

2-18-2021

LUCINI CITIZEN COMMENTS TO THE 2-18-2021 MEETING OF THE TUALATIN PLANNING COMMISSION  
FOR PUBLIC RECORD

SUBMITTED TO:

- TUALATIN PLANNING COMMISSION  
(C/O) skoper@tualatin.gov
- CITY OF TUALATIN DESIGNATED COMMITTEE FOR CITIZEN INVOLVEMENT (CCI)  
Per Oregon Statewide Planning Goal #1 for Citizen Involvement OAR 660-015-0000(1)  
(C/O) skoper@tualatin.gov
- CITY OF TUALATIN skoper@tualatin.gov
- CITY OF TUALATIN CITY COUNCIL- Individually and Collectively

**RE: PLANNING COMMISSION CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL  
PMA 20-0002 AND PTA 20-0005  
Plan Map Amendment and Corresponding Plan Text Amendment**

We request this submission of Citizen Comments regarding the proposed Land Use changes PMA 20-0002 AND PTA 20-0005 be forwarded promptly to the members of the Tualatin Planning Commission, and the City's designated Committee for Citizen Involvement-prior to the TPC Meeting scheduled for 1-18-21 at 6:30pm.

Thank you for the opportunity for Citizen Comment upon the Proposed Land Use Actions which will reconfigure and consequently change Designated Land and Zoning Usages within four tax lots in the Basalt Creek Concept Plan adopted by the Cities of Wilsonville and Tualatin in 2018 and within the City of Tualatin Basalt Creek Comprehensive Plan adopted by the City of Tualatin in 2019 and the associated Maps. The developed indicates the proposal will cause a net balance in numbers of acres of land per Land Use designations.

However, there are other additional potential outcomes and impacts from proposal PMA 20-0002 AND PTA 20-0005.

The first and only Community Meeting associated with the current Land Use Proposal, was held on 7-28-2020. We submitted written questions and concerns prior to the virtual Community Meeting on 7-28-2020. While some of our questions were addressed during the AKS virtual presentation and following Q&A session, not all of our concerns were resolved. We submitted a follow up email to the City and Council days later.

Our follow up email included a request to obtain access to the City's Citizen Involvement Program for this possible Land Use change – so that we could participate in all phases of the development of this project under consideration. On 8-2-2020, City staff provided a response, provided information on the City's Land Use planning process. That response indicated that many of the concerns we were seeking clarification on were allegedly being presented too early within the Land Use Planning process to provide significant information or resolution.

## CONCERNS ABOUT INADEQUATE CITIZEN INVOLVEMENT IN THE PMA 20-0002 & PTA 20-0005

We are (1) potentially affected property owners, (2) citizens who had submitted Comments prior to the AKS Community Meeting on 7-28-20, (3) citizens who participated in the virtual Community Meeting on 7-28-20, and (4) citizens who also followed up on 8-2-20 with an additional email to AKS and the City - which included a written request for information on access to the City's Citizen Involvement Program for this developing Land Use Action. Yet the first knowledge of these potential Land Use Actions moving forward with the City's Land Use process, was when we saw on 2-3-21 a sign Posting of a NOTICE for PMA 20-0002 AND PTA 20-0005 along SW Boones Ferry Road.

On 2-4-2021, a review of the City 's website for PMA 20-0002 AND PTA 20-0005 did not link to any Land Use Project. After phone call to the City, on 2-4-21 we received a response from the City at the end of the day, providing us a link to documents for the proposed PMA 20-0002 AND PTA 20-0005 – which had now finally been posted to the City's website.

The proposal for PMA 20-0002 AND PTA 20-0005, as posted on the TPC agenda for the 2-18-2021 meeting, implies :

- compliance to Oregon Statewide Land Use Goal #1 for Citizen Involvement.
  - The proposal provides information on the Community Meeting on 7-28-2020 and lists the participants in the virtual meeting, and apparently slides which were presented during the virtual meeting.
  - However, one of the slides included in this slide deck was not presented during the 7-28-21 Community Meeting- this slide provides a map with far greater detail than the issues discussed during the 7-28-2020 Community Meeting.
  - Had this more detailed slide been presented during the 7-28-2020 meeting, the questions asked during the Community Meeting would have differed, and the follow up email to the City would also have been more specific as to our concerns.
  
- The PMA 20-0002 AND PTA 20-0005 proposal also states, within Section D on Public Comments: ["No written public comments have been received as of the writing of this staff report."](#)
  - That statement is completely false, and frankly very unnerving. It appears that either the Staff are providing inaccurate information to the Planning Commission, or that Staff are not communicating with each other and may not be competently advising the Commission.
  - We have attached a copy of an email chain of 8-2-2020 starting with written “public comments” submitted prior to the 7-28-2020 Community Meeting, as well as our follow up “public comment” emails to the City , the Planning Commission, and the City Council, and the City staff response to those “public comments” provided on 8-2-2020.
  - To our knowledge other than the 7-28-20 virtual Community Meeting, there have not been any additional Citizen involvement activities or events for this proposed Land Use Action, which would have provided the Public knowledge of the continued progress and planning of this proposed Land Use Action.
  - The lack of Citizen involvement since the Community Meeting on 7-28-20, did not provide an opportunity for Citizens to gain knowledge of the proposed Land Use Action until signage appeared along the road on 2-3-21, with information on the Land Use action first posted to the City's website on 2-4-21.

- The first Public presentation of PMA 20-0002 AND PTA 20-0005 is scheduled for 2-18-21
  - That will allow Citizens to present concerns and seek answers about the Land Use Action
  - Yet, according to the agenda for the 2-18-21 TPC meeting, the members of the Planning Commission are requested to review the proposed Land Use Action and submit a recommendation to the City Council. The staff report requests the TPC to forward a recommendation of approval.
- On 2-10-21 we received an electronic Notice of a Hearing on PMA 20-0002 AND PTA 20-0005 scheduled for 3-8-21 before the City Council. This Notice:
  - Was sent prior to the first presentation of PMA 20-0002 AND PTA 20-0005 to the Public
  - Was sent prior to the first presentation of both projects to the Tualatin Planning Commission-
    - The City states the Tualatin Planning Commission meets and fulfills the City's compliance for Goal #1 for Citizen involvement
    - The conflicting roles of the TPC as an active participant in the legal process of the City's Land Use Action, and as the sole designated entity for compliance and fulfillment of all Goal #1 Citizen involvement mandates is problematic
    - How can the TPC facilitate 2-way communication between the City and Citizens and assist with obtaining clear accurate information for Citizens
      - while also expected to reach a decision to recommend approval during the same meeting
      - And knowing the proposed action is already scheduled for hearing by the Council before the next TPC meeting.
- On 1-21-2021 a senior staff member commented to us during the Public Meeting of the 1-21-2021 Tualatin Planning Commission Meeting, that we could use the City's Citizen Involvement Program, if we annexed our property into the City and therefore be able to participate in the City's Citizen Involvement Programs. This is not accurate, and attempts to make access to a State mandated Land Use Element conditioned on an unwilling annexation, is not an acceptable resolution to meet the requirements for Citizen Involvement as defined by the State.
- The Tualatin City Council on 2-8-2021, directed the City staff to address and review the City's compliance to Oregon Statewide Land Use Planning Goal #1 for Citizen Involvement.
  - The results of this review have not yet been made public.
  - Yet Staff still proposes that the TPC approve these two proposed projects

After reviewing the information contained within the Informational Packet for the 2-18-2021 Tualatin Planning Commission Meeting, we submit to the members of the Planning Commission various issues and concerns generated by the additional information provided by the developer, as well as the potential implications of proposed PMA 20-0002 AND PTA 20-0005 as currently worded and presented for Public Review for the first time late on the afternoon of 2-11-2021.

As the City of Tualatin's website for the Tualatin Planning Commission states,

["Tualatin Planning Commission \(TPC\) The TPC fulfills Oregon Planning Goal 1, as the committee for citizen involvement in the Land Conservation and Development Commission planning process.](#)

[They review, advise and make recommendations to City Council on matters affecting land use planning and the Comprehensive Plan"](#)

<https://www.tualatinoregon.gov/tpc#:~:text=Tualatin%20Planning%20Commission%20%28TPC%29%20The%20TPC%20fulfills%20Oregon,affec%20land%20use%20planning%20and%20the%20Comprehensive%20Plan.>

**CONCERNS ABOUT FAILURE TO MEET APPROVAL CRITERIA FOR PMA 20-0002 & PTA 20-0005**

**AS THIS IS THE FIRST PUBLIC PRESENTATION OF PMA 20-0002 AND PTA 20-0005  
WE SUBMIT 15 QUESTIONS/CONCERNS --- # A-P ARE LISTED BELOW**

- A. We request the Tualatin Planning Commission to review and address the questions we present on this first Public Presentation of PMA 20-0002 AND PTA 20-0005- prior to forwarding this proposal for Land Use changes within the Basalt Creek Area to the Tualatin City Council for their Hearing for Adoption**
- B. We request the City to halt processing further Land Use Actions which may impact the Basalt Creek Area- within the City's Land Use Planning jurisdiction- or lands and environment's downstream from these Lands until the City of Tualatin adopts a Stormwater Management Plan for the Basalt Creek Area which complies or exceeds the State requirements of OAR Chapter 660 for provision of Public Services and Facilities for the Basalt Creek Area for lands within the City's Land Use Planning jurisdiction.**
- C. Prior to forwarding the current Land Use proposal PMA 20-0002 AND PTA 20-0005 to the City Council for a hearing for adoption-we request the Tualatin Planning Commission to obtain clarification as to when a Stormwater Management Plan which complies or exceeds the State requirements of OAR Chapter 660 for provision of Public Services and Facilities for the Basalt Creek Area for lands within the City's Land Use Planning jurisdiction will be completed and adopted by the City.**
- D. We request the Tualatin Planning Commission review (and provide us access to) a copy of the City's adopted Stormwater Master Plan for the Basalt Creek area prior to the next presentation of PMA 20-0002 AND PTA 20-0005, so that we and both the Tualatin Planning Commission and the Tualatin City Council have a clear understand of the ramifications of the proposed changes in Land Use designation, the City's Stormwater Master Plan and the potential impacts from upstream Land Use actions may have upon our property, upon other citizens nearby (both within the City and outside the City but within its planning area), and/or upon the local environment.**
- E. We request the City to halt processing further Land Use Actions which may impact the Basalt Creek Area- within the City's Land Use Planning jurisdiction- until the City of Tualatin inventories and documents various known Natural Resources within the Basalt Creek Area- as required by the State.**
- F. Prior to forwarding the current Land Use proposal PMA 20-0002 AND PTA 20-0005 to the City Council for a hearing for adoption, we request the Tualatin Planning Commission to obtain clarification as to when the City will have conducted an inventory of Natural Resources within the Basalt Creek Area in the City's Land Use Planning jurisdiction as required by Goal #5- and any other Federal, State or Metro mandate, and when this data will be integrated and adopt into the City's Maps.**
- G. We request the Tualatin Planning Commission provide us access to a copy of the City's adopted Natural Resource Maps for the Basalt Creek area prior to the next presentation of PMA 20-0002 AND PTA 20-0005 so that we can start to understand the ramifications of the proposed changes in Land Use designation.**

- H. We request the Planning Commission to provide clarification as to the traffic studies conducted to support the identification and specific location of the SHARED ACCESS road that is depicted in the proposed Land Use Map.
- I. We request information from the Planning Commission or the City as to the implications for the inclusion of the SHARED ACCESS Road on the PMA 20-0002 Map
- J. Will the inclusion of this road on the PMA 20-0002 Map reduce any of the traffic study analysis or other compliance requirements for the provision of effective transportation along SW Boones Ferry Road, through local intersections, and to access to Interstate 5?
- K. Has the developer presented documentation of cooperative planning for efficient flow of traffic along SW Boones Ferry Road – for current needs, for integration with Washington County's Transportation Goals, and with ODOT's Goals for access to Interstate 5 – between the developer, the City, Washington County and ODOT?
- L. The Conceptual Map has a ROW dedication of the east side of Washington County 's SW Boones Ferry Road – has the developer coordinated Land Use Planning to determine if this dedication by Washington County is feasible, is the County willing to make such a dedication, and have both local governments complied with all aspects of coordination of Land Use Planning?
- M. Will the County, the City, or the developer dismantle the two stormwater intakes which discharge onto our property on the west side of SW Boones Ferry Road, and if not what use is to be made of those intakes?
- N. Will the developer relocate the two stormwater intakes currently within the ROW which the developer seeks to have the County dedicate to them?
- O. If it is the intention of the developer to relocate the two stormwater intakes- which discharge directly onto our property- will we be included within and be able to participate in the development of the stormwater management plan created for the Autumn Sunrise development- during all phases of the planning process for the development?
- P. The CONCEPTUAL COMMERCIAL LAYOUT MAP included within the supporting documents for PMA 20-0002 AND PTA 20-0005, appear to be making assumptions for Land Use Planning that have not yet been determined, and may include properties outside the ownership or control of the applicants, and/or may be outside the City of Tualatin's Land Use Planning jurisdiction.

**ADDITIONAL SUPPORTING DETAILS RELATING TO EACH QUESTION  
ARE PRESENTED WITH GREATER IN THE FOLLOWING PAGES**

**A. We request the Tualatin Planning Commission to review and address the questions we present on this first Public Presentation of PMA 20-0002 AND PTA 20-0005- prior to forwarding this proposal for Land Use changes within the Basalt Creek Area to the Tualatin City Council for their Hearing for Adoption**

We realize the City has already scheduled PMA 20-0002 AND PTA 20-0005 as an agenda item on the 3-8-2021 City Council Meeting for Hearing

- It is not required that the PMA 20-0002 AND PTA 20-0005 proposal be presented to the Tualatin City Council on 3-8-2021 for a Hearing to Adopt.

