

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:48 AM  
**To:** abeddes@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No on rezoning for high-rises on Norwood  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Aaron Beddes <[abeddes@gmail.com](mailto:abeddes@gmail.com)>  
**Sent:** Thursday, April 27, 2023 5:17 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No on rezoning for high-rises on Norwood

City Council,

I agree with the planning commission recommendation to deny the amendments to allow high-density high-rises on Norwood. The negative impact on existing residents and infrastructure would be too great, and the area is not prepared for and would not well support such high-density housing.

High-rise apartments belong in downtown Tualatin.

Please vote no on.

Thank you.

Aaron Beddes  
22765 SW Eno Pl  
Tualatin

# **Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

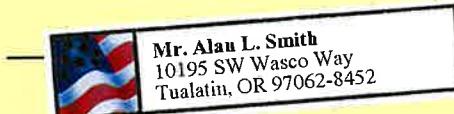
*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:



Address:

A large, handwritten signature in black ink that reads "Alan L. Smith".

4-26-23

## **Madeleine Nelson**

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**From:** Madeleine Nelson  
**Sent:** Friday, March 31, 2023 8:45 AM  
**To:** alisa Bear  
**Cc:** Steve Koper  
**Subject:** RE: PMA 23-0001 Med to high density  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** alisa Bear <alisaabear@gmail.com>  
**Sent:** Friday, March 31, 2023 5:58 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** PMA 23-0001 Med to high density

Hello,

I'd like to go on record that changing the med to high density apartment building is not a good idea.

Even without the new horrible development going in, the traffic is a nightmare. I can't go into Wilsonville or Tualatin after 4:00pm on most days due to traffic backup. Some nights the line of cars going towards I-5 ramp is past the high school.

The city has ruined Tualatin with this new development off Norwood. I've been a resident for 29 years and never expected this. Unfortunately Tualatin will no longer be my forever home.

Thanks, Alisa

## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:31 AM  
**To:** alisa Bear  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** alisa Bear <alisaabear@gmail.com>  
**Sent:** Friday, April 14, 2023 10:01 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

## **Subject: No to PTA23-0001 and PMA23-0001**

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

This entire situation (deforestation, destruction of roadway and future development) is making this 29 year resident put up a for sale sign. I no longer value living in the city of Tualatin.  
Thank you all for being strong leaders for the community!

**Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Allaire Rosenthal

Address: 22236 SW 107th Ave, Tualatin 97062

5/11/23

## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 10:18 AM  
**To:** aparachini@parachinigroup.com  
**Cc:** Steve Koper  
**Subject:** RE: Mysterious flyers we received regarding "high rise" apartments in "downtown Tualatin"  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. In response to your question, the proposed units are intended to be market-rate apartment housing. Additional information regarding the proposed Plan Map Amendment and Plan Text Amendment on Norwood Rd is available here: <https://www.tualatinoregon.gov/planning/pma23-0001-pta23-0001-norwood-multi-family-plan-map-text-amendment>

Would you like your email included in the public record which will be presented to the Planning Commission and Council at the public hearing? The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information.

Please let me know if you have any additional questions,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Allan Parachini <aparachini@parachinigroup.com>  
**Sent:** Monday, May 1, 2023 9:54 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** Mysterious flyers we received regarding "high rise" apartments in "downtown Tualatin"

Hi. My wife and I are newcomers, having moved here only about 2 ½ years ago so we had no knowledge of the history of this project until flyers were taped to the front doors of every house in our neighborhood (Martinazzi Woods) over the weekend. My initial reaction was, and is, suspicion since no group or individuals are identified as sponsors of this drive, which asks everyone to send you personally a pre-written statement of opposition. There is, of course no contact information....I imagine you're aware.... We're both older (early and mid-70s) and chose Tualatin for affordability and greater proximity to our two kids, who are in L.A. and New York.

We drove out to the area in question last night and noticed, of course, that there is already a subdivision under construction and abundant vacant land surrounding the church. We were also struck by the term "high rise," since even the revised permissible height would not be a "high rise" in any conventional meaning of the term. The density of the proposed project is high in terms of housing units, but in terms of the available land, it doesn't strike us as excessive. I am assuming that the 236 units proposed would be market rate (meaning tenants who are employed but needing affordable rents) or low income. If that correct? I didn't read the entire Planning file, but nothing jumped off the page at me that addresses that question.

We both worked careers in Los Angeles and I was a reporter for 26 years, including at the L.A. Times. We moved to Kauai in 2002 and I got back into the news business working in a hyper-local market because of a need for accurate information in an island environment. I had never planned to return to journalism. In both of those capacities, but especially on Kauai, I covered housing shortage/crisis issues intensively and the crisis is real on all of the islands, regardless of the tourism/paradise stereotype. I saw many of the same opposition schemes when it came to adding affordable housing near high end luxury homes.

I'm not sure what to make of this Tualatin controversy, though my gut tells me that, at its base, it's about socioeconomic, or even racial, opposition. My wife and I want to take a position, but it's not entirely clear what that should be. The mysteriously anonymous leaflet campaign that relies on hyperbolic descriptors represents a number of red flags to me. I've actually thought about writing something about it, though it's not at all clear for whom. Would you be comfortable talking about this? Thanks.

--

Allan Parachini  
21074 SW 90th Ave.  
Tualatin, OR 97062

landline: 503-454-0648  
mobile: 626-676-5328

[www.allanparachinicustomfurniture.com](http://www.allanparachinicustomfurniture.com)

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A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Allen Stocker

Address: 22260 Sw PINTO DR (35 yr  
old DSF) 1123-2013

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:54 AM  
**To:** Alma Palma  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Alma Palma <palmaalma172@gmail.com>  
**Sent:** Friday, April 7, 2023 8:17 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Alma Palma Douglass

18051 SW Lower Bones Ferry Road #144 Zip 97224

5419997260

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**join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: AIVA Schneff

Address: 20975 SW 89th Ct, Tualatin

Signature: Aiva Schneff Date: 5/1/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Alyssa Wegler

Address:

5725 SW Wichita St.

Signature:

Alyssa Wegler

4-30-23

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:25 AM  
**To:** Amy Elbers  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Amy Elbers <[amyelbers0727@gmail.com](mailto:amyelbers0727@gmail.com)>  
Sent: Sunday, April 9, 2023 9:05 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Amy Elbers

14848 SW Scholls Ferry Rd Apt N104 Beaverton Oregon 97007

2087899426

Amy Elbers

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:25 AM  
**To:** Ana Bautista  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Ana Bautista <[ana.bautista7@yahoo.com](mailto:ana.bautista7@yahoo.com)>  
**Sent:** Wednesday, April 12, 2023 4:17 PM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments. As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. Horizon Community Church is a refuge in the midst of so much anxiety for so many families. I am certain it will be so for the potential additional families that this project would bring into our community.

The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Ana Bautista

10658 SW McKinney St  
Tualatin, OR 97062

[\(503\) 989-8467](#)

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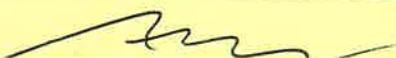
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I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name: ANDREW DUVREEZ

Address: 8788 SW RAMBLING CT TUALATIN 97062

Signature: 

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Name:

Andrew & Anne Conley

Tualatin OR  
97042

Address:

22575 SW 87th Place

Signature:

Conley

4-4-23

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Name:	_____
Address:	_____
Signature:	_____
Date:	_____

Your Address:  
ANDREW & EMILY WILKES  
22304 SW PINTO DR  
TUALATIN OR 97062

24 APR 2023 PM 5 1



Attn: Madeleine Nelson  
Tualatin Planning Division  
10699 SW Herman Rd  
Tualatin, OR 97062

As Citizen of Tualatin I say NO to PTA23-0001 and PMA23-0001 applications.

## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:48 AM  
**To:** Andrew Malm  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Andrew Malm <[malm.andrew@gmail.com](mailto:malm.andrew@gmail.com)>  
Sent: Wednesday, April 12, 2023 4:57 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Andrew Malm

22538 SW 96th Dr  
Tualatin OR 97062

971-727-9344

Sent from my iPhone

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:14 AM  
**To:** easyonea@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: PTA23-001 and PMA23-001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Andy C. <[easyonea@gmail.com](mailto:easyonea@gmail.com)>  
Sent: Sunday, May 07, 2023 11:04 AM  
To: Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
Subject: PTA23-001 and PMA23-001

Mr. Mayor and Council Members,

Tualatin is our home. It was, is and should continue to be what we moved here for. A beautiful, balanced community with good schools, parks and sense of place. The consideration of high density housing in multi story buildings outside of the core changes all that. Consider what our community is and what it should continue to be. Buildings and density of this type in the proposed area is a mistake we cannot recover from. Please consider the future of our community when voting NO on the proposed code changes.

I say NO to PTA23-001 and PMA 23-001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. These types of structures and density belong downtown ONLY where infrastructure can support them and those who live there. Please consider the needs of all.

Respectfully,  
Mr. Andy Clarke  
Ibach Park

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:47 AM  
**To:** Annilee Hyre  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Annilee Hyre <annileedh@gmail.com>  
**Sent:** Friday, April 14, 2023 12:06 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

I am in strong opposition to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Annilee Durfey Hyre

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, May 2, 2023 8:17 AM  
**To:** Annilee Hyre  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Annilee Hyre <[annileedh@gmail.com](mailto:annileedh@gmail.com)>  
**Sent:** Monday, May 01, 2023 12:52 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

I agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website Norwoodsaysno.org shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.

Thank you,

Annilee Hyre  
22840 SW Vermillion Dr.  
Tualatin, OR 97062

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

ARIC SKJELSTAD

Address:

22565 SW 10<sup>th</sup> Ave 97062

5-7-27

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:49 AM  
**To:** Bob Taylor  
**Cc:** Steve Koper  
**Subject:** RE: Please do the right thing for Tualatin tax payers and residents  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Bob Taylor <bob@materialcg.com>  
**Sent:** Friday, April 14, 2023 2:08 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Please do the right thing for Tualatin tax payers and residents

Hello and thank you for allowing me to submit my comments,

I have lived in or near Tualatin since 1978, with a child attending School in the Tualatin School district – our family shares the City's desire to offer affordable housing, address big picture objectives and hopes our elected officials make logical decisions which represent their Constituents values and work within the existing building codes Neighbors of Norwood bought into – please stop the PTA23-0001 and PMA23-0001 applications.

This all started when the City approved the Plambeck apartment project (also on Norwood), in which developers requested to bypass the city zoning for height restrictions. It's mind boggling why this request was ever approved & set into motion a precedent & slippery slope which is unfolding recklessly and a money grab from non-local developers guised as building "affordable housing" when in fact – they are salivating at the opportunity to build high end apartments and townhomes in the suburbs (openly advertising as such), which were never designated for such developments. There are designated areas for such projects readily available, it's just that these developers can't command high end prices in these designated areas – this is a money grab – not "affordable housing".

The original proposal the City approved on the Plambeck apartments on Norwood was good, it met the City's broader planning objectives for affordable housing, was within City codes, Aesthetically appealing and not detrimental to neighborhoods property rights. But later the developers said "the property was difficult to develop due to challenging topography", therefore requested a "variance" to increase to 4 stories (2 stories about the zoning laws)...

That "argument" has been proven false – all anyone has to do is look at the Lennar new home development on Norwood (adjacent to this project) – I walked the cleared land before improvements – the topography revealed tremendous up & down elevation changes no different than what the adjacent Plambeck original development plan faced. While I'm no

fan of Lennar and how they managed to remove their promised “tree preservation zone” (which is a whole other issue which should never have occurred) Lennar validated the ability to work within those parameters and within the existing building codes! The Plambeck developers whom purchased that property knew the topography before they bought it, they just wanted to change the rules & the City obliged (ref. attached visual how the Plabeck project changed from the original proposal).

It's simply wrong what was allowed to be approved and now appears to be leading to continuous like projects being approved! These developments are not benefitting those in need of affordable housing, only adding to an already extremely congested traffic area (trying to bypass I-5 rush hours) – all you have to do is drive down boones ferry road in the late afternoons – it backs up from the north Wilsonville I-5 exit all the way to Tualatin High School!

These projects only benefit developers bottom line, not the neighbors of Norwood. We can hire lawyers and fight the email campaigns for those lobbying for zoning changes and high rises in neighborhoods (including the community church whom wants to profit from selling their property and of course developers), but it's time to our elected officials to represent the residents of Tualatin & not big business, non-local money grabbing developers!

Sincerely concerned neighbor,

Arthur Robert Taylor; 22675 SW Vermillion Drive, Tualatin

What was proposed and Tualatin agreed to annex the property into Tualatin & all this project to move forward

- Meets zoning criteria
- Aesthetically appealing
- Not detrimental to other property owners & rights
- Achieves objective of providing affordable housing
- **HARD TO ARGUE SUCH A PROJECT**



What the local community & neighbors is going to get?  
➤ None of the above, except “Affordable housing”

**Table 43-3 Development Standards in the RH Zone**

STANDARD	REQUIREMENT	PROPOSAL
Structure Height	35 feet	54 feet



## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:18 AM  
**To:** Bob Taylor  
**Cc:** Steve Koper  
**Subject:** RE: Planning has heard the tax payers of Tualatin  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Bob Taylor <bob@materialcg.com>  
**Sent:** Sunday, April 30, 2023 11:51 AM  
**To:** Council <council@tualatin.gov>  
**Cc:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Planning has heard the tax payers of Tualatin

Hello and thank you for allowing me to submit my comments,

I hope the Tualatin City Council will follow Planning's recommendation to adhere to established zoning standards (specifically height limits) in our neighborhoods.

I have lived in or near Tualatin since 1978, with a child attending School in the Tualatin School district – our family shares the City's desire to offer affordable housing, address big picture objectives and hopes our elected officials make logical decisions which represent their Constituents values and work within the existing building codes Neighbors of Norwood bought into – please stop the PTA23-0001 and PMA23-0001 applications.

This all started when the City approved the Plambeck apartment project (also on Norwood), in which developers requested to bypass the city zoning for height restrictions. It's mind boggling why this request was ever approved & set into motion a precedent & slippery slope which is unfolding recklessly and a money grab from non-local developers guised as building "affordable housing" when in fact – they are salivating at the opportunity to build high end apartments and townhomes in the suburbs (openly advertising as such), which were never designated for such developments. There are designated areas for such projects readily available, it's just that these developers can't command high end prices in these designated areas – this is a money grab – not "affordable housing".

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neighborhoods property rights. But later the developers said "the property was difficult to develop due to challenging topography", therefore requested a "variance" to increase to 4 stories (2 stories about the zoning laws)...

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It's simply wrong what was allowed to be approved and has lead to developers pushing for more projects to be approved via either "exceptions" or outright changing the zoning standards! These developments are not benefitting those in need of affordable housing, only adding to an already extremely congested traffic area (trying to bypass I-5 rush hours) – all you have to do is drive down Boones Ferry road in the late afternoons – it backs up from the north Wilsonville I-5 exit all the way to Tualatin High School!

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: ARTIE E ALVAREZ

Address: 10727 30 W NELSON ST TUALATIN

Signature: R. E. Alvarez

Date: 5-6-23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

ARVA BARTOS

Address:

17750 SW CHIPPENWA TRL.

Arva Bartos - 05/3/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Audrey McReynolds

Address:

22720 SW 81<sup>st</sup> Pl Tualatin, OR 97062

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Barbara McCarthy

Address: 19135 SW mobile PL Tualatin, OR 97062

Signature: Barbara McCarthy

Date: 5-2-2023

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A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Barbara Thomason

Address:

10100 S.W. Wasco Way

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Becky Hō

Address: 8983 SW STONO Drive Tualatin

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Betsy Volm

Address:

88100 SW Comanche Ct., Tualatin 97062

RITA 11/1/22

412-2122

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: BEV FEUCHT

Address: 22715 SW 87TH PL TUALATIN

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Beverly M Lohman

Address: 8545 - 2nd W. Middle ct

Signature: Beverly M Lohman Date: 4/12/19

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Bill SAVENS

Address: 22295 SW TAYLORS DR

Signature: Bill SAVENS Date: 4/29/2023

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Name: Blankenship

Address: 5359 SW Natchez St

Signature: J. Blankenship Date: 5/3/23

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:01 AM  
**To:** Bob Eittreim  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Bob Eittreim <bobeittreim1@gmail.com>  
**Sent:** Wednesday, April 12, 2023 8:41 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here. Bob Eittreim

Type Your Address Here 11040 s w greenburg rd #310 tigard oregon 97223

Type Your Phone Number Here 503 830 6251

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Boaz Carbajal

Address:

22309 SW Mandan Dr Tualatin

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:22 AM  
**To:** Bonnie Ford  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Bonnie Ford <bfordmelson@hotmail.com>  
**Sent:** Saturday, April 15, 2023 9:40 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001

### **To the Tualatin Planning Board:**

Please listen with compassion and concern to your community members when we ask you to say NO to PTA23-0001 and PMA23-0001 applications. These are not in the best interest of the citizens of Tualatin and are not appropriate for this area. A high-rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Thank you for listening and considering the impact that your actions have on thousands of your neighbors. We depend on you to do the right thing.

