

From: Meg Boden Alvey <doc.meg.2009@gmail.com>
Sent: Saturday, August 1, 2020 2:19 PM
To: Tabitha Boschetti
Subject: Norwood development

Hello,

Thank you for your work collaborating with developers on the Norwood road new housing development. I have significant concerns about the plan for the project.

I would ask that the development keep a significant number more of the trees to preserve green spaces for air quality, normalize temperatures, preserve wildlife, and improve the residents quality of life.

I would ask that the development include multiple green space plots that preserve at least five of the evergreen trees within each plot.

It is irresponsible of Tualatin to approve a plan that involves demolishing 25 acres of forest. It is also not considerate of traffic planning to have 160+ residences with only four access points in and out of the neighborhood. This plan also neglects the well being and mental health if the residents.

With the decline in mental health in general, it is only wise to keep green spaces, which are proven to benefit mental health. Most compelling is research that indicates children and teens who have access to green spaces have lower rates of clinical mental health issues. Green spaces are also shown to improve residents attachment to their neighborhood and community, both things that Tualatin values. Lastly, research is very clear that denser cities with minimal trees and green spaces average several degrees warmer. Increasing these temps will increase home owners utilities and further burden our utility services.

See below for multiple article references

Thank you for holding developers accountable to these matters of great importance for our community.

Thank you,

Dr. Meg Boden Alvey, Psy.D.

<https://www.sciencedirect.com/science/article/abs/pii/S1618866711000963>

<https://www.nrpa.org/our-work/Three-Pillars/health-wellness/ParksandHealth/fact-sheets/parks-improved-mental-health-quality-life/>

<https://bmcp psychiatry.biomedcentral.com/articles/10.1186/s12888-018-1926-1>

<https://www.pnas.org/content/116/11/5188>

From: Dan Cobb <dancobb@live.com>
Sent: Tuesday, August 4, 2020 7:45 PM
To: Tabitha Boschetti
Subject: My written requests to the City of Tualatin Regarding Norwood Development.

Hi Tabitha.

Thanks much for your time! I appreciate your insight over the phone.

This correspondence regards the very large, high-density housing development projects currently in planning for the areas south of Norwood Road and down to the dirt road marked as Green Hill Road. My primary concern are the 24 wooded acres south of Norwood Rd. Current zoning apparently calls for 10 housing units per-acre, which most people would consider to be high-density housing. A recent meeting I attended indicated this would provide 142 homes (regardless of whether these are SFR or multi-family). My concerns are as follows, in no specific order.

Request 1 – Control density and traffic for livability and property values: 142 units, two adults = 300 cars at least. With both adults commuting to and from work, and with non-work trips after work, this development will result in at least 700 – 750 vehicle trips per-day. Norwood Rd and Boones Ferry Rd will not support such a high number of added daily trips. Many drivers will head north past Tualatin High School and Byrom and Tualatin Elementary schools, or up 65th Ave. Both roadways are already severely congested during normal “rush hours”, which together total several hours daily. Commuting for citizens living in the area will become a nightmare. (COVID-19 will pass and we will all head back to work.) The intersection at Norwood Rd and Boones Ferry Rd is hazardous already due to the partial blind spot on the hill and the fencing at that corner. Seven hundred new vehicle trips will result in numerous accidents. This development, with density as planned, will harm existing property values.

I request that the City reduce the number of Norwood development housing units, by 30% at least, and that Green Hill Road, intersecting Boones Ferry Road south of Horizon Community Church, be built to completion BEFORE this Norwood development is built, so that safe, adequate access for those new residents is provided. Attempting to remedy transportation infrastructure failures after developments are built, isn't “planning”.

Request 2 – Provide a development setback for livability : The 24 acre parcel hosts thousands, possibly up to 60,000 Evergreen trees. The loss of this area, with so many trees and the wildlife habitat provided, is a deep shame for the community. Cedar and fir trees line both sides of Norwood Road and make the area, with the walking path, a treasure for many area residents. I request (and hundreds of residents back this) that the City create an 80-foot setback from the edge of Norwood Road to any development, so that mature trees within the setback can be retained. Horizon Community Church did exactly this, for which we residents are eternally grateful. This setback will benefit all current and future area residents.

Request 3 – Retain certain trees for livability: I request that the development be designed to keep as many mature trees as possible, in small islands, and not leave all tree removal decisions to the builder, but require city review for large trees. This will contribute greatly to livability in the development and break up the heat-island effect that this and the larger residential and commercial developments to the south will otherwise create.

Request 4: Route construction traffic for safety: Thousands of trips by heavy construction vehicles and logging trucks weighing up to 40 tons will be made to-and-from this site for several months, possibly up to a year. These vehicles will present a glaring and serious safety hazard for pedestrians and drivers, especially if they are allowed to pass Horizon Community Church and the three public schools to the north – Tualatin High School, Byrom Elementary, and Tualatin Elementary. Because teenage drivers and young children are so impulsive, and 40-ton trucks cannot stop on a dime, very serious and possibly lethal accidents are highly likely. I ask that all heavy vehicle construction traffic be banned from travelling on Norwood Rd and Boones Ferry Road north of the site. As a much safer alternative, I request that Green Hill Road be built sufficiently to be used as the primary access road to the site for these vehicles.

Best Regards,
Dan Cobb

From: robi kelly kurth <robikelly@earthlink.net>
Sent: Tuesday, August 4, 2020 10:51 PM
To: Tabitha Boschetti
Cc: robikelly@earthlink.net
Subject: Re: Norwood Annexation Testimony - August 4th

Robinson & Kelly Kurth

Dear Tabitha,

Through various information sources I have your name as a contact for feedback from Tualatin residents regarding the Norwood Annexation project.

I am a resident of Tualatin in the Byrom CIO area. I have lived in Tualatin since 2011 and been a member of the Byrom community for much longer since I previously taught at Byrom Elementary since 1998. I have seen Tualatin in 1998 and witnessed the many land developments and acquisitions since then.

Here are some comments or questions for consideration:

1. Tualatin needs to maintain aesthetic standards for development:

I know some forms of growth and expansion are inevitable. However, they should be regulated with some long-term strategy. If we don't protect or provide natural areas, our communities become grid developments and sprawl, lacking much of what draws people in the first place to thoughtful and aesthetic planned community developments (e.g., Villebois).

2. Provide valuable open spaces within developments:

I would hope that all developments and housing projects provide plenty of valuable open space. Look at the important variety and benefit that areas such as Ibach Park, Cook Park, or Graham Oaks (in Wilsonville) provide.

3. Environmental Impact studies:

Has there been Environmental Impact Studies? Was there public input? Are these studies publicized now? Who is assisting with wildlife relocation?

4. Limit the number of units for numerous reasons - sound, traffic, pollution, congestion, and habitat loss. Will the city or the developer be building a tall sound wall along I-5 for this house development? Just walk along the streets closest to I-5 in Byrom and you will hear the very loud decibels of highway traffic. Sound pollution will be an issue to any homes built in this area.

