Nelson

From: David Ransdell <ransdell@gmail.com>
Sent: Friday, January 27, 2023 9:36 AM
To: Frank Bubenik; Maria Reyes; Steve Koper; Kim McMillan; Madeleine Nelson; Sherilyn Lombos; Ext - Planning; Valerie Pratt; Octavio Gonzalez; Cyndy Hillier; Bridget Brooks; Christen Sacco
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept **OUR** comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

David & Sally Ransdell
3791 SW Halcyon Rd
Tualatin, OR 97062

Madeleine Nelson

From: David Ransdell <ransdell@gmail.com>
Sent: Sunday, February 5, 2023 11:51 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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Please approve these two land use applications.

David Ransdell
3791 SW Halcyon Rd
Tualatin, OR 97062

David

..

[Ransdell@gmail.com](mailto:ransdell@gmail.com)

Madeleine Nelson

From: David Smith <davidhsmith255@gmail.com>
Sent: Sunday, February 5, 2023 10:38 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Madeleine Nelson

From: DAVID TULLY <davidallentully@hotmail.com>
Sent: Friday, October 28, 2022 12:53 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on

current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning

alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

David Tully
8994 SW Stono Dr.
Tualatin

Madeleine Nelson

From: hawksradio@aol.com
Sent: Friday, January 27, 2023 4:25 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Dean and Janice Vrooman
8720 SW Yakima Ct.
Tualatin, OR 97062
503-692-1823

Madeleine Nelson

From: Deanna Cain <dkiana@yahoo.com>
Sent: Wednesday, February 8, 2023 4:02 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Deanna Cain
21254 SW Teton Ave
Tualatin, OR 97062
5039135854

Sent from my iPhone

Madeleine Nelson

From: Debbie Burchfiel <debbieburchfiel@gmail.com>
Sent: Friday, January 27, 2023 9:46 AM
To: Madeleine Nelson
Cc: Frank Bubenik
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Ms Nelson and Mr Bubenik,

In response to the proposed Partition 22-0002 (which I strongly oppose and hope officials will), I am sharing an email exchange between me, TVFR staff and your Ken Froescher and Bryan Lavigne after a treacherous event on Nov 30, 2022. I share it because I believe the project happening on Norwood (directly behind me) has been poorly overseen by the City of Tualatin and that the builder Lennart is grossly irresponsible (specifically in forest removal). It details a second round of wind and fiery power outage due to the removal of the trees that once protected my neighborhood from weather. The remaining trees were cut since then AND we've sustained yet another wind storm in January that damaged many fences and took down trees on the North side of Norwood.

The project has drastically changed our environment. As a newer resident of Tualatin (Dec/2017) I am greatly saddened about my decision to purchase property here - because of the project and because Tualatin seems to welcome extreme growth. We bought this house for the privacy and forest buffer, the view and the quiet neighborhood. The past year, while working from a home office, was filled with stress, grief and anxiety due to heavy equipment noise, chainsaw activity. My backyard, garden is no longer quiet. I actually see car lights on I-5 now, 2 water towers, a cell phone tower, the lights of Horizon Christian's stadium and the entire school. I also hear the noise of I-5 like never before, and no longer enjoy the peace of my back yard. We had grime on our furniture, our plants, cars and well, everything all year long from the disruption. Our roofing project (Mar/April) resulted in some wood repair. We did have new siding painted, but were advised to put off painting the entire house until the project is complete.

I know our future holds more cars, noise and disruption. I know new housing is extreme in terms of density. And I know we need more housing. I am asking the City, it's officials and staff to slow down your approvals, vet sensible projects and think/work outside the box instead of saying 'yes' to everything. In the 5 years I've lived here I've seen thousands upon thousands of square' of commercial property built along Tualatin Sherwood Hwy, but near our downtown, no changes to vacant land and properties. Why not build housing near the transit! Cut down on cars! Use existing resources, rather than leveling swaths of green space. Empty grocery store, empty lots - better place for high density housing.

Please do not approve Par 22-0002. Make the builder improve the neighborhood and keep a balance. Use the space for a park for the thousands of new residents. Keep Tualatin attractive. Allow some garden space. Keep the spirit of community and good health. Pay attention to your existing community members.

This is the email sent to your compliance people. i share it so you are aware of the effects of a poorly managed project:

All,

I was given your contact information by TVFR after calling them about an incident during the November 29-30 storm. Power in my neighborhood was knocked out at about 2:20am on

November 30th during the sustained high winds. Our house was lit up with bright light and what sounded like an explosion directly behind us. A tree, blown by the wind that is no longer buffered by the forest that was formerly there, fell onto power lines and caught fire. Fiery debris from the tree blew into our yard and against our house, and we continued to hear explosive electrical sounds and see flashes from the accident and smell the smoke in our home. My next door neighbor called 911 about fiery debris blowing into their yard as well. I wonder what might have happened if rain hadn't been dampening our area all day.

This was a repeat of the November 4th afternoon outage resulting from high winds, when a tree from the same area fell on the same lines resulting in power losses on and off during the day, and for 4-5 hours that evening. Members of our HOA were in communication with the city about this risk on November 4th, and the HOA members were informed that those matchstick-like trees near the power line were going to be cut down. As neighbors and witnesses to this project, we have wondered since the removal of the majority of trees, why those were ever left standing. The weather comes from the direction that would blow them right onto the power lines.

As I left our neighborhood this morning, several of these trees which are remnants of the logging project (at the new Autumn Sunrise subdivision) are still leaning toward the power lines.

When will they be removed and why weren't they removed before storm season arrived?

Can the City of Tualatin better monitor this large project? We want to feel safe in our homes and the outages seem totally preventable. Any information would be appreciated.

I did hear back from both Bryan and Ken. I am hopeful you are listening to the many objections to the ongoing negative changes in Tualatin. We already have much to figure out about how to live comfortably with our new surroundings, the high wind effects, noise and traffic that we did not ask for.

Respectfully,
Debbie Burchfiel
8858 SW Stono Drive

Madeleine Nelson

From: Anonymous <gotigger86@gmail.com>
Sent: Friday, January 27, 2023 10:34 PM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Thank you!!
Debbie K. Panther

@Tualatin Meadows Apartments

Note: I really!! want to move from my apartments-been here 5 years, they are “sort of” affordable- & nice-but not the best location for me or a friend, Laura, who lives in another apartment here at T. Meadows.)

Horizon Church has been a huge gift to the Tualatin community too, during the shutdowns & otherwise. Neighbors have been so grateful for the amazing events at Horizon to bless the community...(a fraction of the examples: Convoy of Hope food distribution, drive thru zoo, carnivals, trunk-or-treat, youth groups, & so much more.)

18755 SW 90th Ave #936
Tualatin, OR 97062
Phone #503.884.1864

Madeleine Nelson

From: Deirdre Totten <deirdre.totten@gmail.com>
Sent: Wednesday, February 8, 2023 4:11 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Deirdre Rickard
Real Estate Broker
MORE Realty
503 750-6296
deirdre.totten@gmail.com

Licensed in the state of Oregon

Madeleine Nelson

From: Denise Ortiz <dortiz9652@gmail.com>
Sent: Thursday, February 9, 2023 12:13 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Denise Ortiz, Paul Ortiz,
21740 SW 109th Terrace, Tualatin, OR. 97062

--

Denise Ortiz
21740 SW 109th Terrace
Tualatin, Oregon 97062
503-810-7368

Madeleine Nelson

From: Dennis McAllister <dennismcallister@live.com>
Sent: Saturday, December 17, 2022 6:55 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Dennis McAllister
dennismcallister@live.com
727-481-4754

Madeleine Nelson

From: Denny Ghim <dennyghim@gmail.com>
Sent: Wednesday, February 8, 2023 4:35 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Denny Ghim
8725 sw Schmidt Loop
Tigard Or 97234
503-957-1143

Denny Ghim

Madeleine Nelson

From: Devin Tami Richardson <devinandtami@gmail.com>
Sent: Wednesday, January 25, 2023 8:16 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Devin and Tami Richardson
11100 SW Winya Ct.
Tualatin, Oregon 97062
(503) 312-9909

Madeleine Nelson

From: Diana <dianahooper@gmail.com>
Sent: Monday, February 6, 2023 11:19 AM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Diana hooper
14383 sw McFarland Blvd
Tigard or 97224
9718321602

Dianahooper@gmail.com
AKCYorkiePals.com

Madeleine Nelson

From: Don Harikian <dharikian@hotmail.com>
Sent: Sunday, February 5, 2023 10:41 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Don Harikian
21590 SW Lebeau Rd
503-625-5924

Sent from my iPhone

Madeleine Nelson

From: (null) donmershon <donmershon@frontier.com>
Sent: Wednesday, February 8, 2023 4:02 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Don Mershon,
23683 Sw Red Fern Drive Sherwood,Or 97140
503-476-7685

Sent from my iPhone

Madeleine Nelson

From: trent TMPROSERV.COM <trent@tmproserv.com>
Sent: Monday, January 23, 2023 2:33 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

E Trent Toler
22595 SW 87th PI
Tualatin OR 97062

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik,

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

E Trent Toler

Madeleine Nelson

From: HOLLY Schweitz <schweitz_5@msn.com>
Sent: Sunday, February 5, 2023 10:38 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Earl and Schweitz
6910 SW Pine St
Tigard

503-502-3421

Madeleine Nelson

From: edkcnw <edkcnw@comcast.net>
Sent: Friday, January 27, 2023 3:50 PM
To: Madeleine Nelson
Cc: Marketing Norwood
Subject: No high rise in Autumn Sunrise area Until traffic studies prove Boones Ferry Rd. Upgraded to high traffic capabilities.

Sent from Samsung Galaxy smartphone.

There should be no high density residential development in all of Tualatin until the roads are capable of handling the expected traffic flow!

Specifically to that, the proposed zoning change to Multi-Family High Rise off Norwood Rd. should be denied! Boones Ferry Road is presently in gridlock between N. Wilsonville and Grahams Ferry Rd WITHOUT any homes being built in Autumn Sunrise subdivision. A high density development in that gridlocked area would be catastrophic to traffic flow!

Residents are currently unable to exit SW Iowa St. during the heavy traffic flow both North and Southbound in the afternoons.

With the expected additional traffic on Boones Ferry Road from Autumn Sunrise and other future nearby developments, and the lack of any reliable mass transit on BFR, it will cause massive gridlock in South Tualatin.

I am the Land use Officer for nearby Ibach CIO, and our residents feel their #1 concern is poor traffic flow in Tualatin.

The proposed land use changes to property on Norwood Road will guarantee certain gridlock, decrease of property values and residents leaving our community.

There are much better areas in Tualatin that will fit higher density zoning.

Please vote NO to this zoning change request.

Sincerely,
Ed Casey
Land use Officer
Ibach CIO
50 year Tualatin Resident

Madeleine Nelson

From: Edmund Kashi Jr <jrsokau@gmail.com>
Sent: Wednesday, February 8, 2023 6:52 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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Please approve these two land use applications.

Edmund Kashi
503-828-7015
8900 SW Sweek Dr #1722, Tualatin, OR 97062

Madeleine Nelson

From: elisabeth ingram <elisabeth.ingram826@gmail.com>
Sent: Friday, January 27, 2023 9:23 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments.

I am a resident of Tualatin and a member of Horizon Community Church and NOT in support of this decision by the city or the church. Though I understand the perspective of both parties and what they believe will help our community, I STRONGLY disagree and hope you will hear my voice along with the many other voices in the community that ask you to reconsider.

Respectfully,

Elisabeth Ingram
503-348-8817
Elisabeth.ingram826@gmail.com

Sent from my iPhone

Madeleine Nelson

From: Emily Jones <emilyjonesfsc@gmail.com>
Sent: Tuesday, November 1, 2022 11:29 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik,

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone.

I'm concerned about this impact on the natural areas surrounding us, environmental impact for my 3 daughters, as well as the traffic and issues this will cause getting my girls to and from school. My hope is that another solution can be found that protects our forests and reduces the need for significant additional infrastructure, such as allowing for zoning in spaces that already have the infrastructure available.

As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain

our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Emily Jones

--

Emily Jones - Owner

[Trauma Informed Certified Coach](#)

503-475-9970

[Free Spirit Coaching](#)

Madeleine Nelson

From: Emily Lapp <elapp03@gmail.com>
Sent: Thursday, January 26, 2023 2:14 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Emily Lapp

10781 SW Nelson St

Tualatin OR 97062

503-522-6048

Madeleine Nelson

From: Erica Shafer <ericashafer79@yahoo.com>
Sent: Wednesday, February 8, 2023 4:15 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Erica Shafer, 17555 SW Fulton Dr, Tualatin, 503-317-5289.

Thanks!

Sent from my iPhone

Madeleine Nelson

From: Ethan Elbers <eelbers336@yahoo.com>
Sent: Wednesday, February 8, 2023 4:41 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Ethan Elbers
14848 SW Scholls Ferry Rd
(208)616-4697

Sent from my iPhone

Madeleine Nelson

From: maryofthelight <maryofthelight@frontier.com>
Sent: Tuesday, November 29, 2022 10:16 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Fernando Herrera
Maria D Herrera

Madeleine Nelson

From: Fletcher Johnson <fletcherjohnson2@gmail.com>
Sent: Wednesday, October 19, 2022 12:38 PM
To: Valerie Pratt; Ext - Planning; Sherilyn Lombos; Nancy Grimes; Cyndy Hillier; Bridget Brooks; Christen Sacco; Maria Reyes; Frank Bubenik; Teresa Ridgley; Megan George; breuf@tualatin.gov
Subject: Additional Apartments in new development south of Norwood Rd.

Good Afternoon,

I'm reaching out to voice my concern along with those in my community about the proposal to build additional apartments to the south of Norwood between I-5 and SW Boones Ferry.

I understood and supported the need for additional housing in Tualatin with the Autumn Sunrise development but am incredibly concerned about these new additional apartments for many reasons.

Concern #1: Traffic. It is evident that the Autumn Sunrise traffic study did not consider additional high density apartments. At minimum, another study needs to be done, though it makes me wonder how aware you are of the massive traffic issues that occur most days around school arrival and dismissal and, more importantly, at evening rush hour when at times it is impossible to get from Norwood down to the I-5 on-ramp in less than 15 minutes.

Concern #2: Crime and Safety. Statistically higher crime occurs in areas of greater housing density. The proposed location of high density apartments is more than twice the difference from the police station as other high density residential areas in the city. A crime and public safety study must be completed to ensure that current public safety officers can respond to incidents in a timely manner and have adequate resources for increased safety concerns on the south edge of town.

Concern #3: Infrastructure. The Norwood Heights neighborhood regularly experiences power outages with mild wind events. Neighbors don't have any information that supports the electrical grid can support Autumn Sunrise, let alone new apartments.

Concern #4: Schools. As the parent of a child (soon to be two children) at Byrom and the husband of an educator in the district, where are these kids going to go to school and how are you going to manage the influx of children/families into the district? I'm concerned that this is an afterthought and that Byrom and Hazelbrook, the lone middle school in Tualatin, will become overwhelmed with the additional high density apartments in addition to the new development.

I would like to reiterate that while I was sad to lose the natural area south of Norwood, I understood the need to provide more housing for families in our community or interested in moving to it. I feel as though this new high density apartment proposal is too much and not within the best interest of current residents and the city as a whole.

Please speak to the residents of Tualatin to address these concerns and communicate how you will evaluate more sensible sites for high density housing.

Thank you,

Fletcher Johnson
Norwood Heights Resident

--

Fletcher C. Johnson
Tualatin, Oregon
C: 503-830-4621
E: Fletcherjohnson2@gmail.com

Madeleine Nelson

From: Florence and Wallace Yam <florenceandwallace@gmail.com>
Sent: Friday, January 27, 2023 3:53 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Title of email: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

As a resident of Tualatin over 20 years, I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

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POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

AKS Engineering & Forestry, LLC does not have any planning for proper infrastructure to the city of Tualatin, which would give a heavy burden to the city to deal with in the coming years. Also, the contractors and developers mentioned that the future project on Norwood road would be a high end apartment complex, which is definitely not affordable housing to the community. As a resident of Norwood neighborhood for more than 10 years, I ask the City Council and staff to consider not to approve the SW Norwood Road Partition application.

Sincerely,

Florence Lee
8822 SW Stono Dr.
Tualatin, OR 97062

Madeleine Nelson

From: Gabriella Levasa <gabriella.levasa@gmail.com>
Sent: Sunday, February 5, 2023 12:35 PM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Gabriella levasa 10695 SW Meier DR. Tualatin, OR
97062 (503) 939-0765

Madeleine Nelson

From: Gail Delong <gail.delong@yahoo.com>
Sent: Thursday, February 9, 2023 5:40 AM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use

Gail and Jerry Delong
12525 SW Prince Edward ct. 97224

Sent from my iPhone

Madeleine Nelson

From: Gary Dominick <gldominick@hotmail.com>
Sent: Monday, December 5, 2022 2:43 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Debacle on Norwood

Dear Tualatin City Administration,

Each day that I walk by the Lennar development on Norwood I see a scar on the City of Tualatin. I also see the total abdication of responsibility of the mayor, city council, and city administration. It did not have to be this way. It is my understanding that the City approved the development with a 60 foot buffer zone from the development to Norwood. This would be similar to the buffer zone in front of the Horizon church and school. This buffer zone would be adequate for the development. However, as we can now see, there is not ONE tree where the buffer zone should be.

The developer, apparently with approval from the city, has destroyed the "tree preservation zone" and left a vast open sore to replace what should be an extremely limited buffer zone to a development that is totally out of character of the surrounding neighborhood. I understand the need for additional housing with the growth of the area, but a responsible and concerned city government would not have approved this development with total disdain for the neighborhood and the resulting nightmare that will be Boones Ferry Road, Norwood and the adjacent streets like Pinto Drive where I live.

I believe that this project should be halted until and unless this developer complies to replant native trees in the buffer zone. A compromise of a "meandering sidewalk" with a few shrubs thrown in is not acceptable.

Sincerely,

GARY L. DOMINICK
22467 SW Pinto Drive
Tualatin, OR 97062

Madeleine Nelson

From: ghiefield@aol.com
Sent: Tuesday, October 25, 2022 9:32 PM
To: ghiefield@aol.com
Subject: Tonight's meeting

Dear City Council,

Tonight I went to a meeting and the same developers who tricked us last year on Zoom were there in person! Last year they told us that there would be a 200 foot setback of trees between I5 and the new development and they got us to agree to medium density and now they want to buy more land for ultra high density and you can see the trucks on I5 straight through from Boones Ferry. These people are not honest, they are opportunistic developers and I feel that you, the City Council, is allowing this kind of railroading to happen to your constituents and our citizens.

Does everyone on the City Council live in the north end of town? Surely at least one of you can tell the others about the traffic problem we are currently having on Boones Ferry Rd. and the first 500 units haven't been built yet, and the same trickster developers want to add another 275! This is a disaster for our town.

I hope that you are standing up for us against these big companies and their rude lawyers. I know to follow the money. I know Horizon will make a lot of dough and nobody from Horizon had the guts to attend the meeting. Did you? Was our City council even there to hear us? There were about 100 people there trying to say "no" but none of our elected leaders were there or if they were, they didn't say anything.

I have lost trust in you and the developers. This has not been done well. There is no need to say words like "transparency." It is crystal clear that this new development idea is bad for the neighborhood and bad for Tualatin (it seems that Sherwood would get the taxes and we would get the headaches) and yet you are allowing it to be done to us. There doesn't seem to be a part of the process that citizens can say no and be heard-no vote, nothing.

You let us down last time, please don't do it again. Please do not change the zoning where Horizon is now to allow this high density development. Please.

Gillian Stratton

Madeleine Nelson

From: ghiefield@aol.com
Sent: Wednesday, December 14, 2022 9:05 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear City Council Members,

Please do not allow the development of the high rise apartments on Norwood and Boones Ferry Rd. Data projects an increase in crime with statistical support and that location is close to schools. If we need affordable housing in Tualatin, why not put it near the train and bus line rather than next to a school? The indicators are there for something bad to happen in our neighborhood if this development goes through, and you are in a position to help it be avoided. I'm asking you to use your position to protect our children.

Additionally, I live on Iowa Dr. behind the high school. I am a public school teacher in West Linn. I already leave my house before 7 to avoid the traffic jam that is Boones Ferry Rd. Please come and watch what happens to that area from say, 5-6pm. You can avoid making it worse for our neighborhood and I'm asking you to use your position to protect our life styles.

Thank you for reading this,

Gillian Stratton

Madeleine Nelson

From: Ragnhild McAllister <ragnhild.m@live.com>
Sent: Saturday, February 4, 2023 7:01 PM
To: Frank Bubenik; Ext - Planning; Octavio Gonzalez; Bridget Brooks; Maria Reyes; Valerie Pratt; Octavio Gonzalez; Christen Sacco; Cyndy Hillier
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Gina McAllister

Madeleine Nelson

From: Glenn & Nancy Reynolds <gnreynholds@frontier.com>
Sent: Wednesday, November 30, 2022 3:17 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

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Sincerely,

Glenn & Nancy Reynolds
22795 SW 92nd Place, Tualatin, OR 97062

Madeleine Nelson

From: Gloria Perez <glori2b@gmail.com>
Sent: Saturday, January 28, 2023 10:53 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

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Sincerely,

Gloria E. Perez

Madeleine Nelson

From: ROSEMARIE HEYER <hey4414@comcast.net>
Sent: Friday, December 2, 2022 8:35 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Ext - Planning; Sherilyn Lombos; Valerie Pratt
Subject: Norwood for Smart Zoning
Attachments: Norwood Zoning.pdf

Thank you for your consideration.

Sincerely,

Hans & Rosemarie Heyer

Madeleine Nelson

From: oilyartist <oilyartist@comcast.net>
Sent: Monday, February 13, 2023 6:57 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

I am a member of Horizon Community Church, and Iglesia Esperanza Horizon. My Husband Glenn and I lived in Tualatin from 1991 to 2019. We are currently residing in Wilsonville. We, however lived a majority of our adult lives and both raised our children in Tualatin.

As a family we strived to be caring and community minded residents of Tualatin. HCC has been a highly important part of our family's community experience. Our oldest son in his effort to give back to his outstanding experience as a resident of Tualatin, currently serves as a Corporal for Washington County Sheriff's Department.

Horizon Leadership encouraged my husband and I to serve at Esperanza Horizon, when the Church partnered with Wood Haven Church now Epic House of Sherwood. These 2 independent churches recognized needs of the growing Latino communities in Tualatin and surrounding areas. They partnered with members of these communities to launch the thriving ministry in 2012.

Glenn and I have served and have attended Esperanza Horizon weekly for all 11 years of the ministry's existence.

Horizon has been in tune with and moved to action for community concerns at many levels in the church's 48 year history in the town of Tualatin

These two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Glenn and Anna Lancaster 31098 SW Country View Lane Wilsonville, OR 97070, Glenn cell # 503-709-7511 Anna cell # 503-784-0149

Sent from my iPhone

Title of email: Norwood for Smart Zoning

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Sincerely,



Rosemarie Reyer

Madeleine Nelson

From: heather&kobly kabli <kablifamily@yahoo.com>
Sent: Wednesday, January 25, 2023 6:32 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Heather Kabli
7293 SW Delaware Circle
Tualatin
503-718-1206

Sent from my iPhone (Heather Kabli)

Madeleine Nelson

From: Heidi Augee <heidia1224@gmail.com>
Sent: Sunday, October 30, 2022 5:59 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Cc: Sherilyn Lombos; Ext - Planning; Megan George; Betsy Ruef; Teresa Ridgley; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field
Subject: Proposed High Rise, High Density Development at Norwood and Boones Ferry

Dear Mayor Frank and Tualatin City Council Members,

On the evening of Monday, October 24, 2022, I sat through a presentation by AKS Engineering and Vista Residential Partners at the Tualatin Community Library regarding their plans to file applications to develop the land at SW Norwood Road and SW Boones Ferry Road. They informed us that the proposal will include the following three parts: 1.) annexation, 2.) partition, and 3.) map & text amendment in an effort to change the existing zoning to that of high density high rise for additional apartments.

I am writing in opposition to this Proposed Development. I acknowledge growth and development is necessary within the urban growth boundary, but high density high rise does not seem appropriate for this property.

First, please seriously consider the traffic capacity of Boones Ferry Road. There is already a high density residential development (Autumn Sunrise) coming in across Norwood and the impact on that alone will be significant. For those of us who are a part of this community, it simply is not acceptable to those of us who live in the surrounding neighborhoods. Traffic already diverts through our neighborhood during peak hours. These neighborhood streets will be overrun with traffic avoiding an already over-congested Boones Ferry Road. Imagine the increase *after* Autumn Sunrise and the 116 units of multifamily next to it, are built and occupied.

Alternatively, you could allow a rezone for neighborhood commercial, which is allowed under the Basalt Creek Plan (high rise is not). Day care, restaurant, small retail, an essentially walkable and central mixed use for the surrounding neighborhoods, would be more welcome. It would be healthy and perhaps would decrease some traffic. Or better yet, given there was almost no green space required of the Autumn Sunrise development, a park would be suitable and welcome in that space. The nearest park is Ibach. A walkable park from Norwood Heights, Autumn Sunrise, and Hedges Creek would be central, valuable and appropriate, and would counterbalance the impact of Autumn Sunrise's high density.

High rise zoning should be limited to downtown, and adjacent to rail. By far the most logical place for that type of high density, high rise, would be the former Haggen's. A mixed use town center would be appropriate and attractive at that location. At Norwood, that type of density and high rise makes no sense.

As stewards of Tualatin, you have an obligation to consider the impacts of this type of development on our community's livability. Housing is very important to Oregon and our community but we need to do it in a thoughtful, deliberative manner that first and foremost does no harm to existing neighbors. I respectfully ask that you keep the zoning as-is, medium residential.

Thank you for your consideration of this matter throughout this process.

Regards,
Heidi Augee
8905 SW Iowa Drive

Madeleine Nelson

From: Holly Stuart <hollyfarm05@gmail.com>
Sent: Friday, January 27, 2023 2:19 PM
To: Madeleine Nelson; Frank Bubenik
Subject: SW Norwood Rd and Partition

To whom it may concern,

I object to the partition and future development of a highrise which is not in the best interest of the city nor the residents of Tualatin. Tualatin is in no way prepared nor will benefit from high density housing. The disregard and destruction of mature native trees is shameful to a city that claims to be the city of trees. Our city is being steam rolled by zelus developers without regard to the drastic effects it will have on the livability of Tualatin.

Rest assured land value will not decrease if time, patience and diligence are taken in the planning and growth of our city. Families primarily move to Tualatin for the community of people, not for the immediate industry.

Our schools are not prepared for this growth, our roads are not prepared for this growth, and surrounding neighborhoods will bear the brunt of it's impact.

My hope is that our voted in mayor, city commissioners, and the professionals our city employs will take deep consideration in listening to their neighbors and fellow residents in planning a community that we continue to be proud of and choose to stay in for generations.

Growth is inevitable but we can do better.

Thank you ,

Holly Stuart

19 years-Tualatin Resident

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies an intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference to permitting **high density high rise outside of the downtown development zone**. Furthermore, the proposal identified in the partition plan violates the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is **NOT 'in context'** with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: **GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife.** Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. **POLICY 2.2.1** Require the establishment and protection of street trees. **POLICY 2.2.2** Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

Madeleine Nelson

From: Itsel O'Dee <imopdx@comcast.net>
Sent: Tuesday, December 6, 2022 9:38 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Itsel O'Dee

Madeleine Nelson

From: Jacqueline Binning <jackiebinning@gmail.com>
Sent: Wednesday, February 8, 2023 5:09 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in decline of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, I am concerned about having a low income or apartment complex so close to the school.

Please decline these two land use applications.

Jackie Binning, 503-916-9518

Sent from my iPhone

Madeleine Nelson

From: Jackie Mathys <jackiemathys@gmail.com>
Sent: Saturday, January 7, 2023 3:22 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Tualatin City Manager,

I STRONGLY agree with Norwood for Smart Zoning (see email below). A high-rise on Norwood Road is a terrible plan and NOT in the best interest of the public.

I live on SW Boones Ferry Rd. and the traffic implications alone of this plan make it a non starter. Please reconsider.

Jackie

Jackie Mathys
M: 503-781-2872
jackiemathys@gmail.com

Remember 2 emails ago - where we shared about new signs posted on SW Norwood Rd?