We've present issues which need additional information to be provided for both Citizens and the City Council to be fully informed and be able to understand various aspects of this Land Use proposal as currently written.

It is hoped that all parties involved desire Land Use Actions are made transparent, and the decisions which the Council will make- will be based upon pertinent and relevant facts -as intended in Oregon Statewide Land Use Goal #2 for Land Use Planning.

**INTENT AND POTENTIAL OUTCOMES OF PROPOSED PMA 20-0002 AND PTA 20-0005**

While the proposed text changes and map changes within do not specifically address stormwater management, traffic flow, and the impact to the local area, the proposed changes within PMA 20-0002 AND PTA 20-0005 directly relate to the questions we presented to AKS and forwarded to the City after the only Community Meeting 7-28-2020 on this proposed Land Use Action.

The issues of stormwater management, traffic flow, and the coordination with other local governments are all aspects of the State's Land Use Planning Goals, and are also part of Federal, State and Metro requirements to ensure the safe effective provision of these Public Services by all providers.

It appears the supporting information within the Land Use proposal provides some insight as to the potential impacts which the developer wishes to achieve from the implementation of PMA 20-0002 AND PTA 20-0005.

It is also recognized the developer is not bound to implement the elements identified within the "CONCEPTUAL COMMERCIAL LAYOUT – AUTUMN SURNISE" MAP included within the Land Use proposal.

The inclusion of conceptual maps, while helpful in understanding a developers goals and desires, the ability to achieve a conceptual goal will be dependent upon multiple factors- some of which are outside the control of the developer. We have included a few of these factors at the end of this submission- as they may greatly influence the possible success of the proposed functionality of PMA 20-0002 AND PTA 20-0005 as presented.

## **STORMWATER MANAGEMENT**

**COORDINATION OF PUBLIC SERVICES -OREGON LAND USE GOAL #11\_**"The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs."

### **URBANIZATION- OREGON LAND USE GOAL #14**

"Orderly and economic provision of public facilities and services".

"To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities"

### **PUBLIC FACILITIES AND SERVICES -OREGON LAND USE GOAL # 11**

#### **OAR Chapter 660 and Oregon Department of Environmental Quality**

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served

A provision for key facilities shall be included in each plan

We support the efforts of the Autumn Sunrise developers and their representatives to look at potential on site Stormwater Management needs and management. Stormwater management needs will increase with development on rural lands- much of which currently function as a Stormwater Catchment Basin for the NE portion of the Basalt Creek Area.

The existing stormwater management system within the NE portion of the Basalt Creek Area is under the jurisdiction of Washington County, and has previously failed.

In 2015 Stormwaters from the lands within the current proposed Land Use Action, flooded our property through two Washington County stormwater intakes located within the County's ROW on the eastern side of SW Boones Ferry Road- and on the eastern side of the curb along SW Boones Ferry Road. These two stormwater intakes are directly adjacent to the Lands within the proposed Land Use Action.

The Cities of Tualatin and Wilsonville were informed in 2015 during the Basalt Creek Concept Planning process of the flooding on our property from Washington County Outflow #5, as were the owners at the time, of Tax Lot #303 and the owner of what are now called the Autumn Sunrise Development Lands.

Washington County's two intakes do not provide drainage for SW Boones Ferry Road but were designed in 2012-2013 to provide stormwater drainage for undeveloped lands within the NE portion of the Basalt Creek Area- including portions of the Autumn Sunrise properties. Stormwater within these two Washington County intakes, flows west under SW Boones Ferry Road, and discharges out of Washington County stormwater system Outflow #5 into the ROW on the west side of SW Boones Ferry Road on to lands which we own.

The City of Tualatin staff, the City of Tualatin Planning Commission and /or the Tualatin City Council were also notified on multiple subsequent occasions of the flooding of our property from the County's stormwater system during the following Land Use Planning processes

- the City of Tualatin Basalt Creek Comprehensive Land Use Planning process,
- during the Autumn Sunrise Annexation Land Use Planning process, and
- the City of Tualatin Stormwater Master Plan Update

These verbal and written submissions were provided to the City in anticipation the City would address the need for and comply with various Federal State and Metro mandates and requirements to ensure for the effective provision of stormwater management as a Public Service. OAR chapter 660 provides the actions required of local governments to ensure for the provision of Stormwater management as a Public Service within their Land Use Plans.

As part of the Basalt Creek Concept Plan, adopted in 2018, the Cities of Tualatin and Wilsonville acknowledged limitations within the County's existing Stormwater Management System and the potential need for upgrading the system with development. The City of Tualatin Basalt Creek Comprehensive Plan adopted in 2019 also acknowledged limitations within the County's existing Stormwater Management System and the potential need for upgrading the system with development.

Concerns about of the lack of a Stormwater Master Plan for the Basalt Creek Area were also submitted to the City staff, the City of Tualatin Planning Commission and to the City Council prior to the Council adoption hearing on 2-8-2021.

During the discussion of the proposed Update to the City of Tualatin Stormwater Master Plan, senior City staff acknowledged the Basalt Creek Area- within the City's Land Use Planning jurisdiction- was not included within the April 2019 draft of the Brown and Caldwell City of Tualatin Stormwater Master Plan Update. The City Council adopted the April 2019 draft of the Brown and Caldwell City of Tualatin Stormwater Master Plan Update knowing the document lacked Stormwater Master Planning for the Basalt Creek Area (per OAR Chapter 660 requirements).

The Tualatin City Council, then moved to direct City staff to develop alternative solutions to be presented to the Council at a later date---to address the omission of Stormwater Master Planning for the Basalt Creek Area within their Land Use Planning jurisdiction.

During the same City Council Meeting on 2-8-2021, Council discussion on the need for Stormwater Management Planning for the Basalt Creek Area caused a City staff member to comment that a Stormwater Master Plan for the Basalt Creek Area, was not necessarily needed due to the City's affiliation with Clean Water Services, and compliance to their standards.

The senior staff person indicated Stormwater Management in the northern portion of these two developments would be handled in a stormwater detention facility on the "Pennington Property" in the Norwood Development, and the Autumn Sunrise Development would have a second Stormwater Management facility. The staff indicated the "Pennington Property" stormwater detention/retention facility would reduce stormwater management needs within the Autumn Sunrise Development.

The information about various developments jointly working to help solve stormwater management issues outside each individual development, is an integral part of Stormwater Management Planning and should have been included within a Stormwater Management Master Plan to address the current and future anticipated needs for this Public Service based upon future land use designations within the Basalt Creek Area. However, the City has not



provided a Master Plan for Stormwater Management in the Basalt Creek Area which complies with OAR Chapter 660 requirements for local governments.

Comments were made by a senior staff member which referenced information not previously presented to the Public during the Land Use Planning process for the City's Update to the Stormwater Master Plan:

- regarding the lack of inclusion of Stormwater Management Planning for the Basalt Creek Area within the City of Tualatin Stormwater Master Plan Update by Brown and Caldwell; and
  - information of stormwater management planning involving both the Norwood Development and the Autumn Sunrise Development which will influence the amount of stormwater management needs on lands which are now a part of the Land Use Designation discussions of PMA 20-0002 AND PTA 20-0005
- These two examples from one City Council Meeting illustrates:
- The need for transparency of the Land Use Planning process during all Land Use Planning Actions by the City.
  - The need for the City of Tualatin to review the City's commitment to seeking Citizen involvement within Land Use Actions, and review if the City is effectively engaging in 2-way communication with Citizens prior to scheduling a City Council Hearing for adoption of proposed Land Use Actions.
  - The need for a Stormwater Master Plan for the Basalt Creek Area as required in OAR Chapter 660
  - The City's stated reliance upon affiliation with Clean Water Services and compliance to CWS Standards- does not provide the depth and breadth of information needed to analyze and identify multiple alternatives for the provision of an effective and safe Public Service for Stormwater management throughout the northern Basalt Creek Area.

The City of Tualatin has known of the need to develop a Stormwater Master Plan for the northern portion of the Basalt Creek Area since the Basalt Creek Area was brought into the Metro UGB in 2004. The City has been notified on numerous occasions since 2015, of the limitations of the existing stormwater management system under jurisdiction of Washington County, the information the County's stormwater management system within the Basalt Creek Area was designed and constructed for rural undeveloped lands, the topographical, geological, and environmental limitations and constraints within the Basalt Creek Area impacting the safe and effective management of stormwater within the Basalt Creek area and downstream properties and natural resources.

The City needs a Stormwater Management Plan to be developed and adopted by the City prior to any further Land Use Actions to be taken by the City of Tualatin which may impact the Lands within the Basalt Creek Area within the City's Land Use Planning jurisdiction- and were omitted from Stormwater management Planning as identified in OAR Chapter 660.

- B. We request the City to halt processing further Land Use Actions which may impact the Basalt Creek Area- within the City's Land Use Planning jurisdiction- or lands and environments downstream from these Lands until the City of Tualatin adopts a Stormwater management Plan for the Basalt Creek Area which complies or exceeds the State requirements of OAR Chapter 660 for provision of Public Services and Facilities for the Basalt Creek Area for lands within the City's Land Use Planning jurisdiction.**

This is mere common sense. If you don't have all the facts, you wait and collect the facts you need in order to make a reasoned decision.

- C. Prior to forwarding the current Land Use proposal PMA 20-0002 AND PTA 20-0005 to the City Council for a hearing for adoption-we request the Tualatin Planning Commission to obtain clarification as to when a Stormwater Management Plan which complies or exceeds the State requirements of OAR Chapter 660 for provision of Public Services and Facilities for the Basalt Creek Area for lands within the City's Land Use Planning jurisdiction will be completed and adopted by the City.**
- D. We request the Tualatin Planning Commission review (and provide us access to) a copy of the City's adopted Stormwater Master Plan for the Basalt Creek Area prior to the next presentation of PMA 20-0002 AND PTA 20-0005, so that we and both the Tualatin Planning Commission and the Tualatin City Council have a clear understand of the ramifications of the proposed changes in Land Use designation, the City's Stormwater Master Plan and the potential impacts from upstream Land Use actions may have upon our property, upon other citizens nearby (both within the City and outside the City but within its planning area), and/or upon the local environment.**

## ASSESSMENT OF IMPACT UPON MULTIPLE KNOWN NATURAL RESOURCES WITHIN THE BASALT CREEK AREA

--OREGON STATEWIDE LAND USE PLANNING GOALS

-----#5 NATURAL RESOURCES,

----- #6 WATER AND LAND QUALITY RESOURCES

Federal, State, and Metro requirements specify requirements for the protection and conservation of various Natural Resources as part of Land Use Actions. The Basalt Creek Concept Plan adopted by the City in 2018, included multiple assessments and maps of the location of various known Natural Resources within the Basalt Creek Area.

Additional information has been provided to the City on multiple times as to the identification of a portion of wetlands on the SE corner of the Autumn Sunrise property that are "potentially jurisdictional Wetlands of the State/US". This information was generated during the Washington County SW Boones Ferry Road Improvement Project Wetland Delineation Report. Due to the scope of the County's project, the entirety of the lands within the Autumn Sunrise properties were not assessed as to the extent of wetlands within the Autumn Sunrise properties. (Three maps from this report are dated 2013 and are attached.)

The City of Tualatin omitted the identification of multiple Natural Resources known to exist within the Basalt Creek Area within the scope of the City of Tualatin Basalt Creek Comprehensive Plan within the Natural Resource Maps 72-1 and 72-3 associated with that major Land Use Action. The City adopted the City of Tualatin Basalt Creek Comprehensive Plan in 2019- although we submitted Citizen Comments as to the need for this documentation within the Comprehensive Plan during the Council Hearings. The City's Natural Resource Maps 72-1 and 72-3 as posted to the City's website omit the identification of numerous Natural Resources within the Basalt Creek Area- and with the City's Land Use Planning jurisdiction. (see attached maps)

The PMA 20-0002 AND PTA 20-0005 proposal narrative states,

- " The proposed amendments conform to Goal 5", and '
- "The proposed amendments conform to Goal 6."

Within the PMA 20-0002 AND PTA 20-0005 Findings Report includes the following comments in the assessment/impact of the proposal on Natural Resources:

- (vi) Natural resources of the City and the protection and conservation of said resources.
- (vii) Prospective requirements for the development of natural resources in the City.  
**Response:** There are no mapped natural resources on the site affected by the plan map and text amendment. The site is largely vacant and under-developed with single-family residences and no significant stands of vegetation.