5. Many Byrom citizens are raising the issue of nature corridors along Norwood to preserve the mature trees here and Islands of mature trees within this new development. We ask you to further consider the long term shade of mature trees in this area of Tualatin for climate impact. The Tree City reputation of Tualatin is not being supported without consideration of Islands of mature trees preserved within this new development and tree preservation along Norwood Road.

Thank you for working on this important, large project. Think of the long term.

Robinson & Kelly Kurth

Residents: 21828 SW Blackfoot Drive, Tualatin, OR

email: robikelly@earthlink.net

cell: 503-826-2526

From: robi kelly kurth <robikelly@earthlink.net>
Sent: Wednesday, August 5, 2020 3:36 PM
To: Tabitha Boschetti
Cc: robikelly@earthlink.net
Subject: RE: Norwood Annexations - Testimony / Public Comments

Thank you so much for providing all this information. =)

Yes, please include my comments / concerns also in the Plan Text Amendment case, not just the Annexation case. Thank you.

I will use your reference to links and contact the City Council for more information regarding codes and hopefully using this situation to press for some important updates and improvements to the existing codes.

This is the last you should hear from me.... today. =)

I really appreciate your rapid feedback.

- Robinson

-----Original Message-----

From: Tabitha Boschetti
Sent: Aug 5, 2020 1:49 PM
To: robi & kelly kurth
Subject: RE: Norwood Annexations - Testimony / Public Comments

Robinson,

Sorry I wasn't clear; I have included your comments in the case record for ANN 20-0003. They will be included in the packet that goes to City Council, so I will be sharing your comments with City Council in that manner. The hearing for ANN 20-0003 is scheduled for August 24, 2020, and the Council packet will be published online on August 17th.

For clarity, only ANN 20-0003 is an Annexation case. The Plan Text Amendment PTA 20-0003 is not an Annexation case. "Annexation" refers changing a jurisdictional boundary; it is the act of incorporating a smaller territory into a larger territory. The scope of the Plan Text Amendment (PTA 20-0003) now being considered is limited to the private applicant's proposal to change the standards that would apply to their future development only. It would change lot sizes and lot coverage to accommodate single-family homes on smaller lots, though without changing the maximum allowed density. If you would like to also include your comments for the Plan Text Amendment case, PTA 20-0003, please let me know. If yes, I can include them in that case record too and forward them to City Council for the scheduled hearing on August 10, 2020.

If you would like to see an update to city code with regard to noise, air quality, traffic, green space, open space, and other issues, I would encourage to also consider contacting City Council directly. City Council can direct staff to consider code changes in response to broader

community concerns. You can more information here:
<https://www.tualatinoregon.gov/citycouncil/meet-your-council>.

Sincerely,

Tabitha Boschetti, AICP
503.691.3029 | tboschetti@tualatin.gov

From: robi kelly kurth <robikelly@earthlink.net>
Sent: Wednesday, August 5, 2020 12:24 PM
To: Tabitha Boschetti <tboschetti@tualatin.gov>
Cc: robikelly@earthlink.net
Subject: RE: Norwood Annexations - Testimony / Public Comments

Hi Tabitha,

I appreciate your reply and information, thank you.

The links you provide will be helpful as these projects are reviewed and as the development begins. Another reason we contacted you was because we heard that public comments have time limits during hearings/meetings so that submitting comments via email ahead of time to the appropriate city personnel is better assurance that public concerns will be considered. I hope this is true / accurate. Are you this person ? =). Is there another person or contact to submit our concerns ? I have another neighbor with concerns / warnings about the air quality for dwellings so close to I-5. I will let them know about the two annexations you list below. Thanks.

In the very least, I would hope the city of Tualatin (and other municipalities) update their codes and regulations to align with higher standards for livability, impact on surrounding residents, and quality of life issues (noise, air quality, traffic, green spaces, open spaces, etc.). I was relieved to see your comment that the Tualatin Planning Commission plans to deny the first filing amendment for this annexation project.

Thanks again for your time and information.

Let me know if there are alternate people or contacts to whom I should submit these concerns if it is not you.

Enjoy the summer weather.

With regards,

Robinson Kurth

-----Original Message-----
From: Tabitha Boschetti
Sent: Aug 5, 2020 12:21 PM

From: Scott Held <srheld56@gmail.com>
Sent: Wednesday, August 5, 2020 6:15 PM
To: Tabitha Boschetti
Subject: Norwood Development

Dear City Council Members:

I am not as eloquent or kind as Dan Cobb's words are been below.

The greed, lack of empathy and concern towards the residents of the immediate and surrounding area, traffic congestion, safety concerns, environmental considerations are absolutely shameful!

Chances are the people on the City Council making these decisions probably do not even live any where near the proposed site. Most likely anyone writing you or attending the public hearings will not be heard. Their concerns will fall on deaf ears as you have already decided to move forward. Can't help but believe there is payola, grifting involved amongst the City Council. I am jaded and have zero confidence in local government to make decisions based on the public interest. It's all about what's in it for ME!

Maybe a mall will be built in your neighborhoods, and down all the trees, drive all the animals out of your area.

Do the right thing and listen to your constituents, perhaps the public wants more traffic congestion, pollution, noise and fewer trees.....Great, the people have spoken, but my guess is the council will vote to do whatever lines their pockets, and promotes their careers. Just remember the old saying "Karma is a Bitch!"

This correspondence regards the very large, high-density housing development projects currently in planning for the areas south of Norwood Road and down to the dirt road marked as Green Hill Road. My primary concern are the 24 wooded acres south of Norwood Rd. Current zoning apparently calls for 10 housing units per-acre, which most people would consider to be high-density housing. A recent meeting I attended indicated this would provide 142 homes (regardless of whether these are SFR or multi-family). My concerns are as follows, in no specific order. Request 1 – Control density and traffic for livability and property values: 142 units, two adults = 300 cars at least. With both adults commuting to and from work, and with non-work trips after work, this development will result in at least 700 – 750 vehicle trips per-day. Norwood Rd and Boones Ferry Rd will not support such a high number of added daily trips. Many drivers will head north past Tualatin High School and Byrom and Tualatin Elementary schools, or up 65th Ave. Both roadways are already severely congested during normal "rush hours", which together total several hours daily. Commuting for citizens living in the area will become a nightmare. (COVID-19 will pass and we will all head back to work.) The intersection at Norwood Rd and Boones Ferry Rd is hazardous already due to the partial blind spot on the hill and the fencing at that corner. Seven hundred new vehicle trips will result in numerous accidents. This development, with density as planned, will harm existing property values. I request that the City reduce the number of Norwood development housing units, by 30% at least, and that Green Hill Road, intersecting Boones Ferry Road south of Horizon Community Church, be built to completion BEFORE this Norwood development is built, so that safe, adequate access for those