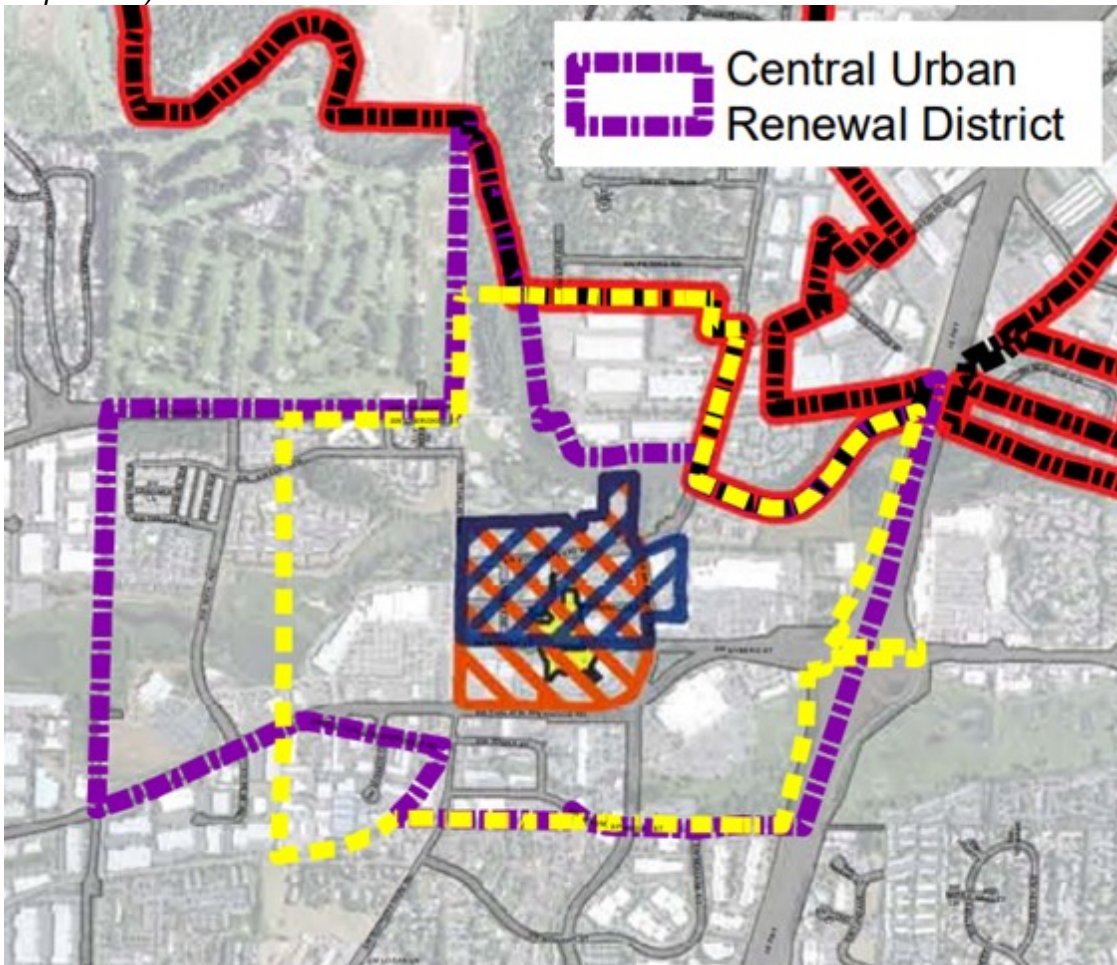
Currently the city is reviewing those applications associated with those signs and right now, the city could stop this whole arduous process from even happening. Also, right now, the public cannot interject directly due to the city code bylaws however, we can express our concern to the decision maker, City Manager, Sherilyn Lambos.

A little more detail...In the partition application, AKS Engineering & Forestry and Vista Multi-Family Residential Partners clearly indicate they will request to change the language in the Tualatin Development Code (TDC) in the future applications they will submit.

Here is what AKS wrote, "Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City."

What do all these words mean? If this code language is changed a high-rise can really be located anywhere in the city, in any district and not just where it is supposed to be in downtown Tualatin.

The current TDC code language states that **High-rises are reserved for the core only.** This is the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers. (see map below)



As we all know, the core of Tualatin has a lot of development to be done, before high-rises should even be considered outside the core. No developer, city, or entity should even be thinking about jamming a high-rise next your home...

A few more facts...

If this process continues it will allow ANY future developer to continue this practice and request the highest density zoning for any project in ANY area in Tualatin.

Along Norwood the change in density would increase housing density by 300-500% from our current zoning.

The City of Tualatin has known about this plan since July 2022, and has not impeded this process...

Here is the petition stating these intentions:

[PAR22-0002 - 23370 SW Boones Ferry Road Partition | The City of Tualatin Oregon Official Website](#)

What to do...

Developers (and tax revenue) should not be more important to the city than the current residents!

Madeleine Nelson

From: Jackie Mathys <jackiemathys@gmail.com>
Sent: Sunday, December 4, 2022 10:30 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood -- Norwood for Smart Zoning

Dear Mr. Mayor and Councilors,

I am a homeowner on SW Boones Ferry Rd. just south of Greenhill Lane. While I am NOT a resident of the City of Tualatin (we are in unincorporated Wash. Co.) my neighbors and I are directly impacted by the gridlock nearly every weekday of cars leaving Tualatin trying to get to I-5.

[Here is a recent video I shot from my driveway.](#)

The residential developments planned for SW Norwood Rd. will only exacerbate the traffic, as you know. If the connector bridge comes through as planned, all bets are off. None of these projects make sense.

When the current councilors were new to office, there was a clear voice of reason coming from City Hall regarding the bridge and traffic. I hope you're still questioning and pushing back on the decisions made years ago that no longer make sense for this area.

Thank you for having the courage to stand up and say no to development that will harm our community. It is hoped you can work with Wilsonville and Washington County to devise a plan and solution that makes sense for TODAY, not 20 years ago.

Thank you.

Jackie

Jackie Mathys
M: 503-781-2872
jackiemathys@gmail.com

Madeleine Nelson

From: Jackie Mathys <jackiemathys@gmail.com>
Sent: Saturday, December 24, 2022 10:43 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Teresa Ridgley
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, **we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin.** The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students

will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income

housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Jackie Mathys
24305 SW Boones Ferry Rd.
Tualatin, OR 97062
M: 503-781-2872
jackiemathys@gmail.com

Madeleine Nelson

From: James Mardock <jimmardocksoffice@gmail.com>
Sent: Friday, January 27, 2023 9:20 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

James G Mardock
8775 SW Avery St
Tualatin, OR 97062
503-748-9215

Sent from my iPhone

Madeleine Nelson

From: Jan Perry <jrperryfam14@gmail.com>
Sent: Wednesday, January 4, 2023 4:16 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: Brent Beebe; Tim N.; Chris McReynolds; cynthiaray201@gmail.com
Subject: Norwood For Smart Zoning
Attachments: norwood says no.pdf

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

Please read the attached letter concerning the partitioning and annexing requests received by the City of Tualatin.

Thank you,
Ken and Jan Perry
Stono Drive

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing to express my concerns about the latest proposal received by AKS for the partitioning on Horizon property and the annexation of the acre property on Norwood Road for the purpose of building high-rise apartment buildings on Norwood Road.

The proposal is concerning for so many reasons that many of us in the Bryom CIO Neighborhood have expressed. But what is literally the most concerning on this proposal, is the following from their proposal:

“A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC’s RH-HR language to allow the zoning district to be applied elsewhere in the City. It appears this request has been made (see below).”

Map and Text Amendment

In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC’s RH-HR language to allow the zoning district to be applied elsewhere in the City.

This is an attempt on the part of AKS to remove trees and build high-rise apartments everywhere in Tualatin. What AKS has demonstrated thus far:

- They have no regard for the environment. They will say anything to get their plans approved and then they will do exactly what they want once the approval is in place, regardless of whether they’ve met their commitments/promises. This is what is required (see below). Unfortunately, they have proven that they will not follow through. *The layout, size, and dimensions of the parcels within the Tentative Partition Plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels.*
- They have no concern for the community when it comes to the amount of traffic these endless building projects are placing on our roads. The traffic study concerning Alden Apartments read, from 220 added residences, it would only put 16 more trips on the road during morning rush hour and 18 trips during pm rush hour. This is beyond reason! Are we to believe that all these people are not working? That they’re just staying home all day? These estimates can’t be correct. But even it were (and more, given the two developments), that’s too many to put on an already overcrowded road with no solution in sight.

- **Table 1: Vehicle Trip Generation Estimates**

Land Use	ITE Code	Size (Units)	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Use									
Apartments	220	15	101	6	1	5	8	5	3
Proposed Use									
Townhomes	215	45	324	22	7	15	26	15	11
Net New Trips (Proposed - Existing)			223	16	6	10	18	10	8

- As shown in Table 1, the proposed redevelopment is expected to result in a net increase of 223 daily trips, including 16 trips (6 inbound, 10 outbound) during the AM peak hour and 18 trips (10 inbound, 8 outbound) during the PM peak hour.

Tualatin will be unrecognizable and impossible to navigate if you continue to approve such egregious plans and changes. Please, listen to the members of the community that you've pledged to support! Stop this madness! Say "No!" to this amendment. Say "No!" to the request for a change of zoning for this land. Say "No!" to the request for a high-rise apartment complex on Norwood Road. Please, do the right thing for the community!

Thanks for listening.

Ken and Jan Perry
Norwood for Smart Zoning

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Monday, January 9, 2023 1:57 PM
To: Madeleine Nelson
Cc: Brent Beebe; Cynthia Ray; Chris McReynolds; timneary@gmail.com
Subject: Norwood for Smart Zoning; AKS proposal
Attachments: norwood says no letter 1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is my first letter concerning the latest AKS proposal. I will continue to send to you the letters I've been sending to the city council.

Please read this letter and consider what is being stated here. We are directly impacted by the decisions that are made by the Mayor and the Tualatin City Council. We should have a voice.

Thanks in advance for your consideration.

Ken and Jan Perry
Norwood for Smart Zoning

To MNelson@tualatin.gov,

I am writing to express my concerns about the latest proposal received for the partitioning on Horizon property and the annexation of the property on Norwood Road for the purpose of building high-rise apartment buildings on Norwood Road.

The proposal is concerning for so many reasons that many of us in the Bryom CIO Neighborhood have expressed to the City Council. But what is literally the most concerning on this proposal, is the following:

“A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC’s RH-HR language to allow the zoning district to be applied elsewhere in the City. It appears this request has been made (see below).”

This appears to be an attempt on the part of AKS and the builder to continue to remove all of the trees and build high-rise apartments everywhere in Tualatin. What AKS has demonstrated thus far:

- They have no regard for the environment. They will say anything to get their plans approved and then will do exactly what they want once the approval is in place, regardless of whether they’ve met the commitments/promises. Unfortunately, they clearly proved this with the Autumn Sunrise development. Below is text in the document. We have seen just the opposite so far with Autumn Sunrise and cannot believe that they will do what it says, or is right, in the future.

The layout, size, and dimensions of the parcels within the Tentative Partition Plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels.

- They have shown no concern for the community when it comes to the amount of traffic these endless building projects are placing on our roads. The traffic study concerning Alden Apartments read, from 220 added residences, it would only put 16 more trips on the road during morning rush hour and 18 trips during pm rush hour. This is beyond reason! Are we to believe that all these people are not working? That they’re just staying home all day? These estimates can’t be correct. Even if they were (and more, given the two developments here), that’s too many more cars to put on an already overcrowded road (SW Boones Ferry) with no solution in sight.

Tualatin will be unrecognizable and impossible to navigate if such egregious plans and changes are approved. We, the citizens of Tualatin, are saying “No!” to this ridiculous proposal for a change in wording AND to the proposed apartments that will sit on this land. We are trusting our City leaders to listen to our voice of concern and reason. The City Council needs to say “No!” to the wording change and the partition request.

Thank you,
Ken and Jan Perry

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, January 18, 2023 12:34 PM
To: Madeleine Nelson
Cc: Brent Beebe; Cynthia Ray; Chris McReynolds; timneary@gmail.com
Subject: Norwood For Smart Zoning Reponse to latest partition and annexation proposals
Attachments: Norwood Says No letter 01182023.docx

Attached is a letter expressing my concerns about taking recommendations from AKS Engineering and (DE)Forestry. They have shown us, in the neighborhood, that their work cannot be trusted.

Thanks, Ken and Jan Perry, 8885 SW Stono Dr, Tualatin, OR 97062.

Planning Division, Attn: Madeleine Nelson,

Per your mailed notices, as a resident near the partition applications areas "SW Norwood Road Partition" File No. PAR 22-0002 by AKS Engineering and Forestry LLC, I wish to state my objections in writing to both of these proposals for the following reason:

We have zero trust in AKS, and any developer working with AKS. We are asking that these changes for the 8 ½ acres on Norwood Drive be soundly rejected. Nothing AKS says can be trusted as, clearly, they will say whatever they need to get an approval and then do whatever they want. Here is clear evidence:

What a tree preservation buffer should look like:



- This buffer has been here for years. The larger limbs are cut back to ensure no power lines are impacted. This is beautiful and natural. Exactly how the Tree Preservation Zone should have looked like for Autumn Sunrise.

What the Tree Preservation Zone at Autumn Sunrise actually looked like:



- You can't look at these trees and not wonder when they will fall on the power lines. Please look at the comparison to an actual tree buffer. This is a flagrant disregard for the City of Tualatin's wishes and directive. And, of course, many of the trees did fall.

Where we are now:



- Why are we here? What we've been told is that an Arborist decided the trees in the Tree Preservation Zone were dangerous. Question: Is this the same Arborist who determined for AKS and Lennar which trees should be kept for this zone? Can we see the results of the study showing which trees needed to be kept and which of the trees were **actually** kept? And who provided that determination?
- Two days following the dead and dying trees falling on power lines, Lennar had a rendering of a new plan for this buffer. Question: Are we supposed to believe that this was not the original plan that Lennar wanted to go with? That they did not intentionally keep trees that could be counted on to fall on power lines and, therefore, lead the City of Tualatin, and PGE, to determine they all needed removed?
- AKS cannot be trusted to advise on what should be done with the trees in **any** new development.

- The City of Tualatin should be irate that Lennar and AKS went directly against the explicit requirement to maintain a Tree Preservation Zone requires action on the part of the City.
- For every project the City of Tualatin engages in with AKS, a neutral Arborist must be hired to ensure they do not pull another stunt like this one. We would also like to see a legitimate Environmental specialist assess the impact of removing trees in this area, so close to a freeway (for future development).
- We all would love for the City of Tualatin to no longer use AKS, or their recommendations, and find a more competent engineering company to advise the council. Or to refuse to work with any developer who is using AKS.

Thanks for listening,
Ken and Jan Perry
8885 SW Stono Drive.
Tualatin, OR 97062

P.S.

It's been stated that we all live in a neighborhood that was once a forest. This is what it looks like to develop a neighborhood while respecting the environment and the trees that have stood for hundreds of years. This is our neighborhood (next page):



Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Sunday, January 22, 2023 4:53 PM
To: Madeleine Nelson
Cc: Brent Beebe; Chris McReynolds; Cynthia Ray; timneary@gmail.com
Subject: Norwood for Smart Zoning
Attachments: Norwood says no 01222023 pdf.pdf

Madeleine,

Attached is a letter to you and the City Council concerning the request for partitioning and annexation.

Thank you for considering our feedback.

Ken and Jan Perry
Stono Drive

Planning Division, Attn: Madeleine Nelson,

Per your mailed notices, as a resident near the partition applications areas "SW Norwood Road Partition" File No. PAR 22-0002 by AKS Engineering and Forestry LLC, I wish to state my objections in writing to both of these proposals for the following reason:

As has been stated several times, the potential development of another 276 residences on Norwood Rd. will cause even more cars to back up on SW Boones Ferry Rd. This after adding the already approved Autumn Sunrise. We've calculated over 2000 more trips up and down SW Boones Ferry Road each weekday.

What I hear from the City Council, AKS and the developer is "That's really not our problem." They cite that Wilsonville is part of the solution and, of course, ODOT. What I hear them saying is, the system is broken. We can't address our traffic issues (actually, the city of Tualatin's issues) because it's just too hard. There are too many parts and pieces.

We are suggesting that the City of Tualatin works with ODOT and Wilsonville to address this very real problem. Agencies and governing bodies should be able to work together to address this already untenable issue affecting both Wilsonville and Tualatin (as well as the freeway issues, which are a big part of the problem). All that has been done has served to exacerbate the problem with no clear solution (and adding a traffic light will not solve the problem, by the way).

It sounds like AKS and all traffic studies have washed their hands of anything having to do with Boones Ferry Rd. No more homes should be built, or added, until this issue is addressed. I think this may be the most disappointing part of this situation, that there has been no effort at all to work together on a problem that everyone acknowledges exists. I'd love to see the City of Tualatin be the ones who solve this problem and bring the parties together to make this happen.

As for the apartments proposed for Norwood Rd. (clearly the purpose of the request for annexation and partitioning): This small two-lane road cannot handle this added traffic. I envision the people of the apartment complex being unable to turn left onto Norwood due to traffic. This will lead to them turning right and likely cutting through our neighborhood. This will also need to be addressed with Autumn Sunrise added traffic and the temptation for them to go speeding through our neighborhood

to avoid the Boones Ferry traffic. This will be a very clear hazard for all of us living in the surrounding neighborhood.

I know the city leaders have pledged to protect the safety and quality of life of the people of Tualatin. We have placed our trust in them. I know they can find a way to work together with the other entities to address this issue. Even without these new neighborhoods and the proposed apartment complex, this needs to be addressed. The right thing to do is to say no to the partition and annexation requests. Anything else will only make things worse for everyone in Tualatin.

Thank you for considering our feedback.

Ken and Jan Perry
8885 NW Stono Drive
Tualatin, OR 97062

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Thursday, January 26, 2023 3:46 PM
To: Madeleine Nelson
Cc: Chris McReynolds; Cynthia Ray; Brent Beebe; timneary@gmail.com; Jan Perry
Subject: Norwood for Smart Zoning
Attachments: Norwood Says No 01262023 .pdf

Madeleine,

Attached in an email concerning the request for partitioning and annexation. There are some really good reasons why high rise/high density housing is built in urban areas. Building them in suburban areas makes no sense and shows a lack of planning.

Thank you for considering our feedback in this matter.

Jan and Ken Perry
8885 SW Stono Dr, Tualatin, OR 97062

Planning Division, Attn: Madeleine Nelson,

Per your mailed notices, as a resident near the partition applications areas "SW Norwood Road Partition" File No. PAR 22-0002 by AKS Engineering and Forestry LLC, I wish to state my objections in writing to both proposals for the following reasons:

- **Increased traffic:** When populations are concentrated, traffic congestion is a given. **Public transportation and walkability of neighborhoods becomes increasingly important.** The traditional model of developers being required to provide a set number of parking spaces per anticipated user encourages more cars on the road, leading to more traffic issues. With no walkable services near these apartments, and 276 units, it will require people to use their cars causing a big increase of traffic on Norwood Road and SW Boones Ferry Rd.
- **Lack of services:** Traffic and suburban sprawl are already straining our resources. The most logical plan is in-fill urban centers with high density developments. This provides the renters access to critical services. Walkability is the key to high rise/high density housing location.
- **Lack of green spaces:** Amenities like parks and other green spaces don't in themselves provide income to developers and must be planned in high density developments to provide improved quality of life for would-be residents. There are many beautiful amenities and parks in our lovely downtown Tualatin. This is exactly why builders of high-density housing build in urban areas.

This planned development will not only make everyone in the surrounding neighborhoods unhappy, it will also not make the tenants happy. This is a poor plan (or a complete lack of a plan) and literally makes no sense.

Thank you for considering our input,
Ken and Jan Perry
8885 SW Stono Drive
Tualatin, OR 97062

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Saturday, November 26, 2022 2:31 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Brent Beebe; Cynthia Ray
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity. The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Ken and Jan Perry, Stono Drive, Tualatin

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Tuesday, November 29, 2022 3:02 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: Brent Beebe; Cynthia Ray
Subject: Norwood for Smart Zoning, Council meeting follow up

Thank you for listening to our concerns at the meeting on 11/28. The few people who attended and spoke represent a very small percentage of the number of people who are legitimately concerned about upcoming proposed zoning changes on Norwood.

I wanted to reiterate what I said at the meeting. The concern I have about the trees is a real threat to our quality of life. There have been arguments saying our neighborhoods were once forests like existed prior to Autumn Sunrise. I beg to differ. The other neighborhoods in our area have retained as many large, 100-year-old trees as possible. However, the Autumn Sunrise development cut down every tree, with the exception of the scraggly, dying trees that they claimed would be a tree buffer. No attempt was made to retain any trees in the development.

Concerning the buffer, this was a diabolical, well executed plan to get rid of all the trees. This was not an unfortunate accident! Not by a long shot. It is amazing to me that one week after three trees fell on electrical lines, the development had a new plan all sketched out and sent to our mailboxes. We had a very small yard project and the plans took at least a month. This was all a part of their original plan to get around the tree buffer.

And if they had an arborist who advised them on the trees, then he/she should be fired. The ones that were kept were absolutely dying and weak! It didn't take an arborist to determine that.

I'm say all of this to explain why we do not trust AKS. We do not trust developers and we have a very low level of trust in all of you right now. You are complicit in the actions to remove all the trees (no tree retention requirements or plan) and the approval of higher density zoning (producing yet more green-house gasses without the help of the absorbing trees). If there was an environmental study, by a true conservation agency, I'd love to see it. If none was done, then it's not too late to have one done on all future projects and to assess current already approved plans for new developments.

Please help us to trust you again. Show us that you care about this community, the air we breathe, the roads we travel on and our quality of life. Do the right thing. When you receive the proposal for the HD/HR zoning change, give a resounding "NO!" Show us that you care about your constituents. We really do want to trust and support you.

Thanks,

Jan and Ken Perry
Stono Drive

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Monday, December 5, 2022 9:41 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: Brent Beebe; Cynthia Ray; Jan Perry; Ken Home; Diane Calkins
Subject: Norwood for Smart Zoning

To the Mayor and City Council of Tualatin

As has been stated several times, the potential development of another 276 residences on Norwood Rd. will cause even more cars to back up on SW Boones Ferry Rd. This after adding the already approved Autumn Sunrise. We've calculated over 2000 more trips up and down SW Boones Ferry Road each weekday.

What I hear from you, AKS and the developer is "That's really not our problem." You cite that Wilsonville is part of the solution and, of course, ODOT. What I hear you saying is, the system is broken. We can't address our traffic issues (actually, the city of Tualatin's issues) because it's just too hard. There are too many parts and pieces.

We are suggesting that you work together to address this very real problem. Agencies and governing bodies should be able to work together to address this already untenable issue affecting both Wilsonville and Tualatin (as well as the freeway issues, which are a big part of the problem). What you've done is exacerbated the problem with no clear solution (and adding a traffic light will not solve the problem, by the way).

It sounds like AKS and all traffic studies have washed their hands of anything having to do with Boones Ferry Rd. No more homes should be built, or added, until this issue is addressed. I think this may be the most disappointing part of this situation, that there has been no effort at all to work together on a problem that everyone acknowledges exists. I'd love to see you be the ones who solve this problem and bring the parties together to make this happen.

As for the apartments proposed for Norwood Rd. This small two-lane road cannot handle this added traffic. I envision the people of the apartment complex being unable to turn left onto Norwood due to traffic. This will lead to them turning right and likely cutting through our neighborhood. This will also need to be addressed with Autumn Sunrise added traffic and the temptation for them to speeding through our neighborhood to avoid the Boones Ferry traffic. This will be a very clear hazard for all of us living in the surrounding neighborhood.

I know you pledged to protect the safety and quality of life of the people of Tualatin. We have placed our trust in you. I know you can find a way to work together with the other entities to

address this issue. Even without these new neighborhoods and the proposed apartment complex, this needs to be addressed.

Thank you in advance for working toward a better Tualatin.

Jan and Ken Perry
Stono Drive

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Monday, December 12, 2022 1:32 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: Brent Beebe; Cynthia Ray; Jan; Jan Perry
Subject: Norwood for Smart Zoning

To the Mayor and Tualatin City Council,

Me again! I am writing on behalf of Norwood for Smart Zoning with a focus on the existing community near this HR/HD zoning change being proposed by AKS.

Imagine living in a neighborhood where you paid good money for your home and you have done so surrounded by trees. You then learn that the City Council has approved a huge, high-density neighborhood and all the trees will be gone.

This changes everything for your neighborhood and for the market price of your home. The approved neighborhood will have some apartment complexes and higher-density homes but the price of the homes will reflect this fact. This is how it should work as it impacts home prices in that **new** neighborhood. But this is also having an impact on existing neighborhoods and home owners.

For us who are living in long standing surrounding neighborhoods, adding a high-rise apartment complex has an even more profound impact. It causes our home prices to drop for many reasons.

- Regardless of what you may think or say, we know that apartments bring a higher level of crime. My husband is former law enforcement. It could not be more clear to him based on experience that neighborhoods with apartment complexes have higher rates of crime. *(Please refer to an earlier email sent to you by Brent Bebee showing crime rates in neighborhoods with apartments.)*
- The impact to the traffic, which I've previously noted, is another negative impact to our home values. *(Please refer to my earlier email on traffic impacts.)*
- The aesthetics of the neighborhood as you drive to your home also has an impact. Where tall evergreens once stood you now have the eye sore of a 4-7 story imposing apartment building. This is not what someone wants to see when looking for a home in a safe and quiet neighborhood.

The answer to this 8 ½ acres: A park

We don't have nearly enough parks in our area. Well, to be accurate, none. Although we know there is a park possibly being planned a half mile plus from here, that is not good enough. (The location of the park in the current plans won't be near any of the neighborhoods.)

This entire area has no park. You continue to raise money for parks (a recent bond measure was just approved) and we continue to only wish that we could have one near us.

This property would be perfect for a park. You cannot ethically continue to build homes without also providing a comprehensive plan that includes parks and open space. Doing so is how cities become concrete jungles with no plan and no open space that no one wants to live in. I've lived in areas where this has happened, and the cities have become low-income, low-quality communities. Do you want that for Tualatin?

We would like for you to consider putting together a comprehensive plan for Tualatin that includes parks and open spaces. This is so critical for the quality of life of those living here. This is what you were elected to do. Please show us you care about all of Tualatin and preserving this lovely community and quality of life.

Thank you,
Ken and Jan Perry, Stono Drive

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Sunday, December 18, 2022 4:21 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: Brent Beebe; Cynthia Ray; Jan Perry
Subject: Norwood for Smart Zoning

To the Mayor and City Council of Tualatin

I sent a message to AKS last week asking that they reach out to the neighboring community to discuss the plan following their completely failed approach at a Tree Preservation Zone. The neighborhood would like large, native trees and a sufficient buffer, as promised.

Needless to say, I have heard nothing back from them. They clearly don't care about this community or about the importance of being wise in how you blend a community in with an existing environment. They continue to take trees down next to the freeway. This is the worst possible action to take when you are near a greenhouse gas producing roadway.

My request is that you do not trust AKS as they will say anything to get approved and then fail to deliver on their promises and do whatever they want. They have continued to prove that they cannot be trusted. Please say "No!" to any of their proposals. We don't need more of what they have given us with Autumn Sunrise.

Please stand up for your constituents and communities. Please just say "No!" And please say no to HD/HR zoning changes that would remove all the remaining trees.

Thank you,
Ken and Jan Perry, Stono Drive

Madeleine Nelson

From: Jan <jrperry.perry11@gmail.com>
Sent: Monday, January 2, 2023 1:09 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

I agree with Norwood for Smart Zoning. A high-rise on SW Norwood Rd. is not in the public's best interest.

—
Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
 - *The proposed change does NOT comply with Creek Master Plan. ❌*
 - *The proposed change does NOT comply with 1419-18. ❌*
 - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other options are available in the core of Tualatin, zone with proper infrastructure. ❌*



CITY OF
TUALATIN OREGON

Sent from Jan's iPhone

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Monday, October 17, 2022 8:04 PM
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Cc: Jan Perry; Brent Beebe
Subject: Neighborhood feedback: Proposed Apartments at Norwood and Boones Ferry

I hope you will listen to my perspective on the development (high rise apartments) being proposed on Norwood. My husband and I live on Stono Drive and will be directly impacted by your decision.

I have been walking around this area for 3 years. This was a beautiful area with tall evergreens and an amazing ecosystem of animals and birds. I watched the birds (hawks and eagles) as they fed their young and then pushed them out of the nest to fly on their own.

I've also watched as that ecosystem was destroyed to build high density housing. Not a single tree was spared. I watched as the hawks and eagles flew in circles above the devastation which was formerly their home. It was heartbreaking. And my husband has been taking food for the squirrels who lost their homes and food source.

Those beautiful birds have relocated, many of them finding homes in the trees that you are now wanting to remove for high rise apartments. I hear lots of talk of respecting and caring for the environment, but those words seem very empty right now. This is not a little sacrificing of trees to provide some additional housing. This is just complete and total destruction of an environment in order to provide tax money for the city of Tualatin. A city once known as the City of Trees.

In addition to the impact to the ecosystem, there will be an enormous impact to the surrounding roads. The I5 freeway is already totally exposed, adding to the amount of exhaust fumes for the neighborhood. Without the shade from the trees, our temperatures have already risen.

Additionally, this and the Lennar development will pour thousands of additional cars onto our already overloaded roads. If you are driving East on Boones Ferry Road any time after 3 pm, you will encounter up to a five mile backup of cars heading to I5. We've been told no improvements to the roads are necessary. Really? This is a nightmare.

From what I understand, there are other areas already zoned for high density/high rise development. Why are you destroying this area when other land is available for similar housing without causing the destruction this will cause? And why do you zone land only to quickly turn your back on that plan and change the zoning? The only answer must be money.

Please consider the environment as well as the issues the added traffic will create for this area. It's not too late to do the right thing. **Please do the right thing.**

Jan Perry
Byrom CIO Neighborhood

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, October 26, 2022 7:16 PM
To: Frank Bubenik; Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Brent Beebe
Subject: Follow up from Tuesday's meeting with Developers/AKS

I am writing following the meeting held last night, 10/25, at the Tualatin Library with AKS and LSW.

I took from that meeting the following:

- First, those presenting were doing their job in providing information about their plans with this development. AKS just wants to be paid. LWS just wants to build and make money. That's their goal. We all get it.
- They don't care about the neighborhood. In their words, they care about utilities, water and sewer. Period.
- What they don't have is any analysis on the impact to the environment. And the impact to the ecosystem here. That is totally not on their radar. The idling cars will add to our unhealthy air while we have fewer trees to provide much needed oxygen. And the wildlife that were displaced by the Lennar development will be displaced again. All remaining trees will be removed. Getting an analysis of how this will environmentally impact our city is imperative.
- AKS admits that Boones Ferry is a failed road but is abdacating any responsibility to address it. They cited ODOT as responsible for addressing issues. And that they are unlikely to do anything quickly, if at all. Who will do anything about the worsening traffic. This development, with 276 additional apartments, will only exacerbate the already awful traffic on Boones Ferry.
- Pouring 500 additional cars onto Norwood (in addition to cars from Autumn Sunrise) is just ridiculous. AKS says they have no choice but to have the apartment exit onto Norwood. It is not a road capable of handling this additional traffic. It will be a nightmare.