Bonnie Ford

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Brad Collision

Address:

22290 SW Chilkat Ter

Signature:

Brad Collision

Date:

4.28.23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:34 AM  
**To:** Brent Beebe  
**Cc:** Steve Koper  
**Subject:** RE: Subject: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Brent Beebe <brent.beebe@gmail.com>  
**Sent:** Friday, April 14, 2023 10:18 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Subject: No to PTA23-0001 and PMA23-0001

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City. I also ask that you consider the proven impacts of putting apartments directly next to an established neighborhood, including the 500 additional vehicles it will add to Boones Ferry and crime.

Given AKS's failure to implement promised forestry buffer zones on their previous development on the Autumn Sunrise Development on Norwood Road between 89th and Vermillion, it is my opinion that we should not grant them any more leeway for any more development. Period. Autumn Sunrise is now a barren moonscape that allows us the privilege of seeing hearing and smelling Interstate 5 and the two unsightly water tanks and unrestricted damaging winds. We miss greatly what we had when there was a beautiful forest, sound and smog barrier and windbreak. We wonder if they ever really meant to preserve ANY trees. AKS appears to be a logging company, first and foremost.

In addition, I object to their plan beyond this annexation and partition to **create an apartment complex directly next to and established single-home neighborhood**. Doing so will have a

negative effect on home values and increase likelihood of crime in what has been a relatively crime-free area. This effect is documented (see attached letter below)

Some in this neighborhood say “No Hi-Rise on Norwood”. I will go further to say “No APARTMENTS, PERIOD on NORWOOD”. I do not object to apartments, just their placement, especially as when the Basalt Creek development was being drawn up, ***we were told by the Tualatin City government that any multi-family homes in the residential development areas would be placed far to the south, along the proposed Basalt Creek Parkway extension.*** Taking the city at its word, many of us quit being concerned and stopped watching. While we “weren’t looking” over time, the apartment location has crept northward on development maps until it is now planned directly next to our neighborhood. The City government should be held to its original plan to restrict the placement of any multi-family developments away from existing single family homes.

If the city will put the Apartments back on the southern edge of the development, I don’t care if they are Hi-Rise or not. Build a skyscraper down there if you want.

This new area in question is a beautiful wooded oasis that *needs to be preserved and enhanced as a park*, not as a yet another bulldozed apartment complex and parking lot and mass contributor to more gridlock on Boones’s Fwy.

(Note: the planned park along Boone’s Fwy is NOT an acceptable substitute, as it is not realistically within walking distance.

Please reject these applications .

Brent Beebe  
8895 SW Stono Drive  
Tualatin, OR 97062

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Attachment of email sent to the City Council of Tualatin For consideration at the April 11 City Council Meeting, 7:00 PM

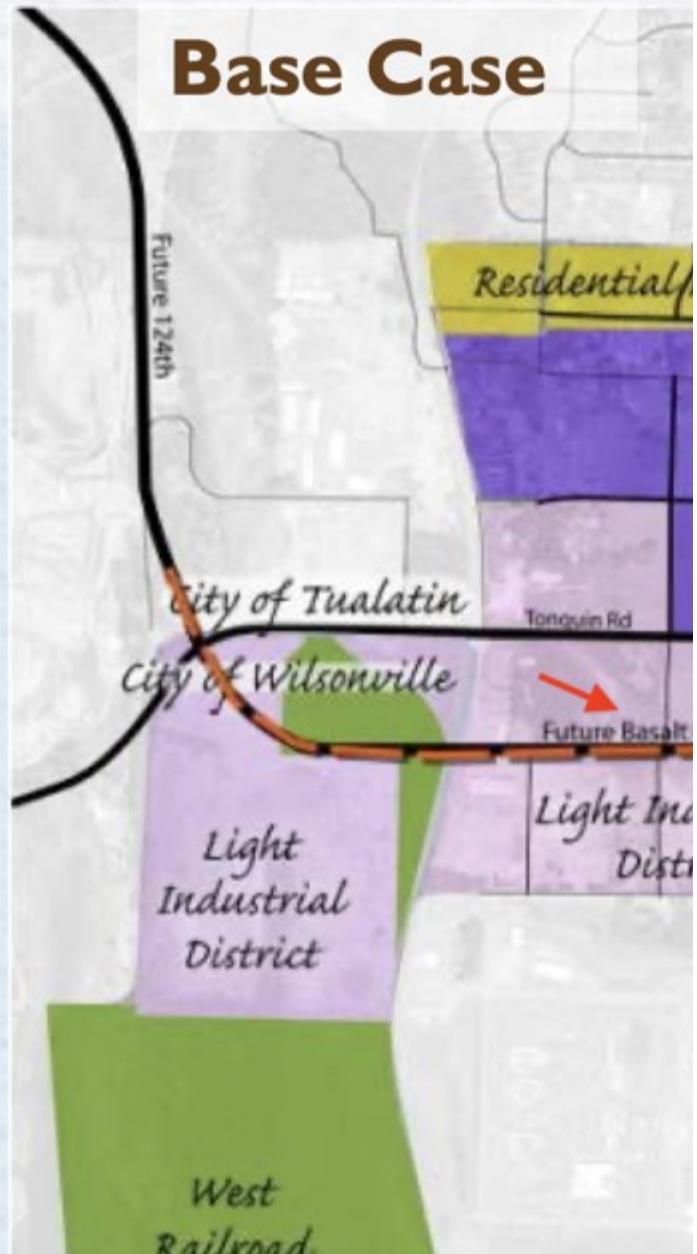
Honorable Mayor and Councillors,

When Tualatin was working on the Basalt Creek extension of the City limits, ***we were told, and shown maps that stated that there would be ONLY single family homes next to our neighborhood, and that any apartment complexes would be near the Basalt Creek parkway extension.*** See Figure 1.

**Figure 1.** From [https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda\\_packet\\_1-19.17\\_updated.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda_packet_1-19.17_updated.pdf)

# Scenario Prog

- Dec 2014 Joint Council meeting
- Basalt Creek Parkway jurisdictional boundary
- Tualatin Council feedback: Need more housing



I am not generally opposed to apartments (having been an apartment dweller for some time in my earlier years), but it **would be better if they were constructed further south below NEW constructed neighborhoods just above the basalt parkway proposed extension to I5 as shown in Figure 1.** Building there, *the acceptance of the Apartment complex would be baked into the purchase of new nearby homes.* New houses built around it would be already valued appropriately, and buyers would go in with eyes open. It might also encourage more lower priced owned homes to be built around it, where there is no opportunity for that now.

It is not apartments themselves I am opposed to, **but the intended location next to an established neighborhood of single family owned homes.** It has been my experience that apartments have a chilling effect on property values on the adjacent established neighborhood, and will increase crime in the area, where there is almost none now.

There are several websites that contain studies of the effect of apartments next to established neighborhoods. There were two studies that I read in depth. The first one was conducted by Mark Obrinsky and Debra Stein in March 2007 entitled "[Overcoming Opposition](#) to

Multifamily Rental Housing". As one might expect from the paper title, the aim of the paper was not to enlighten, but to influence using facts that suited the stated goal of overcoming resistance to rental multifamily rental housing.

The second study was "**Rental Housing and Crime: The Role of Property Ownership and Management**" by Terance J. Repham Regional Economist at the Center for Economic and Policy Studies Weldon Cooper Center for Public Service, University of Virginia. This second study statistically shows that multifamily rentals actually do correlate to an increase in crime in nearby previously established neighborhoods.

Most of the other studies I found were by contracting interests, with predictable findings.

One pro-apartment argument is that because of the number of families at a single location, of course there would be more crime per capita. However, one just has to look at the crime map of Tualatin (see Figure 2) supplied by the Tualatin Police department to readily see that the vast majority of crimes, I might venture to speculate 90-95% in Tualatin crime occurs in Multifamily rental locations. As you may also notice on the same map, the area south of Tualatin High school had one dot.

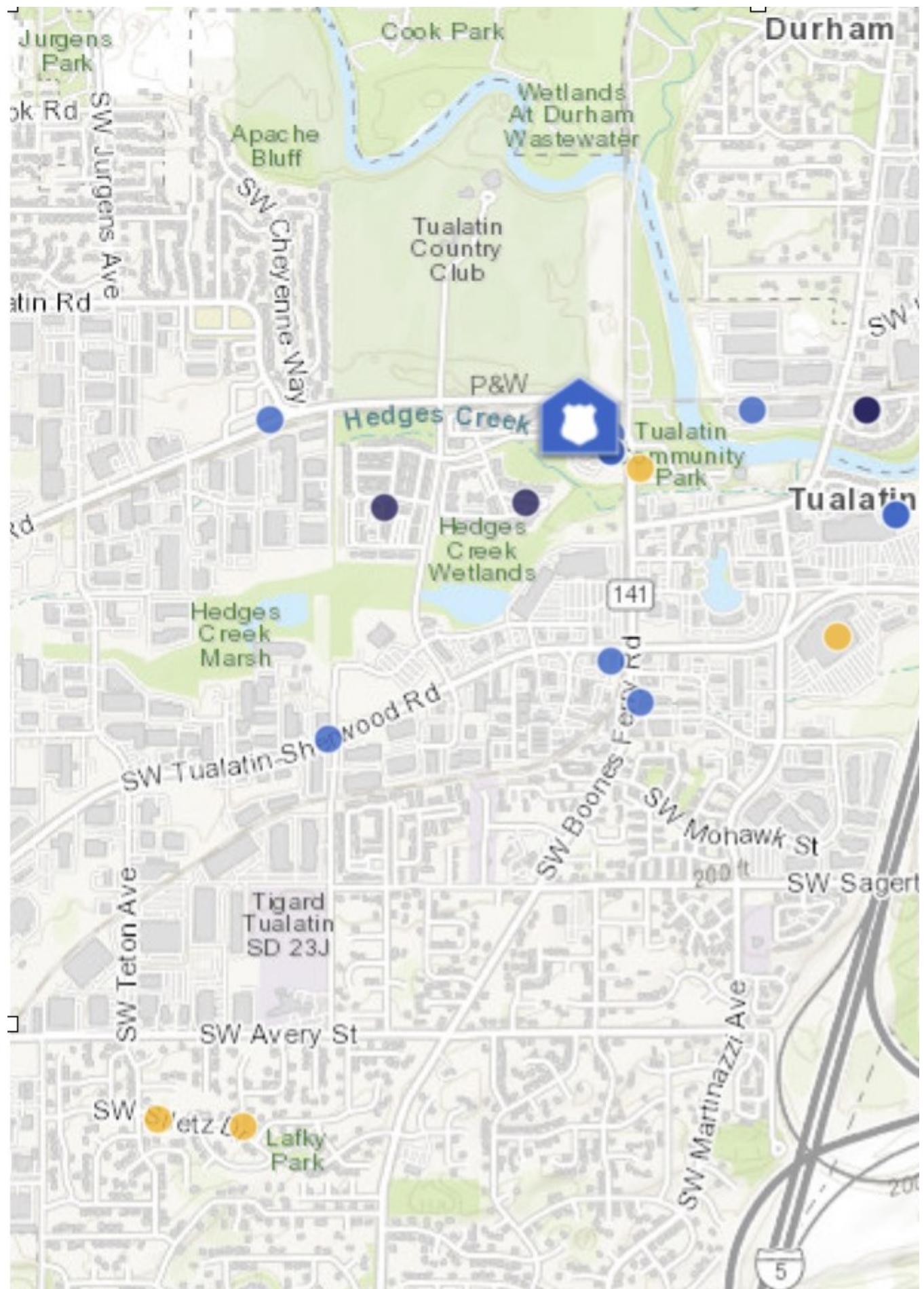


Figure 2 - Crime Map of Tualatin (as of date 4/11/2022).

If increased density is the goal, I would not be opposed to a zoning change for **family** owned condominiums (but not speculators for rentals), as there is an inverse relationship between home ownership and criminal activity in a neighborhood.

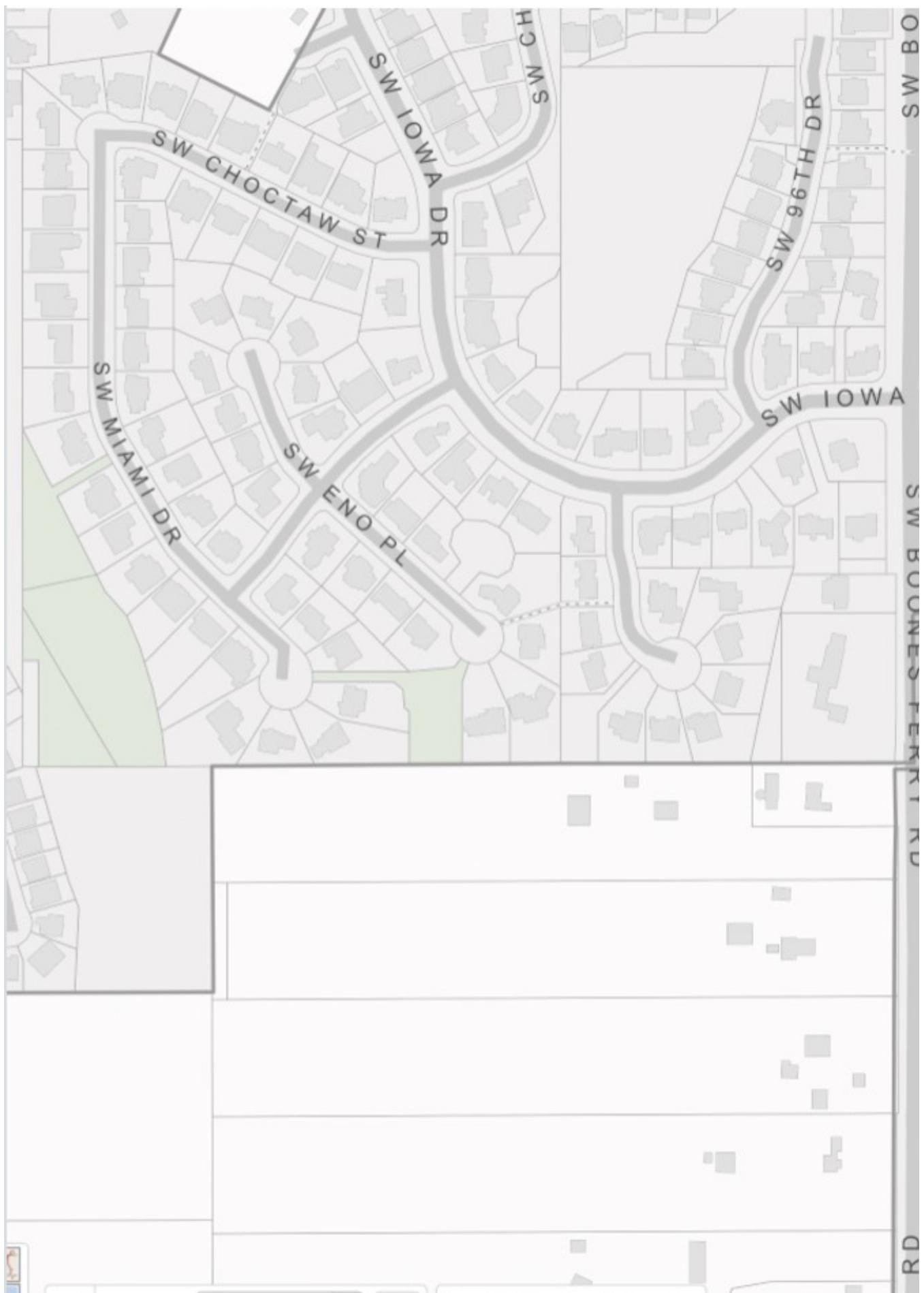
I don't know how far along AKS is with their zoning petition, but would like to stop it if possible, unless a change is made to Condominiums instead of Apartments.

In closing, I would like to reiterate that building multifamily rental units next to an established neighborhood causes property value loss on neighbors in established neighborhoods through no fault or control of their own.

Thank you for your time and best regards.

Brent Beebe  
Tualatin

**Figure 3** - Proposed location of Multifamily Rental Apartments





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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Brent Beebe Brent Beebe

Address:

8895 SW Stone Dr. 97062

B. Beebe

1/15/2023

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:10 AM  
**To:** Aleisha Pieri  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Aleisha Pieri <aleisharp@gmail.com>  
**Sent:** Saturday, April 8, 2023 9:07 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Brian and Aleisha Pieri

13885 SW Martingale Ct, Beaverton, OR 97008

503-646-8129

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Name:

BRIAN GLASS

Address:

22750 SW 89<sup>TH</sup> PL, TUALATIN, OR 97062

B. Glass

5/4/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: BRUCE AUSTIN

97062

Address: 22290 SW TAYLORS DR., TUALATIN, OR

Signature: B. Austin

Date: 5/11/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Bruce W. Shriner

Address: PO Box 894 Tualatin, OR 97062

5/4/23

**Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:42 AM  
**To:** Bruce Varney  
**Cc:** Steve Koper  
**Subject:** RE: NO on PTA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Bruce Varney <varneyb@comcast.net>  
**Sent:** Tuesday, April 18, 2023 5:38 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** NO on PTA23-0001

**Subject: No to PTA23-0001 and PMA23-0001**  
**I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.**

Thank you.