Slide Number #9 within the slide deck for the PMA 20-0002 AND PTA 20-0005 TPC Meeting 2-18-21 presentation identifies APPLICABLE CRITERIA for the proposed Land Use Action:

- The Recommendation Considers the characteristics of city, land development trends, health and safety, natural resources
- The Amendment is Consistent with Oregon Statewide Planning Goals and Administrative Rules

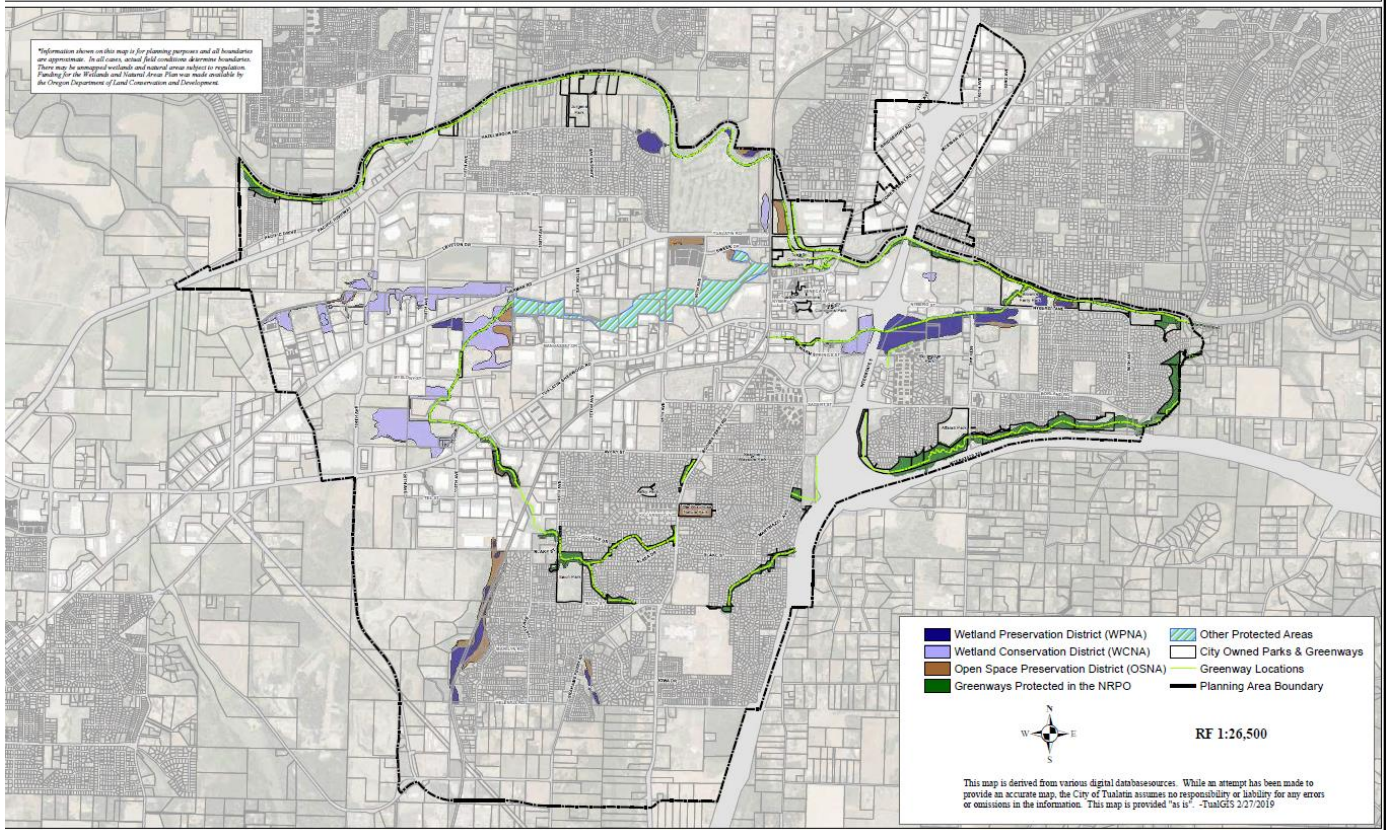
For all the reasons outlined in these comments, neither of these Approval Criteria are met.

The City's lack of identified known Natural Resources within Basalt Creek Area and within the City's Land Use Planning Area is not compliant with Oregon Statewide Land Use Goal #5 for Natural Resources. The lack of this information is extremely problematic for any Land Use Action within the Basalt Creek Area to provide compliance to Oregon Statewide Land Use Goal #5 for Natural Resources requirements.

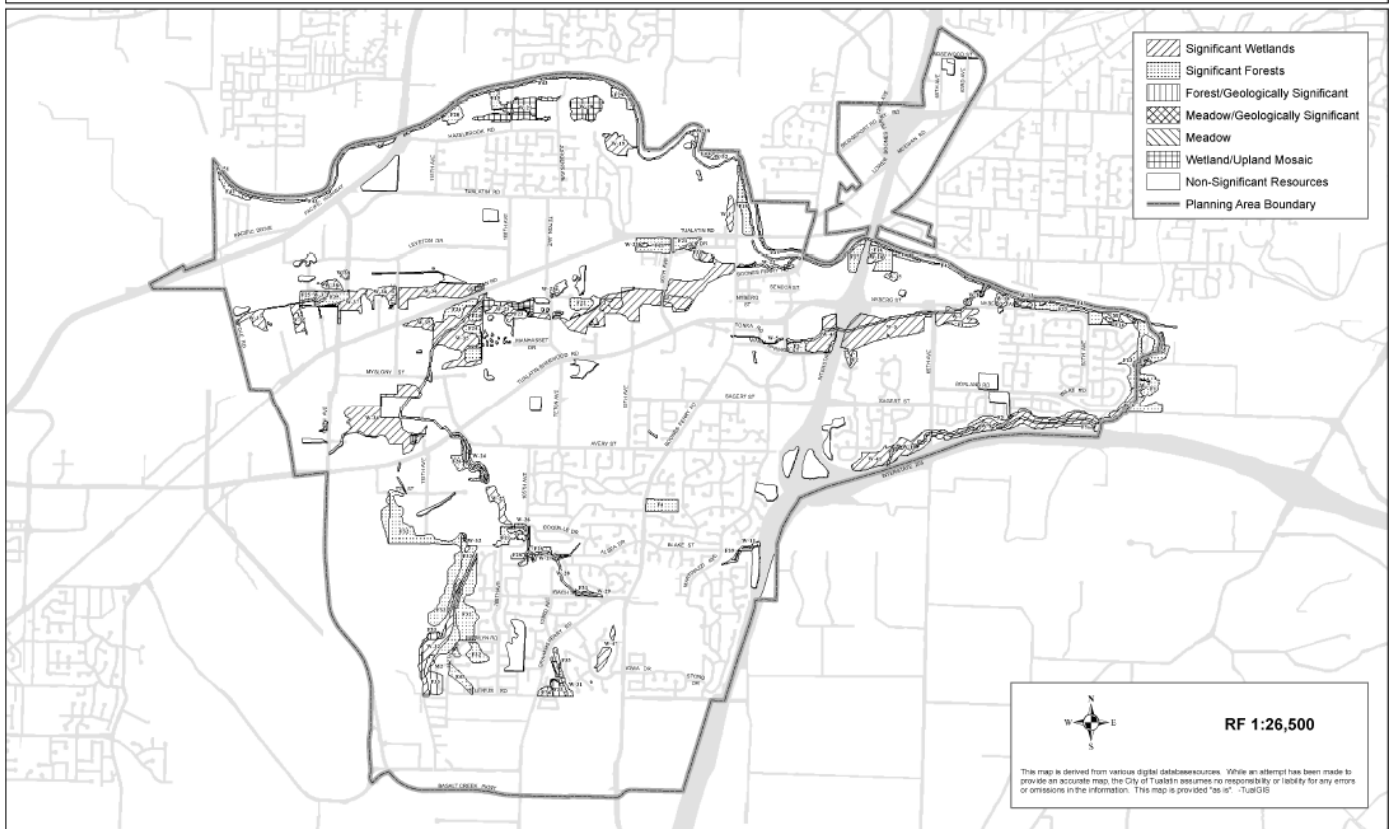
The proposed PMA 20-0002 AND PTA 20-0005 make statements purporting to attest to compliance to Goal #5- but due to the lack of mapped Natural Resources within the lands under consideration for Land Use change those statements are not factually reliable. The City has prior documentation and knowledge of existing wetlands within the SW corner of the lands under consideration for this Land Use Action.

Moreover, the inclusion of a conceptual road that alters traffic flow, potentially alters stormwater flow, and likely has other impacts on health, safety and natural resources is in no way consistent with the existing Comprehensive Plan, or with Statewide Planning Goals, or with the Administrative Rules implementing those Goals.

- E. **We request the City to halt processing further Land Use Actions which may impact the Basalt Creek Area- within the City's Land Use Planning jurisdiction- until the City of Tualatin inventories and documents various known Natural Resources within the Basalt Creek Area- as required by the State.**  
Again, this makes sense. The whole point of a Planning Commission is to Plan, not to forward a recommendation without proper planning and analysis.
- F. **Prior to forwarding the current Land Use proposal PMA 20-0002 AND PTA 20-0005 to the City Council for a hearing for adoption, we request the Tualatin Planning Commission to obtain clarification as to when the City will have conducted an inventory of Natural Resources within the Basalt Creek Area in the City's Land Use Planning jurisdiction as required by Goal #5- and any other Federal, State or Metro mandate, and when this data will be integrated and adopt into the City's Maps.**  
See prior point.
- G. **We request the Tualatin Planning Commission provide us access to a copy of the City's adopted Natural Resource Maps for the Basalt Creek area prior to the next presentation of PMA 20-0002 AND PTA 20-0005, so that we can start to understand the ramifications of the proposed changes in Land Use designation.**



Map 72-3: Significant Natural Resources



## **TRANSPORTATION- INTEGRATION OF TRAFFIC FLOW ALONG SW BOONES FERRY ROAD**

### **TRANSPORTATION – OREGON LAND USE GOAL # 12**

To provide and encourage a safe, convenient and economic transportation system  
Be based upon an inventory of local, regional and state transportation needs,  
Minimize adverse social, economic and environmental impacts and costs.  
Facilitate the flow of goods and services so as to strengthen the local and regional economy

### **COORDINATION OF PUBLIC SERVICES -OREGON LAND USE GOAL #11**

"The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs."

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served

### **URBANIZATION- OREGON LAND USE GOAL #14**

"Orderly and economic provision of public facilities and services".

"To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities"

We have previously expressed concerns as to the traffic impact generated by major developments upon SW Boones Ferry Road – caused by the City of Tualatin's urbanization of the Basalt Creek Area. These concerns were submitted during the City of Tualatin Basalt Creek Comprehensive Land Use planning process, the Ann 19-0002 annexation process of Autumn Sunrise properties into the City Limits of Tualatin, and during the Community Meeting on 7-28-2020 by AKS on considerations for changes to the Autumn Sunrise Land Use designations and Map.

There are multiple implications relating to the proposed changes presented in PMA 20-0002 AND PTA 20-0005

The City of Tualatin and Washington County are effectively conducting two Land Use Planning Actions impacting the same road within the same locations- without documentation of effective coordination for providing this Public Service and Facilities on SW Boones Ferry Road within southern Tualatin, the Basalt Creek Area and leading to the Interstate 5 interchange.

The changes included within PMA 20-0002 AND PTA 20-0005 present new information as to the identification and location of a "SHARED ACCESS" road in the NW corner of the proposed change to PMA 20-0002. Additional supporting maps within the proposal document, indicate two possible connections within various parcels of land within the NE portion of the Basalt Creek Area. These additional maps also reference "Local Street" in the "Conceptual Commercial Layout-Autumn Sunrise map" and Figure 11-3 Local Street Plan Tualatin Development Code Appendix B also denotes a street within the NE portion of the Basalt Creek Area

However, the narrative within the proposed PMA 20-0002 does not fully identify all of the potential connections the 'SHARRED ACCESS ROAD" may establish.



The narrative for the proposed Land Use change, does not identify all of the potential current and future developments within the NE portion of the Basalt Creek Area which may impact traffic flow within the area.

The NE portion of the Basalt Creek Area may produce traffic from:

- approximately 200-300 residential units from Autumn Sunrise Development
- Plus 200-300 residential units from Norwood development
- Plus high peak traffic flows from High School
- Plus high peak traffic flows from church
- Plus future traffic flow from anticipated High Density Affordable Housing Center directly to north
- Plus traffic from Neighborhood Commercial Retail Center

1. It is unclear what traffic studies have been done to anticipate traffic within the entire NE portion of the Basalt Creek Area (as listed above) when these lands are fully developed.
2. It is unclear what traffic studies have been done to assess and anticipate the amount, the timing and impact of traffic from all of the properties listed above may have upon SW Boones Ferry Road- a road which has already demonstrated significant congestion- during non CVOID times.
  - a. It is unclear when traffic studies were conducted- to obtain an accurate realistic assessment of traffic along SW Boones Ferry Road – during "normal" representative traffic days (i.e., during a normal school and business day-verses during a holiday, school vacation, or snow day)

The proposed change to PMA 02-0002 to specifically add the 'SHARRED ACCESS' road into the Map, does not provide information or documentation as to the impact of locating the road within the NW corner of the Autumn Sunrise properties.

- H. We request the Planning Commission to provide clarification as to the traffic studies conducted to support the identification and specific location of the SHARED ACCESS road that is depicted in the proposed Land Use Map.**
- I. We request information from the Planning Commission or the City as to the implications for the inclusion of the SHARED ACCESS Road on the PMA 20-0002 Map**
- J. Will the inclusion of this road on the PMA 20-0002 Map reduce any of the traffic study analysis or other compliance requirements for the provision of effective transportation along SW Boones Ferry Road, through local intersections, and to access to Interstate 5?**
- K. Has the developer presented documentation of cooperative planning for efficient flow of traffic along SW Boones Ferry Road – for current needs, for integration with Washington County's Transportation Goals, and with ODOT's Goals for access to Interstate 5 – between the developer, the City, Washington County and ODOT?**

While the supporting information within the proposed Map change, provides some information as to the possible changes which may occur when Washington County implements their proposed Basalt Creek Parkway Extension, PMA 20-0002 information does not address of all components of Washington County's proposed Basalt Creek Parkway Extension Project.

Washington County's website for the proposed Basalt Creek Parkway Extension Project, includes a partial design information along SW Boones Ferry Road.

<https://www.co.washington.or.us/LUT/TransportationProjects/upload/Basalt-Creek-Frontage-Road-v4.jpg>

The narrative supporting the proposed PMA 20-0002 Map change, omits important information relating to the impacts of Basalt Creek Parkway Extension Project upon SW Boones Ferry Road.

- We request the City or the Developer to provide information and documentation as to the Land Use Planning of the Washington County Basalt Creek Parkway Extension Project, and the proposed City of Tualatin PMA 20-0002 Land Use Action in the coordination of the provision of transportation services within the Basalt Creek Area along SW Boones Ferry Road – in particular, the coordination of potential new intersections on SW Boones Ferry Road between Day Road, and Norwood .