new residents is provided. Attempting to remedy transportation infrastructure failures after developments are built, isn't "planning". Request 2 – Provide a development setback for livability : The 24 acre parcel hosts thousands, possibly up to 60,000 Evergreen trees. The clear cut of this area, with so many trees and the wildlife habitat provided, is a profound loss. Cedar and fir trees line both sides of Norwood Road and make the area, with the walking path, a treasure for many area residents. I request (and hundreds of residents back this) that the City create an 80-foot setback from the edge of Norwood Road to any development, so that mature trees within the setback can be retained. Horizon Community Church did exactly this, for which we residents are eternally grateful. This setback will benefit all current and future area residents. Request 3 – Retain certain trees for livability: I request that the development be designed to keep as many mature trees as possible, in small islands, and not leave all tree removal decisions to the builder, but require city review for large trees. This will contribute greatly to livability in the development and break up the heat-island effect that this and the larger residential and commercial developments to the south will otherwise create. Request 4: Route construction traffic for safety: Thousands of trips by heavy construction vehicles and logging trucks weighing up to 40 tons will be made to-and-from this site for several months, possibly up to a year. These vehicles will present a glaring and serious safety hazard for pedestrians and drivers, especially if they are allowed to pass Horizon Community Church and the three public schools to the north – Tualatin High School, Byrom Elementary, and Tualatin Elementary. Because teenage drivers and young children are so impulsive, and 40-ton trucks cannot stop on a dime, very serious and possibly lethal accidents are highly likely. I ask that all heavy vehicle construction traffic be banned from traveling on Norwood Rd and Boones Ferry Rd north of the site. As a much safer alternative, I request that Green Hill Road be built sufficiently to be used as the primary access road to the site for these vehicles.

I am not as eloquent or kind as Don's words are been below. The greed, lack of empathy and concern towards the residents of the immediate and surrounding area, traffic congestion, safety concerns, environmental considerations are absolutely shameful!

Chances are the people on the City Council making these decisions probably do not even live any where near the proposed site. Most likely anyone writing you or attending the public hearings will not be heard. Their concerns will fall on deaf ears as you have already decided to move forward. Cant help but believe there is payolla, grifting involved amongst the City Council. I am jaded and have zero confidence in local government to make decisions based on the public interest. It's all about what's in it for ME!

Maybe a mall will be built in your neighborhoods, and down all the trees, drive all the animals out of your area.

Do the right thing and listen to your constituents, perhaps the public wants more traffic congestion, pollution, noise and fewer trees.....Great, the people have spoken, but my guess is the council will vote to do whatever lines their pockets, and promotes their careers. Just remember the old saying "Karma is a Bitch!"

Scott Held
Wilsonville

From: Beth Z <mightymadge1@gmail.com>
Sent: Friday, August 7, 2020 11:52 AM
To: Tabitha Boschetti
Subject: Norwood development

Follow Up Flag: Follow up
Flag Status: Completed

I wholeheartedly agree with the many concerns of the traffic, environment, and livability that are obvious to local Tualatin citizens with the proposed high density development under planning. Higher density does not make for better safety, livability, or value either now or in the future.

Mr. Cobb has made some very good points and suggestions, among other neighbors, via email and Nextdoor posts.

Please start and support a healthy trend of good stewardship of the land and community we live in. High density housing may be the current trend, but it is not a good solution. Farmland and forests are being lost which can never be regained, and living on top of each other has never worked well long term.

Let's create and support a healthy and happy community for the longterm. The time to establish that is now.

Beth Zbinden

From: Gregory Brashear <brasgr54@aol.com>
Sent: Monday, August 10, 2020 4:52 PM
To: Tabitha Boschetti
Subject: Norwood Development Project

Follow Up Flag: Follow up
Flag Status: Flagged

I'm curious how many of you live in this area. I have been here for 22 years, and have seen a "massive" traffic increase in this area. I live on 22935 SW Mandan DR, on the corner of Mandan and Vermillion. When there is any kind of problem on I-5, every bails at the N Wilsonville exit, North or Southbound. They all head for 65th, or Boones Ferry Rd. They both load-up pretty fast. When Boones Ferry gets busy, drivers then cut down Vermillion to get to Martinazzi, which leads to the Tualatin exit. They all drive at excessive speeds, because they are running late. During the school year, I've seen multiple near-misses of children going to the bus stop. I have been almost run over several times, just crossing the street to walk my dog. Drivers use excessive speeds at all times. The bus drivers struggle to make their rounds now. Adding more drivers is going to cause accidents and a possible death or injury. If Tualatin doesn't plan on adding more lanes on Boones Ferry or 65th. we're all in trouble. You're talking a minimum of 400 cars on a daily basis. Where are they all going to go? They will bail into the residential areas, and you have schools all-over the place.

And how is anybody going to make a left on Boones Ferry, "Ever" ? Ditto 65th Northbound.

Poor Horizon Christians will never get to class on time.

The Tualatin Ramp is going to be a nightmare.

I'm sorry, this plan make "no sense Period.

I sincerely doubt that the homeowners in this area will ever get any quiet time. That's too bad.

Just like this plan !!!!!!!!!!!!!!!!!!!!!

Greg Brashear

From: Kimberley Chadwick <k-chadwick@comcast.net>
Sent: Monday, August 10, 2020 1:44 PM
To: Tabitha Boschetti
Subject: Kim Chadwick- 8882 SW Stono Drive- City council New house concerns AUG 10th

Tabatha,

Here are my notes for today's discussion. Also, I just left you a voice message and can't seem to find where on your website I need to pre-register.

I click on the link and it takes me directly to the zoom conference...not to a Pre-registration site. Can you help me with this?

Thanks. Kim

This is the letter I sent to Nichole (link on the website to submit comments/letters to)
Kim

I have lived off of 89th and Stono Drive for the last 21 years. Although I knew the greenbelt on Norwood Road would someday modify I never dreamt it would be such a radical decision and thus far appearing as a thoughtless process.

First concern:

The idea of a four way intersection (or cross section for this new development on 89th -OR- Vermillion will create nothing but bottleneck on the entire Norwood, 89th and Vermillion St roads.

The Norwood Rd over pass is narrower than the actual road and with the T at the end of the street would create nothing less than a parking lot during business travel times.

I REALLY believe there should be a second access from Boones Ferry into this development to create ease with the Norwood congestion.

Second concern:

The idea of losing the trees that had provided home to wildlife along with great sound barrier for the neighborhood a nice natural foreground to this new neighborhood (along with our existing neighborhood) would seem like a priority for our community.

Walking paths, Green areas, etc...

WE NEED TO KEEP SOME OF THESE TREES!

Best of Health,

Kim Chadwick

Protocol for Life, NOW Foods
Sanesco For Health

Given the current worldwide condition, Protocol is experiencing shipping delays. Please be patient with us as we work overtime to get everything out as soon as possible.

p: 503-734-6394
f: 855-833-9012



Undeliverable: SW Norwood Annexation

Fri 7/10/2020 11:56 AM

📎 1 attachments (24 KB)
SW Norwood Annexation ;

Delivery has failed to these recipients or groups:

mimid@aks-eng-.com (mimid@aks-eng-.com)

I tried to email you, but delivery failed. So I printed off what I had written and will send to you via mail. These are issues that concern me about your proposed massive housing development.