**Bruce Varney**

4500 SW Saum Way  
Tualatin, Or

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 2:00 PM  
**To:** Tim N.; Chad Fribley; Mary Lyn Westenhaver; Marissa Katz; Julie Heironimus  
**Cc:** Steve Koper  
**Subject:** RE: Byrom CIO Executive Committee Statement: No on PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Tim N. <timneary@gmail.com>  
**Sent:** Thursday, April 13, 2023 12:28 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <cogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Kim McMillan <kmcmillan@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Chad Fribley <kapaluapro@aol.com>; Mary Lyn Westenhaver <mwestenhaver@hotmail.com>; Marissa Katz <katzmari22@gmail.com>; Julie Heironimus <jujuheir@aol.com>  
**Subject:** Byrom CIO Executive Committee Statement: No on PTA23-0001 and PMA23-0001

Hello Planning Commission and City Council Members,

The leadership of the Byrom CIO met recently and discussed the proposed text and map amendments: PTA23-0001 and PMA23-0001. **The Executive Boards of the Byrom CIO agreed that these proposed text and map amendments are NOT in the best interests of the current and future residents of Tualatin, and therefore should not be recommended for approval.**

Reasons to not approve the proposed text and map amendments:

1. The rationale to remove the restriction on residential high rises and enable them to be built anywhere in Tualatin is rooted in a concern for lack of affordable housing. It is important to note that the proposed apartments have been described by the builder as "class A, luxury apartments." These are not low income or subsidized housing. Additionally, studies have recommended that the city of Tualatin should add about 1000 housing units by 2040. Based on current construction and approvals in the city, about 1200 units will already be added to housing inventory, well above the 2040 target. There is not a need to rush to build more housing units.
2. Traffic - South Boones Ferry Road already has significant development planned: light industrial development, the Autumn Sunrise housing development, and the Plambeck Gardens subsidized housing

community. Traffic studies complete to date have never examined the cumulative impact of all of the proposed development projects, and some of the studies that have been completed identify that Boones Ferry will fail, and already is failing to effectively manage traffic, especially during peak hours. Adding the 286 housing units specific to the Norwood high rise apartment project would only further worsen traffic. South Tualatin is heavily car dependent. There is inadequate public transit, and there are no stores, restaurants, or places of employment for miles, requiring all new and current residents to drive, creating a recipe for gridlock on Boones Ferry Road.

### **3. Most significantly, the proposed text and map amendments do not meet Tualatin Development Code Approval Criteria, specifically the following items:**

*TDC 33.070 (5) (A) - Granting the amendment is in the public interest.* - As representatives of all of the Tualatin CIOs representing residents of the city, we identify that the proposed amendments are not in the public interest.

*TDC 33.070 (5) (B) - The public interest is best protected by granting the amendment at this time.* Given the approved and in development housing units that have yet to be occupied and that these units are well in excess of the anticipated need of the city by 2040, it is not critical or necessary to change the restriction on residential high rises at this time. Furthermore, public interest would be harmed by granting the amendments, as traffic will worsen on Boones Ferry, adversely impacting quality of life.

*TDC 33.070 (5) (C) - The proposed amendment is in conformity with the goals and policies of the Tualatin Comprehensive Plan.* The comprehensive plan does not call for building residential high rises outside of the downtown area, and the area for the proposed Norwood high rise is specifically left as undeveloped on the maps associated with the comprehensive plan. Per the Tualatin 2040 Comprehensive plan, high density residential/high rise zone is specifically supposed to be in areas with the greatest access to amenities. The site at Norwood Rd has no access to amenities. See the description copied from the 2040 developmental plan.

#### High-Density Residential/High-Rise Planning District (RH-HR)

This district supports a wide range of housing types at the greatest density of household living in areas with the greatest access to amenities.



**34**

Due to the above factors, the leadership of the Byrom CIO do not support the proposed text amendment and map amendments. Alternatively, CIO leadership would be happy to consult regarding other changes that could be more beneficial to current and future residents of Tualatin. CIO leadership would gladly participate in conversations regarding alternative development of the site at Norwood Road, particularly development options that minimally impact traffic and increase livability of the community.

Sincerely,

Tim Neary  
President, Byrom CIO

Julie Heironomous  
Vice President, Byrom CIO

Marylyn Westerhaver  
Member at Large, Byrom CIO

Chad Fribley  
Land Use Officer, Byrom CIO

Marissa Katz  
Treasurer, Byrom CIO

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## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Camille Romrell

Address:

10165 SW Luster Ct  
Tualatin  
Camille Romrell  
10/2023

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Carl Eastlund

Address: 9995 SW Choctaw St Tualatin

Signature: (Signature) Date: 4/17/21

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, March 14, 2023 9:10 AM  
**To:** Carly J. Cais  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Carly J. Cais <carlyjcais@gmail.com>  
**Sent:** Monday, March 13, 2023 8:20 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Dear City of Tualatin, City Council, the Planning Department, and Ms. Nelzon,  
I am a long-time resident of Tualatin (bought my house in 2008) and have paid property taxes faithfully every year despite increases, worked in Tualatin, shopped and spent money locally, and am very upset at the idea of rezoning the land behind my house into high-density high-rise and building apartment buildings right behind my neighborhood..

**This doesn't belong here in Tualatin.** I would not have bought here where I did had I known there would be such a callous disregard for our natural resources.

I heartily **oppose the partition and text amendment applications** because they open the door to decision after decision by the City culminating in the approval of the high-density high-rise literally right behind my fence.

You already have Autumn Sunrise and CPAH Plambeck Apartments. Can't you stop there?

We're not downtown Portland - this is a semi-rural suburban area that cannot support the traffic from even the influx of homes from Autumn Sunrise - let alone high-density residences on the corner. Traffic studies are out of date. **They don't take into account current traffic levels** in the surrounding areas, multiple feeder streets to this area and the crash data from there, and the lack of entry/exit to this small corner on SW Norwood Dr.

Please say NO to these applications.

Thank you,  
Carly

**Full name:** Carly Cais

**Address:** 9340 SW Stono Dr, Tualatin, OR 97062

**Tualatin Resident for:** 15 years

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 11:12 AM  
**To:** Carly J. Cais  
**Cc:** Steve Koper  
**Subject:** RE: Subject: The Planning Commission should NOT consider Plan Map and Text Amendment (PMA 23-0001 & PTA 23-0001) at the April 20 Meeting  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information.

The comments will also be shared with the applicant team so that they will have an opportunity to respond.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Carly J. Cais <carlyjcais@gmail.com>  
**Sent:** Saturday, April 15, 2023 11:13 PM  
**To:** Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>  
**Subject:** Subject: The Planning Commission should NOT consider Plan Map and Text Amendment (PMA 23-0001 & PTA 23-0001) at the April 20 Meeting

To the City Planning Commission, Ms. Lombos, and Tualatin City Council,

I am writing concerning the procedure for Plan Map and Text Amendment (PMA 23-0001 & PTA 23-0001) and the Tualatin City Planning Commission meeting scheduled for April 20th, 2023.

Please clarify the following at your earliest opportunity:

1) Per TDC Section 32.020 (3), "Where one land use application is dependent on the approval of another land use application, the land use application upon which the other is dependent must be processed first." The Plan Map Amendment (PMA 23-0001) requesting zone change to RH-HR **cannot proceed without removing the location factors from the TDC Section 44.100** as requested by the Plan Text Amendment (PTA 23-0001). **Therefore, these Amendments cannot be reviewed nor decided upon at the same time according to the City of Tualatin's own TDC Chapter 32: Development Review Procedures.**

2) The community has been notified on multiple occasions that this is a Quasi-judicial review or Type IV-A procedure, limiting the council's ability to attend CIO meetings to prevent ex parte. However, a type IV-A quasi-judicial hearing requires "**written notice of a public hearing**" per TDC Section 32.240 (3) – Type IV-A Procedure.

**There has not been written notice of a public hearing for the Planning Commission meeting on 4/20/2023, where these Amendments are being reviewed to make a recommendation to the City Council.\***

In summary, the adherence to the city's TDC Chapter 32: Development Review Procedures requires these amendments to be considered separately and **with adequate public notice**. In addition, TDC 32.010 (3) states, "Questions regarding the appropriate procedure will be resolved in favor of the review type **providing the widest notice and opportunity to participate.**" We ask the city of Tualatin to follow its written procedures in considering these applications.

3) If the Planning Commission chooses to move forward with considering both applications at the same time in the April 20 meeting, not adhering the City of Tualatin's written procedures **and** not providing adequate public notice, then I am **restating my opposition to both applications**. The Text Amendment is not in context for changing land zoning to RH-HR outside of Tualatin's Central Urban Renewal District, and subsequently, the Plan Map Amendment to RH-HR is not in context for SW Norwood Rd. Adequate infrastructure does not exist to support either amendment, and RH-HR should be restricted to Tualatin Central Urban Renewal District ONLY.

\* Per the posted Planning Commission meeting agenda action items:

"The Planning Commission is asked to make a recommendation to the City Council on a request for a Plan Map Amendment (PMA) from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR) located on a 9.2-acre site at 23370 SW Boones Ferry Road. The Planning Commission is asked to make a recommendation to the City Council on a request for a Plan Text Amendment (PTA) that would remove the locational factors from the High-Density High Rise (RH-HR) purpose statement in Tualatin Development Code Section 44.100 and revise Table 44-3 to limit the structure height to 4 stories or 50 feet in the RH-HR zoning district south of Norwood Road, which would be applicable to the subject site."

Thank you,  
Carly Cais  
Tualatin resident for 15 years  
9340 SW Stono Dr.  
Tualatin, OR 97062

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, May 3, 2023 10:25 AM  
**To:** Carly J. Cais  
**Cc:** Steve Koper; Sherilyn Lombos  
**Subject:** RE: City Council should NOT consider Plan Map and Text Amendment (PMA 23-0001 & PTA 23-0001) at the May 22 Meeting  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Carly J. Cais <carlyjcais@gmail.com>  
**Sent:** Wednesday, May 3, 2023 9:52 AM  
**To:** Council <council@tualatin.gov>  
**Cc:** Sherilyn Lombos <slombos@tualatin.gov>; Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** City Council should NOT consider Plan Map and Text Amendment (PMA 23-0001 & PTA 23-0001) at the May 22 Meeting

Dear City Council,

I am writing concerning the procedure for Plan Map and Text Amendment (PMA 23-0001 & PTA 23-0001) and the Tualatin City Council meeting scheduled for May 22, 2023.

Per TDC Section 32.020 (3)," Where one land use application is dependent on the approval of another land use application, **the land use application upon which the other is dependent must be processed first.**" The Plan Map Amendment (PMA 23-0001) requesting zone change to RH-HR cannot proceed without removing the location factors from the TDC Section 44.100 as requested by the Plan Text Amendment (PTA 23-0001). Therefore, **these Amendments cannot be reviewed nor decided upon at the same time** according to the City of Tualatin's own TDC Chapter 32: Development Review Procedures.

The adherence to the city's TDC Chapter 32: Development Review Procedures requires these amendments to be considered **separately** and with adequate public notice. In addition, TDC 32.010 (3) states," Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate." I ask the city of Tualatin to **follow its written procedures** in considering these applications.

If City Council chooses to move forward with considering both applications at the same time in the May 22 meeting, not adhering to the City of Tualatin's written procedures and not providing adequate public notice for PTA 23-0001, then I am restating my opposition to both applications.

The Text Amendment is not in context for changing land zoning to RH-HR outside of Tualatin's Central Urban Renewal District, and subsequently, the Plan Map Amendment to RH-HR is not in context for SW Norwood Rd. Adequate infrastructure does not exist to support either amendment, and RH-HR should be restricted to Tualatin Central Urban Renewal District ONLY due to lack of amenities and available space for parking and emergency vehicles outside the District.

Furthermore, allowing RH-HR building outside of the Central Urban Renewal District, before the downtown area is fully built out, undermines Tualatin's Planning goals and adds to an already unbearable traffic situation with SW Boones Ferry Rd. and the conduits to I-5.

I respectfully ask City Council to vote against both applications, and allow infrastructure build to catch up with the rampant development that has happened in recent years to this City.

Sincerely,  
Carly Cais  
15-year Tualatin resident  
9340 SW Stono Dr.  
Tualatin, OR 97062

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Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

*Carol Wojciechowski*

*Carol Wojciechowski*

Address:

*5545 SW Joshua St. Tualatin OR*

*Carol Wojciechowski*

*4/29/23*

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: CAROL ANN CURTHOYS

Address: 8879 S.W. IOWA DR.

*Carol Ann Curthoys*

*51/93*

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:19 AM  
**To:** Catherine Holland  
**Cc:** Steve Koper  
**Subject:** RE: No to proposed plan and text amendments PTA 23-0001 and PMA 23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Catherine Holland <catherine.p.holland@gmail.com>  
**Sent:** Sunday, April 30, 2023 5:25 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>; Council <council@tualatin.gov>  
**Subject:** No to proposed plan and text amendments PTA 23-0001 and PMA 23-0001

Dear Ms. Nelson, Mayor Bubenik, and members of Tualatin City Council,

Please include this email in the public comment to the above proposed plan text amendments PTA 23-0001 and PMA 23-0001. I strongly recommend to the City Council to vote no on both.

Although increasing density is a worthy goal, these amendments, as written, are a serious error. The current Tualatin Development code simple restriction of high-rise residential construction to the downtown area ensures walking distance access for high-rise residents to grocery stores, banks, medical services, restaurants, and nearby transit service. Amending the code to allow it anywhere in Tualatin without regard to those services must be rejected. Requiring these services within walking distance must be included. Our development code is the only restriction to bad development. There is no doubt in my mind that if these amendments are approved, nearby neighborhoods, traffic volume, and poor quality of life would result.

Please vote no.

Cathy Holland

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Cecilia Sanchez

Address:

22309 5W Penn Ave, Tualatin OR

Signature:

Cecilia Sanchez

Date: 4-27-23

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Celine Roy

Address:

8880 SW IOWA DR, TUALATIN

Signature:

Déline Roy Date: 19/7/2022

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, April 19, 2023 12:00 PM  
**To:** Chad Fribley  
**Cc:** Steve Koper  
**Subject:** RE: 4/20 meeting information  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Chad Fribley <[kapaluapro@aol.com](mailto:kapaluapro@aol.com)>  
**Sent:** Wednesday, April 19, 2023 11:33 AM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** 4/20 meeting information

Hello,

I am writing this letter to have it included as information for consideration by the City Planning Commission and City planners. This is in regards to the upcoming meeting on 4/20 of whether or not to recommend the proposed plan text amendment and other proposals regarding the High Rise on Norwood Rd.

I, along with many others members of our community have looked at this from many angles and tried our best to understand the cities decision making process. When looking at this project there are a couple things that stick out very clearly. First of all any opinion submitted by a member of Horizon Christian Church that is not a resident of Tualatin should not be accepted. This should be a Tualatin resident discussion only.

As I have looked at and tried to make sense of the city development code, along with talks with staff in the planning department, the decision on whether to approve building proposals are very complicated and not as cut and dry as looking at our comprehensive plan or the Housing Needs Analysis. While I have been told that the HNA is more of a floor than a ceiling for development it still seems to me that the amount of current and proposed development is more than excessive in the first 3 years of a 20 year plan. While everyone in the planning department and on the commission have certain criteria to meet for projects what I have not seen are arguably the two most important questions to ask. 1. Is this project good for our city and how will it benefit our current residents quality of life. 2. Is this project good for our city and how does it benefit future residents. Well if you as a planning group do nothing more than just look at these two questions and truly ask yourselves who does this project benefit, the answer to both questions is an overwhelming NO. This project in NO way will benefit current residents. In fact it will have a very strong negative impact on all of us. Traffic is already a major issue and only going to get worse with the additional 1,000+ cars coming from the Autumn Sunrise development. Plus add in additional traffic from people trying to avoid future tolls on I5. With the city currently not planning any changes to Boones Ferry to help with traffic things are only going to get much worse. Property values will also go down and nobody wants to see their homes take a big financial loss. Putting more people farther from resources like Fire, Food and transportation is only going to put further strain on our resources and impact current and future residents. Bringing more people into an already taxed infrastructure will is not a great quality of life for future residents of this proposed complex or our city in general. So I again ask you to start by considering current and future residents and their quality of life.

If that is not enough the proposed text amendment will just give more developers the opportunity to build more high rise structures anywhere in Tualatin. There is a reason that the city code has limited these structures to the downtown area. It is beneficial to build them downtown because they are located closer to emergency resources, transportation and food. Lets keep them downtown and not let the developers run the game. If we are not careful approving these proposals could send a message to all developers that the city of Tualatin is fair game and can be developed anyway that they want so long as they get all the right paperwork in and boxes checked on applications.

This is your chance to stand up to big developers that do not have to stick around and deal with the impact of their developments on our community. We the residents still have to live here and live with these choices. I hope that you all recommend to not pass these proposals and stand up for our city and our people.