Nothing about his plan makes any sense whatsoever. Please put yourselves in our shoes and consider what you will be doing, not just to us who already live here, but to all of the people who would be moving into this complex. It will be the same nightmare for all of us.

Our next steps will be to attend the City Council meeting in large numbers and make sure you are unable to ignore our serious and valid concerns.

You will be hearing more from me and our neighbors as we fight for what's right in our city.

Jan Perry, Stono Drive

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Thursday, November 3, 2022 6:57 PM
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Frank Bubenik; Lindsay Frank
Cc: Cynthia Ray; Brent Beebe
Subject: Traffic on Norwood Dr.

Re: Traffic Concerns

Thanks to the city council who approved the Autumn Sunrise project, we will have a significant increase of cars on Norwood drive. This alone will cause a traffic issue.

Now AKS is suggesting that Norwood drive will be able to handle another 200-500 cars from the 276 apartments. This entire plan is just wishful thinking and no thinking whatsoever about those of us who live in the adjacent and surrounding neighborhoods.

As people find it too difficult to get through the Norwood-Boones Ferry light, where do you think they will go? Unfortunately, they will fly through our neighborhood making our roads filled with cars and introducing danger for children and residents who live there. My question: Are you planning to limit our neighborhood (Stono, Vermillion, Iowa, Martinazzi) to local traffic only? Will there be speed bumps added? How will you protect us from the traffic issues your decisions have created?

If you put a light at Norwood and Boones Ferry, it is likely that, given all the added cars, this will become a large back up of cars trying to pull onto an already overloaded road. It is unlikely that the people leaving the apartment complex will be able to turn left onto Norwood going North to Boones Ferry. It will be a frustration to them and everyone else driving

down Norwood. And again, they will seek out another option which likely will be streets in our neighborhood.

This entire project is going to be a nightmare to us who already live here as well as to all of the new residents. Not a fair proposition for anyone.

A park would be a much better option. Or anything fitting the designation of "institutional" would be an improvement on this plan. Please take a moment and put yourselves in our shoes (and cars). This is not the right place in Tualatin to add this large complex.

Thanks for listening,
Jan Perry
Stono Drive

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Saturday, November 5, 2022 9:42 PM
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Frank Bubenik
Cc: Brent Beebe; Cynthia Ray
Subject: Norwood Says No!

Me again...power outages

The Autumn Sunrise development promised a tree buffer on Norwood. They took out all the healthy trees (I guess to sell) and left the weakest trees. They then began to trench next to the trees for the utilities to be laid and weakened the ground even more.

So we sat in the dark last night because the electricity was out again after a third tree fell on the power lines. Two other trees fell yesterday, one at approximately 9 am and another at 2:25 pm. The third tree caused an approximate 4-hour outage.

This is the poorest run and planned project I've ever seen. There has been no concern whatsoever for the environment and the quality of the trees that were retained. Yes, it was windy. But the development has greatly exacerbated this situation. Anyone should have foreseen what would happen when leaving weak and dying trees so near utility lines and the impact of the trenching prior to a predicted wind and rain event.

So, I'm sure you can understand why we are so adamantly opposed to yet another development planned on Norwood. Please stop! We have had enough. Norwood Says No!

Thanks for listening,
Jan Perry
Stono Drive, Tualatin

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, November 30, 2022 2:13 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: Brent Beebe; Cynthia Ray
Subject: Norwood for Smart Zoning

I am copying in a letter that I agree with 100%. But I am also adding my own personal thoughts about the recent loss of power.

On November 14, 2022, We received a letter from Lennar "re: Tree Removal and Replanting along SW Norwood Road within Autumn Sunrise" The letter said (paragraph 3), "As a result of the damage from the storm, the remaining trees within the Autumn Sunrise open space tracts along SW Norwood Road have been deemed by the arborists at both PGE and AKS Engineering to be hazardous and present a danger to the public...Therefore, given the above and having consulted with City staff, the trees are planned to be removed **this week** under the emergency provision of the Tualatin Development Code Section 33.110.(6)"

It is November 30, two weeks after we received this letter. These weak and sickly trees were NOT removed. I guess what they meant was, "we'll wait until they fall one by one on the power lines and then remove them"?

What you need to keep in mind is, there are people in this neighborhood who rely on medical equipment to sleep at night and to not die. My husband is one of them. He sleeps with a C-Pap machine. Without it, he stops breathing, on average, 27 times an hour. I'm fairly certain he is not the only person who woke up last night gasping for air! Fortunately, we have invested in some battery backups for just such occasions. This was critical for him to know he could still safely sleep if the power went out. It's good for one night only and then needs to be recharged. It's also difficult to get back to sleep after waking in a panic. Needless to say, we had very little sleep last night.

Someone needs to be held accountable for promising one thing and then failing to follow through. Will you be doing that? Will PGE charge Lennar for the times they have had to come out and restore power due to their negligence? Please! A message must be sent. This development, which none of us wanted, cannot continue to disrupt our lives! We are asking that you stand up for your community. It's what you were elected to do.

...jan perry, Stono Drive

Dear Mayor 'Blackout' Frank Bubenik,

I understand it seems legacy is important to you since around 2021-2022, during the mid-peak of COVID, you changed term limits for extending a council member's term in office if the person was going to run for mayor. This directly affected you at the time. Five Council members, including you, decided that it was easier to put this on a ballot versus people petitioning it first as the city's bylaws instructed, citing public safety because of COVID. I bring this up to you now because this seems directly related to how you are forming your legacy for the future.

To elaborate, today your legacy will be known by thousands as Mayor 'Blackout' Frank. The reason I say this is because at 2:40am this morning, thousands of people for the fourth time in the last month lost power due to weakened trees falling on power lines from the Autumn Sunrise development. My three-year-old daughter, scared, woke me up in the middle of the night because of loud crashing noises echoing throughout the neighborhood, caused by the faulted power lines. During the council meeting on 11/28/22 you indicated it was not the council's plan for that many trees to be removed. Unfortunately, that is not an excuse as the city now owns the plan. Council voted in favor of the plan unanimously, 7-0. The planning director recommended the plan, and the planning commission envisioned the plan, who, by the way, was selected by council as well. The caveat to all of this is it could have all been avoided if the planning commission's plan was followed. You see, the commission indicated that 59 acres of land would be dedicated to RML zoning per Ordinance 1418-19 or 59.83 acres to be exact. The current Autumn Sunrise development that council and you unanimously approved, was for 62 acres and 407 homes. Those approximate two acres in excess, could have easily been placed as a reserve buffer along Norwood, instead of jamming as many houses on that plot of land. Heaven forbid reducing the number of homes being built to 390, instead of 407...

I leave you with what you want your legacy to be. Today, thousands will have a different idea of what you might want your legacy to be perceived as in the end. I suggest saving the last part of Norwood forest and reserve it for Norwood Park and Community Gardens, as the website norwoodsaysno.org is saying to do.

Council, say no to the text amendment change for a high-rise on Norwood Rd.

Tualatin Life Article about term limits

[Tualatin City Council moves forward with term limits measure - Tualatin Life](#)

CIO petition for term limits

[Petition · Require Signatures for Term Limits Change · Change.org](#)

FB group against changing term limits

[Tualatin Voices United | Facebook](#)

Tualatin CIO Report about norwoodsaysno.org

[Tualatin CIO President's Report - Tualatin Life](#)

Ordinance 1418-19 Exhibit for the Basalt Creek Master Plan Development Types (attached)

Term Limit exhibit (attached)

Picture of more trees cut (11/30) to restore power (attached)

AKS Engineering and Forestry Plan Text Amendment Change (attached)

Madeleine Nelson

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, December 7, 2022 1:42 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: Brent Beebe; Cynthia Ray; kandjperry10@gmail.com
Subject: Re: Norwood for Smart Zoning
Attachments: Norwood Says No letter 120722.pdf

I am attaching the email as I'm concerned that the pictures may not show up.

On Wed, Dec 7, 2022 at 1:36 PM Jan Perry <jrperry.perry11@gmail.com> wrote:
To the Mayor and Tualatin City Council,

Hello again. And, again with the trees. This is a big concern for not just me but many of the neighborhoods and residents of Tualatin.

What a tree preservation buffer should look like:

- This buffer has been here for years. The larger limbs are cut back to ensure no power lines are impacted. This is beautiful and natural. Exactly how the Tree Preservation Zone should have looked like for Autumn Sunrise.

What the Tree Preservation Zone at Autumn Sunrise actually looked like:

- You can't look at these trees and not wonder when they will fall on the power lines. Please look at the comparison to an actual tree buffer. This is a flagrant disregard for the City of Tualatin's wishes and directive.

Where we are now:

- Why are we here? What we've been told is that an Arborist decided the trees in the Tree Preservation Zone were dangerous. Question: Is this the same Arborist who determined for AKS and

Lennar which trees should be kept for this zone? Can we see the results of the study showing which trees needed to be kept and which of the trees were **actually** kept? And who provided that determination?

- Two days following the dead and dying trees falling on power lines, Lennar had a rendering of a new plan for this buffer. Question: Are we supposed to believe that this was not the original plan that Lennar wanted to go with? That they did not intentionally keep trees that could be counted on the fall on power lines and, therefore, lead the City of Tualatin, and PGE, to determine they all needed removed?

I say this to make the following points:

- AKS cannot be trusted to advise on what should be done with the trees in a new development. If they are using their own Arborist, he/she needs to be fired.
- The City of Tualatin should be irate that Lennar and AKS conspired to remove all these trees. The fact that they went directly against the explicit requirement to maintain a Tree Preservation Zone requires action on the part of the City.
- For every project the City of Tualatin engages in with AKS, a neutral Arborist must be hired to ensure they do not pull another stunt like this one. We would also like to see a legitimate Environmental specialist assess the impact of removing trees in this area, so close to a freeway (for any future developments).
- We all would love for the City of Tualatin to no longer use AKS, or their recommendations, and find a more competent engineering company to advise the council. Or to refuse to work with any developer who is using AKS.
- **Because we have zero trust in AKS, and any developer working with AKS, we ask that you reject the proposal for a zoning change to HR/HD for the 8 ½ acres on Norwood Drive. Nothing they say can be trusted as, clearly, they will say whatever they need to get an approval and then do whatever they want.**

P.S.

It's been stated that we all live in a neighborhood that was once a forest. This is what it looks like to develop a neighborhood while respecting the environment and the trees that have stood for hundreds of years. This is our neighborhood!

Thank you for your consideration in this matter.

Jan and Ken Perry
Stono Drive

To the Mayor and Tualatin City Council,

Hello again. And, again with the trees. This is a big concern for not just me but many of the neighborhoods and residents of Tualatin.

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P.S.

It's been stated that we all live in a neighborhood that was once a forest. This is what it looks like to develop a neighborhood while respecting the environment and the trees that have stood for hundreds of years. This is our neighborhood!



Madeleine Nelson

From: trijems3 <trijems3@gmail.com>
Sent: Saturday, February 11, 2023 10:37 AM
To: Madeleine Nelson
Subject: Annexation/proposed highrise on Norwood

Norwood road is currently a broken up mess. Daily we can't get out of our neighborhood to go east to 65th due to constant construction which appears from a new sign posting will continue til MAY!

Tualatin has already lost control of the current developer and the destruction he made of all the trees. The buffer zone is gone after losing those trees in a storm due to their destroyed root systems from removing acres of trees. This caused 2 day long power outages for our neighborhood from the first 2 winter storms.

We now have to look at the ugly water towers that used to be camouflaged by the trees and acres of land that will house hundreds of home equaling hundreds of cars pouring out onto Norwood.

Tualation decision makers having totally degraded our neighborhood. This is supposed to be the city of trees but you let developers clear cut acres of trees.

Now u want to open up more land on Norwood to another out of state developer who has only \$ signs on their minds. They don't care anything about Tualation residents and their neighborhood. This means more clear cutting and cars on Norwood and more months of construction. And more degradation of our neighborhood.

If they want to build a high rise the perfect place is that deplorable corner on Tualation Sherwood and Boones Ferry. Residents of that high-rise would put people downtown walking to restaurants, shopping, grocery stores, mass transit and Tualatin Community park. It would enhance the look of downtown Tualation not add to the continual ruin of Norwood road and our neighborhood.

And while they r putting a high-rise on that corner of Tualation Sherwood they can go over to the long vacated Haden grocery store and build another highrise there. This would really add walking customers to the surrounding areas not more cars on our roads.

Jane Robinson

Sent from Samsung Galaxy smartphone.

Madeleine Nelson

From: Jared <jwcarkin@gmail.com>
Sent: Monday, February 6, 2023 10:25 AM
To: Maria Reyes; Christen Sacco; Bridget Brooks; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Cyndy Hillier; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. We also have a business in Wilsonville and our employees are looking for more housing! Please support more housing in our community!!

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Jared Carkin
28107 SW Heater Rd
Sherwood, OR 97140
[Jwcarkin@gmail.com](mailto:jwcarkin@gmail.com)

Madeleine Nelson

From: Jay Bennett <jay.bennett71@gmail.com>
Sent: Wednesday, October 26, 2022 1:43 PM
To: Steve Koper; Erin Engman; Keith Leonard; Madeleine Nelson; Ext - Planning; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: Norwood High Rise Apartments Development

Greetings;

My wife and I attended the community/developer meeting last night.

Takeaways:

1. We have not one but 2 developments set to go in around Horizon Community Church--one a 500-unit subdivision with a mix of residential dwellings (presently underway), and the other a proposed 276-unit high-rise apartment development. Both, once completed, will add between 1,500-2,500 additional residents to a 38-acre area and as many additional vehicles contributing to the traffic congestion that is already bad at times. This number represents a 10% increase to our city's population on a disproportionately tiny piece of land
2. Other than the proposed aesthetic improvements to Norwood and to the access road to the south of the development, there will be zero additional lanes added to accommodate this huge influx of traffic
3. These apartments are Class A units that, while providing additional needed housing, will not satisfy affordable housing metrics, and there are no other apartment complexes within 1 mile as all the surrounding area is medium to low density residential

Questions:

1. What happens if the City of Sherwood decides to redraw the school district lines so that the area south of Norwood and east of Boones Ferry goes back into the Tualatin school district, effectively forcing the kids of all these households under construction presently and proposed into Byrom, Hazelbrook and TuHS?
2. Just a few years ago, we witnessed the 'improvements' made to Boones Ferry south of Norwood which made aesthetic and safety improvements but added zero lanes to accommodate the growing population. Why weren't lanes added at that time?

Input:

If you listened intently to the voices at that meeting, there was not a single NIMBY in the audience. My impression from the questions asked and input given was that we are for development of additional apartment complexes--both affordable and Class A--but we are not in support of locating them where they will erode the quality of life for Tualatin residents by contributing significantly to traffic congestion with no plans for adding lanes to accommodate the additional traffic or plans for further development of amenities like stores or expansion of schools.

I realize this matter has another side to it--tax revenue--which is always the case with proposed residential development. It can be very tempting to succumb to it as a city evaluating development options but there are other areas in Tualatin where a development of this kind would be appropriate. How about buying the old

Haggen's from the developer and rezoning it and the surrounding parking lot as high density residential? The WES commuter rail is right there, it's in downtown Tualatin with all its amenities and stores and it would offer quick freeway access. Or, how about rezoning some of the light industrial west of town with access to Tualatin-Sherwood road and its existing 4 lanes?

My family and I are very supportive of the development of additional housing; particularly as long as it's done in the appropriate area, but we don't have any desire to be another Beaverton or Hillsboro. Quality of life, a small population and access to the freeway were all major contributing factors in our decision to move here as a family 16 years ago. We will fight this development with everything we've got because it is inappropriate at its proposed location without adding traffic lanes to support the additional population growth. I would urge you not to give in to the temptation of the additional tax revenue of this issue because I (and I would suspect many people like me) are going to be paying attention to how you vote in the matter, and we will do our best to vote you out of office if you support it.

Sincerely,

Jason Bennett
16-year Tualatin resident; husband and father of 4
22730 SW Vermillion Dr
Tualatin, OR

Madeleine Nelson

From: Jeff <jalathrop@hotmail.com>
Sent: Friday, January 27, 2023 3:56 PM
To: Madeleine Nelson
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Jeff Lathrop
9265 SW Iowa DR
Tualatin, OR

I strongly oppose Norwood Road Partition. Traffic in this area is already bad enough. This many additional dwellings would make a traffic nightmare for the people already living here. I have been a resident of Tualatin for almost twenty three years. Please don't ruin my community.

Madeleine Nelson

From: Jenna Anderson <jennalanderson10@gmail.com>
Sent: Sunday, February 5, 2023 10:42 AM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road into the City of Tualatin, please accept my comments in support of both these land use decisions.

As a resident of Tualatin (on and off for the past 12 years, but consistently since 2016), and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

I urge you to please approve these two land use applications.

Jenna Anderson
8441 SW Chelan Ct, Tualatin, OR 97062
503-415-9762

--

Jenna Anderson
503-415-9762

Madeleine Nelson

From: Jennifer Link Rachko <jlinkraschko@icloud.com>
Sent: Wednesday, February 8, 2023 5:32 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Jennifer Link Raschko
12145 SW Lausanne Street
Wilsonville OR 97070

Sent from my iPhone

Madeleine Nelson

From: Jennifer Black <jennyoblack@gmail.com>
Sent: Monday, January 2, 2023 3:44 PM
To: Ext - Planning
Cc: Bridget Brooks; Betsy Ruef; Cyndy Hillier; Christen Sacco; Frank Bubenik; Megan George; Maria Reyes; Nancy Grimes; Sherilyn Lombos; Teresa Ridgley; Valerie Pratt
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Hello. My family and I have lived in Tualatin for 12 years and we are extremely concerned about a high-rise on Norwood. Traffic is already terrible and this will make it so much worse.

I agree with Norwood for Smart Zoning. A high-rise on SW Norwood Rd. is not in the public's best interest.

—
Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.



We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

From the Tualatin's Transportation System Plan Update:

“Director Koper stated there is a lot of employment in our city that passes through traffic in relationship to I-5, which gives us a unique position relative to other cities. He stated it will be best for the City to work with DLCD and partners to find a solution to our traffic issues.”

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just “meandering sidewalks” and bike lanes on Boones Ferry. We also hope the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

If the city’s plan is to put infrastructure upgrades onto the private sector (developer), to save money, the result usually ends up hurting the city and the residents for decades to come. Developers usually find the lowest cost solution to appease local jurisdictions within their project boundary. Their focus is to develop the land they purchased at minimal costs and turn a profit. This also causes a lack of uniformity within each development, with very little possibility of a course correction for the city in the future.

We also do not think it is a coincidence that AKS engineering and Forestry’s office is located near Tualatin’s planning department.

When you review the partition, annexation, and plan amendment application with AKS, please also indicate to them, there is other buildable land within Tualatin if they just took the time to look. A simple five-minute search on Zillow found three plots currently for sale. We would also suggest that AKS inform their client of these properties that are very suitable for a high-rise development within the core. Overall, it seems like their client is more interested in profit than really helping our community...



Again, Mr. Koper and Council, **say no to a high-rise on SW Norwood Rd.**

Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

If housing is truly needed, **keep the current zoning as RL or RML.**

Have a Happy New Year,

Madeleine Nelson

From: J~ <jessyleeme3@yahoo.com>
Sent: Monday, January 2, 2023 7:11 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Continued:

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[Sent from Yahoo Mail for iPhone](#)

Madeleine Nelson

From: J~ <jessyleeme3@yahoo.com>
Sent: Monday, January 2, 2023 7:08 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

agree with Norwood for Smart Zoning. A high-rise on SW Norwood Rd. is not in the public's best interest.

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It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
 - *The proposed change does NOT comply with Creek Master Plan. ❌*
 - *The proposed change does NOT comply with 1419-18. ❌*
 - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other options are available in the core of Tualatin, zone with proper infrastructure. ❌*



Madeleine Nelson

From: Jim Stuart <stu3113@gmail.com>
Sent: Friday, January 27, 2023 3:58 PM
To: Madeleine Nelson
Subject: Proposed High rise development

To Whom it may concern:

I firmly believe the further development of the property along Norwood ave and Boones Ferry Rd creates more issues than it will solve, chiefly among them is the increased traffic and resulting longer gridlock along those roads, traffic diverting through neighborhoods to try to avoid gridlock and the dangers that will bring with it, also since the city has determined that more affordable housing is needed, the proposed class A high rise will bring none of that it will only serve to raise rental prices in an already tight market.

thank you for your time

Jim Stuart

Tualatin resident and for 19 years

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies an intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference to permitting **high density high rise outside of the downtown development zone**. Furthermore, the proposal identified in the partition plan violates the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is **NOT 'in context'** with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 **Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife**. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

Madeleine Nelson

From: Joe Mallett <joemtexas@gmail.com>
Sent: Sunday, February 12, 2023 2:42 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Joe Mallett, 29141 Sw Costa Cir E, Wilsonville, OR 503-449-8626

Madeleine Nelson

From: Joel Augee <joelaugee@gmail.com>
Sent: Monday, January 2, 2023 1:11 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed and ready to serve the best interests of our community!

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have many more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as was done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

PLAN AMENDMENT CRITERIA

- *Per TDC 33.070(5)(a) Granting the Amendment is NOT in the public's interest.*
 - *The proposed change does NOT comply with the Basalt Creek Master Plan. ❌*
 - *The proposed change does NOT comply with Ordinance 1419-18. ❌*
 - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other properties are available in the core of Tualatin, zoned RH-HR with proper infrastructure. ❌*



We also look forward to you making the Norwood developer's application available to the public as soon as possible.

Thank you,

Joel Augee

Madeleine Nelson

From: Joel Augee <joelaugee@gmail.com>
Sent: Tuesday, January 24, 2023 9:38 AM
To: Madeleine Nelson
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Ms. Nelson,

Please be advised that I oppose the partition application. The intended use by the developer -- high rise, high density -- is totally inappropriate for this area, and is a massive overreach. The burden on traffic and infrastructure is inappropriate and would be harmful to existing residents, especially given the unknown impact of Autumn Sunrise and Pambeck Gardens.

At a minimum, I urge you to deny approval until the known impacts of those two developments is fully understood, meaning they are built out and we understand the impact on traffic and schools.

Most folks here would not be opposed to the partition if the development remained at current density, which is low to medium residential.

Thank you for your consideration of my input.

Joel Augee, concerned neighbor
8905 SW Iowa Drive
Tualatin, OR 97062

Madeleine Nelson

From: Joel Augee <joelaugee@gmail.com>
Sent: Wednesday, October 26, 2022 8:53 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Cc: Sherilyn Lombos; Ext - Planning; Megan George; Betsy Ruef; Teresa Ridgley; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field
Subject: Proposed High Rise, High Density Development at Norwood and Boones Ferry

Dear Mayor Frank Bubenik, Tualatin City Council Members (cc Tualatin Planning Department Members),

I attended and listened to the presentation last night at the Tualatin Community Library by AKS Engineering and Vista Residential Partners regarding their plans to file multiple applications to develop the land at SW Norwood Rd. and SW Boones Ferry Road as high density high rise (the "Proposed Development").

As a resident in the Norwood Heights neighborhood, I am writing in opposition to the Proposed Development and ask that as stewards of Tualatin, you do the same. Consider the following:

1. High density high rise is absolutely not appropriate for this property. The impact it would have on those who live here, coming on the heels of the high density residential development known as Autumn Sunrise, is not acceptable to those of us who live in the surrounding neighborhoods. The side streets (Iowa Drive, Martinazzi, etc.) will be overrun with traffic avoiding an already over-congested Boones Ferry at peak hours. Imagine the increase *after* Autumn Sunrise and the 116 units of multifamily next to it, are built and occupied. There is no additional capacity for high rise apartments in this area.
2. You are stewards of Tualatin. The interests of those who live here matter and must be part of the equation. We have lived here for years, we pay taxes, we are volunteers, coaches ... we are the community. We daily experience the functioning of our neighborhood, and we acutely understand and appreciate the impacts of new development. The representative of AKS said she took *only* into consideration the City's housing needs, and that the high rise zoning designation is necessary because of the housing crisis. She did not take into account the impact to and needs of existing neighbors. We take strong issue with this, and this is where you come in. No amount of "housing crisis" justifies allowing this concentrated, high rise density and the resulting impacts to Tualatin's livability. The housing crisis is absolutely not a justification to turn Tualatin into Portland-style density. If we wanted Portland style density we would have selected Portland to raise our families. Instead, we chose the lifestyle of Tualatin. Saying that the housing crisis means that high rise apartments are necessary here, without balancing the interest of those who live here, is simply a fallacy. How much would you degrade the Tualatin lifestyle in the name of more units? As stewards of Tualatin, you have the right, and a moral obligation, to consider the impacts on the community, and say no to excessive, harmful density. Keep the zoning as-is, medium residential.
3. A more appropriate use for this property would be a park. There was almost zero green space required of Autumn Sunrise. Every single interior tree was cut. The nearest park is Ibach. A walkable park from Norwood Heights, Autumn Sunrise, and Hedges Creek would be central, valuable and appropriate, and would counterbalance the impact of Autumn Sunrise's high density.
4. Alternatively, you could allow a rezone for neighborhood commercial, which is allowed under the Basalt Creek Plan (high rise is not). Day care, restaurant, small retail, an essentially walkable and central mixed use for the surrounding neighborhoods, would be welcome by many of the neighbors. That is what this area of Tualatin is sorely missing. It would be healthy and it would decrease car trips. Alternatively, keeping the "neighborhood commercial" tract all the way to the south, where it is currently located in the Basalt Creek Plan (along the future Basalt Creek extension), makes little sense, as it would be on the periphery of the neighborhoods and not central.

5. High rise zoning should be limited to downtown, and adjacent to rail. By far the most logical place for that type of high density, high rise, would be the former Haggens. A mixed use town center would be appropriate and attractive at that location. At Norwood, that type of density and high rise makes no sense.

Thank you for your continued consideration of these very important matters,

Joel Augee
8905 SW Iowa Drive

Madeleine Nelson

From: Joel Augee <joelaugee@gmail.com>
Sent: Wednesday, December 7, 2022 8:37 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! Long Term Expansion of the Urban Growth Boundary is the Answer

To Tualatin City Council,

I am writing to reiterate my strong opposition to the pending application for high density, high rise zoning of the 8.2 acres along Norwood Road, and share some thoughts on what you can do as stewards for this community.

The developer's engineers, at the community meeting, scolded us and told us that we need this high density to solve the housing crisis, that it is necessary because of Oregon's land use laws. That is simply false. Do not believe that false narrative. We do not need to harm our livability for this crisis. This crisis was caused by the lack of long term planning, and in particular, lack of reasonable expansion of the urban growth boundary over time. In short, it was caused by long term neglect. If you want to solve it, this requires a long term effort and commitment to do so, through smart planning. These problems were not created in an instant, and cannot be solved by knee jerk reactions. I suggest that you need key goals to guide you in your long term planning, to do it in a smart and reasonable way, and that the #1 goal should be not to harm your current citizens (note: I am not saying no impact, but I am saying no harm), and this means, not changing the nature of our density. Tualatin (and other cities) CAN expand the urban growth boundary AND NOT increase density. I suggest this should be the long term, reasonable goal and approach, as it is best and fair for all. So please, work on long term planning that preserves livability by maintaining, and not destroying, current, reasonable density. For example, if housing is the primary need, then consider changing some of the zone in Basalt Creek to medium/low density residential (from industrial).

Jamming a high rise apartment complex, with all the traffic impacts that it will entail, on top of the new subdivision (Autumn Sunrise) and the upcoming new apartment complex (Plambeck Gardens) is not responsible or reasonable, and as stewards of our community, I ask that you reject it. Frankly, this is not even a close call or a tough decision. Since the 2019 housing study, we have already met approximately 80% of the City's new housing needs for the next 20 years! There is no need to panic, no need to jam a high density, high rise apartment complex in our neighborhood. Frankly, the idea of changing zoning to high density, high rise is a massive overreach, and a clear attempt to capitalize on the fear of the moment regarding housing. After it is built, what can be done then if it is a big mistake? Think about that question what can be done? Will the developer remain somehow accountable? We know the answer. The residents will be stuck with 100% of the impacts, while the developer leaves with 100% of its profits. This is nothing against developers per se we need them, we should be grateful for good development, and we need smart development, to reasonably grow our City. But when a developer proposes an obvious over-reach, we also need to say no to the zone change, and demand smart zoning.

Again, please think big picture. Expand the urban growth boundary reasonably and preserve our density and livability in the process. Do not jam high density into our neighborhoods. That is not the nature of Tualatin, nobody would win, and it would create a whole host of new and expensive problems, both seen and unforeseen, leaving only the residents to endure the fallout.

So what about the location in question? Use it as a park -- that would be really welcome. There is almost zero green space required of Autumn Sunrise (and in this way, you can make up for that planning disaster). An important note on that, and community trust: We have no confidence in the planner after he has allowed the strip of trees to remain along Norwood, repeatedly knocking out our power at least 10 times. That trust was lost a long time ago. And now the trees are gone too. It is a failure and a joke from a planning perspective. Look, it isn't rocket science -- an arborist should have been required to determine whether it is wise to keep shallow rooted trees along power lines after you remove the protective forest. I hear that the plan was for the developer to put the power lines under ground at a later point in time, AFTER the forest was removed. Brilliant! But how about reversing that sequence? How about putting the lines underground FIRST, and THEN cutting down the forest. I think if you asked a 5th grader which was the proper sequence, you would have gotten a better answer. If we felt the City of Tualatin cared about our neighborhood, and our livability, that obvious sequence would have been a condition for Autumn Sunrise. Apparently it wasn't.

Say no to high density high rise. If the developer wants to keep the current zoning, that is fine, although we think a park makes far more sense. Absent a park, neighborhood commercial would be smart zoning and would be welcome by many. Lastly, again, keep the zoning the same and do not increase density. Homes and duplexes could be built in the proposed location at the same density as surrounding neighborhoods.