Julie Cooper

CITY OF TUALATIN
RECEIVED
AUG 10 2020
COMMUNITY DEVELOPMENT
PLANNING DIVISION

SW Norwood Annexation

Fri 7/10/2020 11:55 AM

CITY OF TUALATIN
RECEIVED
AUG 10 2020
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Mimi:

I live in Pennington Heights and am very concerned about this housing project and what could be a nightmare traffic increase on both Norwood and Boone's Ferry Roads. Along with the destruction of a wonderful forest,

Are you putting in your plans to build entrance and exit ramps on either side of the Norwood bridge to access and exit off the I 5 freeway? Seems like that would be absolutely necessary to prevent the bottlenecks that could be caused by the immense traffic that will be caused by your project. Also, cutting down all those trees is going to significantly increase traffic noise from the freeway into our neighborhood.

Would appreciate an answer as I have been unable to do the Zoom meetings.

Julie Cooper

Juldujour@hotmail.com

Sent from my iPhone

From: Jim Delmore <delmorejim@yahoo.com>
Sent: Monday, August 10, 2020 4:15 PM
To: Tabitha Boschetti; Nicole J. Morris
Subject: Fwd:

Mayor Bubenik,

I wish to comment on the proposed text amendment being heard by Council this evening. I am a 16-year resident of Tualatin and am concerned about the city's shortage of new housing accessible in price and type to both new and existing residents.

My understanding of the proposed text amendment is that it pertains only to parcels zoned RML over 15 acres in size in the newly-annexed Basalt Creek Plan. A property of this size in an expansion area needs to have a wide variety of housing types (both detached and attached) that is attainable to buyers with varied income levels. To make this happen, the code needs the flexibility that this text amendment proposal offers. The current code, unfortunately simply does not allow this degree of flexibility. I think it would be a missed opportunity to not support this proposal.

Thank you for the considering my opinion.

Jim Delmore

10300 SW Coquille Dr.

Tualatin, OR. 97062



August 10, 2020

Planning Commission
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092

RE: File No. PTA 20-00031 –Modifications to RML Standards In Basalt Creek Planning Area

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interest relate to a jurisdiction's obligation to affirmatively further fair housing.

As you know, all amendments to the City's Comprehensive Plan and Zoning map must comply with the Statewide Planning Goals ORS 197.175(2)(a). We commend the Planning Commission and staff for its excellent Goal 10 findings, and appropriate recommendation of denial of the amendment, contained within the Staff report in the above matter. For an amendment to be approved, the Goal 10 findings must demonstrate that the changes do not leave the City with less than adequate residential land supplies in the types, locations, and affordability ranges affected. *See Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane Cty. v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and waterway protection zones of indefinite quantities and locations). By directly quoting the Tualatin 2019 Housing Needs Analysis (HNA), City planning staff expertly illustrated that this requirement is not met in this case.

"...in order to meet the need for a broader range of housing types with a wider range of price points, the City would need to increase the amount of single-family attached housing. Tualatin will plan for more single-family attached and multifamily dwelling units in the future to meet the City's housing needs. Historically, about 53% of Tualatin's housing was single-family detached. New housing in Tualatin is forecast to be 40% single-family detached, 15% single-family attached, and 45% multifamily/ " (Exhibit 5, Page 92). The proposed amendments would impact roughly 58 of the 69 buildable acres of RML zoned land in the Basalt Creek area, which would challenge this goal."

Further, while not contained in the staff report, approval of PTA 20-00031 would significantly hamper Tualatin's ability to meet its requirements in regards to OAR 660-007-0030, the so called Metro 50/50 rule. While the future housing balance is predicted to be in compliance by the 2019 HNA, this conclusion is based on the 69 acres of RML zoned land in the Basalt Creek area,

1221 SW Yamhill Street, Portland, Oregon 97205



58 acres of which would be affected, remaining in the RML category. This calls into question whether the City could remain compliant with the 50-50 rule.

Consistent with the City's planning department, HLA and FHCO urge the Planning Commission to deny approval of Planning Department File Number PTA 20-00031. Thank you for your consideration. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at ldix@fhco.org or reach her by phone at (541) 951-0667.

Thank you for your consideration.

A handwritten signature in black ink that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

/s/ Jennifer Bragar

Jennifer Bragar
President
Housing Land Advocates

cc: Kevin Young (kevin.young@state.or.us)

1221 SW Yamhill Street, Portland, Oregon 97205

From: John Howorth <john.howorth@3j-consulting.com>
Sent: Monday, August 10, 2020 4:29 PM
To: Nicole J. Morris
Cc: Tabitha Boschetti
Subject: Text Amendment 20-0003 - In Favor

Mayor and City Council Members,

I would like to write in support of the Text Amendment being proposed to you for several reasons and I will be brief.

1. A more diverse neighborhood is created with architecturally different housing.
2. A more inclusive neighborhood, by providing a larger range of home pricing based on property and house size.
3. A better use of land as the availability to divide the property more efficiently.
4. The proposal does not change the overall density.

As a former Architectural Review board member and a current citizen of Tualatin of 14 years, I would like to stress the need for flexibility in housing and this proposal would do just that.

Respectfully,

John Howorth, PE | President - Principal Engineer | **3J Consulting**

9600 SW Nimbus Ave, Suite 100 | Beaverton, OR 97008

O: 503.946.9365 x.201 | C: 503.577.8176

john.howorth@3j-consulting.com

Connect with us: [Website](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

CIVIL ENGINEERING | **WATER RESOURCES** | **COMMUNITY PLANNING**

*Named one of the **100 Best Companies** to work for in Oregon!*

From: Misty Kjemperud <mistykjemperud@gmail.com>
Sent: Monday, August 10, 2020 2:59 PM
To: Tabitha Boschetti
Subject: Norwood development meeting comments for tonights meeting

My concern is for the additional traffic that will be joining the already congested Boones Ferry. I live on Blake Street between Martinazzi and Boones Ferry and have had multiple issues with entering onto and exiting off of Boones Ferry at various times of the day, mainly in the afternoon rush hour window of 3:00 to 6:00. You can tell when traffic on I-5, which is pretty much everyday, at a stop because everyone exits and takes Boones Ferry or 65th. Add to that, the H.S. and Byrom School traffic and it's basically gridlock mornings and afternoons.

I know that we need more housing, but we need to desperately improve the traffic in this area first.

Regards,

Misty Kjemperud

9029 SW Blake Street

Tualatin, OR 97062

503-970-1101

--

Misty Kjemperud
Real Estate Broker
503-970-1101
Misty@househoppin.com
www.househoppin.com



Envision
Northwest Homes

Delivering Dreams with Exceptional Service

From: Cindy Michael <clmichael@gmail.com>
Sent: Monday, August 10, 2020 9:57 AM
To: Tabitha Boschetti
Subject: Norwood Housing Development

Dear Ms. Boschetti,

I first want to thank you for your service to our community. My husband and I appreciate all that give of their time and energy into helping Tualatin to be a most wonderful place to live.