Thank you for your consideration,  
Chad fribley  
Tualatin Resident since 1984  
Byrom CIO Land Use Officer

# Sign and send today! This is our city!

## Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name:

*John Chayhing Sr CHAYHING SR*

Address:

*10374 SW WHITEBARK DR Tualatin*

Signature:

*John Chayhing Sr Date: 4/21/2022*

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Chari Valdez

Address: 5728 SW Calusa Loop, Tualatin, OR 97062

Chari Valdez

4/18/13

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

*Charles Blatt*

Address:

*17897 SW 105<sup>th</sup> CT Tualatin, OR 97062*

*Charles Blatt*

*4-18-2023*

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Deedie W Gleeson

Address: 8955 SW 10th DR.

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:06 AM  
**To:** Christian Neighbor  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Christian Neighbor <[pray4u.christian@gmail.com](mailto:pray4u.christian@gmail.com)>  
Sent: Friday, April 7, 2023 4:03 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Charles Redwing

13250 Eastborne  
Oregon City, OR 97045  
503-656-3400

Sent from my iPhone

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**join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Cheri Gamache

1770 SW Vermillion Dr

gamache Date: 4-23-23

Your Address:

22770 SW Vermillion Dr,  
Tualatin, OR 97062

Attn: Madeleine Nelson  
Tualatin Planning Division  
10699 SW Herman Rd  
Tualatin, OR 97062



As Citizen of Tualatin I say NO to PTA23-0001 and PMA23-0001 applications

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Cheryl Hartley

Address: 10250 SW Castel Ct Tualatin

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Name:

Chris & Diane Hatz  
3025 SW Greenwood  
Tualatin, OR

Address:

Sig:

05/02/22

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

CHRIS AND TIFFANY CULBERTSON

Address:

9250 SW 1BACH CT TUALATIN OR

Signature:

Chris - Tiff - Culbertson 5/4/22

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Chris Brown

Address: 20625 SW Sunde Ct. Tualatin

3/28/2023

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:46 AM  
**To:** Chris McReynolds  
**Cc:** Steve Koper  
**Subject:** RE: No to PMA23-0001 and PTA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Friday, April 14, 2023 11:59 AM  
**To:** Ext - Planning <Planning@tualatin.gov>; Council <council@tualatin.gov>  
**Subject:** No to PMA23-0001 and PTA23-0001

Dear Planning Department;

I am writing to you in opposition to the plan and text amendment applications PTA23-0001 and PMA23-0001. I also agree with the 383 pages of comments from citizens of Tualatin in opposition to a high-rise on Norwood Rd especially regarding the proposed text amendment (attached). These applications are not in the public's interest nor in context for the area.

Dear Mayor and City Council;

Please also discern the attached testimony provided by members of Horizon Community Church that are in opposition to these developments as these members actually live in Tualatin.

Again, I hope you understand the ramifications of this text amendment change. It will be detrimental to Tualatin's future if approved. These applications completely disregard community input or involvement.

Thanks,

-Chris McReynolds

 [No to PTA and PMA applications\\_emails \(2\).pdf](#)

## Madeleine Nelson

---

From: Abbi Bertalotto <abbibertalotto@gmail.com>  
Sent: Wednesday, November 16, 2022 2:56 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### **Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### **Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without

relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,  
Abbi Bertalotto

## Madeleine Nelson

---

From: Alejandro Cruz <alejandrofcp@gmail.com>  
Sent: Thursday, October 20, 2022 4:07 PM  
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: Regarding the Text Amendment and annexation of Washington County to modify Tax Lot 106 and Tax lot 108

Alejandro Cruz  
9270 SW Skokomish Ln, Tualatin, OR 97062  
(503) 258-7537

Dear Tualatin Planning Division Members;

Steve Koper, AICP  
Assistant Community Development Director

Erin Engman  
Senior Planner

Keith Leonard, AICP  
Associate Planner

Madeleine Nelson  
Assistant Planner

Lindsey Hagerman  
Office Coordinator

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a homeowner in SW Skokomish Ln for three years, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available. The current area and local infrastructure in general does not conform to this level of zoning especially with the new Autumn Sunrise development of approximately 500 new homes and condos.

The three areas of concern are traffic, removal of local institutional zoned areas for future development and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall these properties are better suited for this type of zoning with local transit, retail and similar residential development, which could serve the Basalt Creek master plan more locally.

Issue one regarding traffic:

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though the Autumn Sunrise development plans to introduce a stoplight at the

intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5. See Exhibit A in attached document "Norwood Woods and Community for Smart Zoning Practices.pdf".

Issue two regarding institutional infrastructure:

The Tualatin public school system is already dealing with classrooms at capacity, especially the local Edward Byrom Elementary school, where many families' children I know attend. With the addition of the Autumn Sunrise development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone. See Exhibit B in attached document "Norwood Woods and Community for Smart Zoning Practices.pdf" for more detail.

Issue three regarding existing RH-HR zones:

As stated, properties 8412, 8514, and 8538 near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, and easily accessible public transportation. Seeing how fast Autumn Sunrise is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan.

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part

of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

See Exhibit C in attached document "Norwood Woods and Community for Smart Zoning Practices.pdf" for more details on a

 [Norwood Woods and Community for Smart Zoning Pr...](#)

proposed alternate plan.

I, and fellow residents of Norwood Wood's community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near

Norwood Rd does not fit these requirements and will strain our available infrastructure. As AKS Engineering and Forestry applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning Division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin.

Sincerely,

Alejandro Cruz

Documented References:

Google Maps

[9398-9356 SW Norwood Rd, Tualatin, OR 97062 to Wilsonville, Oregon - Google Maps](#)

Southwest and Basalt Creek Development Area Plan

[ITEM-Attachment-001-7dbe8a6f2a834df887611d493981570f.pdf \(usgovcloudapi.net\)](#)

Sherwood District Boundary Maps

[Boundary Maps - Sherwood School District](#)

Tualatin Tigard School District Boundary Maps

[Find Your School / TTSD Boundary Map \(ttschools.org\)](#)

Tualatin Zoning Map

[Zoning Map Interactive Viewer | The City of Tualatin Oregon Official Website](#)

Wes Route Map and Stations

[WES Commuter Rail \(trimet.org\)](#)

Notice by AKS Engineering and Forestry, LLC

[<https://www.tualatinoregon.gov/planning/neighborhood-developer-meetings>](#)

## Madeleine Nelson

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From: alisa Bear <alisaabear@gmail.com>  
Sent: Sunday, January 22, 2023 9:49 AM  
To: Madeleine Nelson  
Subject: Partition on Norwood opposition

Alisa Bear  
8525 SW Maricopa drive  
Tualatin

Hello, I've been a resident in Tualatin for 29 years and thought I'd keep this home for life. Well everything changed in April of 2022. With the deforestation and destruction of the lot on Norwood. Everyday I'm impacted by huge boulders on the road, deep grooves in the road and construction noise and traffic delays. It's only going to get worse with the planned apartment complex which I also oppose. Traffic is backed up to high school on some evenings.

Saying no to high rise apartment complex and new laughable, affordable homes.

Will be moving out of Tualatin since no one has taken into consideration the impact this is having on neighborhood.

## Madeleine Nelson

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From: Amy West <eoladiego@hotmail.com>  
Sent: Wednesday, February 8, 2023 4:38 PM  
To: Madeleine Nelson  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in against both these land use decisions.

While I have no issue with affordable housing, I do have concerns about traffic and the already overcrowding we have going on. Living off of Boones Ferry, I can tell you it is very hard to get through the area during parts of the day. Part of that is that we have limited roads, with heavy traffic leading to the highway and the bottle neck near McDonalds on Boones and Tualatin-Sherwood. The rest of the traffic being commuters trying to bypass I-5 traffic down through Boones Ferry. The constant noise, speed racing, and traffic on Boones is already unbearable during the day.

Low income housing means many homes/amps within a small area. That may seem harmless, but consider the amount of additional traffic it will create. Our roads just can't handle any more at this time.

Please consider my argument against this project.

Warm Regards,  
8678 SW Logan Lane  
Amy West, M. Photog, CPP, FP-OR  
Blissful Mondays Photography, LLC  
[www.blissfulmondays.com](http://www.blissfulmondays.com)  
503-927-1441

Madeleine Nelson

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From: Angela Varney <angela.varney@gmail.com>  
Sent: Thursday, October 27, 2022 4:23 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

--

Angela Varney  
503.453.2480

Madeleine Nelson

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From: Annilee Hyre <annileedh@gmail.com>  
Sent: Tuesday, October 25, 2022 11:32 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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Sincerely,  
Annilee Hyre

Madeleine Nelson

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From: Anthony Wedin <anthonywedin@gmail.com>  
Sent: Wednesday, February 8, 2023 5:40 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Housing that doesn't make sence / Traffic congestion making living here a pain.

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Anthony Wedin

PS. Please Do something about 65th Ave and Ellingsen Rd. Put in a turn about or something to ease traffic congestion there.

## Madeleine Nelson

---

From: Bob Taylor <bob@materialcg.com>  
Sent: Saturday, January 14, 2023 5:03 PM  
To: Madeleine Nelson  
Subject: Please hear the voice of your constituents - don't change zoning in our neighborhood

Follow Up Flag: Follow up  
Flag Status: Flagged

I oppose the request for yet another zoning change request in our neighborhood (Norwood Rd. Partition case ile 22-0002). The continued applications of greedy developers masking their for profit higher end developments as "affordable housing" which they expect the City will grant them requests to change existing zoning laws. Please don't let another mistake be made in our neighborhood! The bordering Plambeck apartment developers request to bypass the city zoning codes for height restrictions should never have been approved and we fear this is leading to a slippery slope which thousands of your constituents are already very upset about. I ask your help to do the right thing and not change our neighborhood into a series of hi-rise structures and further pack already jammed streets (not the "quality of life" we have & continue to pay our property taxes for).

We are already crushed with traffic in our neighborhood, this development is not consistent with mandates to reduce houselessness. If the City is serious about that mandate – then developers should meet the mandate objectives (affordable) and within the many properties already zoned for such developments.

We are not "nimby's", we just expect our neighborhood to be what it is in regard to the zoning which exists and what we bought into. Nor are we against "affordable housing"... The original Plambeck proposal was good, it met broader planning objectives for affordable housing, was within City codes, Aesthetically appealing and not detrimental to neighborhoods property rights. However, Plambeck developers pleaded a case saying "the property was difficult to develop due to challenging topography", therefore requested a "variance" to increase to 4 stories (2 stories above the zoning laws), which was then granted.

Why was that land purchased in the first place if they thought it was too challenging? Is it because they knew they could change the zoning if they asked? Reality is the original 2 story plan which was within existing code, could have been built. Simply look at the adjacent Lennar development on Norwood - before the clearing & leveling - you could see just how up & down the topography is on this land and within the existing building codes! It cost more to level it out, but they did.

Reflecting also on the Lennar project, frankly, has been a debacle. The lack of oversight of their thinning out the tree preservation zone along Norwood last spring, to the point that the remaining trees were unstable and after just typical late fall winds (they call "storm"), the "preservation area has been deemed to now have to go – Lennar culled roughly 30 large trees that were in that so called "tree preservation area" in the late spring, it's no doubt the reason for this result. Did they get permission to do that? Why is it that the same such buffer to the west has existed for decades, that not even a branch fell from that buffer during what Lennar phrased as "a storm". Resulting in another slap in the face of our community!

In closing, for the projects which are currently in review, please hear the voices of concerned tax payers and consider our quality of life and perspectives. We ask you to please reflect on what is already happening to our community and not grant variances and permit further high rise projects that are not within the codes that existed when developers purchased such property and cause detriment to our neighboring property and community.

Sincerely,

Arthur Taylor  
22675 SW Vermillion Drive, Tualatin

## Madeleine Nelson

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From: Ben Richardson <ben.richardson@chastel.com>  
Sent: Sunday, December 4, 2022 3:49 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood Norwood for Smart Zoning

Dear Planning Department & City Council Members,

Please deny the zoning that would allow a high-rise development of 276 units along SW Norwood Road. As a realtor, you may think that I would gain from more housing, but the community sure would not. Like printing more dollars devalues the dollar, so will adding all these new homes to Tualatin. Not to mention the ridiculous traffic congestion it will obviously create. Adding all these new homes will make areas impacted by traffic congestion less desirable to homeowners and buyers and lower quality of life for Tualatin residents. If you currently own a home anywhere near these projects, you'd be very unhappy with your location, that once was desirable.

I'm a local Realtor with 22 plus years of experience in what affects home values and desirability. Building these projects will absolutely do that.

Again, please deny these projects.

Sincerely and for the sake of Tualatin,

Ben Richardson

Ben Richardson  
Realtor, Principal Broker  
Chastel Real Estate  
4800 Meadows Road, Ste. 300  
Lake Oswego, OR 97035  
(503) 305-1593  
[ben.richardson@chastel.com](mailto:ben.richardson@chastel.com)  
<https://benrichardson.chastel.com/>  
Profit from my experience!  
Principal Broker license in Oregon

January 23, 2023

Madeleine Nelson  
Planning Division  
City of Tualatin

CC: Sherilyn Lombos, Tualatin City Councilors, and Mayor Bubenik

I am writing regarding PAR 22-0002. As a 12 resident of Tualatin I have concerns with the application for partition. Specifically, I am concerned about the foundation it sets for the ultimate annexation, rezoning, sale, and development of the proposed "Parcel 1."

On any given day during aheornoon rush hour, SW Boones Ferry Road is considerably congested from the I-5 interchange, through the southern Tualatin city limits at the corner of Norwood Road, and down as far as SW Avery Street. I am aware of plans to introduce a traffic signal at the intersection of SW Norwood Road and SW Boones Ferry Road as well as a widening of roadway and walkways (with no additional lanes) on SW Norwood Road. However, there has not been sufficient evidence provided to support the claim that these changes will appropriately mitigate the current traffic concerns, let alone the natural increase in traffic that will come with the Autumn Sunrise subdivision. The possible addition of even more units, residents, and vehicles for which PAR 22-0002 lays the groundwork, will only **exacerbate the existing traffic problems all of which disrupt schedules, impede first responder access, and increase carbon-emissions.**

It has been suggested that development of the proposed Parcel 1 will provide needed housing opportunities in our community. I understand the need for and strongly support any initiative to provide accessible-priced and low-income housing throughout Tualatin. However, based on the information provided at the neighborhood/developer meeting on October 25, 2022, the proposed housing type and market rate for rent for the units that will be built if PAR 22-0002 is allowed **will not address an affordable housing need in our community.** What's more, the type of development being proposed is better suited to the area near the Westside

transit station on SW Boones Ferry Road, as it is better situated and proximate to support infrastructure such as grocery stores, government facilities, retail, and transit.

As I am sure you are already aware, PAR 22-0002 lays a framework for future development that is strongly opposed by the Norwood Heights and surrounding neighborhood communities in the Byrom CIO. While some growing pains are expected and necessary as we expand our city limits at the edges of the urban growth boundary, I believe that the ultimate development of the proposed Parcel 1 only serves to **put a strain on our available infrastructure but also on our community relations.**

I urge you **not to approve PAR 22-0002 or any related annexation or zoning changes** to the proposed parcels.

With thanks and respect for your service and time,

Beth Dittman  
22785 SW 89th Place  
Tualatin, OR 97062  
541-337-7776  
[beth.dittman@gmail.com](mailto:beth.dittman@gmail.com)

Madeleine Nelson

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From: Betsy Gillett <gillett@bluewatershipping.com>  
Sent: Tuesday, January 17, 2023 11:00 AM  
To: Ext - Planning  
Subject: NORWOOD FOR SMART ZONING

**Before I start my “official” email, I’d like to say how terrible sad I am every time I drive on Norwood Road. What a disaster!!!**

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Betsy Gillett  
22604 SW 96<sup>th</sup> Drive  
Tualatin, OR. 7062  
503-484-6993

Madeleine Nelson

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From: Bev Forsman <bhillforsman@gmail.com>  
Sent: Wednesday, November 23, 2022 9:13 PM  
To: Ext - Planning  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to

traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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Sincerely,  
Bev Forsman

Sent from [Mail](#) for Windows

Madeleine Nelson

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From: Beverly Feucht <bevfeucht@comcast.net>  
Sent: Tuesday, November 1, 2022 8:27 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: Bev Feucht  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sincerely,

Beverly Feucht

Madeleine Nelson

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From: Bonnie Ford <bfordnelson@hotmail.com>  
Sent: Tuesday, November 22, 2022 3:24 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Bonnie Ford  
22917 SW 104th Ter  
Tualatin, OR 97062  
(503) 504-7433

Sent from my iPhone

## Madeleine Nelson

---

From: Brent Beebe <brent.beebe@gmail.com>  
Sent: Friday, January 13, 2023 10:51 PM  
To: Madeleine Nelson  
Subject: Fwd: Application for Annexation ANN 22-003 and SW Norwood Road Partition" File No. PAR 22-0002

Follow Up Flag: Follow up  
Flag Status: Flagged

Begin forwarded message:

From: Brent Beebe <brent.beebe@gmail.com>  
Subject: Application for Annexation ANN 22-003 and SW Norwood Road Partition" File No. PAR 22-0002  
Date: January 13, 2023 at 10:47:21 PM PST  
To: mnelson@tualatin.gov  
Cc: Perry Ken & Jan <jrperry.perry11@gmail.com>, Cynthia Ray <cynthiaray201@gmail.com>, chris.mcreynolds1@gmail.com, timneary@gmail.com, Cobb Dan & Rosa <dancobb@live.com>, Frank Bubenik <fbubenik@tualatin.gov>, Maria Reyes <mreyes@tualatin.gov>, City Of Tualatin Council member <csacco@tualatin.gov>, Bridget Brooks <bbrooks@tualatin.gov>, Cyndy Hillier <chillier@tualatin.gov>, Nancy Grimes <ngrimes@tualatin.gov>, Valerie Pratt <vpratt@tualatin.gov>, planning@tualatin.gov, Sherilyn Lombos <slombos@tualatin.gov>, "Tim N." <timneary@gmail.com>, admin@norwoodsaysno.org

Madeline,

Per your mailed notices, as a resident near the partition applications areas "SW Norwood Road Partition" File No. PAR 22-0002 by AKS Engineering and Forestry LLC, I wish to state my objections in writing to both of these proposals.