Thanks,

Joel Augee, concerned citizen near Norwood Road

Madeleine Nelson

From: Jay Tatco-Nowak <jaytatconowak@gmail.com>
Sent: Wednesday, February 8, 2023 4:54 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Joseph Tatco-Nowak
9904 NE Heron Cir
Vancouver, WA, 98664
714-323-8504

Madeleine Nelson

From: Joetta Harikian <jharikian@hotmail.com>
Sent: Sunday, February 5, 2023 10:39 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Joetta Harikian
21590 SW Lebeau Rd
Sherwood, OR 97140
503.328.5947

Get [Outlook for iOS](#)

Madeleine Nelson

From: John Pries <johnandpampries@gmail.com>
Sent: Wednesday, January 25, 2023 6:04 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Cc: John Pries
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

John and Pam Pries
8535 SW Avery Tualatin Oregon 97062

johnandpampries@gmail.com
503-484-7349 John
503-484-7937 Pam

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the communication is strictly prohibited.

Madeleine Nelson

From: John Pries <johnandpampries@gmail.com>
Sent: Wednesday, February 8, 2023 4:12 PM
To: Madeleine Nelson
Cc: John Pries
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

John and Pam Pries
Missions Horizon Community Church
johnandpampries@gmail.com
503-484-7349 John
503-484-7937 Pam

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Madeleine Nelson

From: Jon Martinez <jonscare5@icloud.com>
Sent: Wednesday, February 8, 2023 4:01 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Jon & Natasha Martinez
4415 Lone Oak Rd Se
Salem, Or 97302

Sent from my iPhone

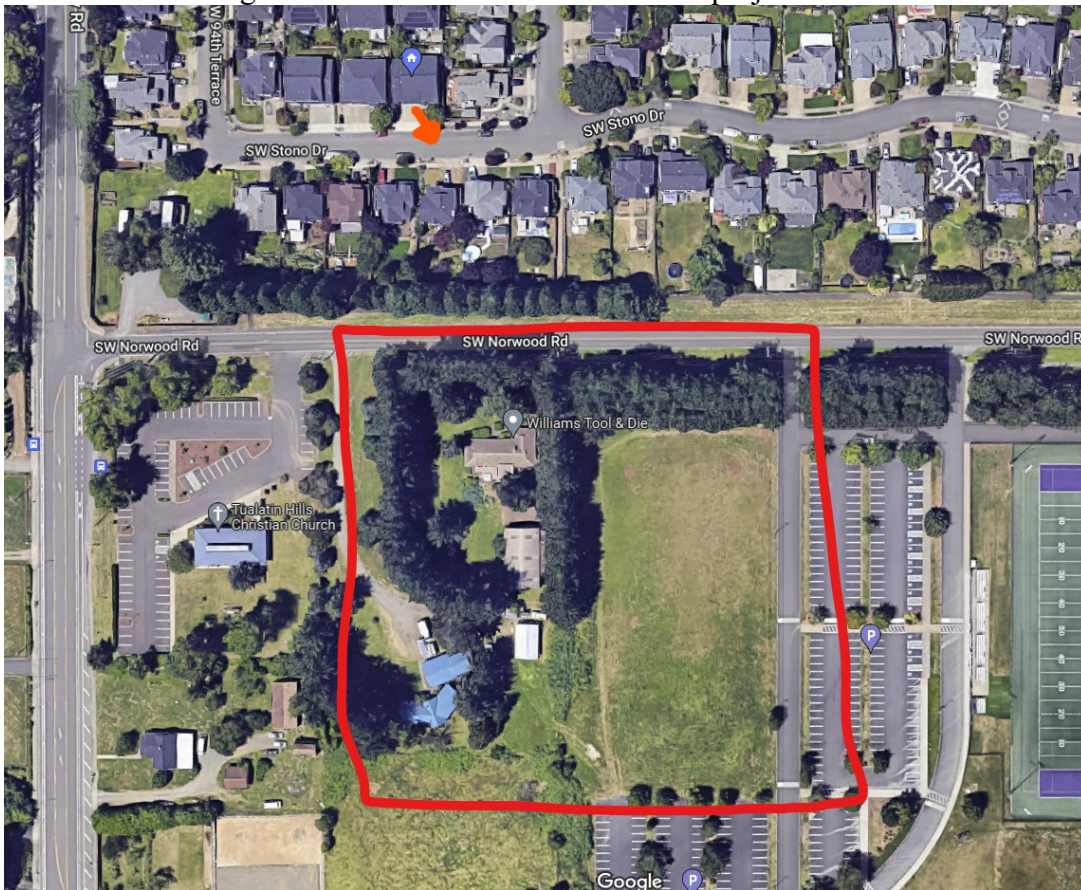
Madeleine Nelson

From: J W <jdwong@gmail.com>
Sent: Tuesday, January 24, 2023 10:20 AM
To: Madeleine Nelson
Subject: Norwood Developments

Hello Madeleine,

First, thank you for serving the public. I can empathize that it's a very tough occupation where everyone seems to bark and complain without offering solutions.

I wanted to share some concerns and possible solutions that I have about the Norwood HR/rezoning effort being put on the table. We (my wife and two small kiddos 7 Ellie & 3 Clark) live at 9345 SW Stono Dr, and our house faces the south - right across the street from where this project is located. I'll include a screenshot as well.



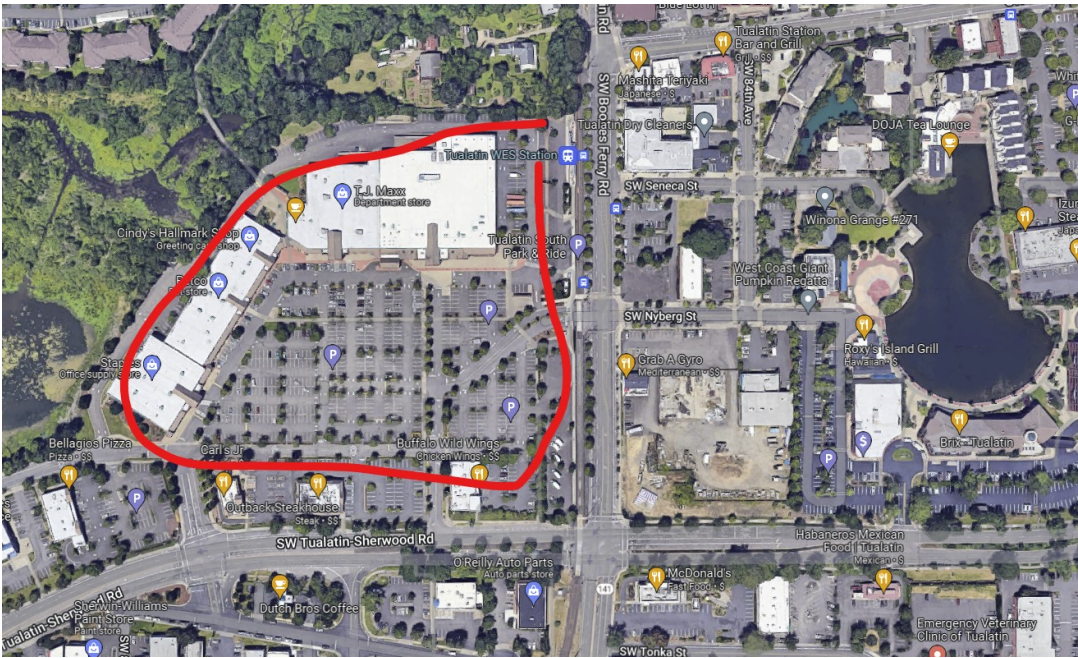
We're very concerned about the impact of traffic around the intersection of Boones Ferry and Norwood. I'm cognizant of the traffic light going in there, which is fine, but hundreds more vehicles along these single lane roads doesn't add up to safety. Couple that with the already halfway through Autumn Sunrise (Plambeck Gardens as well), and it's a tidal wave that we can see coming - *and preemptively do something about.*

This parcel of land would serve better as a community gathering place or park, where kids and families of all abilities can enjoy. A splash-pad, a ADA play structure, a sand pit, an outdoor stage/auditorium for arts. Just a few suggestions for the acreage. Even a small market, coffee shop, or other small family-forward establishment

would be a better improvement for this spot of land. This is also potentially important due to Lennar Homes developers not saving some space for a future park for Autumn Sunrise either!

I understand that Horizon Christian wants to sell this *donated land* so they can build an auditorium. But at what cost to the adjacent neighborhoods? Collectively, Norwood, Victoria Woods, 65th Communities and more are staring at these rapidly implemented projects with very wary eyes. I'm also curious to know how much the Church in question financially helps the city of Tualatin in general. The Church has disregarded their neighbors after a few of us have asked them for a more positive community-forward solution.

We encourage having more housing because people need places to live - and more affordable places at that. We don't think that a semi-luxury high rise condominium is a smart decision for the sleepy intersection and surrounding family-oriented neighborhoods. A much better alternative spot for housing would be the area around the WES station. Right next to transit, not in a food desert, bicycle friendly, and many other close by amenities.



The retail space just sits, unoccupied, because the owner isn't helping/improving the city of Tualatin and they haven't done anything to the space in a very long time. Is there a way to talk with the landowner and persuade them to improve the area or have that be zoned for HR Residential instead? Make much more sense in *many* ways.

We moved from NE Portland down here for my work in Tualatin and the safety of our kiddos. We LOVE it here. Our neighborhood and our immediate community are wonderful. With these 2-3 projects developing or coming soon, it seems just so out-of-place to put a 7 story high-rise in a maximum 2 story area - with no walkable food options among others.

Please represent us, the current constituents of South Tualatin, in opposing this rezoning effort. Value smart growth instead of a permanent high-density project - for everyone currently living here.

If you have any questions, please let me know.

Many Thanks for your time,

Jon Wong

503.805.6665

Madeleine Nelson

From: Joshua gerlach <jpgerlach@yahoo.com>
Sent: Wednesday, February 8, 2023 5:48 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As someone who works in Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Joshua Gerlach
12104 SW Tonquin Rd.
Sherwood, OR 97140
503-422-2450

Work Address:
Portland General Electric
12345 SW Blake St.
Tualatin, OR 97062

[Sent from Yahoo Mail on Android](#)

Madeleine Nelson

From: Julia Olson <jltoler@gmail.com>
Sent: Wednesday, January 25, 2023 10:53 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Julia Olson

Madeleine Nelson

From: Julie Heironimus <jujuheir@aol.com>
Sent: Wednesday, January 4, 2023 4:54 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Proposed text amendment in Partition Application: par22-0002-23370

Hello,

The current text amendment proposal can catastrophically alter the future of development in our city.

Please consider the consequences of approving the proposed text amendment in Partition Application: par22-0002-23370! If approved, developers could create high-density high-rise apartments **anywhere in Tualatin**. This is a lazy text revision that opens all of Tualatin up to potential high-rise development.

High-density high-rise apartments in Basalt Creek are not beneficial to current or new residents. Traffic will already be severely worsened with existing developments and will be further exacerbated by more high-density housing in an area of town where all residents have to be car dependent.

Instead of allowing space to be zoned high density high rise, instead consider allowing areas outside of downtown to be rezoned to mixed use residential/ commercial. If properties are constructed in the basalt creek area that have ground floor stores, restaurants, or groceries, residents in the area are less car dependent. A mixed use residential commercial zoning definition could also include a more appropriate height cap when properties are being developed outside of the downtown urban renewal area, such as a hard limit of 4 stories for mixed use commercial residential property.

A more ideal use of this property for Horizon, developers, current residents and new residents, are buildings with ground floor commercial space, with a lower number of residential units. This increases walkability and provides local options where residents do not have to drive 2 miles or more for any goods or services. **South Tualatin needs more commercial opportunities and community gathering space.** This property could be developed in a way that meets community needs, and still enables Horizon and developers to profit.

Following is a quote from the application highlighting that the text amendment request is to enable RH-HR to be built **anywhere** in the city:

"In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

Allowing RH-HR zoning to be applied anywhere in the city would be disastrous to Tualatin. A more appropriate text amendment would add a specific site or parcel to the current definition of

limiting the code to the City's Central Urban Renewal Area, so the text revision does not create a carte blanche for high rises to be built all over the city!

The Byrom CIO does wants to see development to the South be enhance the quality of life for current and future residents and businesses. Please consider the negative impacts of only enabling more high-density housing in an area where residents must drive for all basic needs!

Julie Heironimus
Byrom CIO Interim Vice President

Madeleine Nelson

From: Julie Heironimus <jujuheir@aol.com>
Sent: Monday, January 9, 2023 2:45 PM
To: Ext - Planning
Cc: Megan George; Betsy Ruef; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Sherilyn Lombos; Teresa Ridgley
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning A high-rise on SW Norwood Rd. is not in the public's best interest

Dear Steve Koper and council,

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
 - *The proposed change does NOT comply with Creek Master Plan. ❌*
 - *The proposed change does NOT comply with 1419-18. ❌*
 - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other roads are available in the core of Tualatin, zone roads have proper infrastructure. ❌*



We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

From the Tualatin's Transportation System Plan Update:

"Director Koper stated there is a lot of employment in our city that passes through traffic in relationship to I-5, which gives us a unique position relative to other cities. He stated it will be best for the City to work with DLCD and partners to find a solution to our traffic issues."

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just “meandering sidewalks” and bike lanes on Boones Ferry. We also hope the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

If the city’s plan is to put infrastructure upgrades onto the private sector (developer), to save money, the result usually ends up hurting the city and the residents for decades to come. Developers usually find the lowest cost solution to appease local jurisdictions within their project boundary. Their focus is to develop the land they purchased at minimal costs and turn a profit. This also causes a lack of uniformity within each development, with very little possibility of a course correction for the city in the future.

We also do not think it is a coincidence that AKS engineering and Forestry’s office is located near Tualatin’s planning department.

When you review the partition, annexation, and plan amendment application with AKS, please also indicate to them, there is other buildable land within Tualatin if they just took the time to look. A simple five-minute search on Zillow found three plots currently for sale. We would also suggest that AKS inform their client of these properties that are very suitable for a high-rise development within the core. Overall, it seems like their client is more interested in profit than really helping our community...

Current properties for sale that could be zoned adjacent to the core of Tualatin. Walking distance to services.

Current Commercial that has been unoccupied for 8 years (Hagen’s) could rezone to CC/RH-HR

8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT
Tualatin, OR 97062 - Sherwood (Tualatin South) | 1,650-60,075 SF



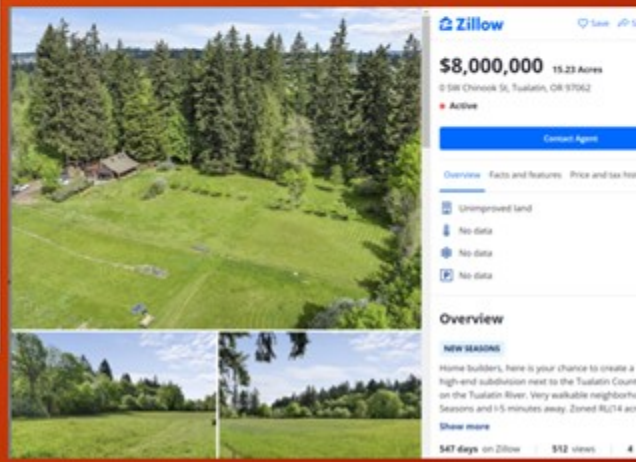
Land Currently for sale

15.23 acres- for sale

0 SW Chinook St, Tualatin, OR

3.21 acres- for sale

18615 SW Boones Ferry Rd, Tualatin, OR



Again, Mr. Koper and Council, say no to a high-rise on SW Norwood Rd.

Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

If housing is truly needed, **keep the current zoning as RL or RML.**

Have a Happy New Year,

Norwood for Smart Zoning

--

Thank you.
Julie Heironimus
Byrom CIO Interim Vice President

Madeleine Nelson

From: Julie Heironimus <jujuheir@aol.com>
Sent: Friday, January 27, 2023 10:52 AM
To: Madeleine Nelson
Subject: "SW Norwood Road Partition" File No. PAR22-0002 OPPOSITION

Follow Up Flag: Follow up
Flag Status: Flagged

Planning Division
Attn: Madeline Nelson
mnelson@tualatin.gov

Dear Ms. Nelson,

I wish to state my objections in writing to "SW Norwood Road Partition" File No. PAR22-0002. The planned high-density high-rise is not a smart choice for this location. Here's why:

- **increased traffic congestion in one small area**
- **the City's lack of planning to accommodate the immediate increase in traffic**
- **zoning changes to a suburban residential area before the Tualatin Central Urban Renewal District is built up make no sense**
- **lack of a coordinated Basalt Creek master plan amongst the various developers and the City**
- **Class A high-density high-rise apartments do not meet the Governor's mandate for effectively reducing houselessness**
- **Tualatin residents' have opposed developments in this area for months but the City has allowed them to move forward regardless**
- **This partition opens the door to high-rises ANYWHERE in the City!**

We have zero trust in AKS, and any developer working with AKS. We are asking that these changes for the 8 1/2 acres on Norwood Drive be soundly rejected. Nothing AKS says can be trusted as, clearly, they will say whatever they need to get an approval and then do whatever they want.

Let's do the right thing for the city of Tualatin residents! Let's not let developers from out of state and AKS dictate our future!

I oppose "SW Norwood Partition" File No. PAR22-0002!

Julie Heironimus

22710 SW 90th PI
Tualatin, OR 97062
Tualatin resident for over 20 years

Madeleine Nelson

From: Julie Heironimus <jujuheir@aol.com>
Sent: Thursday, October 27, 2022 2:46 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind. Preserve Tualatin's livability!

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Julie Heironimus and George Valleck
22710 SW 90th PI
Tualatin, OR 97062
jujuheir@aol.com
503-715-7562

Madeleine Nelson

From: Julie Heironimus <jujuheir@aol.com>
Sent: Friday, November 4, 2022 10:56 AM
To: Ext - Planning
Subject: Power outage on Norwood Road

Hello, With today's power outage on Norwood due to a tree falling on a power line once again it made me wonder about what infrastructure improvements have been proposed for the new Autumn Sunrise development. This would be an ideal time to bury those power lines on Norwood. Routinely half of our neighborhood to the north loses their power anytime there is a storm. Please consider this much needed improvement. Thank you. Julie Heironimus 22710 SW 90th Pl, Tualatin OR 97062

[Sent from the all new AOL app for Android](#)

Madeleine Nelson

From: Julie Sepp <jlsepp@hotmail.com>
Sent: Thursday, January 12, 2023 11:15 AM
To: Ext - Planning
Subject: Norwood For Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Julie L Sepp
9150 SW Stono Dr
Tualatin, OR 97062
503/729-5102 cell

Madeleine Nelson

From: Julie <randyjw@juno.com>
Sent: Sunday, November 20, 2022 3:15 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Julie Welborn

Madeleine Nelson

From: Junior Carbajal <jrcarbajal06@gmail.com>
Sent: Wednesday, December 7, 2022 8:50 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Hello city representatives,

I would like to express my opposition to the high rise-zoning proposal by AKS Engineering & Forestry.

It is clear that our infrastructure on Norwood does not have the capacity to accommodate the amount of traffic congestion this proposal will create. It is simply not fair to the residents who live here, especially when there are other, smarter options for this type of "vision" in downtown Tualatin. Old Hagen's parking lot is a perfect place for this type of project - mixed use commercial/residential in downtown Tualatin, close to public transit. Traffic is already a nightmare. People who live in southern neighboring cities are utilizing Boones Ferry as a thoroughfare and traffic by Tualatin Highschool has already become a safety concern. Vehicles speed through the school zone every day and often show no regard for students attempting to cross the street. Peak traffic hours are already over capacity along Norwood and Boones Ferry - this is prior to the further vehicular congestion Autumn Sunrise development will bring. Adding High Rise apartments on Norwood is just not well thought out.

I hope you consider the mentioned concerns. thank you,

Junior Carbajal

Madeleine Nelson

From: Stan and Karen Russell <stankarenrussell@comcast.net>
Sent: Friday, January 27, 2023 7:58 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a former resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

My husband and I lived in Tualatin for 29 years, until 2022. At that time, we wanted to sell our home and move to something that would better suit our needs and stage of life, but, because of the shortage of housing, we were unable to find a home in Tualatin. We were therefore compelled to look outside of the city and eventually ended up moving to Wilsonville. Similarly, our son, who has also lived in Tualatin for multiple decades, had to look outside of Tualatin for affordable housing and ended up purchasing a home in Newberg in 2021.

Although we would have liked to stay in Tualatin, as that is where my husband and son are employed and where we attend church, we were not able to find housing and were both forced to relocate outside of the city.

Please approve these two land use applications.

Karen Russell
(29 year Tualatin resident)
10215 SW Madrid Loop
Wilsonville, OR 97070
503.819.0038

Madeleine Nelson

From: Ken Caylor <kencaylor21@gmail.com>
Sent: Saturday, February 11, 2023 4:55 AM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Regards, Ken Caylor
11110 SW Berlin Ave.
Wilsonville, OR 97070
541-661-5354

Madeleine Nelson

From: Ken Hawes <Ken.Hawes@rogers-machinery.com>
Sent: Friday, January 27, 2023 9:48 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find an affordable housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Ken Hawes (an almost 29-year resident)
21366 SW Martinazzi Avenue
Tualatin Oregon 97062
503-380-9810

Sent from my Verizon, Samsung Galaxy smartphone

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Madeleine Nelson

From: Ken Allen <kenallenproperty@gmail.com>
Sent: Thursday, January 26, 2023 2:50 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Ken Heitman-Allen
503-519-4684

Madeleine Nelson

From: Kevin J Holtzman <kevinjholtzman@gmail.com>
Sent: Wednesday, February 8, 2023 6:15 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Kevin J Holtzman
That's "Holtzman" with a | Z |
(503) 367-5959
kevinjholtzman@gmail.com

Forgive me for any errors; sometimes my smartphone is not so smart!

Madeleine Nelson

From: Kim Eldridge <bnkeldridge@gmail.com>
Sent: Thursday, January 26, 2023 1:58 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin for the past 18 years and a part of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many of our family and friends in the Horizon community wish they could find affordable housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Kim Eldridge
20920 SW 89th Ct, Tualatin
503.544.4787

Madeleine Nelson

From: Lohia Levasa <rlevasa@me.com>
Sent: Thursday, January 26, 2023 6:44 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Kimberly Levasa
503-341-1103
10695 sw Meier drive
Tualatin

Sent via iPhone

Madeleine Nelson

From: Gabriella Levasa <gabriella.levasa@gmail.com>
Sent: Sunday, February 5, 2023 12:39 PM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Kimberly Levasa
10695 SW Meier Dr. Tualatin, OR 97062
(503) 341-1103

Madeleine Nelson

From: Kristin Giboney <Kristin@the503realestateco.com>
Sent: Wednesday, February 15, 2023 4:13 PM
To: Madeleine Nelson
Subject: Concern for new development

Follow Up Flag: Follow up
Flag Status: Flagged

Hello There,

I am writing you to express my concern regarding the possible zoning change for the property that Horizon Community Church currently owns. We live in Victoria Woods and as it is we can barely get out of our neighborhood. If we are turning left it can take up to 5 minutes to get out. I understand there is nothing that we can do about the Autumn Sunrise development as the work has already started. However, I do not think it is right of the City of Tualatin to rezone these properties to high density housing. Adding an additional 300-400 residences on top of the Autumn Sunrise development is not going to work unless the City and County plan to upgrade the infrastructure of Boones Ferry Rd. At 5pm traffic is backed up from North Wilsonville past Tualatin High School. Its already a nightmare. I cannot imagine how unsafe it will be if an additional 300-400 residences (apartments) are added to this part of town.

My family is part of the Horizon Church community. My kids attend school there. They have not been forthcoming with the information that they have sent out to their congregation. And I think it is extremely unfair that they have asked their "community" to submit emails to the city in support of the zoning change. These are not people who reside in the community or on this side of town. This benefit Horizon financially and does not benefit the neighbors one bit. If anything this will bring down our property values and add more crime to the area.

Tualatin is already so hard to get to and it is my fear that business will not want to move into Tualatin if we continue to grow and create more traffic and less traffic revisions. Approving this change really demolishes the safety as well as community feel of this part of town. We are begging you as neighbors to this property to not change the current zoning. We will already be impacted tremendously by the Autumn Sunrise development. And would appreciate it if our voices are heard and taken into consideration. I am begging you to listen to the residents of Tualatin and not the congregation of the church. They do not have to deal with the daily traffic, crime, and development.

Our address is 22545 SW Miami Drive

Thank you very much,

Kristin Giboney

Licensed Broker

The 503 Real Estate Co.

22566 SW Washington St. Ste. 201 Sherwood, OR 97140

(503) 319-0277

<http://the503realestateco.com/>

Madeleine Nelson

From: Kristen Kridner <Kristen_Kridner@hotmail.com>
Sent: Sunday, February 5, 2023 10:52 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Kristen Kridner
6910 Winfield Ct
Gladstone, OR 97027
503-951-9747

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Madeleine Nelson

From: Larry and Dana Bennett <larryanddanab@gmail.com>
Sent: Monday, November 21, 2022 2:54 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Larry and Dana

Madeleine Nelson

From: Leah Blodgett <leah@pasmal.com>
Sent: Wednesday, February 8, 2023 5:00 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Leah Blodgett
10394 Madrid Loop, Wilsonville, OR 97070
478-318-8279

Madeleine Nelson

From: Leslie Gertner <lesgertner@gmail.com>
Sent: Wednesday, February 8, 2023 4:10 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use

Sent from my iPhone

Madeleine Nelson

From: Leslie Hering <leslie@heringhealth.com>
Sent: Sunday, February 5, 2023 11:21 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Cyndy Hillier; Bridget Brooks; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tigard, a business owner in the area and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Leslie Dove Hering
13620 SW Wrightwood Ct
Tigard, OR 97224
503-481-3945

Leslie Dove Hering
QMHA Therapist & Life Coach
503-481-3945
Leslie@Heringhealth.com

Madeleine Nelson

From: Liberty Wright <libertynance@gmail.com>
Sent: Wednesday, November 16, 2022 5:48 PM
To: Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Frank Bubenik
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I have lived in Tualatin for the past 7 years and I have stayed here because it still has a small town feel nestled in the forest. I own two properties here and am very invested in the future of this little oasis. I am saddened at every tree felled as we learn so much about the importance of the age and maturity of the woodlands to our lives. It would be a tragic to lose old growth forest, of all things. While I'm not sure that downtown is the place for a highrise either, citing traffic and future plans of Tualatin's own to revitalize the area, and proximity to the park and woods along the river, it seems like there are definitely opportunities that don't sacrifice our precious, unreplaceable, non-renewable old growth forest. Thank you for your attention to the concerns from the community in keeping Tualatin the City of Trees.

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this

area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

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I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Liberty Wright

Madeleine Nelson

From: Linda Kennedy <linda_kennedy234@yahoo.com>
Sent: Friday, January 27, 2023 4:59 PM
To: Madeleine Nelson
Subject: Rezoning in Tualatin near Norwood

Attn: Madeleine Nelson

Hi,

My name is Linda Kennedy and I am a long time resident of over 40 years and have lived in 2 different neighborhoods in Tualatin. I want to make sure that the neighborhoods stay safe and enjoy the livability that we have enjoyed for so many years. Please hear those who have spoken so well and done so much work to bring up essential information that points out how bad traffic and commuting issues will get if high density zones are allowed on Norwood and Boones Ferry roads. Put the 4 story apartments downtown closer to adequate transportation areas.

Thank you for listening and considering our Neighborhood.

Linda Kennedy
22735 SW 87th Place
Tualatin, Oregon 97062

[Sent from Yahoo Mail on Android](#)

Madeleine Nelson

From: like94fun <like94fun@comcast.net>
Sent: Sunday, November 6, 2022 5:36 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

My husband and I are long time residents of this fine city (since 1981) and have purchased two homes here and raised our three children here. We have seen many changes and improvements, but the high density re-zoning on the south side of Norwood Road just does not help our city!

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Linda Kennedy
22735 SW 87th Place
Tualatin, OR 97062

Madeleine Nelson

From: Linda McKean <Linda.McKean@pemco.com>
Sent: Monday, January 9, 2023 11:16 AM
To: Madeleine Nelson
Subject: high rise zoning notice

Hi,

I am writing to say I appose the approval of the high rise that is proposed at the corner of Norwood and Boones Ferry road. Why would this be changed from a low rise to a high rise? The Lennar development has already shown how many trees were lost that were not part of the project and all the power outages. The Lennar development is not bringing any road improvements and the 500 homes are going to drastically increase traffic on Boones Ferry Road and 65th that will even be worse if a high rise goes in. It changes the landscape and livability in Tualatin. I understand the need for more housing by the location of the proposed high rise is not a good location. A low rise would fit in much better given the overall landscape of that area and protect what little farm land there is behind horizon. Seems like this is a bate and switch buy getting a low rise approved and now pushing for a high rise.

Linda McKean, Tualatin OR

Linda McKean

Senior Territory Manager

PEMCO Mutual Insurance Company | 503-964-2008 | [pemcoagents.com](https://www.pemcoagents.com)



Madeleine Nelson

From: Linda McKean <linda@mckeanfamily.com>
Sent: Tuesday, January 17, 2023 12:48 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for smart zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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Sincerely,

--

Linda McKean
linda@mckeanfamily.com

Madeleine Nelson

From: Lino Pena <lpena6@msn.com>
Sent: Friday, January 27, 2023 8:58 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Lino Pena,

19355 SW 65th Ave # 181 Tualatin Oregon 97062
503 536 5897

Madeleine Nelson

From: Lino Pena <lpena6@msn.com>
Sent: Monday, February 13, 2023 11:03 AM
To: Madeleine Nelson
Subject: Fwd: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002
Annexation # ANN 22-0003

From: Lino Pena <lpena6@msn.com>
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002
Annexation # ANN 22-0003
Date: January 27, 2023 at 8:58:18 PM PST
To: fbubenik@tualatin.gov, mreyes@tualatin.gov, csacco@tualatin.gov,
bbrooks@tualatin.gov, chillier@tualatin.gov, ogonzalez@tualatin.gov,
vpratt@tualatin.gov, planning@tualatin.gov, slombos@tualatin.gov,
mnelson@tualatin.gov, kmcmillan@tualatin.gov, skoper@tualatin.gov

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Lino Pena,

19355 SW 65th Ave # 181 Tualatin Oregon 97062
503 536 5897

Madeleine Nelson

From: Lisa Esquerra <lisaesquerra@yahoo.com>
Sent: Thursday, January 26, 2023 9:00 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
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Please approve these two land use applications.