I just want to express our opinion about the new development and especially the beautiful stand of trees involved. When the proposed development was first discussed, I understood that it was to be where the clearing off Boones Ferry is located. We were not happy considering the amount of traffic that would be added to this already busy street. But as my husband expressed, people need a place to live and land had to be cleared for our development (we live on Blackfoot Drive off Martinazzi). But we had no knowledge of the second phase with plans to remove the trees that give a barrier to the freeway. We are a tree city and as such, put a high value on the quality of life that trees provide. Especially along a major freeway, trees do much to counter pollution. They provide a visual calm and beauty that we love most about Oregon. I would ask that you would protect this area by either enforcing a limit to the amount of trees removed or by denying part 2 of the development altogether.

Thank you for your kind attention,
Cindy and Virgil Michael

From: Kendra Nell <kendranell11@gmail.com>
Sent: Sunday, August 9, 2020 12:24 PM
To: Tabitha Boschetti
Subject: Norwood Housing Development

Hello,

I am writing to express my concern with the new housing development that is in discussion to occur off of Norwood Rd. Our house is located on 8842 SW Stono Dr. which means our backyard is directly across from where it will be put in. We have MANY concerns, but I will focus my letter on trees and traffic.

From our backyard, we enjoy the trees and the wildlife it brings. We have seen bald eagles, deer, coyotes, etc. who live amongst these trees, on numerous occasions, and I worry about their habitat being obliterated when thousands of trees are cut down... Aside from the obvious negative impact on wildlife, these mature trees block I5 noise and pollution to our neighborhood. I am BEGGING for the trees along Norwood road to be preserved, as they bring so much physical beauty and numerous other benefits to this area. Horizon Church was able to save them, and this development/city should also be willing to accommodate. Removing all of the trees behind our house would negatively impact us directly, so much so that we have considered moving if this happens. Especially considering the impact of road traffic on Norwood road, which will literally ruin our small street.

It is no secret that Tualatin has a SEVERE traffic problem. Adding hundreds of houses BEFORE there are any improvements/additions to the roads is absolutely insane. Turning off of Norwood Rd onto Boones Ferry Road is already completely gridlocked in both directions during the 5:00-7:00 rush hours, and mornings (especially when school is in session). Adding a significant amount of homes BEFORE any of the current traffic issues are resolved just does not make any sense.

I understand that there is a housing shortage and that Tualatin and surrounding cities will benefit financially from adding so many houses... so this development is getting done whether current residents like it or not. We have lived in Tualatin since 2011, and planned on staying here to raise our young children for at least another 15 years. All we are asking for is for common sense to prevail when it comes to traffic, and to PLEASE leave the trees alone that border Norwood Road.

Thank you,

Kendra, Zack, Carson & Lexi Nell

From: cynthiaray201@gmail.com
Sent: Monday, August 10, 2020 3:55 PM
To: Nicole J. Morris; Tabitha Boschetti
Subject: For tonight's City Counsel Meeting regarding the Norwood project

Dear Nicole and Tabitha

Could you please add this letter to the others for review

Thank you!
Cyndy

I would like to start this off by saying that we are not naïve enough to think that we can stop this project, but we do want to have the chance to ask that some mindful, environmentally healthy adjustments to the plans are made so our lives and the environment are not completely destroyed by the City Council's decisions regarding this project.

The main points we have all been discussing are:

Traffic issues – The huge increase in traffic from the project and lack of adequate infrastructure is a huge concern. This project will only provide access onto Norwood Drive, one access point immediately across from SW 89th Place, and the other across from SW Vermillion Drive. We are talking about a development of 24 acres of land, with a projected home count of at least 150 homes. This equates to an estimated 600+ ADDITIONAL vehicle trips on Norwood Road per day. Whereas a traffic light will no doubt be installed, that will not decrease the vehicle head count in OUR residential area, and will leave us all with long lines of idling vehicles outside of our fences/back yards waiting for their chance to get onto Lower Boones Ferry. How unhealthy and not at all what we moved to this area for! Not only will this huge increase of traffic on Norwood Drive be a nightmare, the impact to the ability to access Lower Boones Ferry will make travel for this whole area next to impossible. Lower Boones Ferry is already an issue during commute time. And the even worse, this is not taking into account the additional vehicle traffic which will be added to this mess by the Autumn Sunrise development, located south of Norwood Drive on Lower Boones Ferry, a 38.00 acre [including right of way acreage] project. Then add the people who always use Lower Boones Ferry in an attempt to escape/bypass the I-5 commute time "parking lot" to get to and from not only the existing homes, which will now also include the Norwood and Autumn Sunrise housing projects as well as the 2 new housing projects under development in Wilsonville. Completely unacceptable.

The Trees: This development's plans are to clear cut the acreage for their project. This from a city that touts itself as a "Tree City USA" city? Trees in this wooded area are used on a regular basis by eagles and other wildlife! This will negatively impact the environment, wildlife and quality of life for all of us and for those who move here in the future. The trees help to provide cooling for the environment, habitat for wildlife, including eagle, as well as filter the airborne contaminants and noise produced by the existing traffic, including the I-5 traffic [aka commute

traffic parking lot]. While we sadly realize that SOME trees must be removed for the project, we would like to see some mindful and environmentally responsible action/thinking on the part of the city and builders by way of an agreement to a minimum 80-foot setback from Norwood Road, along Norwood Road for the length of the project to preserve trees along the road, as Horizon Community Church has done, as well as to put green spaces throughout their development SAVING groves of 5 or more trees to provide small parks and nature paths though out. We would like to see the healthy, existing trees utilized for these groves, not some “promised” tiny saplings “planted” by the builders after the development is done. IF those were to survive, it would take decades for them to provide habitat for wildlife, to be helpful for the environment and to provide the visual appeal that the existing fir trees provide. This will help keep the project from being a heat island and provide much needed natural, environmentally friendly recreational spaces for the project’s new residents as well as the members of our neighborhood. With no resources such as parks or other public green spaces within walking distance, and considering the fact that studies show that having green spaces have been proven to benefit mental health, this is something that should be a priority for both the builder and the City Council members.

I hope that the City Council will see the importance of Tualatin being a beautiful environmentally friendly place to live by seeing that not only the Norwood project, but all future new housing developments, do not clear cut the land and follow the suggestions above to utilize existing native trees. Keeping existing groves of trees for the environment and for citizens to enjoy will make the developments more than just another future housing mess. If the trees are kept in groves, as long as the builders do not intentionally destroy the roots, the trees are able to support each other and will continue to be stable. I also hope that the City Council will not approve massively over built developments, especially when there are not the resources nor infrastructure to support them.

I hope that you will take the necessary action and consider our suggestions as outlined above. We would all like to believe that our thoughts and the ideas we have been invited to share are seriously considered and will be acted upon, and that the environment and quality of life for all of us EXISTING citizens who have lived here and supported the city and its endeavors throughout the years will not be destroyed by those who are there to look out for us.

Thank you
Cyndy Ray

From: Sherilyn Lombos
Sent: Monday, August 10, 2020 6:37 PM
To: Aquilla Hurd-Ravich; Steve Koper; Tabitha Boschetti
Subject: FW: Basalt 20-0003 8/10/20

FYI...