These new intersections within a mile of each other would most likely include:

- New intersection for southern segment of Boones Ferry Frontage Road ( west side of SW Boones Ferry Road between Greenhill and Day
- New intersection for Wilsonville industrial development (on east side of SW Boones Ferry Road between Greenhill and Day Roads)
- New major signaled 5 lane intersection for Basalt Creek Parkway Extension Project (west side of SW Boones Ferry Road at Greenhill Lane)
- New intersection for northern segment of Boones Ferry Frontage Road ( west side of SW Boones Ferry Road between Greenhill and Norwood)
- New "Shared Access" Road indicated within PMA 20-0002 on New intersection for southern segment of Boones Ferry Frontage Road ( east side of SW Boones Ferry Road between Greenhill and Day

The need for coordinated Land Use Planning between multiple local governments for the effective and safe provision of local traffic along SW Boones Ferry Road is readily apparent

The CONCEPTUAL COMMERCIAL LAYOUT AUTUMN SUNRISE MAP included within the supporting materials for PMA 20-0002 indicate a ROW dedication from Washington County near the entrance to the proposed Shared Access Road identified on PMA 20-0002 and labeled as a Local Street on the Conceptual Map.

We acknowledge a conceptual map is conceptual, but if it is the intent of the developer to implement portions of the elements included in the conceptual map- to be able to successfully implement their plans, then those elements should be acknowledged and addressed as part of relevant facts for Land Use Planning.

- L. The Conceptual Map has a ROW dedication of the east side of Washington County 's SW Boones Ferry Road – has the developer coordinated Land Use Planning to determine if this dedication by Washington County is feasible, is the County willing to make such a dedication and have both local governments complied with all aspects of coordination of Land Use Planning?**

The Conceptual Map does not indicate Washington County's intentions or desires as to the handling of the two stormwater intakes located within the County's ROW.

- M. Will the County, the City, or the developer dismantle the two stormwater intakes which discharge onto our property on the west side of SW Boones Ferry Road, and if not what use is to be made of those intakes?**
- N. Will the developer relocate the two stormwater intakes currently within the ROW which the developer seeks to have the County dedicate to them?**
- O. If it is the intention of the developer to relocate the two stormwater intakes- which discharge directly onto our property- will we be included within and be able to participate in the development of the stormwater management plan created for the Autumn Sunrise development- during all phases of the planning process for the development?**

As the property owners of the ROW into which the two stormwater intakes discharge

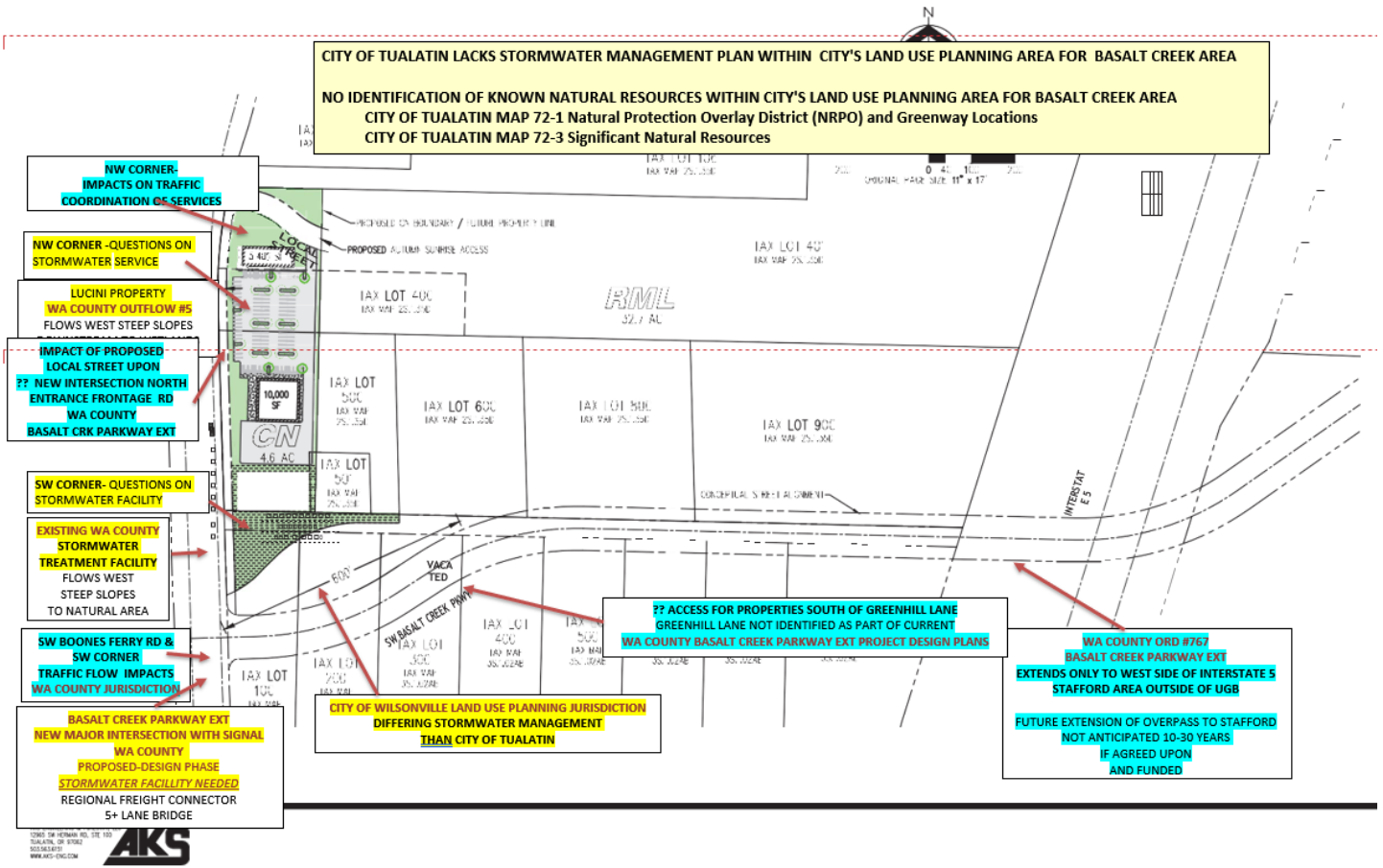
1. We have been previously flooded from the stormwaters from these two intakes in 2015- of which the City



had been notified.

2. The City of Tualatin acknowledged in the Basalt Creek Concept Plan of 2018 and a year later in the City of Tualatin Basalt Creek Comprehensive Plan of limitations within the County's existing stormwater system within the Basalt Creek Area, and also acknowledged the potential need to upgrade the stormwater system within the Basalt Creek Area with development.
3. We have taken actions to attempt to mitigate current stormwater impacts from the County's current stormwater management system
  - a. Our actions were based and designed upon the analysis of existing conditions of undeveloped lands upstream from the two intakes
  - b. We sought information from the City of Tualatin for information on future stormwater management analysis or needs anticipated with the City's urbanization of the NE portion of the Basalt Creek Area during the design/construction of our efforts to mitigate the flow of stormwater from undeveloped lands. City was not able to provide us information as to anticipated stormwater management needs for Outflow #5 based upon development the City was seeking to obtain.
  - c. We were informed that the City of Tualatin would be including the Basalt Creek Area within the City's Stormwater Master Plan Update, however on 2-8-2021, the senior staff of the City of Tualatin acknowledged the Basalt Creek Area, within the City's Land Use Planning jurisdiction was not included in the Brown and Caldwell 2019 draft of the City's Stormwater Master Plan Update for the City of Tualatin.
  - d. The City of Tualatin City Council adopted the Brown and Caldwell 2019 draft of the City's Stormwater Master Plan Update for the City of Tualatin, knowing the document did not provide a Stormwater Master Plan (per OAR chapter 660) for the Basalt Creek Area

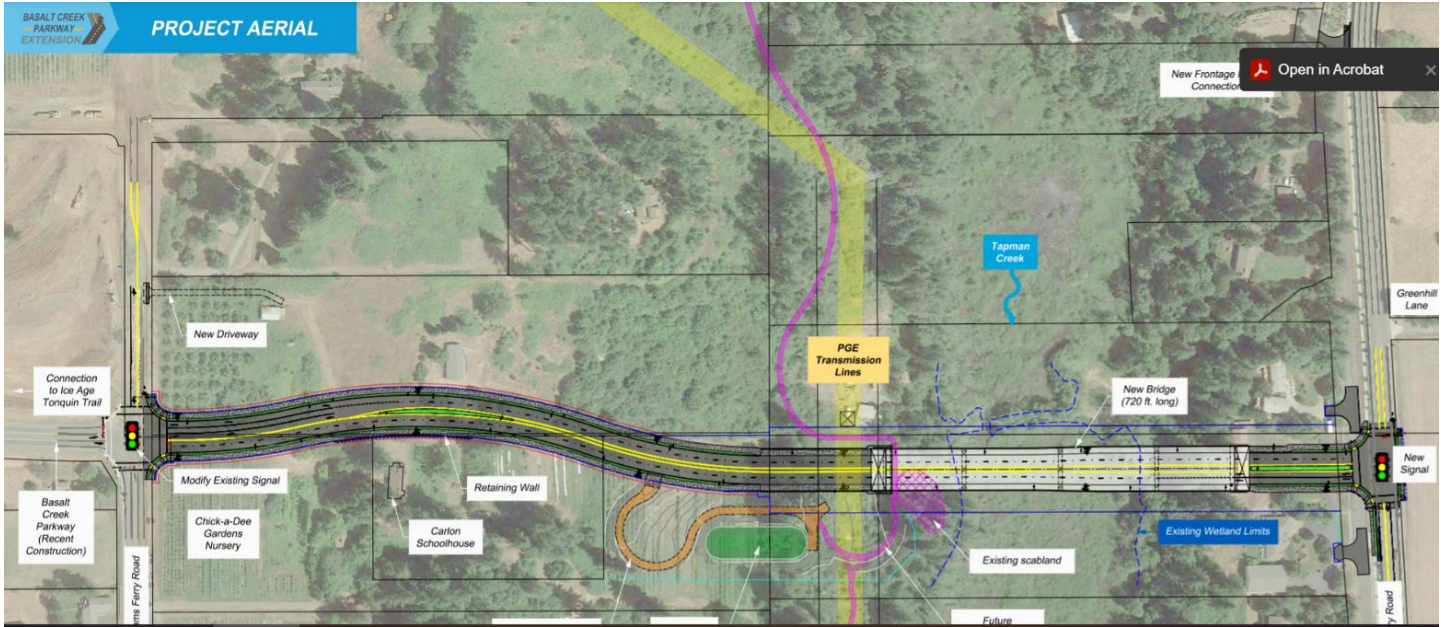
# CONCEPTUAL COMMERCIAL LAYOUT MAP -WITH COMMENTS ADDED



WASHINGTON COUNTY -PROPOSED BASALT CREEK PARKWAY EXTENSION PROJECT  
PROJECT IS STILL IN DESIGN PHASE AND NOT FULLY FUNDED

INVOLVEMENT OF GREENHILL LANE  
- IS NOT INDICATED AS PART OF WASHINGTON COUNTY'S CURRENT PROJECT

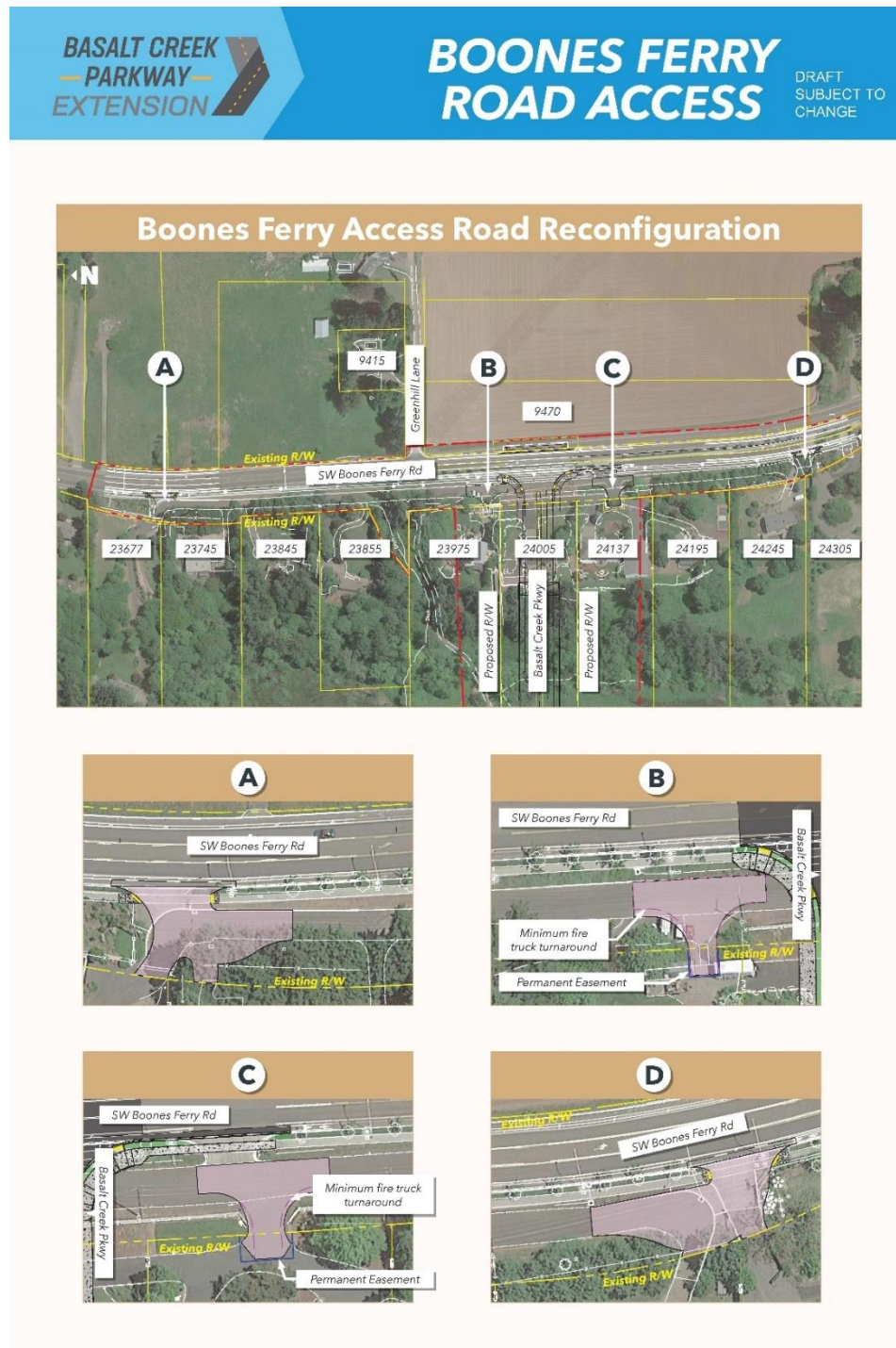
2021 2-16 DOWNLOAD



IF AND WHEN THE BASALT CREEK PARKWAY EXTENSION PROJECT PROGRESSES TO CONSTRUCTION PHASE NEW INTERSECTIONS FOR THE ACCESS/FRONTAGE ROADS WILL BE CREATED ALONG SW BOONES FERRY ROAD