Lisa Esquerra
10840 SW Brown Street
Tualatin, OR 97063
503-612-1860

Sent from my iPhone

Madeleine Nelson

From: Lisa Spohn <baybausa@msn.com>
Sent: Friday, January 20, 2023 10:21 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Lisa Spohn

Madeleine Nelson

From: Liz Rockwood <lizrockwood@gmail.com>
Sent: Thursday, January 26, 2023 5:33 PM
To: Madeleine Nelson
Cc: Council; Frank Bubenik; Sherilyn Lombos
Subject: Re: Proposed Partition on Norwood (PAR 22-0002)

Hello,

First, thank you for your work for our city. I know that it's often difficult to find solutions that work well for all parties involved and can be exhausting and frustrating to hear from unhappy people routinely. My husband and I have been residents here since 2007 and just finally were able to buy our first house in the Dakota Hills neighborhood (near Norwood) February 2022. We love this city and our neighborhood and while I understand and accept that growth and change is necessary and can even be good, I really believe the plan to annex, rezone, sell and develop the proposed Parcel 1 is **not in the best interest of our city or community and the partition request should NOT be approved.**

My primary concern is that I don't believe that the roads in the area can safely handle the significant increase in traffic that a high density multifamily apartment complex will bring (especially since we have yet to see how the traffic will be impacted by the new Autumn Sunrise neighborhood). I believe the congestion the extra traffic will create will **significantly impede the response times of emergency vehicles.** Additionally, the walkability from this location is not safe for residents to be able to get to grocery stores, work or other places, and while I understand there are plans in place to address some of the traffic/walkability needs (a traffic light at Norwood and Boones Ferry) I do not believe this will be sufficient and I do believe we will see traffic accidents due to the high density of additional vehicles on the road and pedestrians in the area.

While I understand the need for more affordable housing (and absolutely agree with it) **I do not believe this will meet the goals for providing affordable housing.** In my experience as a property manager, units in buildings such as these are rarely rented at affordable rates (unless they are designated as affordable housing through a HUD or similar program). And because they tend to be owned by investors there are typically significant rent increases annually which leads to significant turnover and ultimately does not meet the goal of the city to maintain healthy community relationships. To help address the affordable housing need I would love to see our city work with some place like Washington County Housing Department or similar and look into options to provide actual affordable housing instead of more high cost apartments. The folks who will be able to move into this type of apartment are not likely to be the folks who are in need of affordable housing as most rents for such apartments start close to \$1,900/month or more these days. That's as much as, if not more, than many people's monthly mortgage payment and is certainly not affordable.

Finally, there are a number of areas in which the proposed partition does not meet city criteria and therefore it should not be approved. Please see below for more details.

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital

improvement plans. These plans make no reference of permitting **high density high rise outside of the downtown development zone**. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is **NOT 'in context'** with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 **Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife**. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

Thank you for your time and attention to these concerns! Your work is appreciated.

Best,

Liz Rockwood
22254 SW Pima Ave.
Tualatin OR 97062
971-227-2648
lizrockwood@gmail.com

Madeleine Nelson

From: Lois Chauncey <lchaun99@gmail.com>
Sent: Sunday, February 5, 2023 10:39 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Lois Chauncey
17890 SW 1112th Ave
Tualatin, OR 97062
843-478-8946

Madeleine Nelson

From: Sheryl Russell <letfreedomring.us@gmail.com>
Sent: Sunday, February 5, 2023 12:16 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Loren and Sheryl Russell
12335 SW Tooze Rd
Sherwood, OR 97140
(503)682-2315

Madeleine Nelson

From: lorylittlejohn <lorylittlejohn@yahoo.com>
Sent: Sunday, February 5, 2023 10:37 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Lory Littlejohn
17419 SW Granada Dr.
Beaverton, OR 97007
(971) 226-0501

Sent from my Verizon, Samsung Galaxy smartphone

Madeleine Nelson

From: Loyd Matthey <loydmatthey@yahoo.com>
Sent: Friday, January 27, 2023 9:21 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
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Please approve these two land use applications.

Loyd Matthey
10645 SW Meier Dr., Tualatin, OR 97062
503-341-7820

Madeleine Nelson

From: Ragnhild McAllister <ragnhild.m@live.com>
Sent: Saturday, February 4, 2023 6:59 PM
To: Bridget Brooks; Frank Bubenik; Ext - Planning; Octavio Gonzalez; Christen Sacco; Cyndy Hillier; Maria Reyes; Sherilyn Lombos; Valerie Pratt
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

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I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Lucas McAllister

Madeleine Nelson

From: RUSSELL MCGILLVREY <45ram@msn.com>
Sent: Sunday, February 5, 2023 10:37 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Lynda and Russell McGillvrey
(Member)
16194 Apperson Blvd
Oregon City, OR. 97045
(503)957-5637

Sent from my iPhone

Madeleine Nelson

From: RUSSELL MCGILLVREY <45ram@msn.com>
Sent: Thursday, February 9, 2023 10:59 AM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

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ADD NAME, ADDRESS AND PHONE NUMBER

Lynda McGillvrey
16194 Apperson Blvd
Oregon City, OR. 97045
(503) 957-5637.

Sent from my iPhone

Madeleine Nelson

From: Mallory Buck <buck.mallory@outlook.com>
Sent: Sunday, February 5, 2023 2:04 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Mallory Buck
17995 SW Upper Boones Ferry Rd.
Durham, OR 97224
503-998-7188

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Madeleine Nelson

From: Maria Lathrop <marialathrop@hotmail.com>
Sent: Friday, January 27, 2023 3:49 PM
To: Madeleine Nelson
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

From: Maria Lathrop
9265 SW Iowa DR. Tualatin

I strongly oppose the partition. This area of Tualatin does not have the infrastructure to support this many new dwellings. Traffic is already so backed up on Boones Ferry. We hardly have any parks that serve this area of Tualatin. Before any developments are made the city of Tualatin needs to improve current conditions. We are really falling behind other cities in terms of livability. Please do not make it worse.

Madeleine Nelson

From: Maria Lathrop <marialathrop@hotmail.com>
Sent: Saturday, December 10, 2022 12:46 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik, I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

I have lived in Tualatin for over twenty years. I would like to stay a lot longer but am very concerned about this development and how it will effect the quality of life here.

Thank you.

Madeleine Nelson

From: Mario Bautista <virkinc.dm@gmail.com>
Sent: Sunday, February 5, 2023 12:25 PM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at [9300 SW Norwood](#) and the proposed partition of [23370 SW Boones Ferry Road](#), please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

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Please approve these two land use applications.

Sincerely,

Mario Bautista
10658 SW McKinney St.
Tualatin, OR 97062

Madeleine Nelson

From: Mario Juarez <mwaris818@gmail.com>
Sent: Wednesday, February 8, 2023 4:28 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Mario Juarez
20048 SW 71st Ave
Tualatin, OR. 97062
503-740-9179

Sent from my iPhone

Madeleine Nelson

From: Marisa Simoes <marisarsimoes@gmail.com>
Sent: Wednesday, January 25, 2023 6:01 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Sincerely,

Marisa Simoes
5758 SW Lee St
Tualatin, OR 97062

(559) 920-4227

Madeleine Nelson

From: Marissa Katz <katzmari22@gmail.com>
Sent: Friday, January 27, 2023 4:33 PM
To: Madeleine Nelson
Subject: SW Norwood Rd. Partition 22-0002

Hi Madeleine,

I am writing in opposition of the sw Norwood rd partition.

I live near Norwood rd. and we have an immense amount of development going on near our Tualatin community with Autumn Sunrise and Plambeck Gardens. We do not have the infrastructure to support this extreme amount of growth in such a short time. Our roads, public transit, emergency services, and community spaces cannot support the growth. On top of the development already occurring, there is now another development being pushed through increasing our population even more.

One of the big reasons I enjoy living in Tualatin is because of the beautiful trees. Many of the gorgeous trees have been removed and the once beautiful forest off Norwood is gone. The trees that are left and the open space left is now being petitioned to be a high rise.

When I purchased my home in Tualatin, I did not expect to be living near extremely dense housing and a high rise. The parks are already heavily used and the new development has very little open space for the residents.

Please preserve some of what I enjoy about living in Tualatin and do not allow this partition to occur.

Sincerely,

Marissa

Madeleine Nelson

From: Charles Redwing <charles.redwing@gmail.com>
Sent: Friday, February 10, 2023 1:59 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Marlene Redwing
13250 Eastborne Dr
Oregon City, OR 97045
503-656-3400

Madeleine Nelson

From: Mary Wengel <mmwengel@icloud.com>
Sent: Thursday, February 9, 2023 10:06 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Follow Up Flag: Follow up
Flag Status: Flagged

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Mary M. wengel

8040 SW Avery Street Apt. 131

Tualatin OR 97062

Sent from my iPhone503-317-5708

Madeleine Nelson

From: Matthew rickard <shakrmakr@gmail.com>
Sent: Sunday, February 5, 2023 10:54 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Matt Rickard
3234 Jonah Pl
Woodburn, OR 97071
503-330-8627

Madeleine Nelson

From: Matthew Majewski <twig101@yahoo.com>
Sent: Thursday, October 27, 2022 7:03 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Issue one regarding traffic;

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Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the

Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Matt Majewski

Sent from my iPhone

Madeleine Nelson

From: Randy Campbell <rmc1984@comcast.net>
Sent: Wednesday, January 25, 2023 5:54 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Thank you,

Megan Campbell
11003 SW Oneida St.
Tualatin, OR 97062
503-593-9886

Madeleine Nelson

From: Melissa Rubio <msrubio33@gmail.com>
Sent: Tuesday, November 22, 2022 7:15 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

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POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Melissa Rubio

Madeleine Nelson

From: Sherie Chaney <sheriechaney@yahoo.com>
Sent: Thursday, January 26, 2023 6:16 PM
To: Madeleine Nelson
Subject: no high rise on norwood

My husband and I are strongly opposed to the idea of allowing a high rise apartment complex to be built on Norwood. I have read the input from Mr. Cobb and agree with his understanding of why this should not be allowed. We also feel that the city government has not done adequate planning for any type of new housing in this area. From what we have learned there are no plans for additional police. We moved into our house on Stono 25 years ago. I can remember a patrol car driving through the neighborhood several times a week. I have not seen that type of community policing in years. Traffic is also a problem and we do not hear any type of planning from the city government about how traffic management, I watched a video and read a letter from the mayor. I believe they were both from 2021. I understood him to say he wanted all the available land in Tualatin filled with housing because he wanted a "vibrant and diverse community." You do not get a vibrant and diverse community just by building houses. We would ask the city government to stop the growth and plan for this current community to be vibrant and diverse.

Michael and Sherie Ostrowski

9370 SW Stono Dr

Tualatin

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference of permitting **high density high rise outside of the downtown development zone**. Furthermore, the proposal identified in the partition plan violates the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is **NOT 'in context'** with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: **GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife.** Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

Madeleine Nelson

From: Mike Hannegan <Mike.Hannegan@Selectron.com>
Sent: Thursday, January 26, 2023 9:26 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a lifelong resident of Tualatin and the surrounding area and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. Tualatin has integrated multiple types of housing on the west side where I live and it has been very successful.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sincerely,

Michael (Mike) Hannegan
17992 SW 110th PL
Tualatin, OR 97062

503-746-1876

Madeleine Nelson

From: Michaela Zacher <kella@kellazacher.com>
Sent: Thursday, January 12, 2023 4:54 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Valerie Pratt; Octavio Gonzalez
Subject: I hope you care about Zoning!

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the

Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Michaela “Kella” Zacher

503.409.7451 Mobile

kella@kellazacher.com

Madeleine Nelson

From: Michaela Zacher <kella@kellazacher.com>
Sent: Thursday, January 26, 2023 5:32 PM
To: Madeleine Nelson
Cc: Brian Zacher <b.zacher@hotmail.com>
Subject: Planning Division, Attn: Madeleine Nelson

Hello my name is Michaela Zacher and my family and I have been living in our home, located at 9325 SW Quinault Lane, Tualatin, for over a decade now. I want to state my objections in writing as opposition to the partition application areas “SW Norwood Road Partition” File No. PAR 22-0002 by AKS Engineering and Forestry LLC.

A high-density high-rise is not a smart choice for the location. Below are only SOME of the reasons I'm objecting to both of these proposals:

- A high-rise apartment building will have a negative impact on my neighborhood's property values. Never in my career, have I seen a high density high-rise next to a single dwelling property, increase its property value the same way a detached home surrounded by other detached homes would. An apartment building will, however, create a less desirable location for a buyer looking to purchase a single dwelling home in Tualatin.
- Lack of city planning to accommodate a significant increase in traffic
- Zoning changes to a suburban residential area before the Tualatin Central Urban Renewal District is built up makes no sense
- Lack of a coordinated Basalt Creek master plan amongst the various developers and the City
- Class A high-density high-rise apartments do not meet the Governor's mandate for effectively reducing houselessness
- There are designated areas in Tualatin that are already zoned for this kind of development. Why are these areas not being utilized???
- Tualatin residents' have opposed developments in this area for months, but the City has allowed them to move forward regardless. It's time to take matters into the residents' hands! We can no longer rely on the City to make choices for us.
- *This partition opens the door to high-rises ANYWHERE in the City!*

We know that this partition is **just a step in the process** and if the City does not oppose, it opens the door for AKS and other developers to proceed through this process of re-zoning.

Thank You,

Michaela “Kella” Zacher

Licensed Real Estate Broker

RE/MAX Equity Group

503.409.7451 Mobile

kella@kellazacher.com

www.KellaZacher.com

Madeleine Nelson

From: Michaela Zacher <kella@kellazacher.com>
Sent: Wednesday, December 7, 2022 10:23 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Frank Bubenik
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

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Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the

Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

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Sincerely,

Michaela “Kella” Zacher

Licensed Real Estate Broker

RE/MAX Equity Group

503.409.7451 Mobile

kella@kellazacher.com

5800 Meadows Rd, Suite 100 / Lake Oswego, OR 97035

www.KellaZacher.com

Madeleine Nelson

From: Michaela Foeller <mfoeller@hotmail.com>
Sent: Monday, December 12, 2022 10:40 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Michaela Zacher

9325 SW Quinault Lane, Tualatin

kella@kellazacher.com

Madeleine Nelson

From: Michele Leisman <mleisman52@gmail.com>
Sent: Sunday, February 5, 2023 10:37 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Michele Leisman
503 475 6917

Madeleine Nelson

From: Sherie Chaney <sheriechaney@yahoo.com>
Sent: Saturday, December 10, 2022 2:12 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

My husband and I are against a change in zoning to allow high rise apartments to go in on Norwood. We feel there is sufficient new apartment complexes on Nyberg and sufficient new housing with the Autumn Sunset mega development. We feel there is not enough planning regarding infrastructure, especially police and traffic control. We would like to see a moratorium on new building until these two large projects have been around for a few years.

Mike and Sherie Ostrowski
9370 SW STONO Dr
Tualatin
503-916-9808
sheriechaney@ yahoo.com

[Sent from Yahoo Mail for iPhone](#)

Madeleine Nelson

From: mike.dempster@comcast.net
Sent: Wednesday, November 30, 2022 5:11 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood project

I am writing you about the proposed development at Norwood and Boones Ferry. As a resident (22830 SW Mandan Drive) since 1994 my take on this project is that we are going to have all the effects of traffic, school attendance, and all anyways because we are a growing city! So I am in favor of these apartments if reasonable planning is considered; infrastructure, whether this kind of housing is right for the area, and all the things I will assume any resident is concerned about. The narrative that tells you “we need housing, but not in MY neighborhood” should be dismissed.

So I trust as our city officials, if something is right for our city, you will do the right thing.

Thanks,

Mike Dempster

Get [Outlook for iOS](#)

Madeleine Nelson

From: R Murray <murray.randi@gmail.com>
Sent: Saturday, November 19, 2022 12:34 PM
Subject: Norwood Development

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most

appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

The Murray Family

Madeleine Nelson

From: Natalie Kramer <nataliekramer777@gmail.com>
Sent: Wednesday, February 8, 2023 11:44 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use

Natalie Kramer
8093 Sw Chestnut st.
Portland, Oregon 97223

206-795-2939

Madeleine Nelson

From: Bell, Nathan <Nate.Bell@trane.com>
Sent: Monday, February 6, 2023 10:19 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Nate Bell
Cell : 503.319.0253
12181 Fargo Rd. NE Aurora, OR 97002

Madeleine Nelson

From: Nikki Tzantarmas <pilatesofportland@gmail.com>
Sent: Wednesday, October 26, 2022 10:08 PM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Maria Reyes; Nancy Grimes; Ext - Planning; Sherilyn Lombos; Valerie Pratt
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am a very concerned citizen and I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the

Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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Sincerely,

Nikki Tzantarmas Smario

--
~ Nikki

Madeleine Nelson

From: Pamela Varney <varney.pk@gmail.com>
Sent: Friday, October 28, 2022 2:09 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

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Sincerely,

Pam Varney
4500 SW Saum Way
Tualatin, OR 97062

Madeleine Nelson

From: John Pries <johnandpampries@gmail.com>
Sent: Wednesday, January 25, 2023 7:13 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Pamela Pries
8535 SW Avery
Tualatin
503-484-7937

Sent from my iPhone

Madeline Nelson,

My name is Patricia Galver and I live at 22995 SW Vermillion Drive in Tualatin. I am the corner house at the intersection of Norwood and Vermillion and the Autumn Sunrise project is 2 lanes of traffic away from my house, which means every window of my house looks into this project. I received the blue post card with details of the apartment complex project and I don't believe it should proceed. I am living through an incredible mess here and not one house has been built yet. No one seems to have any oversight over this project and no one seems to care with what we are putting up with up here. I have addressed several people, including the mayor and the city council several times and the project manager. Currently, I have tried to get in contact with the Lennar project manager and the Tualatin manager and haven't heard from either.

Firstly, the noise is incredible-I am thinking of hiring a sound specialist to check the decibel levels-no one in the city can seem to respond to this level of noise. Several people who have come to my house have had to yell at my front door and say "How can you stand this?". It goes on 6-8 hours a day.

Secondly, my house has turned into the spare parking lot for the project. Since day 1, I have had as many as 3 trucks/cars each day parking there, but no where else on the street-I have many photos to back this up. The mayor told me this wasn't supposed to happen- but I'm the one who has to be Karen and several workers have been incredibly obnoxious about it. I had one worker who had his Malamute dog in his truck and at lunchtime, he was eating lunch on the tailgate with his dog running around my front yard. I'm tired of no one backing the community up.

Thirdly, where are the trees? This was promised at all the talks pre-project, that they would preserve as many as possible. Oops, we took them all down. I know they paid a big fine-where did that go? I have no shade in my yard and we now have a wind tunnel that comes down the hill and right into our houses. From my living room, I now have a view of every car on the freeway, and the noise is so bad, it's almost impossible to use our front bedroom. I hear freeway noise 24 hours a day. I didn't buy a house on the freeway, but I have one now. There are only 2 houses that actually look into this site, mine is one. My front yard and the whole side of my house face the project. I also have a new view of the water towers and the high school.

Fourthly there has been minimal oversight here, and when there is a problem, no one wants to address it-I've heard lots of "man-splaining " but none solves the problem, we're just supposed to suck it up. Traffic issues haven't been addressed, tree issues haven't been addressed, no one has ever asked the residents how things are going, what issues need to be addressed. For example-when we had all the wind/rain after Christmas, there were 3 trees behind my fence that were badly leaning-2 were on the edge of the street, beyond the sidewalk on Norwood. They were pushing the tree behind my fence so that it was falling over. I called the city-they looked at it but it wasn't "their" tree. They gave me the county's number-because it wasn't in the street yet or on a power line, they weren't going to do anything. By the next day they were leaning so badly, that I paid to have them taken down at my expense-ridiculous. I have a window on the construction side of my house that has separated the frame from the glass which was noted. My neighbor directly across from me also has a new broken window on the same side of his house and both started when they were using the huge rolling machines, which also caused my house to shudder and my floors to vibrate-no one cares. On the Wednesday morning before Thanksgiving, I had a Porta-Potty delivered to the front of my house-couldn't find anyone in the city of Tualatin who was working that day. Finally found 4 sub-contractors working along the freeway side and they made phone calls for me to find out where it was supposed to go. Luckily they were very kind and used their front loader to move it back across the street. Of course-no apologies from anyone. I've had rodents who chewed up

my car's hose and wiring harness that was 500\$ to fix-while there isn't a direct correlation, it's a big coincidence.

And lastly, if you build that project, that is the last green spot on the block. There is no park/trail up here. Ibach Park is almost 1.5 miles away and lots of old/broken equipment there for little ones. There;s no place to go sit in a park on a bench; Little Woodrose is also about 1.5 miles away. We have 2 high schools within a mile of us and traffic is abominable. I know that I pay for parks/trails in my taxes and there are neither here and it needs to be more than a swing, a slide and a picnic bench because it seems like you're trying to appeal to families with Autumn Sunrise. In just the 5 years I've been here, there are too many changes being made to increase population, with little support for infrastructure, and needs. You can't squish 600 plus new residences into the same area. I'm so disappointed with what's going on that I hate where I live now-we didn't get a voice in increasing housing density, we didn't get a voice in housing zoning, and the city does not listen to the people who live here. Maybe it's time to pay more attention to the residents who are already paying taxes. I'm already looking at moving-we're taking at multiple years of construction in the same area

Sorry for such a negative response, but the last 7-8 months have been hell-the noise, the dirt, the traffic, the rodents, and we're all on our own up here. And the message to residents is basically, sorry, you have to suck it up. This is not the place for a high rise of more than 250 units. Boones Ferry and Norwood need a traffic signal already. Lots of teenage drivers and rushing parents due to 2 high schools in the area. You're destroying the last stand of old trees, so we might as well pull down the Tualatin Woods sign on our subdivision because they don't exist anymore. The sadder part is that there seems to be a disconnect between the city and its residents.

Patricia Byrne Galver
22995 SW Vermillion Drive
Tualatin
1/24/2023

Madeleine Nelson

From: Pat Smith <pat.rainmont@gmail.com>
Sent: Friday, January 27, 2023 9:45 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Patricia Smith
10320 SW Meier Dr, Tualatin, OR 97062
5033125922

Madeleine Nelson

From: Pati Elwell <e.pati@yahoo.com>
Sent: Wednesday, January 25, 2023 8:10 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
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ADD NAME, ADDRESS AND PHONE NUMBER

Patricia Sykes
8135 SW Lummi Street
Tualatin, Oregon. 97072
503-317-7738

Sent from my iPhone

Madeleine Nelson

From: Paul <pmpeter77@gmail.com>
Sent: Wednesday, January 18, 2023 1:11 PM
To: Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Frank Bubenik
Subject: Norwood for Smart Zoning

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I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Paul M Peterson

Madeleine Nelson

From: Penny Harper <padgett.harper@gmail.com>
Sent: Friday, January 27, 2023 3:11 PM
To: Madeleine Nelson
Subject: Please do not approve the SW Norwood Partition

▪

Dear Ms Nelson

I am writing in opposition to the planned SW Norwood partition.

I have lived in the Norwood neighborhood for 28 years and use Norwood Road to access Boones Ferry Road several times a week. I am already nervous about how the Autumn Sunrise development will affect traffic in that neighborhood—adding a whole high rise on top of that will surely cause terrible daily traffic congestion, especially without major improvements to the surrounding roads.

Please consider the needs of the existing and new residents of this neighborhood and deny the partition until a comprehensive traffic mitigation can be implemented.

Thank you

Penny Harper

7180 SW Norse Hall Rd., Tualatin 97062

503/939-9313

Madeleine Nelson

From: Rachel Baldwin <rlmbaldwin@gmail.com>
Sent: Wednesday, February 8, 2023 4:00 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use

Rachel Baldwin
7155 SW Sagert St, Tualatin, OR 97062
805-801-6196

Madeleine Nelson

From: Rachel Neill <rachel.neill@icloud.com>
Sent: Wednesday, February 22, 2023 7:49 PM
To: Madeleine Nelson
Subject: Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

Hello Distinguished Planning Commission Members and Council members,

I write to you to request your support of the local community in Tualatin, over the interest of out of state developers. I oppose this annexation, not because I am against development in my community, but because I am concerned about the proposed development by Vista.

We know that Vista intends to rezone to High Rise density, and this annexation is a step toward that rezoning.

I question the ultimate premise that this land must be high density in order to provide sufficient housing for the area. Vista has built several townhome communities nationwide that would meet the RML density zoning the land current is zoned for. Why has that not been pursued as an option?

I believe there is a tremendous opportunity for the community to partner with our local leaders to achieve housing developments that meet the needs of current and future inhabitants. This application by Vista is not that opportunity.

Thank you for considering my opposition to this annexation application.

Best regards,

Rachel Neill
9350 SW Stono Dr
Tualatin OR 97062
5039707853

Madeleine Nelson

From: Rachel Neill <rachel.neill@icloud.com>
Sent: Saturday, January 7, 2023 11:24 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Developers (and tax revenue) should not be more important to the city than the current residents.

I agree with Norwood for Smart Zoning!

Rachel Neill

Sent from my iPhone

Madeleine Nelson

From: Rachel Neill <rachel.neill@icloud.com>
Sent: Sunday, January 15, 2023 8:48 AM
To: Madeleine Nelson
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Hello,

I oppose the proposed application as the City has not completed due diligence in evaluating **the immediate increase in traffic congestion zoning changes** in addition to the matter **that zoning changes to a suburban residential area before the Tualatin Central Urban Renewal District is built up are not logical.**

I appreciate your careful consideration to the local residents of Tualatin concerns regarding this matter.

Regards,

Rachel Neill
9350 SW Stono Dr
Tualatin OR 97062

Sent from my iPhone

Madeleine Nelson

From: Rachel Neill <rachel.neill@icloud.com>
Sent: Friday, January 27, 2023 9:27 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my additional comments against both of these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin.

High density housing is not supported by the current infrastructure in this community.

I am not in support of Horizon's partnership with Vista to rezone this land partition into High density dwellings. It is concerning to me that the church is not working with the local residents to determine a solution that works for the both the church and community needs.

Rachel Neill
9350 SW Stono dr
Tualatin OR 97062

Sent from my iPhone

Madeleine Nelson

From: Rachel Neill <rachel.neill@icloud.com>
Sent: Wednesday, February 8, 2023 4:14 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments against of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are not just important to the plans for the church but have a tremendous impact on the the community of Tualatin, which the church is failing to recognize.

While these decisions do not approve of any specific future projects for these properties, I would like to state my concern that Horizon's message that this land use application will lead to affordable housing for our region is misleading to the public. Vista residential partners is seeking to build class A residential structures, which are not affordable housing, but considered a high rent opportunity. In addition, they are seeking to have this property rezoned as high density housing.

There are currently over 500 residential single-family homes and town houses being built in the Autumn Sunrise development. There will also be an additional 100 apartments in the Plannbeck apartments development. The Norwood infrastructure cannot support a high density housing development, in addition to all which is being added.

Horizon Church is under contract with Vista residential services, an out-of-state developer with no ties or investment to supporting our local community. There are numerous lawsuits against Vista residential services in other states, due to their lack of ethical and responsible building. This is something that we as Oregonians and Tualatin residents take very seriously, and should be carefully considered be our elected officials.

Please do not approve these two land use applications.

Rachel Neill
9350 SW Stono Dr
Tualatin OR 97062
5039707853

Madeleine Nelson

From: Rachel Neill <rachel.neill@icloud.com>
Sent: Monday, November 14, 2022 11:11 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning
Attachments: City Council Letter_NorwoodSaysNo.pdf

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

Thank you for your ongoing service to our Tualatin community. I appreciate your continuous efforts to protect and preserve the livability and safety of the place we call home.

Please see the attached letter with my concerns about the proposed Text Amendment change in the Norwood area.

Kindest regards,
Rachel Neill, MSN, RN

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106 and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin and speaking on behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure generally do not conform to this level of zoning, especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at Norwood and Boones Ferry intersection, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles, according to Google maps and personal

experience. The addition of RH-HR zones only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of the current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrollment rates and children returning to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and are prime locations for this type of development. There is a vacant retail space where Haagen's grocery store was, existing retail, grocery stores, and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add the RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside

rail transit, a station can be built at the Basalt Creek Employment Center, giving access to a downtown high-rise. Utilizing WES commuter rail would also not directly impact vehicular traffic besides crossings and utilize existing taxpayer public transit more efficiently. Also, adding another RH-HR zone near the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home-based businesses and occupations in all residential zones, subject to regulations to minimize impact on housing supply and uses in commercial and industrial zones.

Provide for compatible agricultural uses in areas where significant development barriers are present or compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services to support residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower-income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, fellow residents and I strongly urge the Tualatin Planning division not to approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Rachel Neill

Rachel Neill

Madeleine Nelson

From: Rachel Neill <rachel.neill@icloud.com>
Sent: Saturday, December 10, 2022 1:47 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

As a 5 year resident of Tualatin, I am grateful for your work to support our community. I ask that you continue to work for the good of the residents of Tualatin. Please do not approve a change to high density zoning in the AKS/Vista application. We can create a better solution as a community without decreasing the quality of living.