Sherilyn Lombos

Tualatin City Manager
Desk: 503.691.3010 | Mobile: 971.998.4127

From: Megan George <mgeorge@tualatin.gov>
Sent: Monday, August 10, 2020 5:31 PM
To: Council <council@tualatin.gov>
Subject: Fwd: Basalt 20-0003 8/10/20

Hello Again -

Passing along the following comment.

Best,

Megan

Sent from my iPhone

Begin forwarded message:

From: "tom.re@comcast.net" <tom.re@comcast.net>
Date: August 10, 2020 at 5:23:17 PM PDT
To: Megan George <mgeorge@tualatin.gov>
Subject: Basalt 20-0003 8/10/20

Hello Megan:

Thank you for reaching out for Nicole – I sent a message to her but seems it did not go thru – resending to you.

We owned property in Basalt Creek (23500 SW Boones Ferry Rd) that CPAH now owns outright – we have no dog in this property revision review. After attending countless meetings regarding the planning for this area, I absolutely 100% fully support Venture Prop / Lennar Homes / Autumn Sunrise proposed revisions for their planned development. I feel it not only meets but exceeds the state of Oregon's, Metro's, City of Tualatin's goals of providing much needed additional housing at its most economical levels for ownership and renters. It is the best use of that property and will be an asset to the community and the City of both Tualatin and Wilsonville.

Thank you,
Tom & Kathy Re
19035 SW Chesapeake Dr.
Tualatin, OR. 97062
503-816-2171

From: Mike Sorem <michael.sorem@gmail.com>
Sent: Monday, August 10, 2020 4:30 PM
To: Nicole J. Morris; Tabitha Boschetti
Subject: Norwood Text Amendment

Dear City Council Members of the City of Tualatin,

My name is Mike Sorem and my wife and I have lived in Tualatin for the past 6 years (3 at the Eddyline Apartments and 3 years at 5805 SW Sequoia Drive) and my wife and I are in favor of the proposed text amendment.

We love the city and have several friends who would love to move to our area, but find that the existing housing supply is too expensive for their families. The proposed amendment would not change the existing density, so the number of units would not change. However, it would promote diversity in housing types, which would allow for more diversity in pricing, which would allow a higher percentage of people to be able to afford homes in this area. It would also provide for different housing sizes and types, which makes for a more picturesque neighborhood. Thank you for your consideration.

Sincerely,

Mike and Holly Sorem

From: ghiefield@aol.com
Sent: Monday, August 10, 2020 4:03 PM
To: Tabitha Boschetti
Subject: Re: SW Norwood annexation and overall land use review context

Hi Tabitha,

I have just copied and pasted the text of one of my letters here and hope that you can figure out how to reach Nicole Morris or figure out how to get it in the public comment:

Here's Number One:

Please no new subdivision

Tue, Jun 23, 2020 1:15 pm

Dear Mr. Mayor and City Council Members,

I am writing on behalf of my friends and neighbors in the Norwood Heights neighborhood. We are deeply troubled by the proposal to build a new subdivision on Norwood next to Horizon School. Many of us were opposed to the annexation of that area and lost that battle but felt that our concerns were heard when the school was built rather than new houses. We felt heard and affirmed when the woods next to the school were kept natural as well. Now it seems the City has changed and the new people don't know what we had understood: We need that grove of trees for many reasons, the most important one being for the health of our children and citizens.

The grove of trees lining I5 not only acts as a sound barrier, but, it is a filter of toxins released by trucks and cars speeding up and down I5 24 hours per day, 7 days a week. We discussed the amazing noise pollution created by I5, as well as the air pollution and the city and metro representatives seemed to agree with us that there should always be a certain amount of acreage between a freeway and homes. As you know developers found out the hard way after they built and sold homes on Mandan Dr. with NO buffer. Children, adults, even animals and plants have not flourished on that street and in fact they have suffered. Of course the poor and most elderly live in those homes and it is a blight on the character of our city that the development was ever allowed. 5 years ago during the talks regarding the Basalt Creek map, we all agreed that the health of our citizens was our priority. The mayor at the time was even interested in making Tualatin a Blue Zone. Now it appears that the new city leaders are willing to take money in exchange for the health of its citizens! Please say it isn't so.

Please, use the positions we elected you for to resist the siren call of development money and stand up for the health of your constituents, and for people not informed enough to stand up for themselves. Please, limit the removal of our natural noise and air pollution filter. Once upon a time Beaverton and Tigard had deer, green spaces, clean air, and quiet neighborhoods. Now you can't tell where one ends and the other starts and it is all traffic and no wildlife. PLEASE protect our town and protect us and do not develop the woods on our borders. If you cannot stop the development, please, require the developer to maintain acreage of large stands of trees next to I5.

Thanks,

Gillian Stratton and Neighbors
Here's Number Two:

On Tue, Jun 23, 2020 at 12:47 PM <ghiefield@aol.com> wrote:

Dear Mr. Kellogg,

I am a resident of the Norwood Heights neighborhood asking you to please consider us when making your decision about the development next to Horizon Christian. I know that this was part of the Basalt Creek deal, but, on behalf of my neighbors we are asking you to limit the development for a simple and important reason: It changes the good faith agreement we made during those discussions.

The most important reason we are asking you to use your position on our behalf is because 5-10 years ago when we all participated in the discussions about the Basalt Creek/metro deal, we understood that there would be green space and/or natural space between us and our neighboring cities. We all agreed that we did not want to lose the small city feel of Tualatin and that clear borders created by green spaces would be the best way to keep from turning into a bay area or Beaverton where you can't tell where Portland, Tigard, and Beaverton start and stop. Once the green spaces that created the borders were gone, so was the small city feel. Now it is urban sprawl.

Please, please, uphold the agreement the people before you made. I know you haven't been mayor long, but I voted for you. I don't know if you've been a resident long, but, we had an understanding with Lou who was very pro development that the beautiful borders would be maintained. We all discussed wanting to be more like Lake Oswego than Tigard and it was the natural areas on the borders that we identified as important to keep. Please be our champion and do everything you can to maintain the green space at our border. We know that some times you can't stop development but, you can influence how the space is used and for example how many acres of tress or farmland must remain. Please do your best for keeping Tualatin "Tree City" USA, a beautiful and discreet little city.

Thank you so much for all that you do for our city. I know you're a volunteer and was so proud to see you at the LO summit on race. I get the feeling that you care more about your residents than money, and I appreciate that.

Sincerely,
Gillian Stratton

-----Original Message-----

From: Tabitha Boschetti <tboschetti@tualatin.gov>

To: ghiefield@aol.com <ghiefield@aol.com>

Sent: Mon, Aug 10, 2020 11:12 am

Subject: RE: SW Norwood annexation and overall land use review context

Gillian,

I'll be glad to see you online. I'm pasting the link below; you can also check out the full Council agenda here:

<https://meetings.municode.com/adaHtmlDocument/index?cc=TUALTNOR&me=f9420f055c41476c989f0a0f23e15a23&ip=True>.