THE PROPOSED PMA 20-0002 AND PTA 20-0005 AND SUPPORTING DOCUMENTS DO NOT ADDRESS COORDINATION AND INTEGRATION OF THE PROPOSED "SHARED ACCESS" ROAD ON THE EAST SIDE OF SW BOONES FERRY ROAD

WITH THE NEW INTERSECTION OF THE NORTHERN ACCESS/FRONTAGE ROAD ON THE WEST SIDE OF SW BOONES FERRY ROAD (DENOTED AS "A" IN MAP BELOW)



## COMMENTS ON THE CONCEPTUAL COMMERCIAL LAYOUT- AUTUMN SUNRISE MAP

We acknowledge the information included within the "CONCEPTUAL COMMERCIAL LAYOUT MAP for the Autumn Sunrise development- is in fact a conceptual model. However, there are additional issues which were not previously addressed.

The Conceptual Commercial Layout for the Autumn Sunrise Development makes some assumptions not addressed within the narrative accompanying the PMA 20-0002 and the PTA- 20-0005.

In addition to the comments presented within the Transportation section of this submission- the current planning and design of the Washington County Basalt Creek Parkway Extension Project does not currently include design planning for Greenhill Lane. The proposal appears to assume changes to Greenhill Lane which are not included within the scope of Washington County's current project. It is unclear how the stormwater management facility for the proposed PMA 20-0002 and the PTA- 20-0005 Land Use Action will be able to utilize lands south of Greenhill Lane as they currently exist.

**P The CONCEPTUAL COMMERCIAL LAYOUT MAP included within the supporting documents for PMA 20-0002 AND PTA 20-0005, appear to be making assumptions for Land Use Planning that have not yet been determined, and may include properties outside the ownership or control of the applicants, and/or may be outside the City of Tualatin's Land Use Planning jurisdiction**

The "CONCEPTUAL COMMERCIAL LAYOUT MAP" includes within the Land Use Plans for the Autumn Sunrise Neighborhood Commercial Center- includes Land Use Planning

1. The Conceptual Map indicates a portion of Greenhill Lane has been vacated, and the Basalt Creek Parkway Extension has been planned and designed to be located slightly south of the existing Greenhill Lane.
  - a. The current design for the Basalt Creek Parkway Extension as posted to the County's website does not extend east of SW Boones Ferry Road
  - b. Washington County has not obtained full funding for the Basalt Creek Parkway Extension for the lands west of SW Boones Ferry Road.
  - c. Washington County ORD #767 only indicates the potential extension of the Basalt Creek Parkway Extension to the west side of Interstate 5
  - d. The Conceptual Map indicates the Basalt Creek Parkway extending across Interstate 5, and possibly into the Stafford Area, which may be outside the UGB, into lands not currently within the Land Use Planning jurisdiction of the City of Tualatin.
2. Several aspects of the implementation of the proposed Land Use Actions are contingent upon the completion of not only Washington County's current Basalt Creek Parkway Extension Project to SW Boones Ferry Road but makes assumptions of yet another transportation project which will make changes to Greenhill Lane at a future date not yet determined.
  - a. Washington County's currently Basalt Creek Parkway Extension to SW Boones Ferry Road has not finished the design phase, and construction has not begun.
  - b. The County has not made Public statements as to when a new project to extend the Basalt Creek Parkway to Greenhill Lane will take place.
  - c. PMA 20-0002/PTA 20-0005 will cause changes to land use designations affecting where stormwater management facilities can be located for the Autumn Sunrise Development.



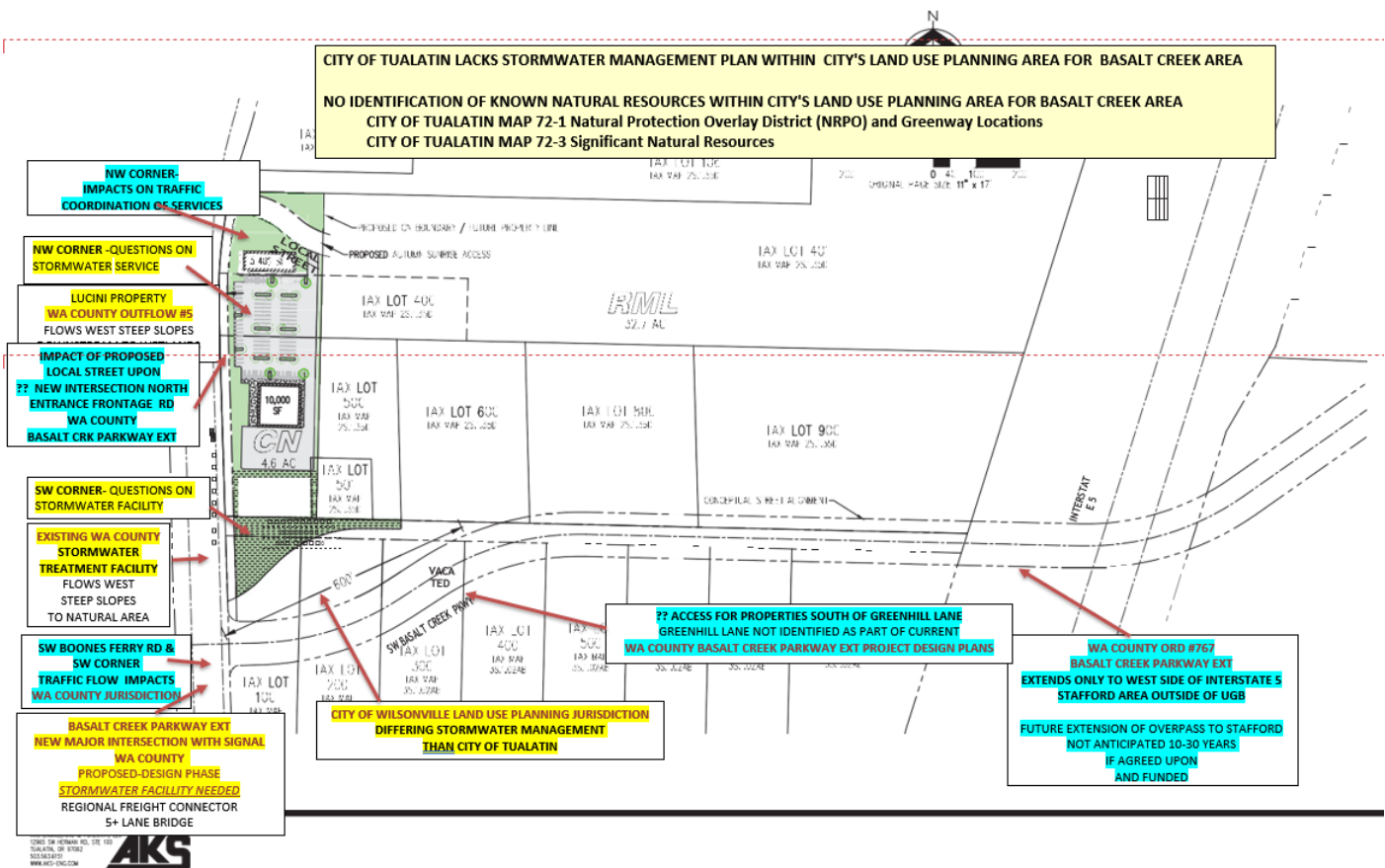
d. Due to the lack of a definitive date for the completion of the Basalt Creek Parkway to SW Boones Ferry Road, or the potential extension of the Parkway to Greenhill Lane, Land Use Planning for stormwater management for the development should not be reliant of changes to Greenhill Lane.

3. Additional coordinating of local, regional, and State planning for the safe and effective access to Interstate 5 is also needed.

The proposed Land Use Change which specifically identifies the location of a Shared Access Road within proposed PMA 20-0002 but does not provide supportive materials to document the analysis of current and future transportation needs biased upon full build out of the NE portion of the Basalt creek Area. The proposed Land Use Change does not provide documentation on the coordination of the provision of effective traffic flow along SW Boones Ferry Road does not indicate compliance for Oregon Statewide Land Use Goals # 12- Transportation, #11 Coordination of Public Services, and # 14 Urbanization.

- For Lands outside the Land Use Planning jurisdiction of the City of Tualatin
- Does not provide documentation from owners of tax lots 100, 200, 300 or 400 which are outside the control and ownership of the Autumn Sunrise Development as to their interest or agreement to any change in ownership or Land Use designation for the tax lots impacted by the Conceptual Plans of the developers of the Autumn Sunrise Neighborhood Commercial Center.
- Does not provide documentation from the City of Wilsonville as to their interest or agreement to change the Land Use designations of lands within their Land Use Planning jurisdiction from Industrial to stormwater detention/retention facility.

**CONCEPTUAL COMMERCIAL LAYOUT – AUTUMN SUNRISE MAP WITH COMMENTS**



We respectfully submit these comments and questions for your review and action.

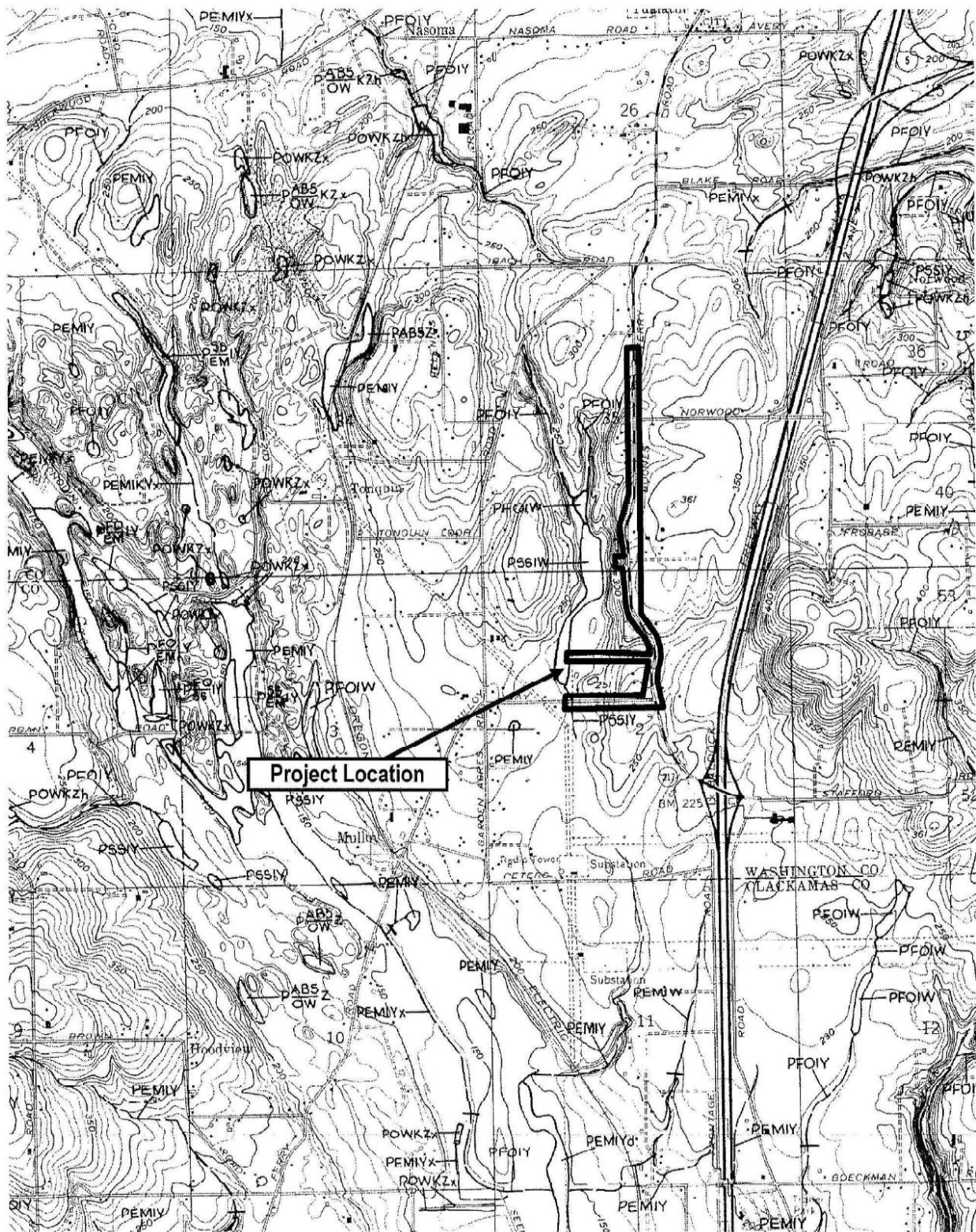
John and Grace Lucini

23677 SW Boones Ferry Road

Tualatin, OR 97062

**ATTACHMENTS:**

1. 2013 Wetland Delineation Maps- SW Boones Ferry Improvement Project  
3 maps-Basalt Creek Area and Greenhill Lane
2. 2020 7-28 to 8-2 Email Chain- Lucini, AKS, and City of Tualatin, City Council, Tualatin Planning Commission