Best regards,

Rachel Neill

Madeleine Nelson

From: Ragnhild McAllister <ragnhild.m@live.com>
Sent: Saturday, February 4, 2023 6:53 PM
To: Sherilyn Lombos; Ext - Planning; Valerie Pratt; Cyndy Hillier; Octavio Gonzalez; Bridget Brooks; Christen Sacco; Frank Bubenik; Maria Reyes
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Ragnhild McAllister

Madeleine Nelson

From: Randy Campbell <randycampbell@outlook.com>
Sent: Wednesday, January 25, 2023 6:05 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. We all know Tualatin needs new housing of various types.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. People I know personally, including my daughter, have had to move to other area cities because of a lack of good housing options in Tualatin, including nice apartments. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. We also understand that other apartments have already been approved on Boones Ferry Road and near Norwood so it's fair and reasonable that these apartments are approved as well. We must think about growth and the future development of Tualatin and these projects will play positively in that.

Please approve these two land use applications.

Sincerely,
Randy Campbell
11003 SW Oneida St.
Tualatin, OR 97062
503-593-9887

Madeleine Nelson

From: Pastor Randy Campbell <rcampbell@horizoncommunity.church>
Sent: Sunday, February 5, 2023 1:16 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Randy Campbell
11003 SW Oneida St., Tualatin 97062
503-593-9887

Madeleine Nelson

From: hsapitan@yahoo.com
Sent: Sunday, February 5, 2023 11:41 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Respectfully,

Randy Sapitan
4720 Masters Dr,
Newberg, OR 97132
(503) 487-2631

Madeleine Nelson

From: Julie <randyjw@juno.com>
Sent: Sunday, November 20, 2022 3:12 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for smart zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Randy Welborn

Madeleine Nelson

From: Rebecca Kimmel <rkimmel77@gmail.com>
Sent: Wednesday, February 8, 2023 6:28 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Hello,

I attend Horizon Christian Church, and my kids attend Horizon Middle School and Horizon High School. I also live here in Tualatin on Boones Ferry Rd. I am against having a high rise apartment complex on the above listed property due to traffic concerns and the look and feel it gives this section of Tualatin.

I do not feel that the opinion of those who attend Horizon Church but do not reside here in Tualatin should impact the approval of this annexation, as this is not where they live.

Thank you,
Rebecca Kimmel
23605 SW Boones Ferry Rd, Tualatin, OR 97062
503-502-3791

Madeleine Nelson

From: Rebecca Kimmel <rkimmel77@gmail.com>
Sent: Saturday, December 3, 2022 5:50 AM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Maria Reyes; Nancy Grimes; Ext - Planning; Sherilyn Lombos; Valerie Pratt
Subject: Norwood for smart zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen’s grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

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POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Rebecca Kimmel

Madeleine Nelson

From: (null) donmershon <donmershon@frontier.com>
Sent: Wednesday, February 8, 2023 4:03 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Rebecca Mershon
23683 SW Redfern Dr
Sherwood, OR 97140
503-867-3254

Madeleine Nelson

From: Rebekah Baleilevuka <bekahbalei@gmail.com>
Sent: Sunday, February 5, 2023 1:06 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

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Please approve these two land use applications.

Sincerely,
Rebekah Baleilevuka
15211 S Burkstrom Rd, Oregon City, OR 97045
5039530657

Madeleine Nelson

From: Rick Stokes <gladimsavedbytheone@gmail.com>
Sent: Wednesday, February 8, 2023 3:59 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Sent from my iPhone

Madeleine Nelson

From: Rick Stokes <gladimsavedbytheone@gmail.com>
Sent: Thursday, February 9, 2023 8:12 AM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER
Richard Stokes

Madeleine Nelson

From: Ron Dunevant <rondunevant@gmail.com>
Sent: Monday, December 19, 2022 9:54 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Thank you for your time,

Ron Dunevant
21865 SW Mandan Dr Tualatin, OR 97062

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Ron Dunevant
Ron Dunevant, LLC
Office: 503-692-5130 Cell: 971-678-1454
rondunevant@gmail.com

Madeleine Nelson

From: Robert Holtzman <holtzman.robert@gmail.com>
Sent: Monday, February 6, 2023 2:35 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002
Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a local resident and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Robert Holtzman
12350 SW Waterford Loop
Wilsonville, OR 97070
503-621-8147
Holtzman.robert@gmail.com

Madeleine Nelson

From: Bob Taylor <bob@materialcg.com>
Sent: Sunday, December 4, 2022 11:50 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.co
Subject: We are Not Nimby's please hear the voice of your constituents

Was a precedent set when the Plambeck apartment developers request to bypass the city zoning codes for height restrictions was approved? We fear this is leading to a slippery slope which thousands of your constituents are very upset about, and hope you will help to do the right thing and not change our neighborhood into a series of hi-rise structures and further pack already jammed streets (not the "quality of life" we have & continue to pay our property taxes for).

We are not "nimby's", we just expect our neighborhood to be what it is in regard to the zoning which exists and what we bought into. Nor are we against "affordable housing"... The original Plambeck proposal was good, it met broader planning objectives for affordable housing, was within City codes, Aesthetically appealing and not detrimental to neighborhoods property rights. However, Plambeck developers pleaded a case saying "the property was difficult to develop due to challenging topography", therefore requested a "variance" to increase to 4 stories (2 stories above the zoning laws), which was then granted.

Why was that land purchased in the first place if they thought it was too challenging? Is it because they knew they could change the zoning if they asked? Reality is the original 2 story plan which was within existing code, could have been built. Simply look at the adjacent Lennar development on Norwood - before the clearing & leveling - you could see just how up & down the topography is on this land and within the existing building codes! It cost more to level it out, but they did.

Reflecting also on the Lennar project, frankly, has been a debacle. The lack of oversight of their thinning out the tree preservation zone along Norwood last spring, to the point that the remaining trees were unstable and after just typical late fall winds (they call "storm"), the "preservation area has been deemed to now have to go – Lennar culled roughly 30 large trees that were in that so called "tree preservation area" in the late spring, it's no doubt the reason for this result. Did they get permission to do that? Why is it that the same such buffer to the west has existed for decades, that not even a branch fell from that buffer during what Lennar phrased as "a storm". Resulting in another slap in the face of our community!

In closing, for the projects which are currently in review, please hear the voices of concerned tax payers and consider our quality of life and perspectives. We ask you to please reflect on what is already happening to our community and not grant variances and permit further high rise projects that are not within the codes that existed when developers purchased such property and cause detriment to our neighboring property and community.

Sincerely,

Robert Taylor
22675 SW Vermillion Drive, Tualatin

Madeleine Nelson

From: Pastor Roger Levasa <RLevasa@horizonchristian.school>
Sent: Thursday, January 26, 2023 6:42 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Sincerely
Roger Levasa
10695 SW Meier Dr
Tualatin 97063
503-250-0306

Sent via iPhone

Madeleine Nelson

From: Gabriella Levasa <gabriella.levasa@gmail.com>
Sent: Sunday, February 5, 2023 12:43 PM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Roger Levasa
10695 SW Meier DR. Tualatin, OR 97062
(503)250-0306

Madeleine Nelson

From: Ron Kimmel <kimmel.dna@gmail.com>
Sent: Sunday, February 5, 2023 11:17 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments against the land use.

As a resident of Tualatin, and someone that lives across the stream the property, we do NOT support high-rise buildings of any kind being built on that property.

Thank you,
Ron & Rebecca Kimmel
23605 SW Boones Ferry Rd, Tualatin, OR 97062.

Madeleine Nelson

From: Rose Toler <rose.toler@gmail.com>
Sent: Sunday, February 26, 2023 10:23 PM
To: Madeleine Nelson
Subject: Norwood Rd Annexation

I am writing this to you and the city council to look at the long range ramifications of starting with this request for the property on Norwood Rd to be annexed into the City of Tualatin.

Normally, an annexation has to do with an individual's property to be able to make use of all the benefits of the city they are wanting to be annexed into for the purposes of attending their schools, using their utilities, police, fire dept., etc. This particular annexation is for the purpose of a developer to be able to rezone the property to build apartments/high rise for their profit.

Please understand that the citizens you represent are very much against this proposal. There are so many housing projects taking place on Norwood and Boonesferry Rd. that another one is not justified or needed.

Sincerely,
Rose Toler

Madeleine Nelson

From: Rose Toler <rose.toler@gmail.com>
Sent: Saturday, January 21, 2023 1:54 PM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Maria Reyes; Octavio Gonzalez; Ext - Planning; Sherilyn Lombos; Valerie Pratt
Subject: Norwood for Smart Zoning

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Sincerely,
Rose Toler

Madeleine Nelson

From: Rose Toler <rose.toler@gmail.com>
Sent: Sunday, February 12, 2023 8:36 PM
To: Madeleine Nelson
Subject: Annexation on 9300 SW Norwood Road

I am writing in the hopes that you will not approve the annexation on Norwood Road that is coming up for a decision.

Ordinarily, I would not be against it; however, this is just the first step in requesting that the city rezone the property for high-rises. This area is already inundated with the 521 units of single family and multifamily housing units that are already being built on the corner of SW Norwood and Boones Ferry Road.

*The current TDC code language states that High-rises are reserved **for the core only**. This is the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers.*

The last thing we need is additional housing for high rises in an area that will already be overburdened with traffic.

Thank you for your consideration,

Rose Toler
22595 SW 87th PI
Tualatin, OR 97062

Madeleine Nelson

From: Ryan Kirkpatrick <ryan@shwoodshop.com>
Sent: Thursday, February 9, 2023 8:48 AM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a home owner in Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Ryan Kirkpatrick
19847 Santee Ct
Tualatin, OR 97062
541.231.1551

Madeleine Nelson

From: Marquez, Ryan <rmarquez@kpmg.com>
Sent: Wednesday, February 8, 2023 4:29 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of the Tualatin/Wilsonville area and a member of Horizon Community Church, these two decisions are very important to the future plans for the greater Tualatin community (and our church community).

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Ryan Marquez
4748 SW Homesteader Rd
Wilsonville, OR
(503) 810-7618

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. When addressed to our clients any opinions or advice contained in this email are subject to the terms and conditions expressed in the governing KPMG client engagement letter.

Madeleine Nelson

From: S BELL <spoetree7@comcast.net>
Sent: Friday, January 27, 2023 4:39 PM
To: Madeleine Nelson
Subject: Norwood Road Partition - PAR 22-0002 -- (part of Tax Lot 106 & 108 - Norwood Road proposed development???)

This appears to be part of Tax Lot 106 & 108 - Norwood Road proposed development. Am I correct?

The application for the planned Type II Partition is from the same developer (AKS) that wants to build a 4-story in the same area - a 4-story that residents have continually & strongly objected to. We chose to live here because we liked what the community represented and how it was laid out. We trusted the city to be as concerned about all these new developments as we are. We do not expect the city to add more issues & negatively to already existing/unsolved problems.

Will there be enough water and/or water pressure to serve all the many proposed new buildings? **Will the city build an additional reservoir** for drinking water, washing machines, cooking, watering lawns, washing cars, etc. Approving more buildings **would seriously impact all of Tualatin** except that **as of now**, the city is installing larger water pipes to take the water away from current residents & new residents in the new developments. It seems the city **plans to alleviate or eliminate the impact on water usage - by making sure residents in other areas of the city gets enough water. In the process it will affect and/or impact nearby established residents next to the new developments.** That causes more problems for some of us - other residents of the city will benefit - I believe solutions should be fair to all residents.

How does your proposed development plan to address traffic & parking issues.? Parking by students at Tualatin school already crowds neighboring streets. Boones Ferry has a traffic back up from the I5 Freeway, past Norwood Road and beyond during to-and-from work and school start & stop hours. **Do you propose to widen Boones Ferry again???** **How many traffic lights will we need?**

The already large, partially completed development near the water reservoirs will severely stress sewer systems in the area. **How do you propose to add all the developments' sewage without more impact to already existing neighborhoods?"**

***** Note:** *The more developments we put in this area, the more infrastructures we will need and the more unhappy Tualatin residents/ Tax Payers we will have. . It will impact not just the already established tax-paying residents near Norwood but most of Tualatin's citizens in a number of ways.*

Traffic, water & sewer issues are #1 issues. **BUT, there are more issues:** *We are experiencing more **electrical outages** with electric out longer and longer hours (spoiled food sometimes even, and NO heat). We also are experiencing more **noise** from the freeway since all our beautiful old growth trees were cut down to allow for the larger development now being built. Our climate seems to be already changing because of the changes. Tall condos, and other developments will not only block sun & alter wind patterns but contribute negatively to the (once) beautiful area we live(d) in. Their plan for a "buffer" of trees between their development and the residents across Norwood is*

laughable. The first partially completed new development has descimated the old growth trees next to Norwood Road and the freeway.

One can easily see that the old growth trees along Norwood to Boones Ferry are marked for removal.

There will be a **need for more police , fire personnel & equipment.** Current staffing would not be adequate. What about **911 services???**

Most families have more than 1 car. Additional families moving close by will need parking round the clock. Will established residents and their guests be able to park in front of their own house? Congestion and traffic to our neighborhood streets will increase as people attempt to find better ways to travel in and out of our city.

PLEASE..... RE-ZONE AREAS THAT ARE NOT SO CONGESTED!!! Do not allow more changes until we have resolved the problems that clearly exist and will continue to grow.

Please consider what this is doing to many of the city's tax payers. Consider what all this lower priced housing will do to the values of our houses and the neighborhood. There is other land that could be rezoned for some of these developments that would not impact already established resident tax payers!!

Sincerely,
S Bell, long time Iowa Drive resident

Madeleine Nelson

From: S BELL <spoetree7@comcast.net>
Sent: Sunday, November 13, 2022 6:31 PM
To: chrispdxgal@gmail.com; Frank Bubenik; hartj@cleanwaterservices.org; Katie Selin; Liliand.muna@gmail.com; lindaschick@juno.com; Mar; marissa@houlbergdevelopment.com; Marilyn O; Ext - Planning; Thea Wood
Subject: Modification of Tax Lot 106 & 108 - Norwood Rood proposed development

I attended the meeting on Oct 25 at the Library. There were at least 50 Tualatin citizens there to speak **against the proposed development**. It was a very rainy night or there probably would have been more. The developer did not even have the courtesy to have a microphone there to present their proposal so all could hear!

.... Here is an excerpt of a memo I sent when another developer expressed interest in developing in the area of Norwood Road & Boones Ferry. Please, take the time to read it.

"It is my understanding that the reservoir near Horizon Church & near your planned development, supplies a big % of the city's water. The area has a very large housing development being built in that area - there is already concern there will not be enough water and/or water pressure to serve so many new buildings. **Are there plans to build an additional reservoir?** Water is not only used for drinking, but for washing machines, cooking, watering lawns, washing cars, etc. Additional development, I believe, **would seriously impact all of Tualatin** and its existing reservoirs. **How does the company plan to alleviate or eliminate the impact on water usage?**

Since the already planned and approved large high-density will cause parking problems as well as traffic problems, **How does your proposed development plan to address traffic and parking issues.?** Parking by students at Tualatin school already crowds neighboring streets. Boones Ferry has a traffic back up from the I5 Freeway, past Norwood Road and beyond during to-and-from work hours. The road has already been widened. **Do you propose to widen it even further?**

Also, the already large, planned development will severely stress sewer systems in the area. **How do you propose to add the development's sewage without more impact to already existing neighborhoods?"**

***** Note:** *I believe the more development we put in this area, the more infrastructure we will need and the more unhappy Tualatin residents/tax payers.. It will impact not just the already established tax-paying residents near Norwood but most of Tualatin's citizens in a number of ways.*

Traffic, water & sewer issues are #1 issues, but there are more: *We are experiencing more **electrical outages** with electric out longer and longer hours (spoiled food sometimes even, and NO heat). We also are experiencing more **noise** from the freeway since all our beautiful trees were cut down to allow for the larger development now being built. Our climate seems to be already changing because of the changes. Tall condos will not only block sun & alter wind patterns but contribute negatively to the (once) beautiful area we live(d) in. Their plan for a "buffer" of trees between their development and the residents across Norwood is a joke if their "buffer" is like the "buffer" in the development already being built. -- Drive over and take a look for yourselves.*

What about the **need for more police and fire personnel & equipment??** Surely, the current staffing would not be adequate. What about **911 services???**

Where will people park? Most families have more than 1 car. As stated, school children already use some of **our residential parking**. Additional families moving close by will need parking at night as well as during the days. Will established residents and their guests be able to park in front of their own house? Congestion and traffic to our neighborhood streets will increase as people attempt to find better ways to travel in and out of our city.

PLEASE.....

IF THERE IS A NEED FOR MORE DEVELOPMENT, THEN RE-ZONE AREAS THAT ARE NOT SO CONGESTED!!!

Sincerely,
S Bell, long time Iowa Drive resident

Madeleine Nelson

From: Sally Ransdell <seransdell@gmail.com>
Sent: Friday, January 27, 2023 10:03 AM
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents.

Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sally Ransdell
3791 SW Halcyon Rd, Tualatin, OR 97062
503-799-1286

Madeleine Nelson

From: sara gregory <saragregory07@gmail.com>
Sent: Thursday, February 9, 2023 9:46 AM
To: Madeleine Nelson; Frank Bubenik
Subject: Norwood/Boones Ferry project comment

Hello Madeleine and Mayor Bubenik:

I'm writing this email to express my opposition to the proposed development on Norwood and Boones Ferry. Can you tell me what traffic revision plans the city has to accommodate all of the new residents that Autumn Woods alone will be bringing in? I've seen the email campaign from Horizon encouraging its congregation to email the city in support of this. As a resident of Victoria Woods, I've experienced the traffic get increasingly heavier year over year and it seems there is no planned solution to lighten it. Depending on the time of day, I can be forced to wait for several minutes before its safe to pull on out of VW. Even more of a concern is the speed at which cars travel coming down Boones Ferry. I've got four kids who cross Boones Ferry and it is truly frightening because cars don't stop and are at in increased speed coming down the hill. I've experienced it multiple times when trying to cross the street as well. The pedestrian crosswalk was a start but there needs to be something better. I cant imagine thousands of extra cars being forced to use Boones Ferry Road and Norwood each day with the proposed high density housing project. Please consider the residents immediately impacted by this proposal and what it means to us. These new projects will only make it worse, traffic congestion wise and safety wise. I believe the increased traffic will be a deterrent to non-Tualatin residents to visit our great city and support our local businesses. I ask that this project NOT be approved.

I look forward to your response.

Respectfully,
Sara Gregory

Madeleine Nelson

From: shane hanzlik <hanzlikshane@yahoo.com>
Sent: Sunday, January 8, 2023 8:41 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Shane Hanzlik MD

Sent from my iPhone

Madeleine Nelson

From: Sharla Wyland <swyland4@msn.com>
Sent: Sunday, February 5, 2023 11:23 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER Dan and Sharla Wyland
Tualatin OR 97062 503 810 2757

P. O. Box 2268

Get [Outlook for iOS](#)

Madeleine Nelson

From: Sheila Matthey <sheilamatthey@yahoo.com>
Sent: Thursday, January 26, 2023 4:43 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Sheila Matthey
10645 SW Meier Dr
TUALATIN 97062
503-490-9406

Sent from my iPhone

Madeleine Nelson

From: Pastor Stan Russell <SER@horizoncommunity.church>
Sent: Thursday, January 26, 2023 7:26 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
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I personally lived in TUALATIN for 29 years. I just moved out of town to Wilsonville, after a long search to find a home to downsize and move to in TUALATIN. Finding no new housing, I relented and moved a little farther out to Wilsonville. I am a good testimony to the need for new housing in TUALATIN.

Please approve these two land use applications.

Stan Russell
10215 SW Madrid Loop, Wilsonville, Oregon 97070
503-307-8414

Sent from my iPhone

Madeleine Nelson

From: Steve Carns <steve.carns@gmail.com>
Sent: Friday, January 27, 2023 11:08 AM
To: Madeleine Nelson
Subject: High rise apartments

Follow Up Flag: Follow up
Flag Status: Flagged

I'm letting you or whoever know that I'm totally against city of Tualatin rezoning so they can put in high rise apartments off of Norwood Rd. I moved to this city 20 years ago because it was quite and rural. Now whoever is in charge of the zoning should know that this isn't right. Just like the high density housing that is also occurring on Norwood. They were suppose to leave a buffer of trees along the road. But instead they clear cut them and lied by saying the wind blew them down. Is this what Tualatin is coming to? It's totally disgusting.
Sincerely, Steve Carns

Madeleine Nelson

From: Sue Hawes <shawes955@gmail.com>
Sent: Friday, January 27, 2023 9:19 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

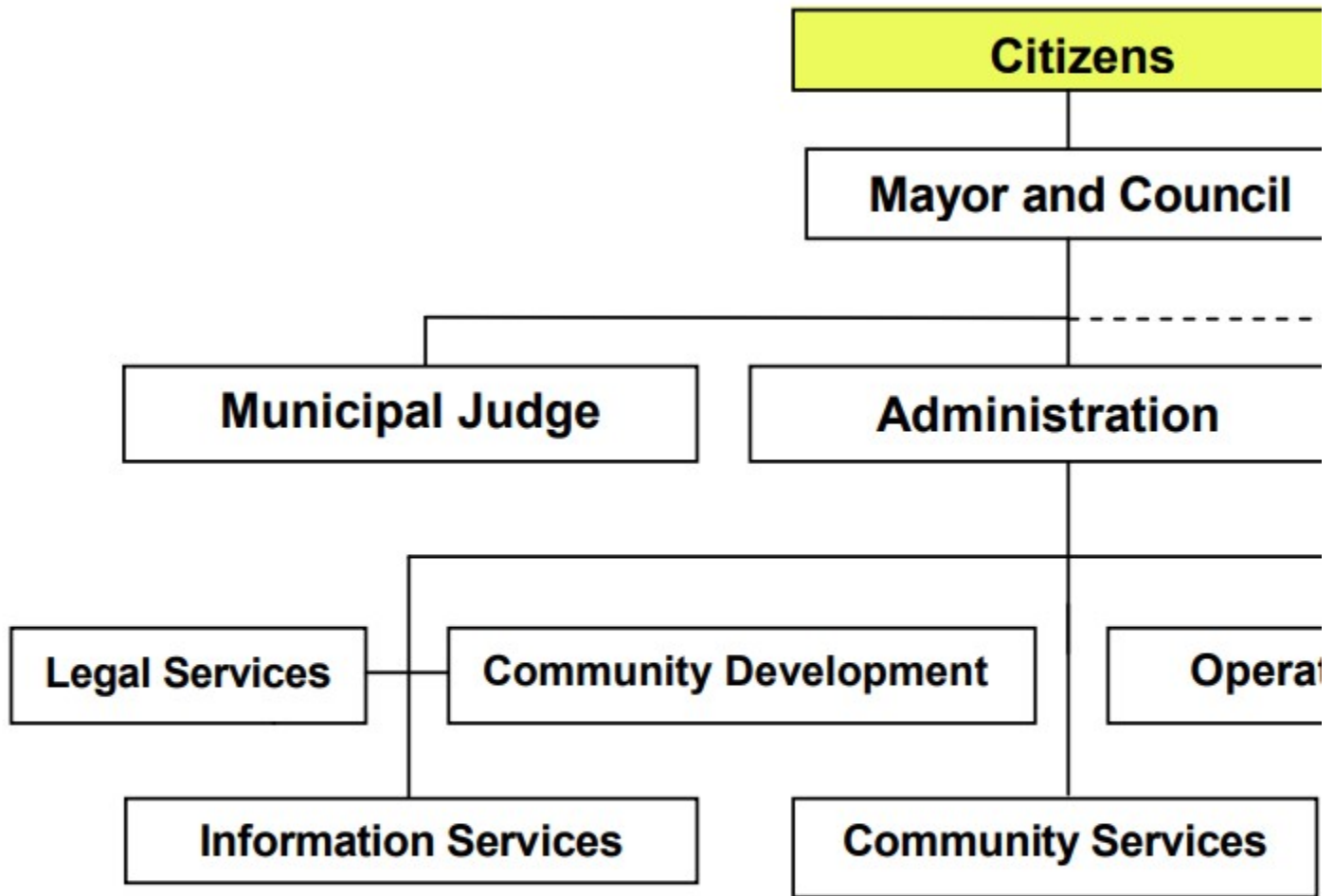
ADD NAME, ADDRESS AND PHONE NUMBER

Susan Hawes
21366 SW Martinazzi Ave, Tualatin, OR 97062

Madeleine Nelson

From: susantaylorhill@gmail.com
Sent: Tuesday, February 21, 2023 10:02 PM
To: Madeleine Nelson
Subject: Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

City of Tualatin Org



*The Citizen Advisory Committees include the Tualatin Library Advisory Committee, Tualatin Arts Advisory Committee, Tualatin Planning Commission, Architectural Review Board, Tualatin Urban Renewal Advisory Commission, Tualatin Tomorrow Advisory Committee, and Transportation Task Force.

Tualatin Planning Commission meeting on 1/19/23. The meeting agenda: discuss a significant zone change that would allow heavy manufacturing behind residents' homes on Boones Ferry Rd.(Tualatin City Council will also be discussing this issue on 2/27/23).

You know what happened? The developer **brought an attorney to the meeting**. It seemed to attendees that the developer was implying they would file a lawsuit if they didn't get their way.

At the same meeting a resident had concerns and questions regarding the zone change, and they accidentally spoke out of turn.They were quickly silenced by one planning commissioner. Thankfully the Chair let this person speak, but at the end of the meeting when the Commission was supposed to deliberate on a recommendation to council, the **developers**spoke out of turn to sway the commission one more time.

It wasn't enough that the developer received more than half an hour for their presentation earlier, it was that they had **so much clout to basically walk all over the process**. And they were not silenced by any planning commissioner and were allowed to speak out of turn.

We hope you see the issue here...

From our perspective it seems as if Council has forgotten who is really in charge of the city.

It is supposed to be **the citizens**, not developers.

A high-rise is not a smart choice on SW Norwood Rd when ***this type of development is supposed to be in the core of Tualatin.***

Kind regards,
Susan Pitt
8883 SW Iowa Drive

Sent from my iPhone

Madeleine Nelson

From: susantaylorhill@gmail.com
Sent: Tuesday, January 3, 2023 11:15 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
 - *The proposed change does NOT comply with Creek Master Plan. ❌*
 - *The proposed change does NOT comply with 1419-18. ❌*
 - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other roads are available in the core of Tualatin, zone does not have proper infrastructure. ❌*



We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

From the Tualatin's Transportation System Plan Update:

"Director Koper stated there is a lot of employment in our city that passes through traffic in relationship to I-5, which gives us a unique position relative to other cities. He stated it will be best for the City to work with DLCD and partners to find a solution to our traffic issues."

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just "meandering sidewalks" and bike lanes on

Boones Ferry. We also hope the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

If the city's plan is to put infrastructure upgrades onto the private sector (developer), to save money, the result usually ends up hurting the city and the residents for decades to come. Developers usually find the lowest cost solution to appease local jurisdictions within their project boundary. Their focus is to develop the land they purchased at minimal costs and turn a profit. This also causes a lack of uniformity within each development, with very little possibility of a course correction for the city in the future.

We also do not think it is a coincidence that AKS engineering and Forestry's office is located near Tualatin's planning department.

When you review the partition, annexation, and plan amendment application with AKS, please also indicate to them, there is other buildable land within Tualatin if they just took the time to look. A simple five-minute search on Zillow found three plots currently for sale. We would also suggest that AKS inform their client of these properties that are very suitable for a high-rise development within the core. Overall, it seems like their client is more interested in profit than really helping our community...

Current properties for sale that could be zoned RH-HR adjacent to the core of Tualatin. Walking distance to services.

Current Commercial that has been unoccupied for 8 years (Hagen's) could rezone to CC/RH-HR
8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT

Land Currently for sale for over a year in the core...
15.23 acres- for sale available in the core of Tualatin
0 SW Chinook St, Tualatin, OR 97062 | MLS #21383176 | Zillow

3.21 acres- for sale available in the core of Tualatin
18615 SW Boones Ferry Rd, Tualatin, OR 97062 | MLS# 19079549 | Redfin

Again, Mr. Koper and Council, **say no to a high-rise on SW Norwood Rd.**

Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

If housing is truly needed, **keep the current zoning as RL or RML.**

Have a Happy New Year,

Susan Pitt
8883 SW Iowa Drive

Sent from my iPhone

Madeleine Nelson

From: susantaylorhill@gmail.com
Sent: Saturday, January 21, 2023 5:45 PM
To: Madeleine Nelson
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Ms. Nelson,

I would like to go on record as being opposed to the high rise proposed for Norwood.

It is clear that the traffic on Boones Ferry is already an issue, and adding more residences PRIOR to solving the already-existent problem is irresponsible.

We have already, sadly, seen the beautiful trees removed in the Lennar development and feel the City blindly allowed this to occur.

Does the City care? Why can't things be done in proper order? First solve the existing traffic issues before adding so many more cars to our neighborhood streets.

There are other issues as well, as you surely are aware. I, as well as my neighbors, will be attending all future meetings to voice our concerns regarding this proposed development.

Kind regards,
Susan Pitt
8883 SW Iowa Drive

Sent from my iPhone

Madeleine Nelson

From: susantaylorhill@gmail.com
Sent: Wednesday, December 7, 2022 9:05 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Susan Pitt
8883 SW Iowa Drive

Sent from my iPhone

Madeleine Nelson

From: susantaylorhill@gmail.com
Sent: Friday, December 16, 2022 9:21 AM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

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The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to

traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Susan Pitt
8883 SW Iowa Drive

You're writing to...