Link:

<https://us02web.zoom.us/j/82343960600?pwd=K2lvbFhGUjJnaEZDbW1wMndkemFqUT09>

Phone: +1 669 900 6833

Meeting ID: 823 4396 0600

Password: 18880

Take care,

Tabitha Boschetti, AICP

503.691.3029 | tboschetti@tualatin.gov

From: ghiefield@aol.com <ghiefield@aol.com>
Sent: Monday, August 10, 2020 10:54 AM
To: Tabitha Boschetti <tboschetti@tualatin.gov>
Subject: Re: SW Norwood annexation and overall land use review context

Hi Tabitha,

Is there a Zoom link for today's meeting regarding the Norwood development? Would you mind sending it to me? Thank so much!
gillian

-----Original Message-----

From: Tabitha Boschetti <tboschetti@tualatin.gov>
To: ghiefield@aol.com <ghiefield@aol.com>
Sent: Fri, Jul 10, 2020 10:39 am
Subject: RE: SW Norwood annexation and overall land use review context

Gillian,

As an additional follow-up, I wanted to let you know that the Plan Text Amendment (PTA 20-0003) will also be a topic of discussion at the next Tualatin Planning Commission meeting, Thursday, July 16th at 6:30pm and the agenda is now online.

This meeting is not a hearing, but the public is invited to attend. The Tualatin Planning Commission, in their advisory role, will hear about the proposed code changes and decide on any recommendations to forward to City Council. The meeting will be held virtually on Zoom:

Tualatin Planning Commission. Thursday, July 16th, 6:30pm

Register in advance for this meeting:

<https://us02web.zoom.us/j/82471548974?pwd=WGJJV1I0d3BIb25RU1UvZmV6L0JTZz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

All meetings of the Planning Commission are open to the public. If you need special assistance or accommodation to participate in this meeting, contact Steve Koper, AICP, Planning Manager, at skoper@tualatin.gov or 503-691-3028. Notification thirty-six (36) hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

The agenda for the meeting: <https://mccmeetings.blob.core.usgovcloudapi.net/tualtnor-pubu/MEET-Agenda-ca6551efa01346e9ac55a6145ce88805.pdf>

The packet for the meeting including presentation and staff report:

<https://mccmeetings.blob.core.usgovcloudapi.net/tualtnor-pubu/MEET-Packet-ca6551efa01346e9ac55a6145ce88805.pdf>

The City Council hearing for the Plan Text Amendment and Annexation cases is still scheduled for August 10, 2020.

Take care,

Tabitha Boschetti, AICP
503.691.3029 | tboschetti@tualatin.gov

From: Tabitha Boschetti
Sent: Tuesday, June 30, 2020 4:56 PM
To: 'ghiefield@aol.com' <ghiefield@aol.com>
Subject: RE: SW Norwood annexation and overall land use review context

Gillian,

Thank you for sharing. As an update, the applications I mentioned are now online:

- Annexation ANN 20-0003: <https://www.tualatinoregon.gov/planning/ann-20-0003-norwood-annexation>
- Plan Text Amendment PTA 20-0003: <https://www.tualatinoregon.gov/planning/pta-20-0003-basalt-creek-rml-plan-text-amendment>

The notices will be going out soon for these two applications with hearings scheduled for the August 10th City Council meeting; if you were on the mailing list for the Neighborhood/Developer meeting notice you should be on this notice as well. For these upcoming applications, my staff report will be focused on the Annexation and Plan Text Amendment criteria specifically. I will of course be discussing the comments I receive from you and your neighbors, but ultimately bringing that back to the criteria. While these applications don't yet touch upon your concerns as specifically as the anticipated future Subdivision application would, I encourage you to check out the applications and decide if there are pieces of those applications you want to address more specifically in the testimony.

Take care,

Tabitha Boschetti, AICP
503.691.3029 | tboschetti@tualatin.gov

From: ghiefield@aol.com <ghiefield@aol.com>
Sent: Tuesday, June 30, 2020 9:06 AM
To: Tabitha Boschetti <tboschetti@tualatin.gov>
Subject: Re: SW Norwood annexation and overall land use review context

DEar Tabitha,

Here is what my second letter to the city council says. My neighbors and I all feel strongly about this and are grateful for your help. The mayor was not encouraging. Bummer.

Dear Mr. Mayor and City Council Members,

I am writing on behalf of my friends and neighbors in the Norwood Heights neighborhood. We are deeply troubled by the proposal to build a new subdivision on Norwood next to Horizon School. Many of us were opposed to the annexation of that area and lost that battle but felt that our concerns were heard when the school was built rather than new houses. We felt heard and affirmed when the woods next to the school were kept natural as well. Now it seems the City has changed and the new people don't know what we had understood: We need that grove of trees for many reasons, the most important one being for the health of our children and citizens.

The grove of trees lining I5 not only acts as a sound barrier, but, it is a filter of toxins released by trucks and cars speeding up and down I5 24 hours per day, 7 days a week. We discussed the amazing noise pollution created by I5, as well as the air pollution and the city and metro representatives seemed to agree with us that there should always be a certain amount of acreage between a freeway and homes. As you know developers found out the hard way after they built and sold homes on Mandan Dr. with NO buffer. Children, adults, even animals and plants have not flourished on that street and in fact they have suffered. Of course the poor and most elderly live in those homes and it is a blight on the character of our city that the development was ever allowed in the first place. 5 years ago during the talks regarding the Basalt Creek map, we all agreed that the health of our citizens was our priority. The mayor at the time was even interested in making Tualatin a Blue Zone. Now it appears that the new city leaders are willing to take money in exchange for the health of its citizens! Please say it isn't so.

Please, use the positions we elected you for to resist the siren call of development money and stand up for the health of your constituents, and for people not informed enough to stand up for themselves. Please, limit the removal of our natural noise and air pollution filter. Once upon a time Beaverton and Tigard had deer, green spaces, clean air, and quiet neighborhoods. Now you can't tell where one ends and the other starts and it is all traffic and no wildlife. PLEASE protect our town and protect us and do not develop the woods on our borders. If you cannot stop the development, please, require the developer to maintain acreage of large stands of trees next to I5.

Thanks,

Gillian Stratton and Neighbors

-----Original Message-----

To: tboschetti@tualatin.gov <tboschetti@tualatin.gov>

Sent: Tue, Jun 23, 2020 12:32 pm

Subject: Re: SW Norwood annexation and overall land use review context

Dear Tabitha,

Thank you for your help. I have copied and pasted my first letter to the mayor below. I intend to also write our city council members and am asking you to forward my letter to whomever in your department is able to influence how the development proceeds. My neighbors and I met last night in our driveway and brainstormed about 10 strong reasons why the development should be limited, but, I am passionate about my most important reason: If we develop right up to our border and Wilsonville does the same thing, there will be no discernable city and the very character of our town will be lost.