4788  
11/15/12



Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

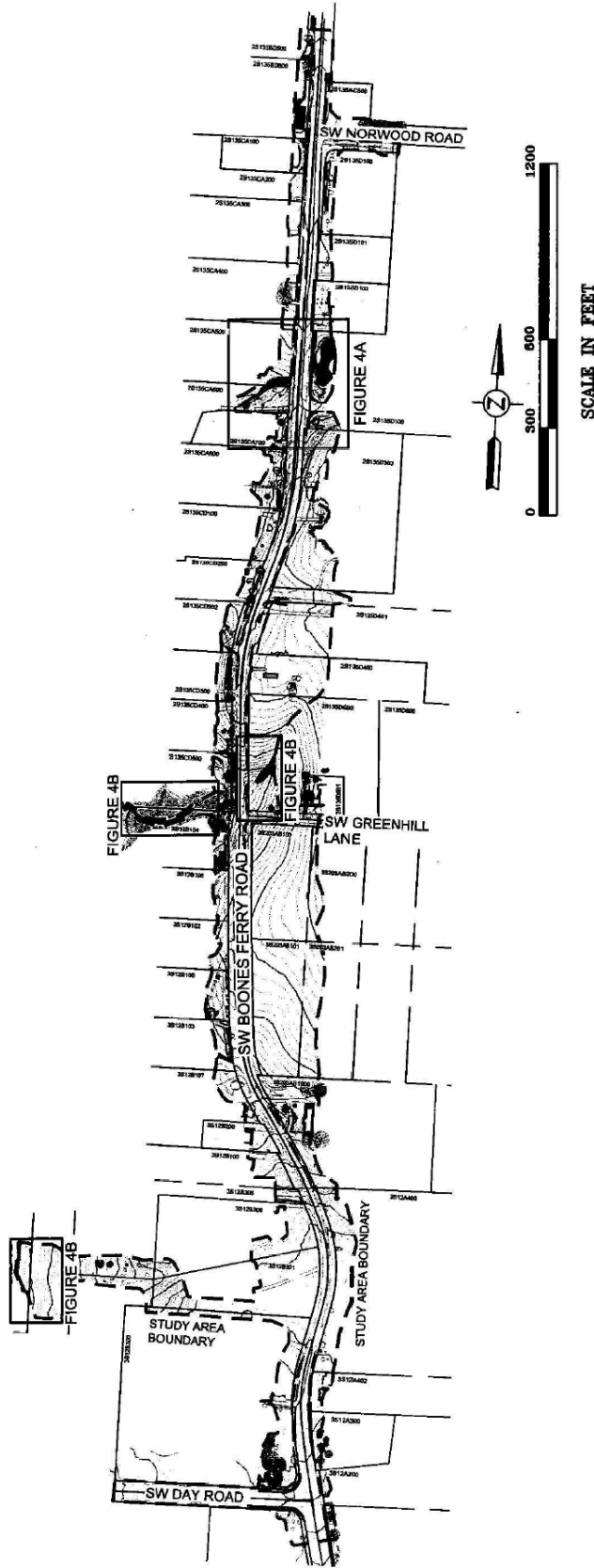
National Wetland Inventory Map  
SW Boones Ferry Road Widening Project - Washington County, Oregon  
(USFWS Sherwood, OR quadrangle, 1981)

FIGURE  
3B



**LEGEND**

Potentially Jurisdictional Wetlands/  
Waters of the State/ US



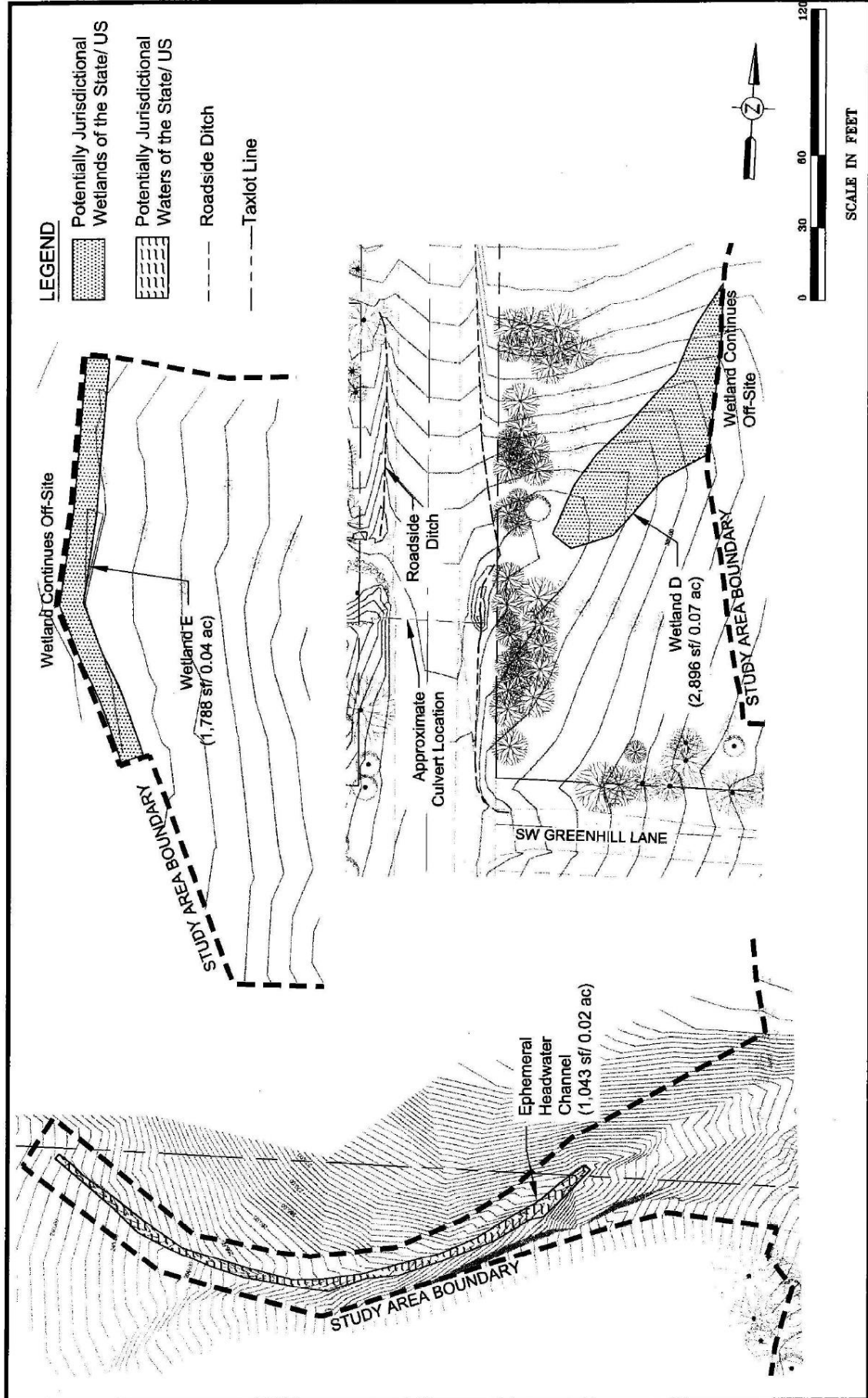
Pacific Habitat Services, Inc.  
445 SW 10th Street, Suite 100  
Portland, Oregon 97204  
Phone: (503) 574-0880 Fax: (503) 574-0885

Note:  
Survey provided by MacKay & Sposito.  
Survey accuracy is sub-centimeter.

Existing Conditions Sheet Index  
SW Boones Ferry Road Widening Project - Washington County, Oregon

FIGURE  
**4**

01/15/13



**FIGURE 4B**

Existing Conditions  
 SW Boones Ferry Road Widening Project - Washington County, Oregon

01/15/13

Note:  
 Survey provided by MackKay & Sposito.  
 Survey accuracy is sub-centimeter.



**PHS**  
 Pacific Habitat Services, Inc.  
 9450 SW Commerce Circle, Suite 181, Wilsonville, Oregon 97070  
 Phone: (503) 579-0900 Fax (503) 579-0905

Y:\AUTOCAD\4700\4788 Boones Ferry\AutoCAD\Plot Dwgs\UPA\ExCond MapB\_8.5x11.dwg, 1/23/2013 9:53:37 AM

## G Lucini

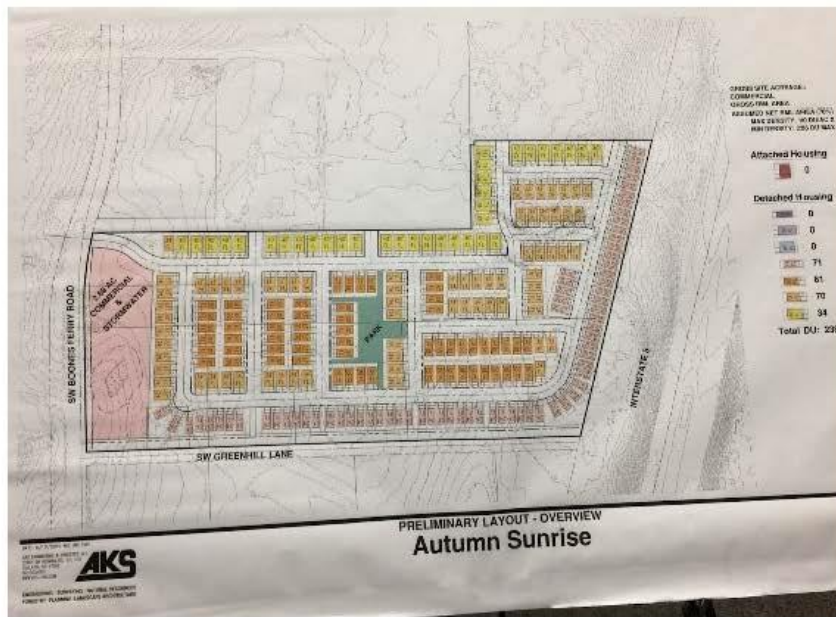
**From:** G Lucini <grluci@gmail.com>  
**Sent:** Tuesday, July 28, 2020 1:11 PM  
**To:** mimid@AKS-eng.com  
**Cc:** 'John Lucini'  
**Subject:** RE: Autumn Sunrise Neighborhood Virtual Meeting 7-28-2020- QUESTIONS

**Flag Status:** Flagged

Thank you for the opportunity to ask questions during the Community Meeting on the proposed change to the City of Tualatin Development Code relating to the proposed zoning reconfiguration of the Autumn Sunrise Development.

I have multiple questions to ask-

The 10-9-2019 Community Meeting for the annexation of the Autumn Sunrise property into the City of Tualatin included a poster-"*Preliminary Layout-Overview Autumn Sunrise*".



There are great similarities between the *Preliminary Layout Overview Autumn Sunrise* map and the "*After Zone Reconfiguration*" map (also generated by AKS Engineering) and currently being presented as part of this Community Meeting.

1. At this phase of development planning it would seem reasonable to be planning traffic flow around and into related parking lots for a Commercial/Retail center on almost 4 acres of land at the entrance to a major development. Since the 10-9-2019 Preliminary Layout Map utilizes the label "Commercial and Stormwater" for the Neighborhood Commercial area:
  - Is there an intention to use the Neighborhood Commercial area- in part or whole for Storm water Management in addition to, or at the exclusion of, retail shops?
  - If so- can you provide an estimate of the percentage of the Neighborhood Commercial area anticipated to be dedicated to stormwater management vs the amount of land to be used for retail shops?

G Lucini <grluci@gmail.com>

## Lucini comments - Autumn Sunrise Neighborhood Commercial Code & Map Change Proposal

G Lucini <grluci@gmail.com> Sun, Aug 2, 2020 at 11:56 PM

Reply-To: grluci@gmail.com

To: Tualatin City Council <council@ci.tualatin.or.us>, Frank Bubenik <fbubenik@tualatin.gov>, Nancy Grimes <ngrimes@tualatin.gov>, Robert Kellogg <rkellogg@tualatin.gov>,

Paul Morrison <pmorrison@tualatin.gov>, Valerie Pratt <councilorpratttualatin@gmail.com>, Bridget Brooks <bbrooks@tualatin.gov>, Maria Reyes

<mreyes@tualatin.gov>, Sherilyn

Lombos <slombos@tualatin.gov>

Cc: Mimi Doukas <MimiD@aks-eng.com>, tboschetti@tualatin.gov, John Lucini <JWLuci@gmail.com>

Bcc: grluci@gmail.com

To the members of the Tualatin City Council

Please see the attached documents:

2020 8-2 Lucini Comments to the City Council -Autumn Sunrise Proposed Code – Map Change City of Tualatin

2020 2-28 Questions Autumn Sunrise Proposed Zoning Change –(Submitted to Mimi Doukas AKS Engineering)

I am requesting your review of the concerns presented within the two documents.

As always, my husband and I appreciate your thoughtful consideration of these issues.

Regards,

Grace and John Lucini

### 2 attachments

#### 2020 7-28 Questions Autumn Sunrise Proposed Zoning Change.pdf

1159K

#### 2020 8-2 Lucini Comments Autumn Sunrise NC Proposed Code Text Map Change.pdf

1225K

LUCINI COMMENTS 8-2-2020 Page 1 of 7 AUTUMN SUNRISE NC PLAN MAP/TEXT PROPOSAL CITY OF TUALATIN

8-2-2020

To the members of the City of Tualatin City Council

CC: City of Tualatin Planning Department

Mimi Doukas AKS Engineering/ Lennar Northwest, Inc/ Autumn Sunrise LLC

My husband and I attended the virtual "Community Meeting" presentation on 7-28-2020 on the proposed TDC

text and map changes for the land within the Autumn Sunrise annexation to the City of Tualatin-

REFERENCED AS: AUTUMN SUNRISE -NEIGHBORHOOD COMMERCIAL (NC) PLAN MAP/TEXT AMENDMENT.