Sent from my iPhone

Madeleine Nelson

From: susantaylorhill@gmail.com
Sent: Sunday, December 11, 2022 6:26 PM
To: Ext - Planning
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com
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Sincerely,

Susan Pitt
8883 SW Iowa Drive

Sent from my iPhone

Madeleine Nelson

From: Syd Heitman Allen <syd@sydsconstructionco.com>
Sent: Thursday, January 26, 2023 2:52 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Syd Heitman

Madeleine Nelson

From: THERESA MOLLER <tessiemoller@comcast.net>
Sent: Tuesday, November 29, 2022 9:23 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood for Smart Zoning

Title of email: Norwood for Smart Zoning

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely, I AGREE

Theresa Moller

Madeleine Nelson

From: Thomas Douglass <tmd9743963@gmail.com>
Sent: Wednesday, February 8, 2023 4:02 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Thomas Douglass
18051 SW Lower Boones Ferry Rd. #144
Tualatin, OR 97224
5419999665

Madeleine Nelson

From: Tim Haag <tim_haag@comcast.net>
Sent: Friday, February 10, 2023 5:42 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Hello Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please include the following in your decision making in support of both of these land use decisions.

As a long-time resident of Tualatin and a member of Horizon Community Church, these two decisions are very important for the greater community within the City of Tualatin, and the future plans for HCC as well.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Tim

Tim Haag
21478 SW Christensen Ct.
Tualatin, OR 97062
(503) 351-1847 – Mobile

Madeleine Nelson

From: Sherilyn Lombos
Sent: Wednesday, February 22, 2023 11:02 AM
To: timneary@gmail.com
Cc: Chad Jacobs; Steve Koper; Madeleine Nelson; Kim McMillan; Megan George
Subject: FW: Procedural Concern RE: Proposed Ordinance No. 1472-23

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tim,

Thank you for your inquiry. Because your email relates to a quasi-judicial matter, your comments need to be included as part of the record of the proceedings, and members of the Council may not respond to such inquiries outside the scope of the public hearing. To that end, staff is responding to your email, and both your email and this response will be included as part of the record for the public hearing.

In direct response to your inquiry, the annexation must occur first because the City has no authority to change the zone until the property is annexed. The City currently plans for this area under a planning agreement that is in place with the County. As part of that planning process, the area has been designated to be zoned as Medium Low Density Residential (RML) upon annexation. Should a property owner desire to have the property rezoned to a separate designation, they can submit an application to do so, but the City doesn't have authority to approve such a request until after annexation. As a result, the annexation application must be considered first, and upon annexation, the map/text amendment can be considered.

Sincerely,
Sherilyn Lombos
Tualatin City Manager

----- Forwarded message -----

From: "Tim N." <timneary@gmail.com>

Date: Feb 19, 2023 3:33 PM

Subject: Procedural Concern RE: Proposed Ordinance No. 1472-23

To: Frank Bubenik <fbubenik@tualatin.gov>, Maria Reyes <mreyes@tualatin.gov>, Christen Sacco <csacco@tualatin.gov>, Bridget Brooks <bbrooks@tualatin.gov>, Cyndy Hillier <chillier@tualatin.gov>, Octavio Gonzalez <ogonzalez@tualatin.gov>, Valerie Pratt <vpratt@tualatin.gov>

Cc:

Hello,

I am writing as I observed that the City Council Meeting scheduled for 2/27/22 is planning to address the annexation of the property on 9300 SW Norwood Road, identified on the agenda as Ordinance No. 1472-23 and in the planning Department as ANN22-0003.

As per TDC 32.020, Procedures for Review of Multiple Applications identifies, the applications with the highest numbered procedure type will be processed first, and the application on which others are dependent will be processed first. I am wondering, why then is the annexation decision being considered before the text amendment decision, which also requires a type IV-A review? Per TDC 32.020 (3), Am I to understand that the text amendment is dependent on the annexation? Logically, it seems the opposite, as the developers would not

wish to move forward with annexation if their text amendment application is not approved. It seems to be the case that the annexation is dependent on the text amendment, as the annexation clearly identifies a plan for residential high rise construction. It seems that failure to consider the text amendment first could expose the city to avoidable appeal and/or legal review, regardless of outcome, as approving or denying the annexation first would imply consent or disapproval of the general project, including the text amendment, and the other related applications.

Please note, this is a question regarding procedure which seems contradictory to the TDC, not communication regarding the opinions on the project as a whole, and as such I would greatly appreciate a response to facilitate my understanding.

Thank you!
Tim Neary
Byrom CIO President

TDC Section 32.020 – Procedures for Review of Multiple Applications. Multiple applications processed individually require the filing of separate applications for each land use action. Each application will be separately reviewed according to the applicable procedure type and processed sequentially as follows: (1) Applications with the highest numbered procedure type must be processed first; (2) Applications specifically referenced elsewhere in the TDC as to the particular order must be processed in that order; and (3) Where one land use application is dependent on the approval of another land use application, the land use application upon which the other is dependent must be processed first (e.g., a conditional use permit is subject to prior approval before architectural review).

Madeleine Nelson

From: Tim N. <timneary@gmail.com>
Sent: Wednesday, January 4, 2023 12:10 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Megan George; Jonathan Taylor; Catherine Holland
Subject: URGENT: Do not allow high rises to be built anywhere in Tualatin!

Hello,

The current text amendment proposal can catastrophically alter the future of development in our city.

Please consider the consequences of approving the proposed text amendment in Partition Application: par22-0002-23370! If approved, developers could create high density high rise apartments **anywhere in Tualatin**. This is a lazy text revision that opens all of Tualatin up to potential high rise development.

High density high rise apartments in Basalt Creek are not beneficial to current or new residents. Traffic will already be severely worsened with existing developments, and will be further exacerbated by more high density housing in an area of town where all residents have to be car dependent.

Instead of allowing space to be zoned high density high rise, instead consider allowing areas outside of downtown to be rezoned to mixed use residential/ commercial. If properties are constructed in the basalt creek area that have ground floor stores, restaurants, or groceries, residents in the area are less car dependent. A mixed use residential commercial zoning definition could also include a more appropriate height cap when properties are being developed outside of the downtown urban renewal area, such as a hard limit of 4 stories for mixed use commercial residential property.

A more ideal use of this property for Horizon, developers, current residents and new residents, are buildings with ground floor commercial space, with a lower number of residential units. This increases walkability, and provides local options where residents do not have to drive 2 miles or more for any goods or services. **South Tualatin needs more commercial opportunities and community gathering space.** This property could be developed in a way that meets community needs, and still enables Horizon and developers to profit.

Following is a quote from the application highlighting that the text amendment request is to enable RH-HR to be built **anywhere** in the city:

"In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

Allowing RH-HR zoning to be applied anywhere in the city would be disastrous to Tualatin. A more appropriate text amendment would add a specific site or parcel to the current definition of limiting the code to

the City's Central Urban Renewal Area, so the text revision does not create a carte blanche for high rises to be built all over the city!

The Byrom CIO does want to see development to the South be enhance the quality of life for current and future residents and businesses. Please consider the negative impacts of only enabling more high density housing in an area where residents must drive for all basic needs!

Tim Neary
Byrom CIO Interim President

Madeleine Nelson

From: Tim N. <timneary@gmail.com>
Sent: Wednesday, January 18, 2023 1:33 PM
To: Madeleine Nelson
Cc: Steve Koper
Subject: Recommend Denial of Partition application: PAR22-0002
Attachments: 20221025_183829.jpg; 20221025_184733.jpg

Hello,

I encourage the planning division to deny partition application PAR22-0002.

I encourage the application to be denied as the application materials includes statement of intention that is beyond the scope of the partition decision, and the intended use of the partition is not consistent with present Tualatin Development Codes. Approval of a partition application that includes content of intention for future development that is in violation of Tualatin Development Code could be construed as the city giving approval for the proposed, illegal, development plan in addition to the plan to create the partition itself.

The partition application references intent to create a "multifamily housing development." At the developer meeting and in subsequent communications and materials, the applicants clearly identified intent to create a 'multifamily housing development' that is consistent with the definition of residential high density high rise. The application materials for the partition identify a plan to rezone the land as RML, however this is not consistent with the use plan portrayed to residents at the developer meeting. The application does not specify how the applicant defines "multifamily housing development," and given the information presented at the developer meeting, this must be interpreted as an intention to develop property to be zoned as a residential high density high rise. The developer meeting specifically disclosed plans to build a "276 unit, 4 story 'class A' apartment complex," consistent with a residential high density high rise definition. See attached images from the developer meeting. Given this evidence, the applicant's term, "multifamily development" must be construed as "a 276 unit, 4 story 'class A' apartment complex."

Specifically, the partition application includes the language in the attached memo: "This letter is to serve the purpose of Horizon Community Church, authorizing Ken Allen, of Norwood Horizon Holdings, LLC as our official representative as pertaining to matters of land use and development of the proposed multifamily land approval process with the City of Tualatin." This statement is beyond the partition decision itself, and should more appropriately read as "This letter is to serve the purpose of Horizon Community Church, authorizing Ken Allen, of Norwood Horizon Holdings, LLC as our official representative as pertaining to matters related to this partition application." This revised statement would not indicate that the city is approving the ongoing plan for multi family development housing, and is focused solely on the presented partition plan. Including this language cannot be approved, as presently the city does not allow for a multi family housing complex to be developed on this property. Furthermore, the partition application identifies the partition area will be zones medium to low density residential, inconsistent with a multi family housing development.

Additionally, the Executive Summary includes a statement of intent to create multifamily housing. Executive Summary: Vista Residential Partners (Applicant) is submitting this Partition application for the Horizon Community Church and Christian School site. The Partition application is the first of several applications needed to create a new parcel for future multifamily residential dwellings within the Basalt Creek Planning Area of the City of Tualatin. The following is an outline of the anticipated applications." Again, based on the

zoning plan of the partition and current city zoning restrictions, it is not possible to build a multi family development on the proposed lot.

The city has not yet completed any action to enable the proposed lot to be zoned to enable a multifamily development. A multifamily development is consistent with a residential high density high rise zoning classification. This partition application should be denied, and should be resubmitted by the applicant ONLY AFTER the city identifies that a multifamily development is able to be built in the proposed area.

According to Tualatin Development Code, TDC 44.100, "The purpose of the High Density High Rise (RH-HR) zone is to provide areas of the City within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers." Presently, High density High Rise zoning is not permitted on or near the proposed partition. Approving the application identifying the intention to create multifamily development consistent with the definition of high density high rise zoning cannot be done as it violates present city development code.

In summary, the applicant uses the term, "multifamily development" to mean a 276 unit, 4 story apartment complex, which is not consistent with the zoning requested in the partition application, and is not permitted under current Tualatin Development codes. As such, the partition application should be denied since it cannot be developed as intended.

Tim Neary
Interim Byrom CIO President
22780 SW 92nd Place, Tualatin OR 97062
503 320 6223
timneary@gmail.com

Madeleine Nelson

From: Tim N. <timneary@gmail.com>
Sent: Wednesday, January 25, 2023 4:06 PM
To: Madeleine Nelson
Subject: Comment re: PAR 22-0002

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), the proposed use must be consistent with the land use zone. - The applicant identifies intention to build high rise high density multifamily apartment homes, not consistent with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for single family homes, townhomes, duplex, triplex and quadplexes. (TDC 73A.100).

Most significantly, the proposal in the application is in violation of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference of permitting high density high rise outside of the downtown development zone. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site and surrounding context. A high rise high density apartment is not 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

The proposed development described in the application is for multifamily housing on Norwood road, which is not serviced by public transportation. This is in violation of the Tualatin Comprehensive Plan: POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

The partition application should be rejected, and resubmitted by the applicants with an aim to meet this provision of the Tualatin Comprehensive Plan, ONLY after approval for the area to be zoned as mixed-use commercial has been granted: POLICY 3.4.2 MIXED-USE COMMERCIAL. Support the application of mixed-use commercial designations in areas of Tualatin that are suitable for a mix of office, retail commercial, and high density housing.

The city should re-evaluate standards for building apartment homes outside of the downtown development area, as it is unreasonable to apply downtown Tualatin standards to developments on the edge of town. Mixed use commercial space would benefit current and new residents by creating retail, dining, and/or grocery

opportunities without needing to drive to the next nearest retail centers, which are over 2 miles away. A review of the mixed use commercial zone designation should occur, to limit structure height and stories when outside of the downtown development zone.

Madeleine Nelson

From: Tim N. <timneary@gmail.com>
Sent: Saturday, October 15, 2022 8:24 AM
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt
Subject: No Rezoning of tax lots 106, 108 to RMH from RML

Hello,

I apologize for including so many of you in this message, I am not well versed in all the roles of city government, and as this is of great importance to myself and my neighbors, I believe it more important to overcommunicate than risk not being heard.

The neighborhoods in the south of Tualatin have been informed and engaged in the planning of the Autumn Sunrise development under the current plans to develop the area as low-medium residential, to include development of multi-family dwellings such as townhomes, duplexes, and triplexes.

The proposal to rezone the properties to medium- high residential amounts to a "bait and switch" of these neighbors. Increased density would further strain infrastructure, including traffic, police, fire, water, sewer, and electrical.

An argument has been made that increasing higher density housing is a goal of the city. If that were true, then why initially approve the lots as RML? As others have pointed out, there is RMH land available for development at and around the site of the former Hagen's grocery store. Rezoning unused commercial property closer to the WES station and other municipal resources makes more sense than creating a higher density pocket on the outskirts of town.

If rezoning is even to be considered, all impact studies need to be recompleted and all recommended infrastructure adjustments made, including environmental impact studies, traffic studies, crime studies, and utility use studies. These studies must also include the limits of what Tualatin and Washington county can do to accommodate increased density, and what the impact is when Clackamas County roads and infrastructure remain unchanged.

Mayor Bubenik, City Councillors, Tualatin Planning Commission, please go with the plans as originally made, please do not allow your neighbors to be misled by developers. Do not allow tax lots 106 and 108 south of Norwood Rd and East of Boones Ferry Rd to be rezoned as medium high residential, keep these lots zoned as medium low residential.

Thank you,

Tim Neary
Tualatin Resident of Norwood Heights

Madeleine Nelson

From: Tim N. <timneary@gmail.com>
Sent: Wednesday, October 19, 2022 8:55 AM
To: Ext - Planning; Sherilyn Lombos; Valerie Pratt; Nancy Grimes; Cyndy Hillier; Bridget Brooks; Christen Sacco; Maria Reyes; Frank Bubenik; Teresa Ridgley; Megan George; Betsy Ruef
Subject: No Apartments South of Norwood

Hello City Officials,

Thus far I have not heard of any comment from the city on the proposal to build additional apartments south of Norwood between I5 and SW Boones Ferry.

I request a response from the City to the following concerns about the proposal to rezone the area and build apartments, myself and other Tualatin residents are very concerned about the impact on the community.

Concern: Traffic. The traffic study for the Autumn Sunrise development did not consider additional high density apartments. At minimum, a traffic impact study needs to be completed again factoring in the increased density.

Concern: Crime and Safety. Statistically, higher crime occurs in areas of greater housing density. The proposed location of the high density apartments is more than twice the difference from the police station as other high density residential areas in the city. A crime and public safety study must be completed to ensure that current public safety officers can respond to incidents in a timely manner and have adequate resources for increased safety concerns on the south edge of town.

Concern: Infrastructure. The Norwood Heights neighborhood regularly experiences power outages with mild wind events. Neighbors don't have any information that supports the electrical grid can support Autumn Sunrise, let alone new apartments.

Overall, although Tualatin needs more high density housing options, it does not make sense to locate high density apartments so far away from police stations, transportation hubs, and other public resources near the center of town when already zoned property is close to the town center.

Please speak to the residents of Tualatin to address these concerns, and communicate how you will evaluate more sensible sites for high density housing.

Thank you,

Tim Neary
Norwood Heights Resident

Madeleine Nelson

From: Tim N. <timneary@gmail.com>
Sent: Friday, November 4, 2022 10:40 AM
To: Jonathan Taylor; Nadya Dowd; Erin Engman; Cody Field; Keith Leonard; Sherilyn Lombos; Madeleine Nelson; mvon@tualatin.gov; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning
Subject: Norwood Apartments Plan - The 5x Win by including commercial space!

Hello,

You are all already aware of the concerns neighbors have about an additional 276 unit apartment complex being built on Norwood.

The Issue: The biggest concern tends to be about traffic. 500+ homes in Autumn Sunrise and another 276 apartments here would require everyone, plus the existing neighborhoods, to be car dependent for everything. As the plan is for higher end apartments, it is unlikely that any of this income bracket will be interested in using public transportation.

The Solution: Everyone wins if the proposed apartment land is instead zoned as combination commercial and medium - high density residential. This would reduce the number of apartments, while enhancing the quality of life for new and old neighbors.

We have seen this solution work in Mercato Grove in Lake Oswego! Although existing plans propose a small commercial space, such as Plaid Pantry, this is not adequate nor enriching for the proposed number of residents. The addition of ground floor commercial space provides restaurant, shop, and potentially high end grocery opportunities that would make the community more walkable and less car dependent. Having local retail and restaurant options benefits both existing neighbors and new ones at the proposed apartment site and Autumn Sunrise, and fits well with existing plans for the Basalt Creek Development and Parks plan.

Given the number of units, it may even be worthwhile for the city to implement an auxiliary police station at one of the commercial spaces, given that Autumn Sunrise and the apartments could increase the city's population by 20% in a small area that is furthest from existing police.

This plan could be even further enhanced by improved traffic solutions, such as a second southbound lane on Boones Ferry, or creating an I5 onramp at Norwood.

Stakeholders:

Horizon Christian: They are still able to sell their land, their needs are met.

Developers: They can still create a profitable series of structures. Their needs are met.

Existing neighbors: They benefit from a more walkable neighborhood, have an improved quality of life. New and old neighbors alike have options where they don't have to drive for shops, restaurants, and possibly groceries. If further traffic interventions occur, their needs are met.

New Neighbors: Improved quality of life by having walkable shops and restaurants and improved traffic. Their needs are met.

The City of Tualatin: More businesses in the city create additional revenue, the creation of a quality restaurant and shopping space fits with the vision of the city. Additional housing units are created. In the recent meeting, the developers attempt to make a case that this site is the only opportunity to add apartments in the city. This is not correct, especially if land can be rezoned. There are over 20 acres of undeveloped lots in the city currently zoned RML, and existing vacant commercial properties, such as the Hagen's grocery site could be rezoned for additional housing. The city has plenty of solutions for additional housing development. The needs of the city are met.

Madeleine Nelson

From: Tim G <hadasaugh@comcast.net>
Sent: Friday, November 18, 2022 8:37 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Cc: mmiller@pamplinmedia.com; amesh@wweek.com
Subject: Norwood (Tualatin) Smart Zoning ... instead

To
Tualatin Planning Department
City Council, and
Mayor;

cc: Pamplin Media Group; Willamette Week

I appreciate the opportunity to support fellow homeowners concerned about the Norwood-Boones Ferry Road development proposal. As a Tualatin homeowner and long-time resident previously involved in the unsuccessful attempt to halt overdevelopment of the Tualatin Heights apartment complex on SW Sagert Street because of justifiable concerns regarding tenants blocking our parking in adjacent streets in front of our homes, I have to also voice my concerns.

I watched with dismay as the Tualatin Heights process proceeded, merely appeasing homeworkers with developer-paid bogus parking studies and highly restrictive time limits during meetings (homeowners received five minutes or less during one hour meetings to voice their concerns). The end result was a rubber-stamp process which I could see coming.

It is necessary to once again support the Norwood area homeowners in their efforts to oppose this latest development, and to demand that they receive equal time during ALL meetings to voice their concerns and/or objections and present their case with the same reception that the developer receives.

Sincerely,
TimG
Tualatin

Following is the NorwoodSaysNo website form letter. I attach it in agreement with everything stated within:

"I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

* Issue one - traffic:

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

* Issue two - infrastructure:

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

* Issue three - existing RH-HR zones:

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies"

Madeleine Nelson

From: tomcarlisle@comcast.net
Sent: Sunday, February 5, 2023 6:40 PM
To: Frank Bubenik; Bridget Brooks; Cyndy Hillier; Ext - Planning; Octavio Gonzalez; Valerie Pratt; Kim McMillan; Sherilyn Lombos; Madeleine Nelson; Steve Koper; Christen Sacco
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin for over 20 years. and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,
Tom Carlisle
21442 SW Martinazzi Ave.
Tualatin, OR 97062
503.313.2262

Madeleine Nelson

From: Tracy Kashi <tskashi@icloud.com>
Sent: Wednesday, February 8, 2023 4:09 PM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Tracy S. Kashi
10375 SW McDonald St
Tigard, Or 97224
971-777-1861

Sent from my iPhone

Madeleine Nelson

From: vernboomer@comcast.net
Sent: Sunday, February 5, 2023 4:29 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood For Smart Zoning

I know that you have received the letter listed below from many of our Tualatin residents stating their concerns regarding the massive development of Autumn Sunrise and the proposed multi-store apartment complex on SW Norwood Rd. and SW Boones Ferry Rd.

My wife and I have owned a home near Ibach Park for the last 27 years in a development known as Hedges Creek. When we first moved here there was no Tualatin High School, no Ibach Park and minimal housing development in the area. But now over the years things have blossomed and changed to the point where certain things like the infrastructure have not kept pace with the increase in our population. Boones Ferry Rd. is now becoming the new SW Tualatin Sherwood Rd. where the traffic crawls at a snail's pace at certain parts of the day, and this will only become far worse with the increase in the population of the new additional developments. The infrastructure should come first with residential and business additions to follow, not the other way around.

There are times in the morning and afternoon at and near the high school that it takes me nearly 10 minutes to get onto Boones Ferry Rd. from my home which is only approximately five blocks west of the school.

And what about the over crowding of the schools due to the new increased population of students? Their education will be compromised to a lower standard. And will teachers flee their profession due to the increase in classroom sizes?

These things along with many other issues must be considered before moving ahead with anymore development.

Please listen to, and consider the request of your people listed below. After all, we elected you to represent us, the people of Tualatin, not big money and over crowded development!

Thank you,
Vern & Teri Boomer

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local

infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative

of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Vern and Teri Boomer

Madeleine Nelson

From: wallaceyam@gmail.com
Sent: Friday, January 27, 2023 10:17 AM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper
Subject: Opposed Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staffs,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, I strongly **opposed** these land use decisions.

As a resident of Tualatin, these two decisions are very important to the future plans for the greater community within the City of Tualatin too.

I would like to express my sincere concern about the public **safety/security** in this community while ten percent of Tualatin people suddenly living across the street as follows:

1. Would you increase police force patrolling this area?
2. Would you extend the width of Norwood road, Boones Ferry road so as to facilitate the large flow rate of car traffic?
3. Would you consider how bad the traffic will be clogged between Sherwood and Tualatin during daily school bus timing?
4. Would you consider the existing water tanks sufficient to supply needs for emergency use?

Please **do not approve** these two land use applications! Thank you so much for your time and consideration!

Wai Yam
8822 SW Stono Drive Tualatin OR97062
503-691-5714.

Madeleine Nelson

From: Bill Wilson <williamewilson@comcast.net>
Sent: Thursday, February 9, 2023 6:36 AM
To: Madeleine Nelson
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

William Wilson
503-692-4674
4515 SW Joshua Street
Tualatin, Oregon 97062
williamewilson@comcast.net

Sent from my iPhone

Madeleine Nelson

From: Kendra Nell <kendranell11@gmail.com>
Sent: Tuesday, October 25, 2022 9:06 PM
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos
Subject: Norwood

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing about my concerns about the Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone.

My backyard backs directly to Norwood road, so we are massively affected by all the new and upcoming changes happening in our neighborhood. At this very moment in time, traffic is a literal nightmare going from Norwood to Boones Ferry Road. So I am already greatly concerned with the new development and how much strain this is going to put on our already cramped situation. Now high rise apartments? Absolutely cannot happen where plans are being made. Clearly the people attempting this build don't care about our city, or have ever attempted to leave this south side of Tualatin for I5.

It's a bit maddening that there are much more appropriate alternative options available in downtown Tualatin. The Norwood area infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and

personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where

compatible with permitted residential uses. 29 | Southwest and Basalt Creek
Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin.

City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

Sincerely,

Zack & Kendra Nell



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Lindsey Hagerman, being first duly sworn, depose and say:

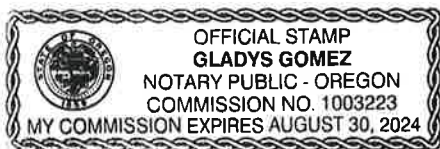
That on the 9 day of January, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this 9 of, January 2023


Signature

SUBSCRIBED AND SWORN to before me this

9th day of January




Notary Public for Oregon

My commission expires: August 30, 2024

RE: ANN22-0003 NOTICE OF HEARING

OWNER1	OWNERADDR
ALLARD JOHN A & ALLARD KELCIE L	8885 SW IOWA DR
ALLISON VICKI R	8994 SW STONO DR
ANDERSON SCOTT A & ANDERSON ANDREA N	22825 SW 92ND PL
ANDERSON RICHARD J JR	22630 SW 93RD TER
ANTHIMIADES GEORGE T & ANTHIMIADES STEPHANIE J	8735 SW STONO DR
APLIN ALAN WHITNEY & APLIN PATRICIA ANN	22940 SW ENO PL
ARCHULETA JOHN L & ARCHULETA ELISHA J	9385 SW SKOKOMISH LN
ARCIGA MARCO A & ARCIGA VIRGINIA L	22550 SW 93RD TER
ATKINS DANIEL J & ATKINS DAWNITA G	22570 SW 93RD TER
AUGEE JOEL L & AUGEE HEIDI M S	8905 SW IOWA DR
AUST JOSEPHINE A	8846 SW STONO DR
AUSTIN MICHAEL P & AUSTIN ALLISON M	9325 SW IOWA DR
BACA GREGORY R & BACA ELIZABETH R	16869 SW 65TH AVE #387
BAILEY JILL	3657 SE ROANOKE CT
BALLARD FAMILY TRUST	22925 SW MIAMI PL
BARRY CHRISTOPHER & BARRY ERIN	23065 SW BOONES FERRY RD
BATES-BLANCO FAMILY TRUST	22648 SW 96TH DR
BAZANT CHRISTINE LEE & BAZANT JOHN JOSEPH	36449 HWY 34
BECKER SUSAN	9405 SW QUINAULT LN
BECKSTEAD BRIAN A & BECKSTEAD ZERELDA G	8886 SW STONO DR
BEDDES CRISTINA & BEDDES AARON	22765 SW ENO PL
BEEBE BRENT E & BEEBE SANDRA L	8895 SW STONO DR
BELL REV TRUST	8930 SW IOWA DR
BERGEE CYNTHIA T & BERGE WILLIAM C	16997 SW TEMPEST WAY
BLACK JENNIFER O & BLACK DAVID O JR	9040 SW STONO DR
BOCCI JAMES A & BOCCI JULIA A	23205 SW BOONES FERRY RD
BOHMAN FAMILY TRUST	22567 SW 96TH DR
BOSKET JOHN A & JULIE L BOSKET LIV TRUST	9355 SW STONO DR
BOX MICHAEL L & BOX KATIE M	9370 SW PALOUSE LN
BRECK KOLTE TRISTON & BEATTIE DANIELLE NICOLE	9290 SW STONO DR
BRENES VALERIE & BRENES GERARDO MANUEL	22830 SW 89TH PL
BROADHURST CURTIS	22543 SW 96TH DR
BROWN KATHERINE MARIE & BROWN CHRISTOPHER DAVID	22683 SW 96TH DR
BUCKALEW LIVING TRUST	22943 SW BOONES FERRY RD
BUHAY JASON & BUHAY MICHELLE	9300 SW STONO DR
BUICH ALEXANDER & BUICH CORRINE	22985 SW MIAMI PL
BUNCE MICHAEL R REVOC LIV TRUST & BUNCE DEBORAH J REVOC LIV T	9150 SW IOWA DR
BURCHFIEL LARRY & BURCHFIEL DEBORAH	8858 SW STONO DR
BURCHETT KENNETH T & JOY A JOINT LIV TRUST	9700 SW IOWA DR
BURNS DANIEL D & KRILL DEANN R	9345 SW QUINAULT LN
CAIS CARLY J	9340 SW STONO DR
CALDERON CAMIE M & CALDERON DANIEL	22735 SW 92ND PL
CALKINS MICHAEL & CALKINS DIANE	8890 SW STONO DR
CARBAJAL PEDRO & CARBAJAL REGINA	8925 SW IOWA DR
CARDENAS FERNANDO	9340 SW QUINAULT LN
CARNS STEVEN C	9335 SW QUINAULT LN
CHAFF HEIDI L	22626 SW 96TH DR
CHAMBERLAND MATHEW & CHAMBERLAND JAMES W	8975 SW IOWA DR
CHAMPAGNE PATRICK & ROY CELINE	8880 SW IOWA DR
CHAMSEDDINE WAEL M & CHAMSEDDINE BECKY A	22900 SW ERIO PL
CHAN JOSEPH L	23156 BLAND CIR
CHAPEK CARRIEANN & CHAPEK CALEB	9360 SW SKOKOMISH LN
CHASE HARRY M & CHASE CATHY LEE	8799 SW STONO DR
CHENG SIMON K REV TRUST	9860 SW LUMBEE LN
CHRISTENSEN STANFORD DEE & CAROL MAE REV INTERVIVOS TRUST	8980 SW STONO DR
CLARK ROY H	9295 SW PALOUSE LN
COBB DANIEL Z & COBB ROSA	22770 SW 89TH PL
COKELEY HEATHER & COKELEY KEITH	9320 SW IOWA DR
COLE STEVEN W & ROBERTS ANDREA M	22850 SW ENO PL
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING	PO BOX 23206
COMPTON MARC A & COMPTON JODY L	22151 SW ANTIOCH DOWNS CT