Given AKS's failure to implement promised forestry buffer zones on their previous development on the Autumn Sunrise Development on Norwood Road between 89th and Vermillion, it is my opinion that we should not grant them any more leeway for any more development. Period. Autumn Sunrise is now a barren moonscape that allows us the privilege of seeing hearing and smelling Interstate 5 and the two unsightly water tanks and unrestricted damaging winds. We miss greatly what we had when there was a beautiful forest, sound and smog barrier and windbreak. We wonder if they ever really meant to preserve ANY trees. AKS appears to be a logging company, first and foremost.

This new area in question is a beautiful wooded oasis that needs to be preserved and enhanced as a park, not as a yet another bulldozed apartment complex and parking lot and mass contributor to more gridlock on Boones's Fwy.

In addition, I object to their plan beyond this annexation and partition to create an apartment complex directly next to and established single-home neighborhood. Doing so will have a negative effect on home values and increase likelihood of crime in what has been a relatively crime-free area. This effect is documented (see attached letter below)

Some in this neighborhood say “No Hi-Rise on Norwood”. I will go further to say “No APARTMENTS, PERIOD on NORWOOD”. I do not object to apartments, just their placement, especially as when the Basalt Creek development was being drawn up, we were told by the Tualatin City government that any multi-family homes in the residential development areas would be placed far to the south, along the proposed Basalt Creek Parkway extension. Taking the city at its word, many of us quit being concerned and stopped watching. While we “weren’t looking” over time, the apartment location has crept northward on development maps until it is now planned directly next to our neighborhood. The City government should be held to its original plan to restrict the placement of any multi-family developments away from existing single family homes.

If the city will put the Apartments back on the southern edge of the development, I don’t care if they are Hi-Rise or not. Build a skyscraper down there if you want.

If stopping the Annexation and Partition will cause the City to return to its original plan, then I am against the annexation and Partition.

As long as AKS is the developer, I am against the plan.

However, if the same property can be made into a Park area within walking distance of our homes, where we are sorely lacking any park facilities, then I would be in favor of both annexation and Partition, (provided that AKS is not the developer.- I do not trust them with the trees). (Note: the planned park along Boone’s Fwy is NOT an acceptable substitute, as it is not realistically within walking distance.

Please reject these applications until more suitable plans are made that consider existing homeowners and not just AKS and Lennar Stockholders.

Brent Beebe  
8895 SW Stono Drive  
Tualatin, OR 97062

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Attachment of email sent to the City Council of Tualatin For consideration at the April 11 City Council Meeting, 7:00 PM

Honorable Mayor and Councillors,

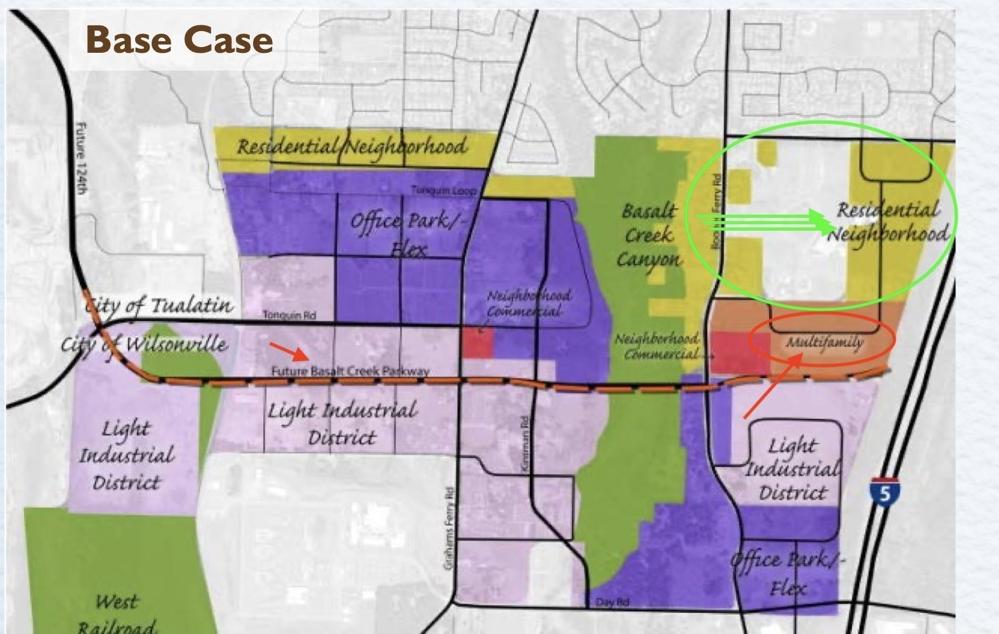
I would like to register my opposition to the zoning change to 10 acres alongside Norwood and Boones Ferry Roads as requested by AKS Engineering and Forestry. (See Figure 3, at bottom).

When Tualatin was working on the Basalt Creek extension of the City limits, we were told, and shown maps that stated that there would be ONLY single family homes next to our neighborhood, and that any apartment complexes would be near the Basalt Creek parkway extension. See Figure 1.

Figure 1. From [https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda\\_packet\\_1-19.17\\_updated.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda_packet_1-19.17_updated.pdf)

# Scenario Progression

- Dec 2014 Joint Council meeting
- Basalt Creek Parkway jurisdictional boundary
- Tualatin Council feedback: Need more housing



I am not generally opposed to apartments (having been an apartment dweller for some time in my earlier years), but it would be better if they were constructed further south below NEW constructed neighborhoods just above the basalt parkway proposed extension to I5 as shown in Figure 1. Building there, the acceptance of the Apartment complex would be baked into the purchase of new nearby homes. New houses built around it would be already valued appropriately, and buyers would go in with eyes open. It might also encourage more lower priced owned homes to be built around it, where there is no opportunity for that now.

It is not apartments themselves I am opposed to, but the intended location next to an established neighborhood of single family owned homes. It has been my experience that apartments have a chilling effect on property values on the adjacent established neighborhood, and will increase crime in the area, where there is almost none now.

There are several websites that contain studies of the effect of apartments next to established neighborhoods. There were two studies that I read in depth. The first one was conducted by Mark Obrinsky and Debra Stein in March 2007 entitled "[Overcoming Opposition to Multifamily Rental Housing](#)". As one might expect from the paper title, the aim of the paper was not to enlighten, but to influence using facts that suited the stated goal of overcoming resistance to rental multifamily rental housing.

The second study was "[Rental Housing and Crime: The Role of Property Ownership and Management](#)" by Terance J. Repmann Regional Economist at the Center for Economic and Policy Studies Weldon Cooper Center for Public Service, University of Virginia. This second study statistically shows that multifamily rentals actually do correlate to an increase in crime in nearby previously established neighborhoods.

Most of the other studies I found were by contracting interests, with predictable findings.

One pro-apartment argument is that because of the number of families at a single location, of course there would be more crime per capita. However, one just has to look at the crime map of Tualatin (see Figure 2) supplied by the Tualatin Police department to readily see that the vast majority of crimes, I might venture to speculate 90-95% in Tualatin crime occurs in Multifamily rental locations. As you may also notice on the same map, the area south of Tualatin High school had one dot.

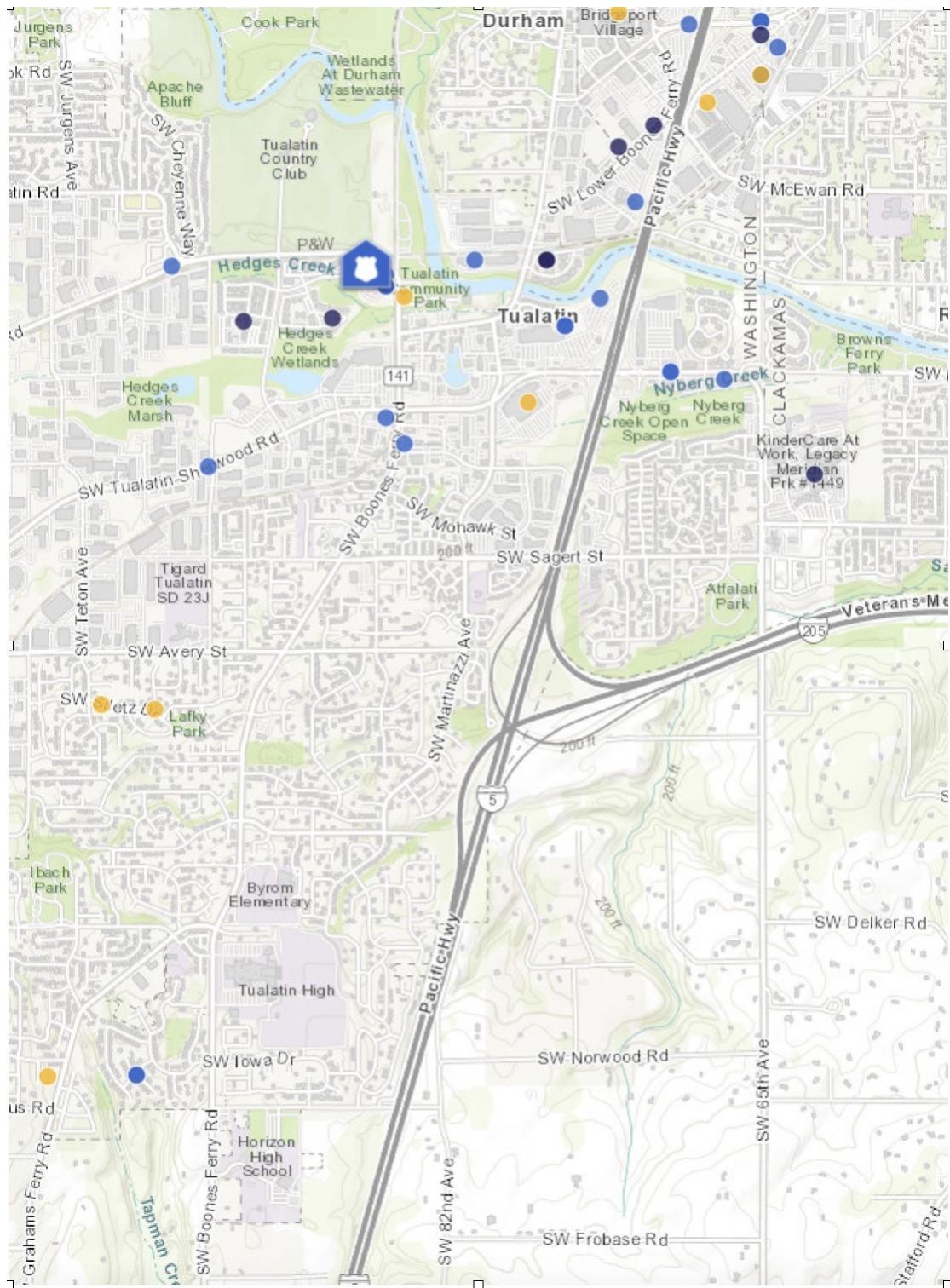


Figure 2 - Crime Map of Tualatin (as of date 4/11/2022).

If increased density is the goal, I would not be opposed to a zoning change for family owned condominiums (but not speculators for rentals), as there is an inverse relationship between home ownership and criminal activity in a neighborhood.

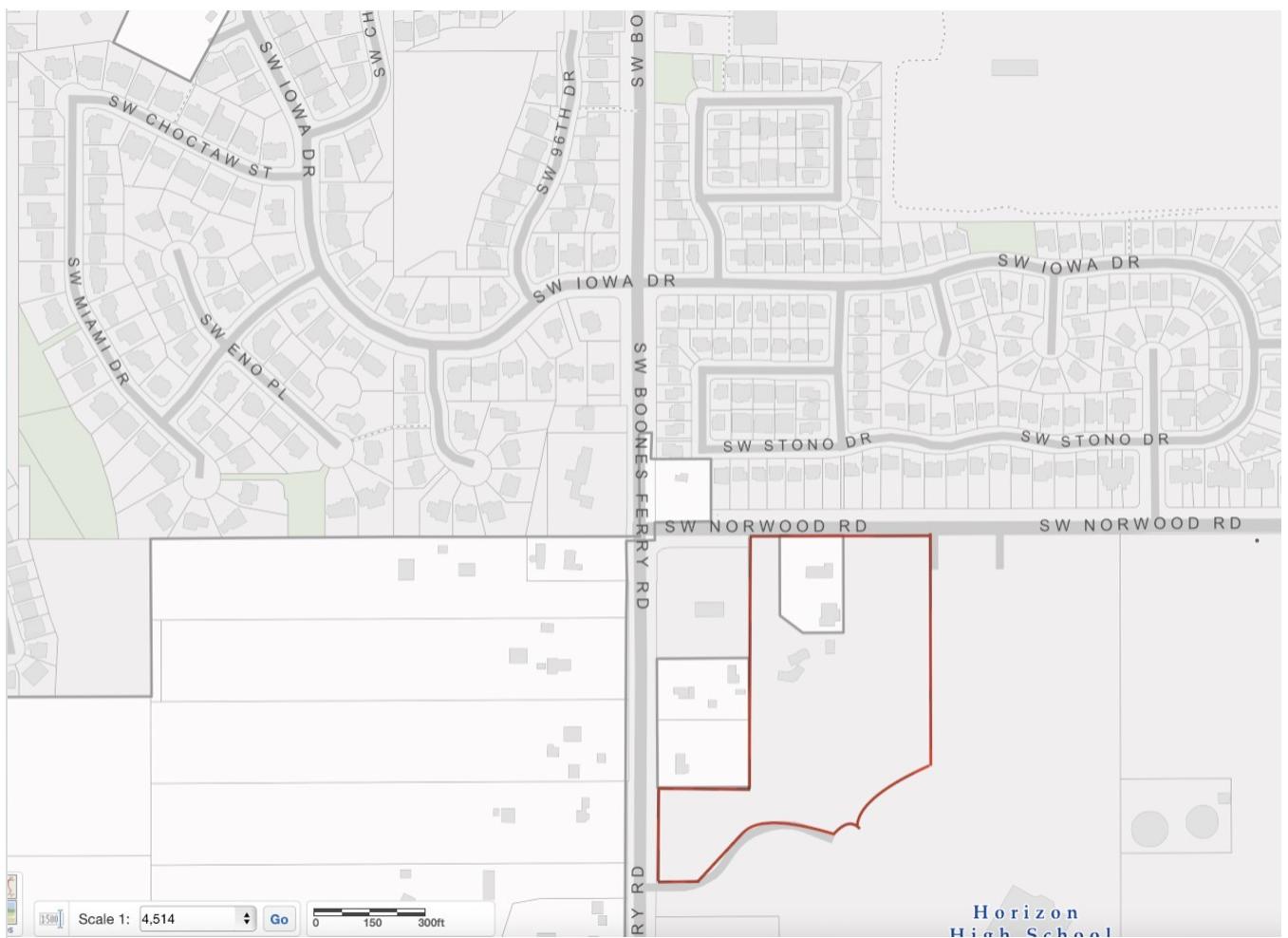
I don't know how far along AKS is with their zoning petition, but would like to stop it if possible, unless a change is made to Condominiums instead of Apartments.

In closing, I would like to reiterate that building multifamily rental units next to an established neighborhood causes property value loss on neighbors in established neighborhoods through no fault or control of their own.

Thank you for your time and best regards.

Brent Beebe  
Tualatin

Figure 3 - Proposed location of Multifamily Rental Apartments



## Madeleine Nelson

---

From: Brent Beebe <brent.beebe@gmail.com>  
Sent: Sunday, December 4, 2022 3:46 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: Letter of Oppostion to rezoning allowing Apartment construction next to an established neighborhoodrr

Fr: Brent Beebe - SW Stono Drive - Tualatin, OR

To: The City Council of Tualatin

Re:Letter of Oppostion to rezoning allowing Apartment construction next to an established neighborhoodrr

Honorable Mayor and Councillors,

I would like to register my opposition to the zoning change to 10 acres alongside Norwood and Boones Ferry Roads as requested by AKS Engineering and Forestry that would allow construction of a multi story apartment complex. (See the proposed location in the map in Figure 3, at the end of this message).