Dear Mr. Mayor,

I am a resident of the Norwood Heights neighborhood asking you to please consider us when making your decision about the development next to Horizon Christian. I know that this was part of the Basalt Creek deal, but, on behalf of my neighbors we are asking you to limit the development for a simple and important reason: It changes the good faith agreement we made during those discussions.

The most important reason we are asking you to use your position on our behalf is because 5-10 years ago when we all participated in the discussions about the Basalt Creek/metro deal, we understood that there would be green space and/or natural space between us and our neighboring cities. We all agreed that we did not want to lose the small city feel of Tualatin and that clear borders created by green spaces would be the best way to keep from turning into a bay area or Beaverton where you can't tell where Portland, Tigard, and Beaverton start and stop. Once the green spaces that created the borders were gone, so was the small city feel. Now it is urban sprawl.

Please, please, uphold the agreement the people before you made. I know you haven't been mayor long, but I voted for you. I don't know if you've been a resident long, but, we had an understanding with Lou

who was very pro development that the beautiful borders would be maintained. We all discussed wanting to be more like Lake Oswego than Tigard and it was the natural areas on the borders that we identified as important to keep. Please be our champion and do everything you can to maintain the green space at our border. We know that some times you can't stop development but, you can influence how the space is used and for example how many acres of tress or farmland must remain. Please do your best for keeping Tualatin "Tree City" USA, a beautiful and discreet little city.

Thank you so much for all that you do for our city. I know you're a volunteer and was so proud to see you at the LO summit on race. I get the feeling that you care more about your residents than money, and I appreciate that.

Sincerely,
Gillian Stratton

Thanks Tabitha!

-----Original Message-----

From: Tabitha Boschetti <tboschetti@tualatin.gov>

To: ghiefield@aol.com <ghiefield@aol.com>

Sent: Wed, Jun 17, 2020 12:36 pm

Subject: SW Norwood annexation and overall land use review context

Gillian,

Thank you for your earlier call about potential future development at property south of SW Norwood Road west of I-5. As we discussed, there are three land use reviews that require public notice prior to development, with different opportunities to weigh in. My hope is to outline those below and highlight where there is the greatest leverage for influencing what happens with the property. I've also included general contact information for City Council and other information for the site below.

Land use reviews and public testimony:

- **Plan Text Amendment.**

- o This application has been submitted; the applicant has held their Neighborhood/Developer meeting.
- o The City Council hearing is not yet scheduled. The City will mail hearing notices inviting public testimony when it is scheduled and will put the application materials online.
- o In this application, the applicant is requesting to make it easier to develop single-family houses instead of attached housing. The current code calls for attached housing types, or a Conditional Use Permit for a subdivision that allows single dwelling homes.
- o This application has the broadest approval criteria. City Council needs to find that the proposed code changes are in the public interest. The applicant is essentially asking to change the criteria that would apply at the time of a future subdivision application, making this the area where the public has the greatest relative traction with regard to changing those criteria.
- o The code section with criteria for this application is online here:
https://library.municode.com/or/tualatin/codes/development_code?nodeld=THDECOTUOR_CH33APAPCR_TDC_33.070PLAM

- **Annexation.**

- o This application has been submitted; the Neighborhood/Developer meeting needs to be held, along with some other paperwork details, before it will be deemed complete.
- o The City Council hearing not yet scheduled. The City will mail hearing notices inviting public testimony when it is scheduled and will put the application materials online.

- o The request for this application is to adjust the city boundary to bring this property into the City of Tualatin.
 - o There will be a City Council hearing to consider the proposal. The criteria are somewhat more objective. The specific code criteria in our code can be found here: https://library.municode.com/or/tualatin/codes/development_code?nodemd=THDECOTUOR_CH33APAPCR_TDC_33.010AN
 - o The approval criteria reference a lot of other government statutes, which can make it pretty opaque. I'm attaching the Analysis and Findings from the annexation application for the property south of Horizon which walk through the criteria as it applied to that site; I hope that makes it a bit clearer what kind of considerations are in play for approving an annexation.
- **Subdivision.** (not yet submitted or scheduled for Neighborhood/Developer meeting)
 - o This application has not yet been submitted. The applicant cannot submit this application until after City Council approves an annexation.
 - o The criteria for approving a subdivision are more technical in nature (transportation impacts and mitigation; lot dimensions meeting minimum standards). This is a staff level decision with a public notice period inviting comments to staff. The subdivision does not go to a public hearing unless the staff decision is appealed. The application is primarily evaluated by our Engineering staff.
 - o Environmental impacts and any potential mitigation are evaluated during this application process by the City's partner agency, Clean Water Services.
 - o The general criteria for approving a subdivision are here: https://library.municode.com/or/tualatin/codes/development_code?nodemd=THDECOTUOR_CH36SUPAPRLIAD_TDC_36.120TESUPL
 - The next steps toward development would follow an approved subdivision and not have a public notice period. Developers are generally required to create public infrastructure like sidewalks ahead of new home development. New homes need to meet standards in the adopted city code; these are evaluated in an Architectural Review—Single Family application reviewed by staff, followed by building permits.

MORE INFORMATION:

After an application is deemed complete (meaning we have everything needed to evaluate the application) the City will post information about the application online here: <https://www.tualatinoregon.gov/projects>

More general information about contacting your City Council is online here:

<https://www.tualatinoregon.gov/citycouncil/meet-your-council>. There is a general Council contact email (council@tualatin.gov) or you may contact specific members as noted on the site. As I was saying, Council is a public body accountable to the voters so you can contact them at any point. That said, there is an advantage to also commenting specifically during the formal public comment period for a specific land use hearing; if someone decides to appeal a formal land use decision, they generally need to have testified during the public comment period.

As additional background, the Basalt Creek Concept Plan applied future Medium-Low Density Residential (RML) zoning to this area to be applied upon annexation.

You can find a copy of the Basalt Creek Concept Plan here:

https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/4509/exhibit_2_-_basalt_creek_concept_plan.pdf My understanding is that the change to the Urban Growth Boundary was started in 2004, but it took longer for Tualatin, Wilsonville, and Metro to develop this plan. For comparison, RML is the same zoning as is applied north of SW Norwood between Boones Ferry and approximately SW 87th. Our zoning map online (<https://www.tualatinoregon.gov/planning/zoning-map-interactive-viewer>) is also helping for viewing the existing city boundary and Urban Planning Area boundary (the area not currently within Tualatin, but generally eligible to apply for annexation). Note that the map shows future zoning that would be applied for properties not currently within city limits.

In my professional assessment, an outcome that sees no development whatsoever is not the most likely given that City Council already approved the Basalt Creek Concept Plan which shows how residential development can be accommodated in our swiftly growing and housing-constrained region. There is also a broader legal context surrounding property rights that any Council land use decision needs to operate within. That said, I think there are several points during this process where there are definitely opportunities to shape how the proposal responds to the existing neighborhood, environment, and overall context. I am happy to discuss any further questions.

Sincerely,

Tabitha Boschetti, AICP

Assistant Planner

City of Tualatin | Community Development

503.691.3029

www.tualatinoregon.gov

tboschetti@tualatin.gov

My pronouns are she/her