These are my understandings from the comments made by the Meeting Host, Mimi Doukas from AKS

Engineering:

- Tabitha Boschetti, Assistant Planner for the City of Tualatin was a participant in this virtual Community Meeting.

- o Mimi commented that Tabitha was online during the meeting,

- o and Tabitha could also be contacted at the City Planning Department regarding questions.

- I asked questions regarding the process- and understood the following answers

- o this proposed text and map change to the City of Tualatin Development Code will be submitted to the City within the next week or two.

- o There is a 120-day application period, lately the City has been quick in processing these types of applications

- o The City of Tualatin Planning Commission would be scheduled to hold a meeting on these proposed TDC changes

- When asked when this meeting would be held by the Planning Commission

- -Mimi could not give a date-but indicated it would be sometime after the application is filed

- There was no additional information regarding the scheduling of the Planning

Commission meeting provided by Ms. Boschetti

- o According to Ms. Doukas,

- the Neighborhood Commercial Zoning is currently not found anywhere else within the City of Tualatin

- The proposed code changes are applicable only to the NC portion of this development

- During the Questions and Answers portion of the Community Meeting-Ms. Doukas stated she would summarize the questions which I had previously submitted to her by email

o Consequently, the questions and comments I submitted by email prior to the virtual meeting were not read verbatim.

o There were portions of my questions which were not presented by the host and which I believe were not fully addressed.

LUCINI COMMENTS 8-2-2020 Page 2 of 7 AUTUMN SUNRISE NC PLAN MAP/TEXT PROPOSAL CITY OF TUALATIN  
GENERAL COMMENT REGARDING THE PROPOSAL & INFORMATION PROVIDED TO PUBLIC:

A statement was included within the slide presentation and a similar statement was made by the Meeting Host: "There are not current development plans for the Neighborhood Commercial site".

Why would the developer at this point of plan of development-

--be proposing a development code change impacting almost 4 acres of commercially zoned land within a housing development

---- and not have basic use plans (i.e. vehicular access and parking) identified to support the request for the Development Code and Maps changes for commercially zoned land?

And, without basic knowledge of future planning for the NC area to support the proposed changes---

How can an informed decision be determined- as to the potential impact the proposed changes will cause on the current and future infrastructure---- without basic plans for the proposed Land Use change including:

- Connections to current or future roads?
- Changes to impervious surfaces with or without streets, buildings and/or parking lots within the NC zone and the impact upon stormwater management (which has already failed within the same stormwater catchment area)?

Yet, contrary to the statements about the lack of development plans for the NC land -from the statements made during the Community Meeting indicated the configuration of the Neighborhood Commercial area has already undergone evaluation and planning by the applicant

- including two roads connecting into the Horizon Church and High School property as well as
- intended use of ONE SHARED ROAD for use by:

o the adjacent Church,

o the adjacent High School,

o 200+ residential units

o and any vehicular traffic created by the development of the land zoned for Neighborhood Commercial Development connecting into SW Boones Ferry Road.

This SHARED ROAD is indicated as a portion of the proposed reconfigured and relocated Neighborhood Commercial land.

No information was provided as to how this Shared Road would integrate into the existing congested traffic often evidenced on SW Boones Ferry Road.

No information was provided as to how this Shared Road would integrate into future transportation plans including the Basalt Creek Parkway Extension- consequent redesign of the Boones Ferry Frontage Road.

In response to my written questions about the impact and traffic safety issues which will likely develop due to the Washington County's proposed Basalt Creek Parkway Extension- Ms. Doukas did not provide specific answers and minimized the issue by making comments about the lack of funding for the Parkway Extension causing years of delay.

There are significant traffic congestion concerns within the Basalt Creek Area (absent changes to the health pandemic).

The proposed changes which moves a SHARED ROAD further north (intended to be used by hundreds of vehicles with multiple destinations within the development and into other properties) should be given significant evaluation as to how changing the location and types of users of the SHARED ROAD will integrate into the existing road system.

LUCINI COMMENTS 8-2-2020 Page 3 of 7 AUTUMN SUNRISE NC PLAN MAP/TEXT PROPOSAL CITY OF TUALATIN

It would seem reasonable for a proposed change of a SHARED ROAD location-causing the addition of hundreds of vehicles from not only the development-- but also including the High School and neighboring properties-- should undergo thorough evaluation as to how this proposal will impact

and integrate with known anticipated major transportation changes planned within close proximity. It is apparent from the number of postings on a local neighborhood social app- where there are many local residents expressing concern with the current traffic on SW Boones Ferry Road and on Norwood.

It would seem an appropriate time for City Council to take action to seek direct citizen opinion as to comments or concerns regarding current transportation needs within the Basalt Creek Area- and their opinions as to anticipated needs as part of the decision making process in determining the location and configuration of a SHARED ROAD into the future development- and perhaps other neighboring high vehicular use properties.

FOLLOW UP QUESTIONS TO THE PRESENTATION SLIDES, INFORMATION PROVIDED DURING THE COMMUNITY MEETING AND RESPONSES TO THE QUESTION AND ANSWER PORTION OF THE VIRTUAL MEETING:

1. Anticipated Use of Land Within Zoning Change Request- Temporary / Interim Use

-Commercial/Retail or Open Space; Stormwater Management

In response to the questions I submitted about potential use of the NC land for stormwater management WHAT I HEARD - is that the proposed reconfigured NC land may be temporarily used as either "open space" or "stormwater management"- until the number of "roof tops" would be able to sustain a retail development within the NC zone, and that this zoning code is unique to this development.

A. Will the requested Code include any conditional requirements/limitations for how long these temporary uses may continue--- or is there potential the land at the southern entrance to the City of Tualatin remain undeveloped for numerous years?

1) Who determines when the critical mass of "rooftops" has been achieved which will cause the developer (at the time) to invest in construction of the Neighborhood Commercial Zone?

2) During the interim period -prior to the number of "roof tops" being deemed adequate- who would have ownership or be responsible:

- If "temporarily" used as an "Open Space" will the NC be considered a Greenway or Natural Area under TDC 51.310 (c) and (d)?

- Will the City require the Developer to submit to the City a "Temporary Use Plan" for the proposed change to the NC land?

- Will there be conditional requirements added to the proposed Code change- requiring addressing Public Safety Issues during "Temporary Use" (to address the condition of the land for the unknown number of years--- until it is decided to build the Neighborhood Commercial Zone)

- The proposed reconfiguration of the NC zone will increase footage along an already existing County Highway 41- and an additional proposed extension of the Basalt Creek Parkway extension on the south—

- May become a safety liability if the temporary use as an Open Space is utilized as an informal park

LUCINI COMMENTS 8-2-2020 Page 4 of 7 AUTUMN SUNRISE NC PLAN MAP/TEXT PROPOSAL CITY OF TUALATIN

- Weed control on undeveloped land may become a fire hazard

- Unplanned/unmonitored stormwater storage- even if temporary

- May become a safety liability as an attractive nuisance

- May become a breeding ground for mosquitos etc.

3) Stormwater Management within the proposed NC area is a known problem

- The City is currently working towards Updating the City's Stormwater Management Master Plan

- The City has not adopted a Stormwater Management Plan or Map specifically for the Basalt Creek Area.

- Due to the large size and scope of the land within the anticipated development within the

Autumn Sunrise land/Lennar Northwest Inc. Project--- the amount of proportional land required for stormwater retention and/or reabsorption has not yet been identified and still remains to be presented for development review (which has not been submitted)

"Temporary" "Stormwater Management" use of the reconfigured NC -- regardless of the length of time may cause potential daily negative impacts and safety concerns upon the downstream property owners

This proposed Code and Land Use Change would:

- cause the inclusion of a different portion of the stormwater catchment area for Washington County Stormwater Outflow #5- which may cause negative downstream impacts,
- and adds the inclusion of two intakes for Washington County Stormwater Outflow #5 -which may cause downstream impacts.

These two stormwater intakes were NOT previously within the NC zoning.

B. My husband and I are direct downstream property owners from the two stormwater intakes east of SW Boones Ferry Road mentioned above.

The City of Tualatin has been informed on many occasions of flooding of our property from Outflow #5.

Any change to the stormwater catchment area; or change of the existing stormwater conveyance system may place our home, our property, or ourselves at harm.

As the applicant's representative has stated the proposed Code and Zoning changes will only affect a specific portion of land-my husband and I submit the following:

Should the City Council Members decide to accept this reconfiguration of the NC Zone and Code change

----We strongly request the City include conditions to this proposed Code and Zoning change to include language which requires:

1) Upon the adoption of the proposal-any TEMPORARY or any INTERIUM use of the NC land under consideration which may

- Cause change to the stormwater catchment area upstream from Outflow #5 and/or
- Cause change to the existing stormwater conveyance system to Outflow #5 and/or
- Cause change to the peak flow rate out of Outflow #5

LUCINI COMMENTS 8-2-2020 Page 5 of 7 AUTUMN SUNRISE NC PLAN MAP/TEXT PROPOSAL CITY OF TUALATIN

The developer or owner of the NC property shall be required to perform all Stormwater Management evaluations, planning and design requirements of the City and/or by CWS standards- Prior to initiating any of these types of changes within the NC or surrounding stormwater basin.

· Included within the required evaluations and analysis (but not limited to) will be a Stormwater Drainage Analysis Report- including (but not limited to) Up and Downstream evaluation for Outflow #5

· Results of the stormwater evaluations shall be submitted to the City for review and a copy of the documents submitted to the downstream property owners.

2) Upon completion of the stormwater evaluations which complies with City Code and Standards Any proposed Temporary or Interim Use Application for NC shall include a Stormwater Management Plan, Design and Construction Plan- including anticipated start and completion dates.

- The stormwater management plan shall meet or exceed current City and/or CWS standards
- the plan shall utilize current Stormwater Management theories and/or applications supported by the City and/or CWS.
- The applicant or applicant representative shall consult with potentially affected downstream property owners during ALL phases of the planning, design, and construction of the stormwater management planning.
- Downstream property owners shall be provided a minimum of 10 business days to review any



Stormwater Management Plan and/or design – prior to City acceptance ---to allow property owners professional vetting of the information.

- The dates of construction shall be scheduled as to minimize downstream seasonal or negative impacts resulting from the construction or changes to the catchment area/conveyance system.

## 2. CONFIGURATION CHANGE MAY DECREASE AMOUNT OF RETAIL DEVELOPMENT DUE TO SETBACK REQUIREMENTS ON A NARROWER SHAPED LAND.

- How will be the setback requirements impact the design and development of any retail development due to the elongation of the NC zone?

- Will this consequently decrease the amount of commercial use and/or the number of potential jobs within the Neighborhood Commercial zone?

## 3. SCHOOL BUFFER CHAPTER 51 - NEIGHBORHOOD COMMERCIAL ZONE (NC)

- DISCREPANCIES WITHIN EXISTING CITY CODE AVAILABLE VIA CITY WEBSITE & INFORMATION PROVIDED

The land within the proposed zoning change abuts a High School.

The information provided within the AKS download, included within the slide presentation, and commented upon during the virtual meeting referenced a "300-foot buffer between Neighborhood Commercial and schools" As there is a discrepancy between information provided via the City's website, and the written and verbal information provided as part of a "Community Meeting" leading to a proposed Land Use proposal, I am requesting timely access to the City's State mandated CCI – or it's State authorized assignee for provision of Citizen Involvement.

LUCINI COMMENTS 8-2-2020 Page 6 of 7 AUTUMN SUNRISE NC PLAN MAP/TEXT PROPOSAL CITY OF TUALATIN

This technical information –involving an adopted City of Tualatin Development Code requires clarification. I am requesting the City provide an exact and complete adopted copy of TDC 51.100 District Size and Location Standards- and provide "assistance to interpret and effectively use the technical information.

The clarification of this information is important and relevant- due to the proximity of the proposed Land Use Change and reconfiguration- may place the proposed NC development change inside the required minimum distance of 1320 feet.

<https://www.aks-eng.com/autumn%20sunrise/>

To learn more about the zone code for this project, read the [Neighborhood Commercial Zone Draft Code](#)

This information differs from the information posted to the City's website for TDC 51.110 (downloaded PDF attached) which includes additional language about boundary requirements of a NC District MUST be separated from high school property by at least 1320 feet.

[https://library.municode.com/or/tualatin/codes/development\\_code?nodeId=THDECOTUOR\\_CH51NECOZONC](https://library.municode.com/or/tualatin/codes/development_code?nodeId=THDECOTUOR_CH51NECOZONC)

TDC 51.110. - District Size and Location Standards.

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

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

(Ord. No. 1418-19, § 4, 4-22-19) (Yellow Highlight added)

## 4. CITIZEN INVOLVEMENT IN A PROPOSED LAND USE CHANGE

Prior to the virtual Community Meeting on 7-28-2020 on this proposed City Code change and Land Use change, I submitted a written question requesting specific information on as to the current TDC 51.100 District Size and Location Standards -which appears to conflict with the information presented by the petitioners. Neither the Meeting host- nor the City's Planning Department staff person in attendance- provided the actual adopted text of the TDC in question.

When during the virtual meeting, I asked when the proposed Code changes would be submitted to the City, and when the proposed Code change would be presented to the City's Planning Commission. Upon additional

LUCINI COMMENTS 8-2-2020 Page 7 of 7 AUTUMN SUNRISE NC PLAN MAP/TEXT PROPOSAL CITY OF TUALATIN

questioning, I heard the City's Planning Commission would be presented this proposal- sometime AFTER the proposal is submitted to the City for consideration for adoption.