When Tualatin was working on the Basalt Creek extension of the City limits, in multiple meetings, we were told, and shown maps that stated that there would be ONLY single family homes next to our neighborhood, and that any apartment complexes would be further south near the Basalt Creek parkway extension. See Figure 1.

Figure 1. From [https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda\\_packet\\_1-19.17\\_updated.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda_packet_1-19.17_updated.pdf)

# Scenario

- Dec 2014 Joint Council meeting
- Basalt Creek Parkway jurisdictional boundary
- Tualatin Council



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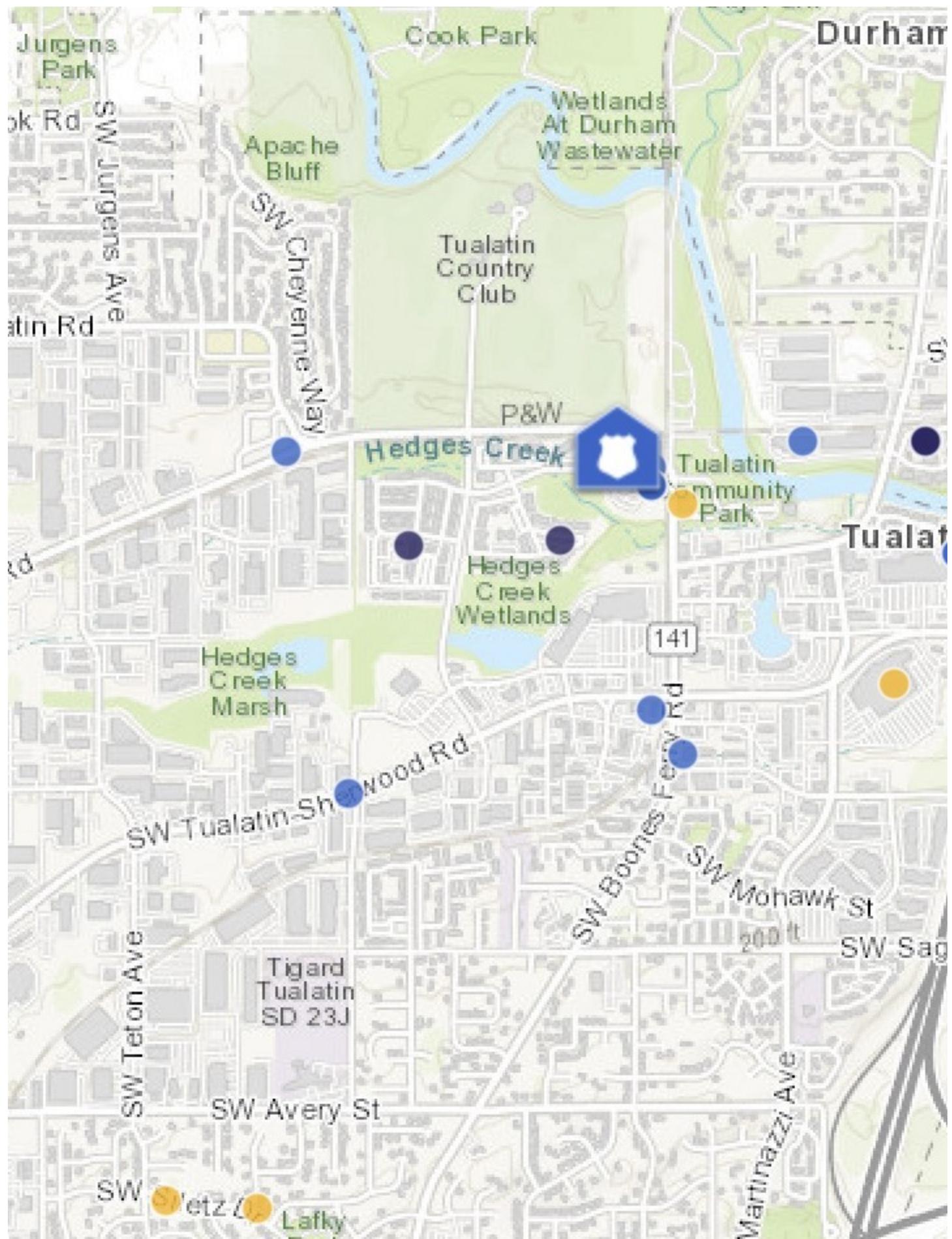
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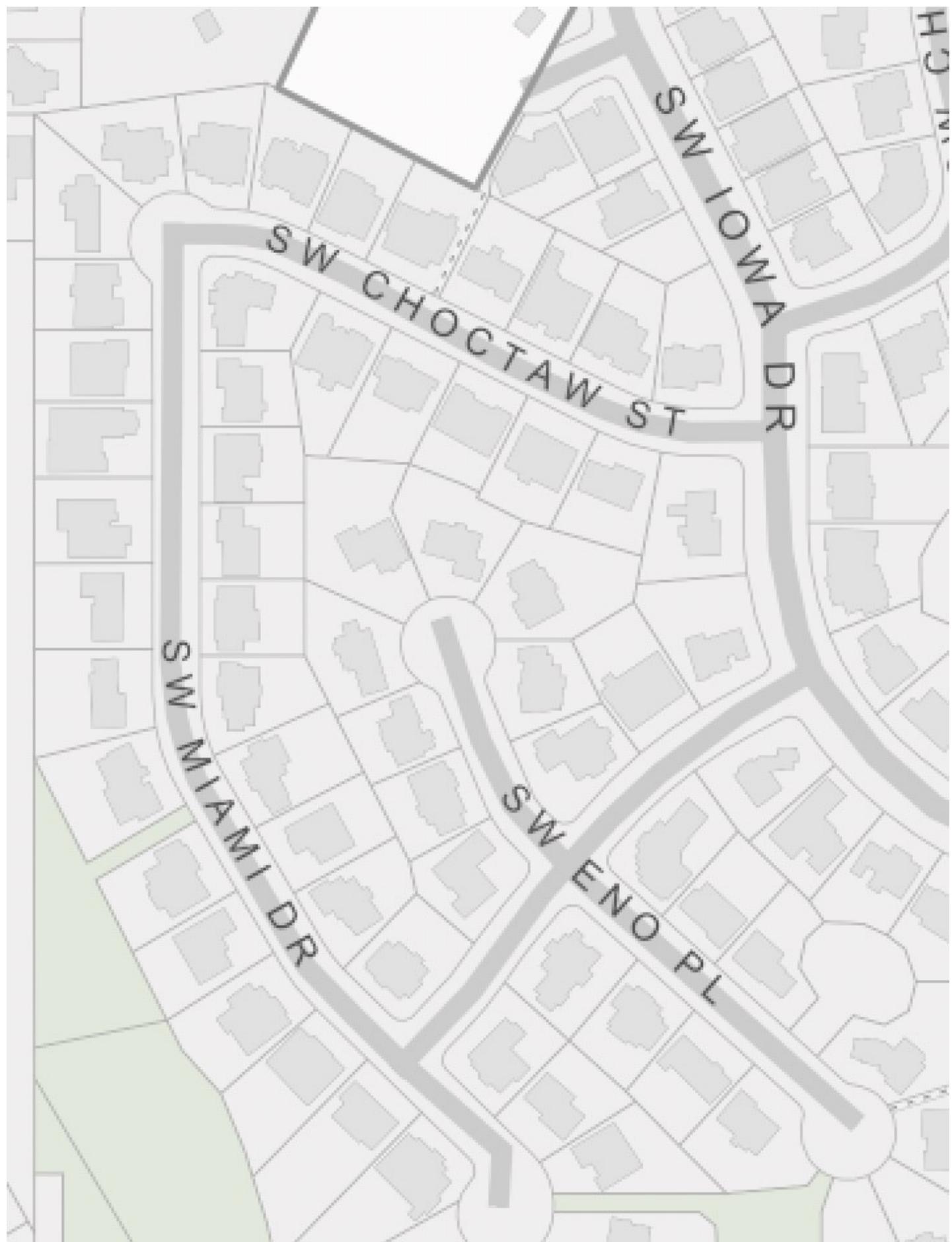
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Thank you for your time and best regards.

Brent Beebe  
Tualatin

---

Figure 3 - Proposed location of Multifamily Rental Apartments



Attachment, AKS letter.

Sent from my iPhone

## Madeleine Nelson

---

From: brian glass <briglass@gmail.com>  
Sent: Monday, January 16, 2023 12:49 PM  
To: Madeleine Nelson  
Subject: Partition application opportunity to comment: PAR22-0002 - 23370 SW Boones Ferry Road Partition

Follow Up Flag: Follow up  
Flag Status: Flagged

Hello,

I oppose the rezoning of the Norwood area site for high rise apartments

I am not generally opposed to new housing opportunities for people, but this particular site seems inappropriate for such a development, from an infrastructure perspective. It doesn't appear there are plans to scale transport & commercial infrastructure to accommodate this development, and so I would support its development elsewhere closer to the center of Tualatin. Prior to living in Norwood, we lived in an apartment closer to the city center where such housing styles make more sense.

Thanks,  
Brian Glass  
22750 SW 89th Pl, Tualatin, OR 97062

## Madeleine Nelson

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From: Bruce and Pam Varney <varneyb@comcast.net>  
Sent: Friday, October 28, 2022 2:03 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also

adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or

where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Bruce Varney  
4500 SW Saum Way  
Tualatin, OR 97062  
503.806.1139 Cell  
varneyb@comcast.net

## Madeleine Nelson

---

From: Carly J. Cais <carlyjcais@gmail.com>  
Sent: Monday, January 23, 2023 1:41 PM  
To: Madeleine Nelson  
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Dear Ms. Nelson,

I am a long-time resident of Tualatin (bought my house in 2008) and have paid property taxes faithfully every year despite increases, worked in Tualatin, shopped and spent money locally, and am very upset at the idea of rezoning the land behind my house into high-density high-rise and building apartment buildings right behind my neighborhood..

This doesn't belong here in Tualatin. I would not have bought here where I did had I known there would be such a callous disregard for our natural resources.

I heartily oppose the partition application because it opens the door to decision after decision by the City, culminating in the approval of the high-density high-rise literally right behind my fence.

You already have Autumn Sunrise. Can't you stop there?

We're not downtown Portland - this is a semi-rural suburban area that cannot support the traffic from even the influx of homes from Autumn Sunrise - let alone high-density residences on the corner. Traffic studies are out of date. They don't take into account current traffic levels in the surrounding areas, and the lack of entry/exit to this small corner on SW Norwood Dr.

Please do not let this partition go through.

Please retain the little natural forest we have left - which are mature trees, providing necessary noise buffer from I-205 and carbon sequestration, that have been standing for over 30 years.

Shouldn't "Tree City USA" comply with Biden's Executive Order 14072: "Strengthening the Nation's Forests, Communities and Local Economies" - that cities should consult with state, local, Tribal and territorial governments as well as the private sector, nonprofit organizations, unions, and the scientific community to pursue science-based, sustainable forest and land management?

Can the City prove that this has been done?

What is sustainable about cutting down the entire forest and building high-rise apartments?

Please stand with the residents and stop this partition from happening.

Thank you,  
Carly

Full name: Carly Cais  
Address: 9340 SW Stono Dr, Tualatin, OR 97062  
Tualatin Resident for: 15 years

## Madeleine Nelson

---

From: Carly J. Cais <carlyjcais@gmail.com>  
Sent: Wednesday, November 30, 2022 9:33 PM  
To: Frank Bubenik  
Cc: Ext - Planning  
Subject: November 2022 = a great month for Blackout Bubenik and the proposed High-Density High Rise Apartments on SW Norwood

Dear Mayor Bubenik,

Four times this morning, between 2:10am and 5am, we experienced power surges from trees falling on the power lines along SW Norwood Rd.

We lost power 3 times throughout ONE day last month at the first big wind storm that came through here, for the same reason. I lost 8 productive hours of work that Friday since I couldn't connect to the internet and I work from home.

This morning I was woken up FOUR times by four separate power surges, where things powered up and then flickered and shut off afterwards, from 2:10 am to just after 5am. Each time, backup battery kicks on for our ADT system and Zippy internet, which causes loud beeps when the power supply is disrupted. Really fun getting up on each occasion to have to reset the whole system due to surges, I love going into a day with less than 4 hours of sleep....

This is intolerable to have Lennar Homes be so cavalier with our last remaining tree border along Norwood Rd. We as residents requested a pittance of a compromise for the horrendous development that is Autumn Sunrise: just a small buffer zone of trees. Lennar took FAR MORE than they agreed to - and you yourself said at the council meeting on 11/28/22 that it was not the council's plan for that many trees to be removed!

We have no recourse now and just have to sit back and have Lennar take the last remaining poor trees down, deal with frequent power outages that literally prevent me earning a living, and put up with this silly plan for a "meandering sidewalk" and "landscaping" in place of a forest that was agreed to as part of the compromise. Where are the forest replanting plans for that area? Why, there are none! We asked for FOREST not a meandering sidewalk. It's insulting and creates more development instead of preserving and replanting ecology critical to the area.

Perhaps you've heard of the 4/22/22 Presidential Executive Order 14072? "Strengthening the Nation's Forests, Communities and Local Economies." The order reiterates the Administration's policy regarding consultation with state, local, Tribal and territorial governments as well as the private sector, nonprofit organizations, unions, and the scientific community to:

pursue science-based, sustainable forest and land management.

This is not science-based, sustainable, or good land management.

And we as residents have to suffer because of poor planning and 0 forest management - and a Mayor going along with all of this.

How do you want to be remembered?

To us here on Stono Drive - you are now "Blackout Bubenik" because it's clear you don't care about what we have to deal with to accommodate these callous, negligent developers and the coming impact of Autumn Sunrise in our backyards.

We're asking for a reasonable compromise.

Leave the last part of the forest on Norwood - just like how Norwoodsaysno.org lays out. We're asking for an even smaller pittance of a pittance - even call it Bubenik Gardens if you want - but leave the forest where it belongs and please STOP re-zoning into high-density living that the area can clearly not support.

They can't even get the power lines to work right for a few weeks.

How many more problems are going to arise because of this - and how will we all see you, Mayor Bubenik because of it?

Sincerely,  
Carly J. Cais  
SW Stono Drive, Tualatin resident since 2008

From: Celine Roy <celinerc@hotmail.com>  
Sent: Wednesday, October 26, 2022 8:58 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Together Let's Make Tualatin a Great City

## Title of email: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Céline Roy and Patrick Champagne

Sent from my iPhone

## Madeleine Nelson

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From: Chad Fribley <kapaluapro@aol.com>  
Sent: Tuesday, January 24, 2023 8:29 AM  
To: Madeleine Nelson  
Subject: Norwood Partition application

Good morning Madeline,

My name is Chad Fribley and I live at 9005 Sw Stono Dr.. Currently I am the Byrom CIO Land Use Officer.

I am writing to you to get on record and express my voice AGAINST the proposed Norwood Partition Application. I, along with many neighbors, are strongly against this project. The City of Tualatin currently has a big traffic issue throughout town but especially in this area. Current development of Autumn sunrise is only going to make problems worse. The position of the city to sit back and wait for the development to finish before makes any improvements to infrastructure, roads and emergency services is not the least bit appropriate. While I have been told that this is how the city has always worked that does not mean that this is how we need to proceed into the future. It is not hard to see the existing problems and project that another 1200 cars are not going to help the situation get better. So looking to develop at such a Rapid rate without improving road capacity and services is not wise at all.

The other issue with this proposed Partition and future apartment project is the way the developers are trying to get the language changed as it relates to the entire city and not just this project. This to even a casual observer opens the doors to all kinds of potential problems in the future.

I really feel that the city needs to take a hard pause on development projects right now, fix the existing problems and get a better plan for handling all this expansion before any more projects move forward.

In the end we are just asking that you not approve this application, come up with better plans to fix current problems and give serious thought to what best benefits the quality of life for current and future residents.

Thanks,  
Chad Fribley

## Madeleine Nelson

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From: Chris McReynolds <chris.mcreynolds1@gmail.com>  
Sent: Monday, February 27, 2023 8:41 AM  
To: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Erin Engman; Cody Field; Ext - Planning; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com  
Subject: No High-Rise on Norwood Rd  
Attachments: tualatin life.jpg

Follow Up Flag: Follow up  
Flag Status: Flagged

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

I understand Council is currently receiving training on land use laws and procedures from the planning department. I hope with this training you also understand the significant differences in land use categories allowed in Tualatin. The applicant is first trying to change the Tualatin Development Code to allow the RH-HR zone outside the central urban renewal district making a permanent change to the code (text amendment). In doing so they are also trying to apply the highest density zoning (30 units/acre) in an area surrounded by low and low medium density housing (RL, RML) (plan amendment). The Tualatin zoning map shows, there is no place in Tualatin where a RH-HR zone is adjacent to low and medium low housing. That is why RH-HR was originally designated to the core of Tualatin and called a high-rise. These applications are an obvious play at maximizing profit for both the seller and the buyer at the expense of the community.