COOPER JULIE ANN LIV TRUST	9390 SW IOWA DR
CORRY FAMILY TRUST	22905 SW MIAMI DR
CRAWFORD JASON S	9563 SW IOWA DR
CRISP TONI K	9380 SW IOWA DR
CRONKRITE ERIK	9315 SW PALOUSE LN
CRUZ ALEJANDRO FRANCISCO	9270 SW SKOKOMISH LN
CURTHOYS CAROL ANN REV LIV TRUST	8879 SW IOWA DR
DARLING LANCE F	22865 SW 94TH TER
DAVIS JASON WAYNE	9180 SW STONO DR
DEARDORFF CRAIG S & DEARDORFF ALBERTA	22595 SW 93RD TER
DICKMAN SCOTT D & CHEN WEIWEN	22955 SW ERIO PL
DIETRICH ROBERT & DIETRICH SUSAN	9650 SW IOWA DR
DITTMAN ADAM H & DITTMAN ELIZABETH A C	22785 SW 89TH PL
DOSS ANDREA & DOSS BRANDON	22580 SW 94TH TER
DOW PETER J REV TRUST & SHERFY JENNIFER L REV TRUST	9360 SW QUINAULT LN
DOWNES ADRIAN & DOWNES CATHERINE	22945 SW MIAMI PL
DUFFY RONALD E TRUST	9795 SW IOWA DR
DUNN PATRICK P & DUNN CLARA I RUSINQUE	9380 SW PALOUSE LN
DUNN KARIN R	9500 SW IOWA DR
EAKINS EILEEN G	22760 SW 93RD TERR
EBERHARD JEFFERY D & TAAFFE CAROL E	22975 SW ERIO PL
EDELINE JENNIFER A & EDELINE SEAN M	9350 SW QUINAULT LN
EDWARDS DANIELLE	22585 SW 93RD TER
EGGERT BRENDA & EGGERT CHARLES	30000 SW 35TH DR
ELLIOTT WESLEY & ELLIOTT TERRA	9521 SW IOWA DR
ELLIS FAMILY REV TRUST	9640 SW IOWA DR
ENNIS MARK & ENNIS BARBARA	9380 SW STONO DR
ERDMAN PAUL & ERDMAN PAMALA B	8862 SW STONO DR
ERWERT EMILY	22915 SW 94TH TER
ESZLINGER ERIC & ESZLINGER NATASHA	9395 SW QUINAULT LN
FANT BRIAN ALAN & DEBORAH SPARCK TRUST	22680 SW ENO PL
FILANTRES GUST J & FILANTRES CYNTHIA K	9630 SW IOWA DR
FINDERS DEBRA P	9355 SW PALOUSE LN
FITZHENRY VIRGINIA LIV TRUST	7015 SW FOXFIELD CT
FLETCHER CRAIG A & FLETCHER JENINE F	9840 SW LUMBEE LN
FORCE LIVING TRUST	9365 SW PALOUSE LN
FRANCIS FRANK J & FRANCIS HELEN MARIE	9130 SW IOWA DR
FRANCIS KATHLEEN	9345 SW SKOKOMISH LN
FRANKS TERRENCE D	22730 SW 90TH PL
FRAVEL LINDA SHAW TRUST	9365 SW SKOKOMISH LN
FRAZIER FAMILY LLC	22830 SW 89TH PL
FRENCH RODERICK LEE & FRENCH THERESE LYNN	9080 SW STONO DR
FRIBLEY SARAH E & FRIBLEY CHAD C	9005 SW STONO DR
FRITTS MICHELLE M & FRITTS BRETT C	22945 SW ENO PL
FRY ALBERTA A TRUST	9175 SW STONO DR
FULLER ERIC M & FULLER XIAOYAN	9365 SW QUINAULT LN
GALANG JAN VINCENT SUNGA & GALANG CINDY BUSTOS	9400 SW IOWA DR
GANEY DANIEL T & BELLINGHAM TAUNI A	22556 SW 96TH DR
GARIBAY JAIME	22555 SW 94TH TER
GARRETT RYAN P & GARRETT KELLY E	22970 SW MIAMI PL
GEORGE TIMOTHY P & GEORGE BETHANY	9335 SW IOWA DR
GEORGE REV LIV TRUST	22695 SW ENO PL
GHODS SHAWN M & GHODS JENNA N	22815 SW 89TH PL
GIACCHI ROBYN M	8900 SW IOWA DR
GIESS SIMONE ELISABETH & IVERSON SEAN PATRICK	9355 SW QUINAULT LN
GILCHRIST BEVERLY & GILCHRIST ROLAND T	9310 SW IOWA ST
GILLARD DAVID J & GILLARD SHELLIE S	22680 SW MIAMI DR
GILLETT CHRIS & GILLETT BETSY	22604 SW 96TH DR
GILLIHAN THOMAS M TRUST	22870 SW ENO PL
GLAESER CHARLES W & GLAESER CHRISTA M	8955 SW IOWA DR
GLASS BRIAN D & GLASS LEAH M	8900 SW SWEET DR #537
GOFORTH NATHAN L & TAAFFE JULIA C	22755 SW 90TH PL

GOODY GREGORY & GOODY BRITTANY	22830 SW ENO PL
GOUY PHIL	8995 SW IOWA DR
GRANDON JOINT TRUST	22980 SW ERIO PL
GREGSON N DEAN & GREGSON DEBORAH U	22675 SW MIAMI DR
GRIFFITH NOEL T JR & GRIFFITH ANGELA R	8898 SW STONO DR
GUERRA FILEMON M JR & QUIRANTE MALINDA	8899 SW IOWA DR
GUYETTE JONATHAN & GUYETTE REBECCA	22673 SW 96TH DR
HACKENBRUCK JERRY ALDEN & LINDA JOAN REV TRUST	22680 SW 96TH DR
HALL SCOTT & HALL BETH	9065 SW STONO DR
HALLVIK BRUCE D & HALLVIK PAMELA S	22640 SW ENO PL
HANAWA IWAO & HANAWA LAURIE	3528 CHEROKEE CT
HARRISON LIV TRUST	8976 SW STONO DR
HASBROOK WILLIAM B & HASBROOK TRICIA	22790 SW MIAMI DR
HASLAM KENNETH A & HASLAM JESSICA J	22825 SW ERIO PL
HAUDBINE PATRICK E & HAUDBINE DELEE H	9215 SW STONO DR
HEIRONIMUS JULIE A & VALLECK GEORGE D	22710 SW 90TH PL
HELMS NICOLE E & HELMS ANDREW E	709 W 36TH ST
HERRERA FERNANDO JR & HERRERA REBEKAH	9260 SW SKOKOMISH LN
HERRERA FERNANDO & HERRERA MARIA D	9360 SW STONO DR
HILL DEREK & HILL CYNTHIA	9600 SW IOWA DR
HINES MICHAEL A & HINES MARLENE R	9730 SW IOWA DR
HODGE KENNETH M	9235 SW STONO DR
HOLDBROOK-DADSON DENISE	9330 SW SKOKOMISH LN
HOOVER DAN M	8993 SW STONO DR
HORIZON COMMUNITY CHURCH	PO BOX 2690
HOWE WARREN & YUHAS-HOWE HEATHER	9495 SW NORWOOD RD
HUALA ROBIN PATRICK	14607 NE 57TH ST
HUMPHREY MARGIE LIV TRUST	22820 SW 92ND PL
HUMPHREY SUSAN E	8801 SW STONO DR
JACOBS JEFFREY W	9360 SW PALOUSE LN
JASTRAM WILLIAM E & JASTRAM CHRISTINE A	9015 SW IOWA DR
JENKINS PHILIP D & JENKINS KRISTEN K	9240 SW STONO DR
JOHNSON FLETCHER & JOHNSON CHRISTINA	9365 SW STONO DR
JORGENSEN HEATHER & JORGENSEN COLBIE	9375 SW STONO DR
KAUFFMAN FAMILY TRUST	22725 SW MIAMI DR
KERN KEVIN	9450 SW IOWA DR
KERNER ROBERT	8850 SW STONO DR
KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR
KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR
KIM KYU & KIM MELISSA	22589 SW 96TH DR
KINNAMAN JEFFREY B & KINNAMAN JENNIFER D	8780 SW STONO DR
KIRK CHRISTINE A & HOFF JAMES A	22611 SW 96TH DR
KIS JUAN ANTONIO & KIS CLAUDIA	22615 SW 93RD TER
KLEPS MARK G & KLEPS LINDSAY K	9675 SW IOWA DR
KLOSSNER ANDREW J	8854 SW STONO DR
KNOX FAMILY TRUST	22950 SW MIAMI PL
KNUDSON THOMAS & KNUDSON LINDA SALYERS	8725 SW STONO DR
KREIS JOHN K	22835 SW MIAMI DR
LACEY LONNIE D & LACEY LORI A	22665 SW 94TH TER
LARA SALVADOR	22845 SW 93RD TER
LARSON ANDREW & WISEMAN LEAH DANIELLE	22845 SW 94TH TER
LATHROP FAMILY LIV TRUST	9265 SW IOWA DR
LEE WILLIAM B REV LIV TRUST	37301 28TH AVE S UNIT 65
LEE FLORENCE & YAM WAI LUN	8822 SW STONO DR
LEEPER AVA J	9945 SW LUMBEE LN
LEMON CHASE ANTHONY & LEMON HEIDI	8940 SW IOWA DR
LENNAR NORTHWEST LLC	11807 NE 99TH ST STE #1170
LILLEY KRISTEN M & LILLEY NICHOLAS L	22800 SW 89TH PL
LIMING JEANNE E	9380 SW SKOKOMISH LN
LINDAMAN LIVING TRUST	22805 SW ERIO PL
LIVERMORE MICHAEL G & LIVERMORE SHERYL D	9835 SW LUMBEE LN
LOEN EMILY G	22655 SW ENO PL

LORENZEN TYLER J & LORENZEN TATJANA	22820 SW MIAMI DR
LOVELACE LIVING TRUST	22659 SW 96TH DR
MACCLANATHAN MELANIE & MACCLANATHAN MICHAEL	22575 SW 94TH TER
MACDONALD BRIAN & MACDONALD AMELIA	22640 SW MIAMI DR
MADONDO JEFFRET & JOHNSON MORGAN IRENE	22795 SW 94TH TER
MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR
MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR
MAIER DARLA & MAIER THOMAS	9340 SW PALOUSE LN
MARBLE AMANDA L TRUST	8989 SW STONO DR
MARK HENRY & MARK CHRISTINE	22725 SW 90TH PL
MARTIN FAMILY TRUST	8986 SW STONO DR
MCALLISTER DENNIS C & MCALLISTER RAGNHILD	8805 SW STONO DR
MCCALEB KEVIN L	8950 SW IOWA DR
MCDONOUGH JOHN MICHAEL & MCDONOUGH MAUREEN CLARE	8750 SW STONO DR
MCGILCHRIST STEPHEN R & NYSTROM-GERDES ELIZABETH R	22720 SW 93RD TER
MCLAUGHLIN NATHANIEL ANDREW & MCLAUGHLIN AREENA DEVI	8960 SW IOWA DR
MCLEOD TRUST	23465 SW BOONES FERRY RD
MCMANUS HEIDI	22820 SW 90TH PL
MENES MARK A	9280 SW STONO DR
MICHELS ELIZABETH A	22590 SW 93RD TER
MIKULA KATERINA	9330 SW PALOUSE LN
MILLER CAROLE D LIV TRUST	8834 SW STONO DR
MILLER JOHN LESLIE & PLATTEAU ASTRID S	22730 SW ENO PL
MILLER ROBERT F	22631 SW 96TH DR
MILSTED MAURICE SCOTT & STOVER-MILSTED SUSAN LEE	22875 SW MIAMI DR
MIZE JOSHUA & MIZE CHRISTINE	22920 SW ENO PL
MOEN DEBORAH & MOEN ERIK	22572 SW 96TH DR
MOLLER THERESA	22825 SW 93RD TER
MOORE DAVID C & MOORE TAMMY	8990 SW STONO DR
MORELAND BEVERLY H & MORELAND BEVERLY H LIV TRUST	753 KOTZY AVE S
MORRIS LARRY L & MORRIS JUANITA	22745 SW ENO PL
MOSHOFKY JOHN & MOSHOFKY GINGER	9310 SW SKOKOMISH LN
MOYES DUSTIN R & MOYES CAROL L	8765 SW STONO DR
MUELLER FAMILY TRUST	22660 SW 93RD TER
MULGAONKER SHAILESH S	PO BOX 367
MURPHY MICHAEL F & OLSON-MURPHY ANTONETTE K	8870 SW IOWA DR
MUSIAL LUKE & MUNSEY VICTORIA	22825 SW 94TH TER
NEARY TIMOTHY & NEARY LUCY	22780 SW 92ND PL
NEILL RACHEL & HUSUM BRENT	9350 SW STONO DR
NELL ZACHARY D & NELL KENDRA	8842 SW STONO DR
NELSON KIRIN H	8826 SW STONO DR
NEULEIB TAMI R	9395 SW SKOKOMISH LN
NEWBERRY GARY B & THOMPSON DONNA L	9295 SW IOWA DR
NEWTON KYLE C & NEWTON HAILEY R	8814 SW STONO DR
NGUYEN QUOC & NGUYEN DIANE	9660 SW IOWA DR
NORTH DAVID P & NORTH BARBARA	8818 SW STONO DR
NORWOOD HEIGHTS OWNERS OF LOTS 11 13-24	
NORWOOD HEIGHTS OWNERS OF LOTS 30 32-42	
NOYES PATRICK A & THOMPSON CAMILLIA M	22810 SW 92ND PL
O'NEAL DANNY F & O'NEAL JONI L	22625 SW 94TH TER
OSTROWSKI MICHAEL J & OSTROWSKI SHERIE M	9370 SW STONO DR
OWENS RICHARD D & OWENS VALERIE D	22580 SW MIAMI DR
OWENS CLINTON MICHAEL SHOOK	9965 SW LUMBEE LN
PARKER ETHAN T & PARKER JAMIE L	22855 SW ENO PL
PAROSA JOSHUA DAVID	9360 SW IOWA DR
PATTON ANDREW M & PATTON LINDSEY M	9270 SW STONO DR
PEEBLES CRAIG M & PEEBLES TANYA A	22840 SW 90TH PL
PENA ZACHARY G & PENNA TIFFANY R	22865 SW ENO PL
PERRY JANETTE & PERRY KENNETH	8885 SW STONO DR
PETRIDES PHILLIP LIV TRUST	22815 SW MIAMI DR
PFEIFER STEPHANIE B	22530 SW 93RD TER
PICKETT R DEAN & PICKETT E RAYLEA	22995 SW ERIO PL

PIRTLE JAMES L JR & PIRTLE LINDA L	22780 SW 93RD TER
PITT CHARLES R	8883 SW IOWA DR
POTTER DYLAN D & POTTER MICHELLE P	23405 SW BOONES FERRY RD
POTTLE KEITH W & POTTLE DARCY A	PO BOX 1996
POWELL MATTHEW & POWELL LAUREN	22835 SW ENO PL
QIAN LIDONG & YANG YUYUAN	8815 SW STONO DR
RAMIREZ JOSE ANTONIO & RAMIREZ SILVIA	22560 SW 94TH TER
RAMKU FAMILY TRUST	14193 NW MEADOWRIDGE DR
RANSOM ANNIE M & RANSOM BRADLEY EDWARD	22785 SW MIAMI DR
RAY CYNTHIA P	8878 SW STONO DR
RAZ DOUGLAS JOHN	22685 SW 94TH TER
REPCAK ROMAN & PARK-REPCAK ROBIN	22810 SW 93RD TER
REYNHOLDS GLENN A & REYNHOLDS NANCY J	22795 SW 92ND PL
RICHARDS MARK R & RICHARDS JILL E	22600 SW MIAMI DR
RICHTER FAMILY JOINT TRUST	22930 SW MIAMI PL
RILEY SHAWN O	23365 SW BOONES FERRY RD
ROBERTS CHRISTOPHER T & ROBERTS KELLY J	9855 SW LUMBEE LN
ROGERS JOHN & AGUILAR-NELSON LIZI	22600 SW 93RD TER
RONALD TY & RONALD JENNIFER	8870 SW STONO DR
ROSE THEODORE & ROSE SHANNON	22765 SW MIAMI DR
RUDISEL A TRUST	PO BOX 1667
SABIDO ROBERT & SABIDO JENNIFER M	9760 SW IOWA DR
SANDSTROM GLENN M	9405 SW PALOUSE LN
SAWAI STUART T & SAWAI MARY JANE	8891 SW IOWA DR
SAYLOR ERIC M & SAYLOR BRITTA M	22835 SW 90TH PL
SCHAFROTH J F & SCHAFROTH KATE R	8838 SW STONO DR
SCHREIBER FAMILY TRUST	22885 SW ERIO PL
SCHULTZ LARRY & JOANN REV LIV TRUST	8890 SW IOWA DR
SCHWEITZ ERIC J & SCHWEITZ KAREN M	9390 SW SKOKOMISH LN
SCOTT JERRY MICHAEL & STAMBAUGH DEBRA R	9080 SW IOWA DR
SELIVONCHICK GREGORY A & SELIVONCHICK GEORGANNE	8945 SW IOWA DR
SEPP JULIE & SEPP ROBERT	9150 SW STONO DR
SHAVLOVSKIY FAMILY REV LIV TRUST	32031 SW GUISE WAY
SHAVLOVSKIY VITALIY & SHAVLOVSKIY NATALIA	32031 SW GUISS WAY
SHEARER THOMAS M & CHERIE M SHEARER FAMILY TRUST	22595 SW MIAMI DR
SHEETZ DONALD K & MARY M SHEETZ REV LIV TRUST	9155 SW IOWA DR
SHIMADA HIROSHI & SHIMADA ANGELIQUE	22645 SW 94TH TER
SHIPLEY HEATHER	9355 SW IOWA DR
SHOBAKEN THOMAS R	8795 SW STONO CT
SIMMONS LINDA C TRUST	22920 SW MIAMI PL
SMITH WILLIAM R & SMITH BARBARA J	22865 SW 89TH PL
SMITH GREGORY D & LINDA S REV TRUST	9930 SW LUMBEE LN
SNODDY ROBERT B	9430 SW IOWA DR
SOMERTON RITA G & SOMERTON MARVIN	9375 SW IOWA DR
SPACKMAN KENT A & SPACKMAN DONNA J	22915 SW ERIO PL
SPECHT-SMITH DANA LYNN & SPECHT DAVID LEE	9380 SW QUINAULT LN
SPENCER EVERETT & SPENCER LORRIE HEAPE	22830 SW 93RD TER
ST CLAIR DEBORAH J LIVING TRUST	9375 SW QUINAULT LN
STACKLIE TIM & KAREN LIV TRUST	9655 SW IOWA DR
STILLS DANNY T & STILLS DEBRA J	3498 CHAPARREL LOOP
STIMSON TOM P & GUTIERREZ-STIMSON ERINN M	8894 SW STONO DR
STONE LEAH	8755 SW STONO DR
STRATTON GILLIAN M LIVING TRUST	9195 SW IOWA DR
STUART JAMES W & STUART HOLLY V	9235 SW IOWA DR
SUTHERLAND STUART P & SUTHERLAND LEEANN N FAM TRUST	22805 SW 92ND PL
SYVERSON FAMILY LIV TRUST	8895 SW IOWA DR
TAKALLOU MOJTABA B & AMINI AFSANEH	9625 SW IOWA DR
TAM AARON L M & TAM AMY	9250 SW IOWA DR
TAPASA HEIDI L & TAPASA TUUMAMAO	22605 SW 94TH TER
TAYLOR FLORDELIZA J	22535 SW 94TH TER
TAYLOR BRENDA & TAYLOR JOE N	22885 SW 94TH TER
THOMAS FAMILY TRUST	22770 SW MIAMI DR

THOMPSON JOYCE TRUST	PO BOX 91
THORSTENSON PEDER H & THORNSTENSON KATHLEEN M	9580 SW IOWA DR
THURLEY CHRISTOPHER	9135 SW STONO DR
TIGARD-TUALATIN SCHOOL DISTRICT #23J	6960 SW SANDBURG ST
TOJONG EDWARD & TOJONG MARISSA	9549 SW IOWA DR
TRAN NICHOLAS	8983 SW STONO DR
TRIKUR MARTA LUIZA & TRIKUR SERGEY F	22775 SW 90TH PL
TROTMAN NEIL	9385 SW IOWA DR
TROYER KENNETH A & VALERIE LEE REV LIV TRUST	24548 SW QUARRYVIEW DR
TUALATIN CITY OF	18880 SW MARTINAZZI AVE
TUALATIN HILLS CHRISTIAN CHURCH INC	23050 SW BOONES FERRY RD
TURNBULL BRENT D	9340 SW IOWA DR
VANDEBURG SUSAN B & VANDEBURG JOHN TIMOTHY REV TRUST & V	21715 SW HEDGES DR
VELAZQUEZ BRIAN A & VELAZQUEZ CHRISTINA RALSTON	9325 SW PALOUSE LN
VETETO NANCY LIV TRUST	9220 SW STONO DR
VICTORIA WOODS OWNERS COMMITTEE	PO BOX 1282
VUKANOVICH MARK	23155 SW BOONES FERRY RD
WADSWORTH ERIC & WADSWORTH WENDY	9265 SW STONO DR
WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42
WEGENER RODNEY R	8882 SW STONO DR
WHEELER TERRANCE J & WHEELER LINDA K	8745 SW STONO DR
WHITE RYAN K & WHITE BRENNAN R	22930 SW ERIO PL
WHITT JASON & WHITT MELANIE	9745 SW IOWA DR
WILLIAMS MEGANN E & WILLIAMS AUSTIN J	8830 SW STONO DR
WILLIAMS TOM K	9300 SW NORWOOD RD
WILSON DAVID L & WILSON KAREN A	22750 SW 92ND PL
WISE ROBERT C & WISE SUSAN M	9875 SW LUMBEE LN
WISER BRIAN R & LIRA MARIA ALEJANDRA	22845 SW 89TH PL
WISER THOMAS WAYNE & WISER DIANE MARIE	22750 SW MIAMI DR
WONG JONATHAN D & WONG BETH J	9345 SW STONO DR
WOODRUFF VIRGINIA C	22740 SW 93RD TER
WOOLSEY RANDY M & WOOLSEY DONNA J	8775 SW STONO DR
WORKMAN STEPHEN G & WORKMAN MARY B	8810 SW STONO DR
YEE DONALD M & YEE PAMELA E	9105 SW STONO DR
YOUNG REV TRUST	987 SOLANA CT
ZACHER BRIAN M & ZACHER MICHAELA F	9325 SW QUINAULT LN
AKS ENGINEERING & FORESTRY, LLC, ATTN: MELISSA SLOTEMAKER	12965 SW HERMAN ROAD
VISTA RESIDENTIAL PARTNERS, ATTN: LEE NOVAK	25 SW 23RD PL, STE 6 #414
TOM WILLIAMS	9300 SW NORWOOD RD

TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
TIGARD	OR	97223
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
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WILSONVILLE	OR	97070
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TUALATIN	OR	97062
HILLSBORO	OR	97124
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
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TUALATIN	OR	97062
TUALATIN	OR	97062
MOUNTAIN VIEW	CA	94040
TUALATIN	OR	97062
TUALATIN	OR	97062
PORTLAND	OR	97210
TUALATIN	OR	97062

 **NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT**
CASE FILE: ANN 22-0003— 9300 SW Norwood Road

NOTICE IS HEREBY GIVEN that an application for Annexation (ANN 22-0003) will be heard by Tualatin City Council:

Monday, February 27th, 2023 at 7 pm

Tualatin City Services Building

10699 SW Herman Road

To view the application materials visit:

www.tualatinoregon.gov/projects

TO PROVIDE COMMENTS:

Email: mnelson@tualatin.gov

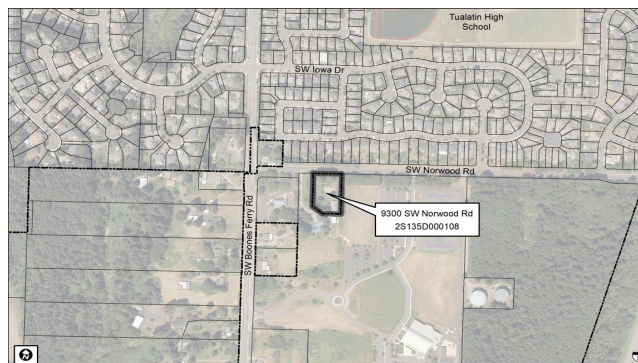
Phone: 503-691-3027

Mail: Planning Division
 Attn: Madeleine Nelson
 10699 SW Herman Road
 Tualatin, OR 97062

To make verbal comment at the hearing, there are two options:

- **Zoom Teleconference.** Details at: www.tualatinoregon.gov/citycouncil/council-meetings
- **Attend in person at the Tualatin City Services Building.**

Annexation ANN 22-0003: AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road (Tax Lot: 2S135D000108) into the City of Tualatin from unincorporated Washington County. **Any future development or construction is not considered as part of this application.**



- **Criteria:** Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and, Metro Code Section 3.09.
- **Application materials** are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable cost.

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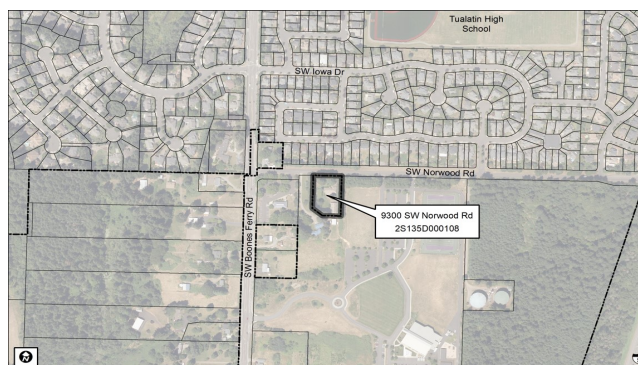
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- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable cost.

- **Individuals wishing to comment** may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.
- **The public hearing process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.
- **Everyone is invited to attend the hearing and comment** on the application's approval criteria. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

For additional information contact:

Madeleine Nelson, Assistant Planner: mnelson@tualatin.gov, 503-691-3027

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

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- A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

For additional information contact:

Madeleine Nelson, Assistant Planner: mnelson@tualatin.gov, 503-691-3027

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

PamplinMediaGroup

-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Kristine Humphries prior to deadline at (971) 204-7785 or khumphries@pamplinmedia.com.

<p>Date: 01/13/23 Account #: 146536 File #: ANN22-0003 Company Name: TUALATIN, CITY OF Contact: LINDSEY HAGERMAN Address: 10699 SW HERMAN RD TUALATIN Telephone: (503) 691-3053 Fax:</p>	<p>Ad ID: 270640 Start: 02/08/23 Stop: 02/16/23 Total Cost: \$260.32 Columns Wide: 1 Ad Class: 1216 Phone # (971) 204-7785 Email: khumphries@pamplinmedia.com Amount Due: \$260.32</p>
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Run Dates

The Times 02/09/23
The Times 02/16/23



**NOTICE OF HEARING
CITY OF TUALATIN, OREGON**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, February 27, 2023, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

You are invited to attend and participate in the public hearing. Under consideration is File No: ANN 22-0003: AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road, Tax Lot: 2S135D000108 (Outlined in Figure 1) into the City of Tualatin from unincorporated Washington County. **Any future development or construction is not considered as part of this application.**

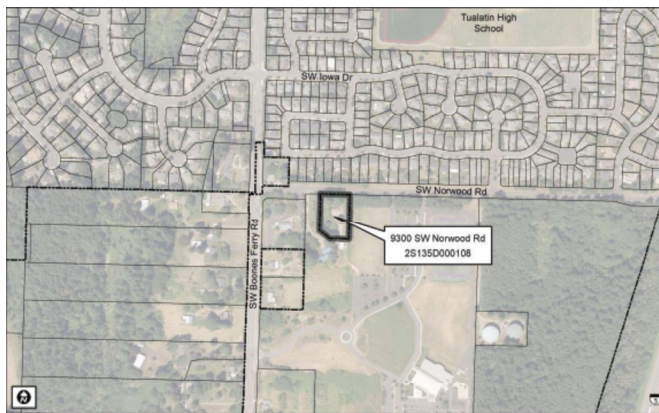


FIGURE 1

The public is invited to comment by e-mail, writing or by testifying at the hearing. Written comments can be made by email to Madeleine Nelson at mnelson@tualatin.gov or 503.691.3027 or submitted at the hearing. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to afford the City Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA). Legislative hearings begin with the Mayor opening the hearing, presentation of the staff report, public testimony, questions of staff or anyone who testified by Council, after which the Mayor closes the public hearing, and Council may then deliberate to a decision and a motion would be made to either approve, deny, or continue the public hearing. The time of individual testimony may be limited. For those who would prefer to make verbal comment at the hearing, there are two options:

• **Zoom teleconference.** Instructions on how to provide comment will be provided during the meeting itself.

Full instructions and a current link are available at: <https://www.tualatinoregon.gov/citycouncil/council-meetings>

• **Attend in person at the Tualatin City Services Building.**

To view the application materials visit: <https://www.tualatinoregon.gov/planning/ann22-0003-9300-sw-norwood-roadannexation>

A staff report will available seven days prior to the public hearing. This meeting and any materials being considered can be made accessible upon request.

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

Published Feb. 9 &16, 2023.

TT270640



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Nicole Morris, Deputy City Recorder
DATE: 2/27/23

SUBJECT:

Consideration of Recommendations from the Council Committee on Advisory Appointments

RECOMMENDATION:

Staff recommends the City Council approve the recommendations from the Council Committee on Advisory Appointments (CCAA)

EXECUTIVE SUMMARY:

The CCAA met and interviewed community members interested in participating on City advisory committees. The Committee recommends appointment of the following individuals:

Individuals	Board	Term
Beth Dittman	Parks Advisory Committee	Term Expiring 2/28/26
John Makepeace	Parks Advisory Committee	Term Expiring 2/28/26
Carl Hosticka	Parks Advisory Committee	Term Expiring 2/28/26
Ryan Wilson	Parks Advisory Committee- Student Budget Advisory Committee- Student	Term Expiring 2/28/24 Term Expiring 12/31/23
Reem Alishaban	Arts Advisory Committee- Student	Term Expiring 3/1/24