Due to Item #3 -Discrepancies within the City's publicly posted information on TDC 51.100 District Size and Location Standards when compared to information presented as part of a City required Community Meeting for a proposed Code change



--I am seeking accurate information based upon Oregon Statewide Planning Goal #2

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

Will the City provide me direct contact information as to how and when I can present my concerns to the Goal #1 CCI or State Authorized assignee about this proposed Land Use change?

- regarding conflicting facts of which I just recently became aware
- in a timely manner- prior to the submission of the proposal to the City which may limit my access to effective two-way communication" "between citizens and elected and appointed officials" once the City's Land Use Quasi-Judicial process begins.

Lacking direct contact information to submit my questions to the City's Goal #1 CCI (or State authorized assignee), and under a time constraint (to be imposed by the City's Code/Land Use change process) once the appellant submits this proposal to the City—

I find myself in a dilemma – not caused by any actions taken by me.

I am seeking clarification of pertinent factual information which was not resolved by City Planning staff in attendance during the apparent "Citizen Involvement" event on 7-28-2020.

I am seeking the assistance of a program which the State has mandated be available to Citizens to address such a need- during ALL phases of the planning process

Yet, I understand from the information provided during the virtual "Community Meeting" (apparently a "Citizen Involvement" event) on 7-28-2020, the Planning Commission will not be scheduled to hear information on this proposal until after the developer submits the proposal starting a Quasi-Judicial process which will limit my access two way communication with the elected officials who will be determining the outcome of the adoption request.

In addition, I am not a resident of the City of Tualatin, consequently I cannot be a member of the City's CIO (Citizen Involvement Organization), and I have no elected representative participating within this decision-making process.

All of these factors inhibit my ability to utilize the provisions of Goal #1 (3) CITIZEN INFLUENCE, while my home and property is in close proximity to the land under discussion and may be directly/indirectly impacted by this proposal.

I request the City of Tualatin City Council members- as the governing body and responsible for the development of a functional Citizen Involvement program and the monitoring of the program-- to evaluate the dilemma presented:

- Immediately resolve the factual discrepancies presented in Item #3
- Review and examine the administrative bases of the dilemmas describe above, which I can further clarify if needed.

Respectfully submitted,

Grace and John Lucini

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G Lucini

From: G Lucini <grluci@gmail.com>

Sent: Tuesday, July 28, 2020 1:11 PM

To: mimid@AKS-eng.com

Cc: 'John Lucini'

Subject: RE: Autumn Sunrise Neighborhood Virtual Meeting 7-28-2020- QUESTIONS

Flag Status: Flagged

Thank you for the opportunity to ask questions during the Community Meeting on the proposed change to the City of Tualatin Development Code relating to the proposed zoning reconfiguration of the Autumn Sunrise Development.

I have multiple questions to ask-

The 10-9-2019 Community Meeting for the annexation of the Autumn Sunrise property into the City of Tualatin included a poster-"Preliminary Layout-Overview Autumn Sunrise" .

There are great similarities between the Preliminary Layout Overview Autumn Sunrise map and the "After Zone Reconfiguration" map (also generated by AKS Engineering) and currently being presented as part of this Community Meeting.

1. At this phase of development planning, it would seem reasonable to be planning traffic flow around and into related parking lots for a Commercial/Retail center on almost 4 acres of land at the entrance to a major development. Since the 10-9-2019 Preliminary Layout Map utilizes the label "Commercial and Stormwater" for the Neighborhood Commercial area:

- Is there an intention to use the Neighborhood Commercial area- in part or whole for Stormwater Management in addition to, or at the exclusion of, retail shops?
- If so- can you provide an estimate of the percentage of the Neighborhood Commercial area anticipated to be dedicated to stormwater management vs the amount of land to be used for retail shops?

2. The slide presentation references TDC 51.110 District Size and Location Standards. Your proposal decreases the distance between school property and land for Neighborhood Commercial zoning.

- What was the purpose for requiring specific distance be established between school properties and Commercial Neighborhoods and how will this reduction in distance maintain and support that purpose?
- Are there differing distance requirements between middle school property vs. high school properties and - Tualatin's Commercial Neighborhoods?

3. Your proposed reconfiguration of the Commercial Neighborhood effectively moves the Commercial Neighborhood further north along SW Boones Ferry Road – providing only one vehicular access identified for this major housing and Neighborhood Commercial development (as vehicle access via Greenhill Lane will not be allowed). The Basalt Creek Parkway Extension currently under design by Washington County- eliminates the current access to the Boones Ferry Frontage Road as soon as 2023. A new vehicular access to the remaining northern segment of the Frontage Road will need to be created opposite the land in discussion.

- What actions will be taken to mitigate the competing traffic flows for access/egress at the future northern terminus to the Boones Ferry Frontage Road if the Shared Access is moved further north?
- If a 4 way intersection is to be utilized- then the northern end of the new Frontage Road access would also have to be moved further north- this action may directly cause existing property owners on the west side of SW Boones Ferry Road and/or Frontage Road to lose part of their street front property in order to extend the Frontage Road further north to accommodate the proposed Code change.

What actions will be taken to mitigate this type of negative impact upon existing property owners which may be caused by this proposal?

What actions has the developer, the City of Tualatin, Washington County and/or the State taken to address and mitigate

how the Basalt Creek Parkway Extension and this proposed change in the configuration of the project will impact each

other – and impact the local residents as to current and anticipated vehicular traffic flow, volume and safety?

Grace Lucini

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G Lucini <grluci@gmail.com>

Tabitha Boschetti <tboschetti@tualatin.gov> Mon, Aug 3, 2020 at 12:13 PM

To: "grluci@gmail.com" <grluci@gmail.com>

Cc: Steve Koper <skoper@tualatin.gov>, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>, Sherilyn Lombos <slombos@tualatin.gov>, John Lucini <JWLuci@gmail.com>

Grace,

It is good to hear from you; thank you for writing with regard to the recent contents of a Neighborhood-Developer meeting held

by AKS Engineering to discuss their intended future application for a zoning map change between the CN and RML zones near you.

**Timeline:**

After AKS submits an application for this zone change proposal, staff will review the materials to determine if it is “complete.” Only after that will we be able to schedule a City Council hearing any supporting meetings. The City Council hearing presents an opportunity for testimony, and the City will mail notices to the same mailing list that AKS would have used for notifying the Neighborhood-Developer meeting. The Tualatin Planning Commission acts as an advisory body to code and map changes and the proposal would also be presented for discussion (not a formal hearing) at one of their monthly meetings. I know folks like to plan in advance, but there is unfortunately no practical option for scheduling the Tualatin Planning Commission or City Council hearings ahead of actually receiving the application and finding it complete. Staff don’t know if the application will be ready in two months, six months, a year, or even never---that means we can’t meaningfully schedule anything quite yet. As you may know, we post new land use projects on our website after they have been deemed complete: <https://www.tualatinoregon.gov/projects>.

**Anticipated Use of Land:**

For your questions about future development: it’s definitely not unheard of for people to seek zone changes before they have concrete development plans. Your question about how a zone change decision would be made is spot on. A decision for whether or not a zone change could be approved would be based on the criteria in TDC 33.070-Plan Amendments, found online here:

[https://library.municode.com/or/tualatin/codes/development\\_code?nodeId=THDECOTUOR\\_CH33APAPCR\\_TDC\\_33.070PLAM](https://library.municode.com/or/tualatin/codes/development_code?nodeId=THDECOTUOR_CH33APAPCR_TDC_33.070PLAM). With a zone change, staff generally need to consider the most impactful scenario that the

zone would allow rather than any one specific development, including impacts to transportation and stormwater. More detailed transportation and stormwater reviews would then take place at the time of proposed development.

You also asked if it’s possible the land could remain undeveloped for a long time---that is always possible. As you know, the City

reviews development proposals from private developers---the government generally can’t compel anyone to develop their private

property or decide to open a business. Any new development on the commercial site would require Architectural Review; the City

doesn’t have special reviews for temporary development—we pretty much review everything as if it could be there indefinitely.

City code covers a wide number of possible nuisance situations and code enforcement options should that be necessary.

**School Buffer:**

The short answer for why the applicant was showing different language than what the current Development Code contains is that

the applicant is proposing to change that language as part of their future application. What they showed is their *proposal* at this

point (which hasn’t been submitted yet, so keep in mind it could still change). This section of the current Tualatin Development

Code is available online as you correctly identified:

[https://library.municode.com/or/tualatin/codes/development\\_code?](https://library.municode.com/or/tualatin/codes/development_code?nodeId=THDECOTUOR_CH51NECOZOCN_TDC_51.110DISILOST)

[nodeId=THDECOTUOR\\_CH51NECOZOCN\\_TDC\\_51.110DISILOST](https://library.municode.com/or/tualatin/codes/development_code?nodeId=THDECOTUOR_CH51NECOZOCN_TDC_51.110DISILOST). What it sounds like the applicant is proposing, is to

change that standard at the same time as they would change the zoning map. Your observation that the existing language would

not allow the zone change is entirely accurate; my understanding is that that's why the applicant is proposing this change. It

**RE: Lucini comments - Autumn Sunrise Neighborhood Commercial Code & Map Change Proposal**

1 message

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not allow the zone change is entirely accurate; my understanding is that that's why the applicant is proposing this change. It

sounds like you might disagree with this change; it would be great to state your position in future testimony. I can totally see why

you would be frustrated under that misunderstanding, but I hope this clears things up. You can always contact us in the Planning

division about the Development Code any old time; no formal request required. If you want to discuss more, I am entirely happy

to help.

**Citizen Involvement:**

The required Neighborhood-Developer meeting is the first step that the City of Tualatin requires applicants to conduct exactly so

that folks like you can learn about these upcoming proposals, learn more, and gather their thoughts. While I hear you that the

experience was not ideal, it does sound like that is happening. The applicant is responsible for the information presented there.

After the application is submitted, there is yet further opportunity for review.

You can always contact staff to ask questions about a land use proposal, and that's even more true during a quasi-judicial land use

process. Please do! I'm not sure where you might have heard otherwise. We're even small enough that if you happen to email the

wrong staff person, we can generally forward it on to the right person or let you know what's going on in general. It may not seem

glamorous to some, but involvement in land use cases really does look like these emails, letters, phone calls that you use in your

community advocacy. Not every idea wins the day—sometimes the criteria for a decision, or state and federal laws, will limit the

parameters of review; other times, people might just have diverging opinions---yet sometimes a small idea can change a lot, and I

encourage you to keep up your continuing advocacy. I also strongly encourage you to also submit comments after the application

has been submitted and the case is open for official testimony as well.

I think you are aware of this, but there are also two active land use cases right now for this area that are separate from this

possible future application; if you also have testimony or questions for those cases, I encourage you to share it as well:

**Plan Text Amendment. File No: PTA 20-0003**

Hearing scheduled August 10, 2020

Application materials have been posted online: <https://www.tualatinoregon.gov/planning/pta-20-0003-basaltcreek-rml-plan-text-amendment>

Staff findings for this proposal are now online: <https://meetings.municode.com/adaHtmlDocument/index?cc=TUALTNOR&me=f9420f055c41476c989f0a0f23e15a23&ip=True>. The Tualatin Planning Commission is

recommending denial and staff findings show that not all of the criteria have been met, though all parties including the applicant and any concerned neighbors can still submit additional information ahead of and during the hearing,

which could all shift City Council's decision.

**Annexation. File No. ANN 20-0003**

Hearing scheduled August 24, 2020

Application materials have been posted online <https://www.tualatinoregon.gov/planning/ann-20-0003-norwoodannexation>

Staff findings will be posted one week ahead of the hearing

Sincerely,

**Tabitha Boschetti, AICP**

503.691.3029 | [tboschetti@tualatin.gov](mailto:tboschetti@tualatin.gov)

**From:** G Lucini <[grluci@gmail.com](mailto:grluci@gmail.com)>

/

**Sent:** Sunday, August 2, 2020 11:56 PM

**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>; Frank Bubenik <[fbubenik@tualatin.gov](mailto:fbubenik@tualatin.gov)>; Nancy Grimes <[ngrimes@tualatin.gov](mailto:ngrimes@tualatin.gov)>; Robert

Kellogg <[rkellogg@tualatin.gov](mailto:rkellogg@tualatin.gov)>; Paul Morrison <[pmorrison@tualatin.gov](mailto:pmorrison@tualatin.gov)>; ValeriePra <[councilorpratt@tualatin.gov](mailto:councilorpratt@tualatin.gov)>

<[slombos@tualatin.gov](mailto:slombos@tualatin.gov)>; Bridget Brooks <[bbrooks@tualatin.gov](mailto:bbrooks@tualatin.gov)>; Maria Reyes <[mreyes@tualatin.gov](mailto:mreyes@tualatin.gov)>; Sherilyn Lombos <[slombos@tualatin.gov](mailto:slombos@tualatin.gov)>

**Cc:** 'Mimi Doukas' <[MimiD@aks-eng.com](mailto:MimiD@aks-eng.com)>; Tabitha Bosche <[tboschetti@tualatin.gov](mailto:tboschetti@tualatin.gov)>; 'John Lucini' <[JWLuci@gmail.com](mailto:JWLuci@gmail.com)>

**Subject:** Lucini comments - Autumn Sunrise Neighborhood Commercial Code & Map Change Proposal

To the members of the Tualatin City Council

Please see the attached documents:

2020 8-2 Lucini Comments to the City Council -Autumn Sunrise Proposed Code – Map Change City of Tualatin  
2020 2-28 Questions Autumn Sunrise Proposed Zoning Change –(Submitted to Mimi Doukas AKS Engineering)

I am requesting your review of the concerns presented within the two documents.

As always, my husband and I appreciate your thoughtful consideration of these issues.

Regards,

Grace and John Lucini