I mention these facts because allowing small incremental passes and variances to developers has also created a slippery slope for Tualatin and the Citizens. Developers are starting to see they can get away with whatever they want in Tualatin. The word on the street is that Tualatin approves everything. I want to remind you again, you have almost approved 1000 new housing units in Tualatin and you are in line with the 2019 Housing Need Analysis (HNA). As this developer tries to convince you that Tualatin needs more housing, you have already done your duty. Approving this development will also put the Tualatin's Core Opportunity Initiative in severe jeopardy. A high-rise on Norwood Rd is not in the Public's or the City's best interest.

Also, in general HB2001 goal was to provide equitable middle housing with a variety of options. The key word is "equitable" in my statement as individuals in my opinion are seeking something they can own, rather than paying for rent their entire life.

As you ponder your decision today regarding the annexation application, ANN22-0003 (applied by a corporation), please read this article by a local resident. This is how the community perceives your past decisions that has created what we are dealing with today.

Article is also attached.

Thanks,

-Chris McReynolds

## Madeleine Nelson

---

From: Chris McReynolds <chris.mcreynolds1@gmail.com>  
Sent: Friday, February 10, 2023 9:28 AM  
To: Steve Koper  
Cc: Sherilyn Lombos; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Kim McMillan; Madeleine Nelson; Erin Engman; Cody Field; Octavio Gonzalez; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com  
Subject: Re: No High Rise Zone on Norwood  
Attachments: 8723 ExC 20221228 Application Forms.pdf

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

I hope the city is parsing out testimony for the partition and annexation applications as residents that do not even live in Tualatin are commenting. I also wanted to fill in the blanks regarding this generic letter from Horizon Community Church that you may be receiving.

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties,

The application sent on 1/9/2023 by AKS Engineering and Forestry LLC on behalf of Horizon Community Church, Norwood Horizon Holdings LLC and Vista Residential Partners LLC is to apply a RH-HR (high-rise) zone. This changes the land use zoning on Norwood from Institutional and RL (lowest residential density per TDC) to the highest land use zone category in Tualatin (RH-HR). That is a 500% increase in density.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents.

Tualatin has already approved 891 housing units that have not even been completed yet.

1. 407 single family and multifamily homes (Autumn Sunrise)
2. 114 affordable apartments (Plambeck Apartments)
3. 256 apartments (Commons on the River)
4. 114 apartments (Tualatin Heights, RMH zone change)

**5. 45 townhomes (Alden apartments, under review. Not included in the total)**

Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

**With the variety of housing units already approved, I would think individuals would be able to find something affordable. 54% of the projects the City has already approved are multifamily units.**

Please approve these two land use applications.

**If you approve these applications, this will indicate that tax revenue is more important to the City than the residents and community...the City has no plan for infrastructure upgrades...and you are also ok with clear cutting another three acres of trees...Say no to a high-rise on Norwood Rd.**

ADD NAME, ADDRESS AND PHONE NUMBER

RH-HR application is attached.

Sincerely,

Chris McReynolds

On Tue, Feb 7, 2023 at 8:19 AM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

We are trying to respectfully follow the city's process with land use changes, but there seems to be little oversight or defined process. There is a new neighborhood developers sign on Norwood Rd with no information associated. We hope the city is being transparent with the public regarding this project.

Consider this a public records request. I will also fill out a formal request:

1. The deadline to provide written comments for the annexation application since there is none listed on the notice the public received.
2. The decision on the partition application
3. The plan/text application documents
4. The documents and agenda associated with this new neighborhood development meeting on 2/21/2023

[Neighborhood / Developer Meetings | The City of Tualatin Oregon Official Website](#)

## Madeleine Nelson

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From: Chris McReynolds <chris.mcreynolds1@gmail.com>  
Sent: Monday, February 13, 2023 9:45 AM  
To: Steve Koper  
Cc: Sherilyn Lombos; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Kim McMillan; Madeleine Nelson; Erin Engman; Cody Field; Octavio Gonzalez; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com  
Subject: Re: No High Rise Zone on Norwood

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

I will let this proposed text amendment speak for itself submitted by AKS Engineering and Forestry LLC, on the behalf of Horizon Community Church, Norwood Horizon Holdings LLC, and Vista Residential Partners LLC. Again, a developer is trying to remove restrictions in Tualatin Development Code to build what they want with little regard to the residents...

## CHAPTER 44 HIGH DENSITY HIGH RISE ZONE (RH-HR)

### TDC 44.100. Purpose.

The purpose of the High Density High Rise (RH-HR) zone is to provide areas of the City ~~within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club~~ that are suitable for high density apartment or condominiums ~~towers~~.

[application\\_form\\_narrative.pdf \(tualatinoregon.gov\)](#)

As I have said in the past, codes have a purpose to protect the residents, the environment and the city. It is ok to say no... Do not let developers run our city. Say no to a high-rise on Norwood Rd. We are more than tax revenue...

## Madeleine Nelson

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From: Chris McReynolds <chris.mcreynolds1@gmail.com>  
Sent: Monday, October 17, 2022 8:24 AM  
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field  
Subject: Norwood for Smart Zoning Practices  
Attachments: 1875\_001 (1).pdf

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a homeowner in Tualatin Woods of ten years, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new Autumn Sunrise development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall these properties are better suited for this type of zoning with local transit, child care, retail and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though the Autumn Sunrise development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5. See Exhibit A.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at capacity, especially the local Edward Byrom Elementary school, where my children and many other families' children I know attend. With the addition of the Autumn Sunrise development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area

once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone. Seen Exhibit B for more detail.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, child care and easily accessible public transportation. Seeing how fast Autumn Sunrise is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies;

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

See Exhibit C for more details on a proposed alternate plan.

I, and fellow residents of Tualatin Wood's community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As AKS Engineering and Forestry applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

Link below provides the exhibits for reference regarding our concerns.

[Norwood Woods and Community for Smart Zoning Pr...](#)

Sincerely,

Chris McReynolds

22720 SW 87th Pl

Tualatin, OR 97062

## Madeleine Nelson

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From: Chris McReynolds <chris.mcreynolds1@gmail.com>  
Sent: Monday, October 31, 2022 3:17 PM  
To: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning Cc: tualatincio@gmail.com  
Subject: No High Rise Zone on Norwood

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

It is extremely poor planning to perform a traffic study on Boones Ferry after the Basalt creek residential zones are built out. This is proof that the city has no plan to provide proper infrastructure, especially when the current Autumn Sunrise and Plambeck traffic studies indicate a failed study. It is also a waste of taxpayers dollars as we already know our road infrastructure is lacking with the current residential load, through 2026. Even more reasons to say no to the text amendment change to RH-HR for tax lot 106, 108 and annexation of Washington county. This is also proof that the city is failing to uphold the requirements of housing choices bill 2001.

“They (Cities) are also able to make sure that new housing is built with adequate infrastructure such as water, sewer, and roads. Cities are required to provide supporting infrastructure and the law directs DLCD to help cities figure out how to address their infrastructure gaps.”

Sincerely,

Chris McReynolds

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Traffic\_Fail.jpg

## SUMMARY AND RECOMMENDATIONS

The traffic study for the Plainbeck Gardens development containing 11G affordable housing apartment units has been prepared to determine the potential impacts at several study intersections along SW Boones Ferry Road. Development of the site is expected to generate a net of 612 daily trips, 4 I AM peak hour trips, and 49 PM peak hour trips.

The traffic analysis has determined the following results.

- The intersection sight distance standard (450 feet) on SW Boones Ferry Road at the proposed Street H' approach is met in both directions.
- The capacity analysis determined that the Iowa Drive intersection on SW Boones Ferry Road is failing. The stop controlled intersection currently operates LOS 'F' in the peak hours and will continue to fail through the year 2026 total traffic scenario. The condition can be mitigated if a traffic signal is installed. As the signal warrant is not met, the crash history is very low (crash rate = 0.22 MEV/year), and traffic associated Plambeck Gardens will not be distributed on the Iowa Drive approaches installing a traffic signal is not recommended in conjunction with the proposed development.
- The Norwood Road stop controlled intersection will experience failing conditions (LOS 'F') in the year 2026 background and total traffic scenarios. To mitigate the situation will require the installation of a traffic signal. The peak hour signal warrant is met in the year 2026 background and total traffic scenarios. The crash rate of 0.19 crashes/MEV is well below the threshold rate of 1.0 MEV/year. Installation of a signal is not recommended in conjunction with the proposed development as the signal warrant is met due to the background traffic conditions and Plambeck Gardens will distribute only two trips in the worst case AM peak hour on the westbound approach.
- According to the analysis it will be necessary to provide a right turn lane and curb return radius for northbound traffic making a right turn from SW Boones Ferry Road onto Street 'H'. The safety considerations include the roadway approach volume, number of right turns, and vehicular travel speeds along SW Boones Ferry Road. The turn lane will be built as part of the Autumn Sunrise Subdivision development.
- Review of the intersection crash data furnished by ODOT documented that none of the study intersections experienced a rate greater than 0.22 MEV/year and therefore no safety improvements are recommended at the existing locations.
- The Street 'H' approach at SW Boones Ferry Road will need to be controlled with a stop sign and stop bar pavement marking as part of the Autumn Sunrise Development.

- The site's access occurring at Street H' on SW Boones Ferry Road will be built in conjunction with the Autumn Sunrise Subdivision development project.
- No other intersection improvements are recommended on SW Boones Ferry Road in conjunction with the Plambeck Gardens development at the study intersections including Dav Road, Norwood Road, and Iowa Drive.

## Exhibit 2 to Ordinance No. 1418-19

### Development Types

TaDIP. 3 Survey of DP.vPlot:nlC.n[ Types Identified for BaSolt Creek Planning Area by Jurisdiction

Jurisdiction	Land Use Designation	Buildable Acreage	Households	Employment		
			Count	Density per Gross Acre	Count (jobs)	Jobs per Gross Acre
Tualatin	High Density Residential	3.36	67	19.9		
	Medium-Low Density Residential	59.83	374	6.3		
	Low Density Residential	24.83	134	5.4		
	Neighborhood Commercial	2.89			33	11.3
	Manufacturing Park	92.95			1,897	20.4
	Functionally Unbuildable	10.37				
	Tualatin Subtotal	194.23	575		1,929	
Wilsonville	Craft Industrial	].25	6	4.8	27	21.7
	Light Industrial District	35.30			581	16.5
	High Tech Employment District	94.47			1,916	20.3
	Functionally Unbuildable	5.62				
	Wilsonville Subtotal	136.64	■		2,524	
Total		330.87	581		4,453	

## Madeleine Nelson

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From: Cliff Ingram <subaruman1978@gmail.com>  
Sent: Friday, January 27, 2023 9:26 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

Please consider the heavy traffic around the Norwood and Grahams Ferry. I am a member of Horizon but I do not want to have the apartment complex to be built. I would consider leaving my neighborhood and out of Tualatin if this plan is approved.

My family and I moved Tualatin and specifically to this area for having less congestion.

Now with the new housing development and pending apartment the congestion and quietness of our neighborhood will be ruined.

Please don't approve these two land use applications.

Thank you for your time .

Respectfully,

Cliff Ingram  
22785 sw 87th pl Tualatin, Or 97062 AND 503-351-9106

## Madeleine Nelson

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From: Cliff Ingram <subaruman1978@gmail.com>  
Sent: Wednesday, February 8, 2023 5:50 PM  
To: Madeleine Nelson  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in I DO NOT support of both these land use decisions.

Please consider the heavy traffic around the Norwood and Grahams Ferry. The new community behind Horizon is going to bring more than enough traffic. I am a member of Horizon but I do not want to have the apartment complex to be built. I would consider leaving my neighborhood and out of Tualatin if this plan is approved.

My family and I moved Tualatin and specifically to this area for having less congestion.  
Now with the new housing development and pending apartment the congestion and quietness of our neighborhood will be ruined.

Please don't approve these two land use applications.

Thank you for your time.

Respectfully,

Cliff Ingram  
22785 sw 87th pl Tualatin, Or 97062 AND 503-351-9106

## Madeleine Nelson

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From: Cynthia Ray <cynthiaray201@gmail.com>  
Sent: Friday, January 27, 2023 5:03 PM  
To: Madeleine Nelson  
Subject: Objections to SW Norwood Road Partition" File No. PAR 22-000

Attn: Madeleine Nelson

As another concerned Tualatin resident residing near the partition applications areas for "SW Norwood Road Partition" File No. PAR 22-0002, I wish to state my strong objections for the record regarding both proposals for the following reasons:

1. As previously mentioned many, many times, the traffic on Boones Ferry is already very heavy, ridiculously so. There are times of the day the back up heading south starts from north of the high school all the way to the I-5 south bound onramp. On days like this you can not get onto Boones Ferry. If there are cars ahead of you waiting to try to get onto Boones Ferry to go south, it doesn't matter if you want to head north into Tualatin, you will be waiting until the south bound cars can squeeze onto Boones Ferry to get to the front of the line to turn and go into Tualatin. Sadly, this is before adding the hundreds and hundreds of additional cars from the Autumn tract house development currently being worked on off Norwood, nor does it include the other massive tract house development they are also putting in just south on Boones Ferry. That will also add hundreds and hundreds more cars. And then there is the traffic soon to be dumped onto Boones Ferry Road from the Balsat Parkway that will dead-end onto Boones Ferry Road leaving those cars to travel Boones Ferry to continue on to their final destination. There is also mention with the proposed 205 tolls, that people will be going through Tualatin in the attempt to dodge the tolls. The LAST thing we need is zoning changes allowing massive high density high rise building in residential Tualatin areas, as proposed for Norwood adding more traffic to our overloaded neighborhood streets.

As previously conveyed to you by other concerned citizens, There are many beautiful amenities and parks in our lovely downtown Tualatin as well as services and available land. This is exactly why builders of high-density housing build in urban areas. This planned development will not only make everyone in the surrounding neighborhoods unhappy, it will also not make the tenants happy. As also previously stated, this is a poor "plan" that has not been thought through and literally makes no sense.

Thank you,

Cynthia Ray  
8878 SW Stono Drive  
Tualatin, OR 97062

## Madeleine Nelson

---

From: Cynthia Ray <cynthiaray201@gmail.com>  
Sent: Friday, January 27, 2023 4:28 PM  
To: Madeleine Nelson  
Subject: Norwood for Smart Zoning

Attention Madeleine Nelson

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any

additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

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**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and

RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Cynthia Ray  
8878 SW Stono Dr  
Tualatin, OR 97062

Madeleine Nelson

---

From: Dainette Harris <dainetteharris@gmail.com>  
Sent: Friday, January 27, 2023 11:59 AM  
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Maria Reyes; Octavio Gonzalez; Ext - Planning; Sherilyn Lombos; Valerie Pratt  
Subject: Norwood development

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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**Issue two regarding institutional infrastructure;**

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### Issue three regarding existing RH-HR zones;

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Dainette Harris

**From:** Dan Cobb <[dancobb@live.com](mailto:dancobb@live.com)>  
**Sent:** Wednesday, January 11, 2023 7:52 PM  
**To:** Sherilyn Lombos <[slombos@tualatin.gov](mailto:slombos@tualatin.gov)>  
**Subject:** Please don't break the promise.

Dear Ms. Lombos:

My wife and I built our “forever home” on 89th Place for a reason. The community was beautiful and livable. We planted our lives in this community, raised our family here, planted three cherry trees in the backyard, one for each of our sons. Our holiday get togethers are often here. Our sons and their families visit our home for big events. Grandkids swing on the swings we hung from those now-mature cherry trees. Our heritage is here, our lives and our memories, and we hope, our future.

Re-zoning the area south of Norwood to RH-HR will fully destroy the livability of our community. We didn’t build our forever home next to high-rise apartments, because no one would ever choose to do that. With a massive increase in residents living along Norwood Rd, all roads in the area will become impassable most of the day. Our ability to get to downtown Tualatin will become severely constrained, and we already know how bad traffic can get on Boonesferry Rd, today. There will be a jump in crime in our community.

The council may have the legal right to re-zone the area, but it surely does not have the moral right.

We live in a democracy, and We, the Citizens of Tualatin who have built our homes and our lives in Tualatin don’t want to see such large developments wreck the livability of our community. If we had known that the City of Tualatin would adopt an “anything goes” development policy, many of us would never have moved here. But we did move here. We invested here. We paid our taxes and built our fine schools, parks, and roads. We honored each other and our community with continuous improvement bonds. With our dollars we paid for a very fine community, supported Tualatin in every way imaginable, but the city seems intent on dishonoring our citizenship and investments by allowing the construction of high-rise, high-density housing nearly in middle of single-family neighborhoods.

Zoning rules are truly a pact, a promise, defining for investors (in the case, Tualatin homeowners) what they can build in an area. By re-zoning land to allow high-rise apartment construction immediately next door to existing neighborhoods that were built under current zoning laws, the city will be tearing up that pact in favor of corporations and their tax revenues, rather than the people who already invested their lives here. A decision to re-zone would be profoundly immoral and incredibly unfair to the families who have made Tualatin their home. Please, don’t break our pact.

Sincerely,  
Dan Cobb

## Madeleine Nelson

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From: Dan Cobb <dancobb@live.com>  
Sent: Thursday, January 26, 2023 4:12 PM  
To: Madeleine Nelson  
Cc: Chris McReynolds  
Subject: Comment regarding PAR 22-0002.

Dear Ms. Nelson:

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), the proposed use must be consistent with the land use zone. - The applicant identifies intention to build high rise high density multifamily apartment homes, not consistent with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for single family homes, townhomes, duplex, triplex and quadplexes. (TDC 73A.100).

Most significantly, the proposal in the application is in violation of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference of permitting high density high rise outside of the downtown development zone. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site and surrounding context. A high rise high density apartment is not 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

The proposed development described in the application is for multifamily housing on Norwood road, which is not serviced by public transportation. This is in violation of the Tualatin Comprehensive Plan: POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

Please respect the people who have made Tualatin their home, based on the promises codified by the documents referenced above.

Sincerely

Dan Cobb – Tualatin resident for 28 years.

## Madeleine Nelson

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From: Daniel Lima <dlima84@gmail.com>  
Sent: Wednesday, December 14, 2022 3:55 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood Zoning Concerns from a New Resident

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a new resident of Tualatin (Ibach CIO) I have concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

My two areas of concern are traffic, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### Issue two regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

I appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

Sincerely,



## Madeleine Nelson

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From: Danny Burns <dburns@cabdoor.com>  
Sent: Friday, January 27, 2023 5:01 PM  
To: Madeleine Nelson  
Subject: Opposed to multifamily, high rise complex off Norwood

My name is Danny , Burns, I've lived in Tualatin for over 10 years. I'm a born and raised Oregonian.  
I live on Quinault Lane, which is one block north of the proposed multi family, high-rise complex in discussion here

Not only will this complex exponentially increase the traffic on Norwood, which is a two-lane road. It will also increase the traffic throughout the neighborhood.

This neighborhood so close to Tualatin high school in the elementary school is loaded with children. Ranging from elementary age to high school age.

There is no doubt cars will be taking shortcuts through the neighborhood to get into that climb Plex, increasing the probability of a traject accident taking place.

Also, there are no doubt, will be a rise in crime, car theft in vandalism I hate to be “that guy”, We must also consider the wildlife that will be forced out of its current habitat

Oh, there's a small pack of coyotes that live there not to mention other smaller creatures.

The construction will also push rats and mice out of that area and into the neighborhood.

Feel free to check with a pet inspector, Tualatin is one of the most densely populated rat habitats in the Portland metro area.

Trust me, I know I've dealt with the issue

Please please please do everything you can to convey this message and concern I have as well as everyone in our neighborhood has

Sincerely, Danny Burns  
503. 807. 1231.

Sent from my iPhone

Danny Burns

## Madeleine Nelson

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From: Judi Wick <judiwick@gmail.com>  
Sent: Tuesday, January 3, 2023 9:22 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: No high-rise on Norwood! We agree with Norwood for Smart Zoning

We agree with Norwood for Smart Zoning. A high-rise on SW Norwood Rd. is not in the public's best interest. We live next door to Councilor Sacco on Martinazzi Avenue and are very concerned about the increased traffic and drivers "cutting through" via Vermillion and Martinazzi while trying to avoid traffic congestion on Boones Ferry Rd.

David and Judi Wick

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Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

# PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
  - *The proposed change does NOT comply w Creek Master Plan. ❌*
  - *The proposed change does NOT comply w 1419-18. ❌*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other options are available in the core of Tualatin, zone proper infrastructure. ❌*



We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

From the Tualatin's Transportation System Plan Update:

"Director Koper stated there is a lot of employment in our city that passes through traffic in relationship to I-5, which gives us a unique position relative to other cities. He stated it will be best for the City to work with DLCD and partners to find a solution to our traffic issues."

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just "meandering sidewalks" and bike lanes on Boones Ferry. We also hope

the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

If the city's plan is to put infrastructure upgrades onto the private sector (developer), to save money, the result usually ends up hurting the city and the residents for decades to come. Developers usually find the lowest cost solution to appease local jurisdictions within their project boundary. Their focus is to develop the land they purchased at minimal costs and turn a profit. This also causes a lack of uniformity within each development, with very little possibility of a course correction for the city in the future.

We also do not think it is a coincidence that AKS Engineering and Forestry's office is located near Tualatin's planning department.

When you review the partition, annexation, and plan amendment application with AKS, please also indicate to them, there is other buildable land within Tualatin if they just took the time to look. A simple five-minute search on Zillow found three plots currently for sale. We would also suggest that AKS inform their client of these properties that are very suitable for a high-rise development within the core. Overall, it seems like their client is more interested in profit than really helping our community...

## Current properties for sale that could be zoned R adjacent to the core of Tualatin. Walking distance services.

Current Commercial that has been unoccupied for 8 years (Hagen's) could rezone to CC/RH-HR

8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT

Tualatin, OR 97062- Sherwood/Tualatin South | 1,650-60,075 SF



Land Currently for s

15.23 acres- for sale

0 SW Chinook St, Tualatin,

3.21 acres- for sale

18615 SW Boones Ferry Rd,

**Zillow** Save Print

**\$8,000,000** 15.23 Acres  
0 SW Chinook St, Tualatin, OR 97062  
Active

Overview - Facts and Features - Price and Tax History

Unimproved land  
No data  
No data  
No data

Overview

NEW SEASONS  
Home-builders, here is your chance to create a high-end subdivision next to the Tualatin County on the Tualatin River. Very walkable neighborhoods and 1-5 minutes away. Zoned RU14 ac

Show more

347 days on Zillow | 512 views

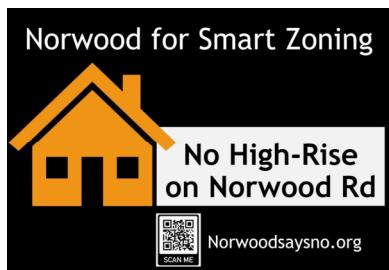
Again, Mr. Koper and Council, say no to a high-rise on SW Norwood Rd.

Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

If housing is truly needed, keep the current zoning as RL or RML.

Have a Happy New Year,

Norwood for Smart Zoning



Together Let's Make Tualatin a Great City!

## Madeleine Nelson

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From: Judi Wick <judiwick@gmail.com>  
Sent: Thursday, January 26, 2023 10:51 PM  
To: Madeleine Nelson  
Subject: SW Norwood Rd Partition Application

Dear Ms. Nelson,

As residents of Tualatin since 2016 we are opposed to the proposed partition application and request that you deny the request by AKS Engineering and Forestry, LLC. From our home at 22390 SW Martinazzi Ave we access Norwood Rd daily and have been very disappointed in how AKS Engineering is handling the Autumn Sunrise development. The proposed addition of high rise high density multifamily apartment homes would add to the already overwhelming amount of traffic onto Norwood Rd and Boones Ferry Rd. This congestion will bring many more drivers through our neighborhood adversely affecting the safety of pedestrians and homeowners.

Thank you in advance for reviewing and taking into consideration the information below, and denying the application by AKS Engineering and Forestry, LLC.

Sincerely,  
David and Judi Wick

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference of permitting high density high rise outside of the downtown development zone. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is NOT 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier

strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

From: DAVID TULLY <davidallentully@hotmail.com>  
Sent: Friday, October 28, 2022 12:53 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on

current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning

alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

David Tully  
8994 SW Stono Dr.  
Tualatin

## Madeleine Nelson

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From: Debbie Burchfiel <debbieburchfiel@gmail.com>  
Sent: Friday, January 27, 2023 9:46 AM  
To: Madeleine Nelson  
Cc: Frank Bubenik  
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Ms Nelson and Mr Bubenik,

In response to the proposed Partition 22-0002 (which I strongly oppose and hope officials will), I am sharing an email exchange between me, TVFR staff and your Ken Froescher and Bryan Lavigne after a treacherous event on Nov 30, 2022. I share it because I believe the project happening on Norwood (directly behind me) has been poorly overseen by the City of Tualatin and that the builder Lennart is grossly irresponsible (specifically in forest removal). It details a second round of wind and fiery power outage due to the removal of the trees that once protected my neighborhood from weather. The remaining trees were cut since then AND we've sustained yet another wind storm in January that damaged many fences and took down trees on the North side of Norwood.

The project has drastically changed our environment. As a newer resident of Tualatin (Dec/2017) I am greatly saddened about my decision to purchase property here - because of the project and because Tualatin seems to welcome extreme growth. We bought this house for the privacy and forest buffer, the view and the quiet neighborhood. The past year, while working from a home office, was filled with stress, grief and anxiety due to heavy equipment noise, chainsaw activity. My backyard, garden is no longer quiet. I actually see car lights on I-5 now, 2 water towers, a cell phone tower, the lights of Horizon Christian's stadium and the entire school. I also hear the noise of I-5 like never before, and no longer enjoy the peace of my back yard. We had grime on our furniture, our plants, cars and well, everything all year long from the disruption. Our roofing project (Mar/April) resulted in some wood repair. We did have new siding painted, but were advised to put off painting the entire house until the project is complete.

I know our future holds more cars, noise and disruption. I know new housing is extreme in terms of density. And I know we need more housing. I am asking the City, its officials and staff to slow down your approvals, vet sensible projects and think/work outside the box instead of saying 'yes' to everything. In the 5 years I've lived here I've seen thousands upon thousands of square' of commercial property built along Tualatin Sherwood Hwy, but near our downtown, no changes to vacant land and properties. Why not build housing near the transit! Cut down on cars! Use existing resources, rather than leveling swaths of green space. Empty grocery store, empty lots - better place for high density housing.

Please do not approve Par 22-0002. Make the builder improve the neighborhood and keep a balance. Use the space for a park for the thousands of new residents. Keep Tualatin attractive. Allow some garden space. Keep the spirit of community and good health. Pay attention to your existing community members.

This is the email sent to your compliance people. i share it so you are aware of the effects of a poorly managed project:

All,

I was given your contact information by TVFR after calling them about an incident during the November 29-30 storm. Power in my neighborhood was knocked out at about 2:20am on

November 30th during the sustained high winds. Our house was lit up with bright light and what sounded like an explosion directly behind us. A tree, blown by the wind that is no longer buffered by the forest that was formerly there, fell onto power lines and caught fire. Fiery debris from the tree blew into our yard and against our house, and we continued to hear explosive electrical sounds and see flashes from the accident and smell the smoke in our home. My next door neighbor called 911 about fiery debris blowing into their yard as well. I wonder what might have happened if rain hadn't been dampening our area all day.

This was a repeat of the November 4th afternoon outage resulting from high winds, when a tree from the same area fell on the same lines resulting in power losses on and off during the day, and for 4-5 hours that evening. Members of our HOA were in communication with the city about this risk on November 4th, and the HOA members were informed that those matchstick-like trees near the power line were going to be cut down. As neighbors and witnesses to this project, we have wondered since the removal of the majority of trees, why those were ever left standing. The weather comes from the direction that would blow them right onto the power lines.

As I left our neighborhood this morning, several of these trees which are remnants of the logging project (at the new Autumn Sunrise subdivision) are still leaning toward the power lines.

When will they be removed and why weren't they removed before storm season arrived?

Can the City of Tualatin better monitor this large project? We want to feel safe in our homes and the outages seem totally preventable. Any information would be appreciated.

I did hear back from both Bryan and Ken. I am hopeful you are listening to the many objections to the ongoing negative changes in Tualatin. We already have much to figure out about how to live comfortably with our new surroundings, the high wind effects, noise and traffic that we did not ask for.

Respectfully,  
Debbie Burchfiel  
8858 SW Stono Drive

Madeleine Nelson

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From: Dennis McAllister <dennismcallister@live.com>  
Sent: Saturday, December 17, 2022 6:55 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

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developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Dennis McAllister  
[dennismcallister@live.com](mailto:dennismcallister@live.com)  
727-481-4754

## Madeleine Nelson

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From: trent TMPROSERV.COM <trent@tmproserv.com>  
Sent: Monday, January 23, 2023 2:33 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

E Trent Toler  
22595 SW 87<sup>th</sup> Pl  
Tualatin OR 97062

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districited to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas

on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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29 | Southwest and Basalt Creek Development Area Plan  
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Sincerely,

E Trent Toler

## Madeleine Nelson

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From: edkcnw <edkcnw@comcast.net>  
Sent: Friday, January 27, 2023 3:50 PM  
To: Madeleine Nelson  
Cc: Marketing Norwood  
Subject: No high rise in Autumn Sunrise area Until traffic studies prove Boones Ferry Rd.  
Upgraded to high traffic capabilities.

Sent from Samsung Galaxy smartphone.

There should be no high density residential development in all of Tualatin until the roads are capable of handling the expected traffic flow!

Specifically to that, the proposed zoning change to Multi-Family High Rise off Norwood Rd. should be denied! Boones Ferry Road is presently in gridlock between N. Wilsonville and Grahams Ferry Rd WITHOUT any homes being built in Autumn Sunrise subdivision. A high density development in that gridlocked area would be catastrophic to traffic flow!

Residents are currently unable to exit SW Iowa St. during the heavy traffic flow both North and Southbound in the afternoons.

With the expected additional traffic on Boones Ferry Road from Autumn Sunrise and other future nearby developments, and the lack of any reliable mass transit on BFR, it will cause massive gridlock in South Tualatin.

I am the Land use Officer for nearby Ibach CIO, and our residents feel their #1 concern is poor traffic flow in Tualatin.

The proposed land use changes to property on Norwood Road will guarantee certain gridlock, decrease of property values and residents leaving our community.

There are much better areas in Tualatin that will fit higher density zoning.

Please vote NO to this zoning change request.

Sincerely,  
Ed Casey  
Land use Officer  
Ibach CIO  
50 year Tualatin Resident

## Madeleine Nelson

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From: elisabeth ingram <elisabeth.ingram826@gmail.com>  
Sent: Friday, January 27, 2023 9:23 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments.

I am a resident of Tualatin and a member of Horizon Community Church and NOT in support of this decision by the city or the church. Though I understand the perspective of both parties and what they believe will help our community, I STRONGLY disagree and hope you will hear my voice along with the many other voices in the community that ask you to reconsider.

Respectfully,

Elisabeth Ingram  
503-348-8817  
[Elisabeth.ingram826@gmail.com](mailto:Elisabeth.ingram826@gmail.com)

Sent from my iPhone

## Madeleine Nelson

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From: Emily Jones <emilyjonesfsc@gmail.com>  
Sent: Tuesday, November 1, 2022 11:29 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik,  
I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone.

I'm concerned about this impact on the natural areas surrounding us, environmental impact for my 3 daughters, as well as the traffic and issues this will cause getting my girls to and from school. My hope is that another solution can be found that protects our forests and reduces the need for significant additional infrastructure, such as allowing for zoning in spaces that already have the infrastructure available.

As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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Sincerely,  
Emily Jones

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Emily Jones - Owner  
Trauma Informed Certified Coach  
503-475-9970  
Free Spirit Coaching

From: maryofthelight <maryofthelight@frontier.com>  
Sent: Tuesday, November 29, 2022 10:16 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sincerely,

Fernando Herrera  
Maria D Herrera

## Madeleine Nelson

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From: Fletcher Johnson <fletcherjohnson2@gmail.com>  
Sent: Wednesday, October 19, 2022 12:38 PM  
To: Valerie Pratt; Ext - Planning; Sherilyn Lombos; Nancy Grimes; Cyndy Hillier; Bridget Brooks; Christen Sacco; Maria Reyes; Frank Bubenik; Teresa Ridgley; Megan George; breuf@tualatin.gov  
Subject: Additional Apartments in new development south of Norwood Rd.

Good Afternoon,

I'm reaching out to voice my concern along with those in my community about the proposal to build additional apartments to the south of Norwood between I-5 and SW Boones Ferry.

I understood and supported the need for additional housing in Tualatin with the Autumn Sunrise development but am incredibly concerned about these new additional apartments for many reasons.

Concern #1: Traffic. It is evident that the Autumn Sunrise traffic study did not consider additional high density apartments. At minimum, another study needs to be done, though it makes me wonder how aware you are of the massive traffic issues that occur most days around school arrival and dismissal and, more importantly, at evening rush hour when at times it is impossible to get from Norwood down to the I-5 on-ramp in less than 15 minutes.

Concern #2: Crime and Safety. Statistically higher crime occurs in areas of greater housing density. The proposed location of high density apartments is more than twice the difference from the police station as other high density residential areas in the city. A crime and public safety study must be completed to ensure that current public safety officers can respond to incidents in a timely manner and have adequate resources for increased safety concerns on the south edge of town.

Concern #3: Infrastructure. The Norwood Heights neighborhood regularly experiences power outages with mild wind events. Neighbors don't have any information that supports the electrical grid can support Autumn Sunrise, let alone new apartments.

Concern #4: Schools. As the parent of a child (soon to be two children) at Byrom and the husband of an educator in the district, where are these kids going to go to school and how are you going to manage the influx of children/families into the district? I'm concerned that this is an afterthought and that Byrom and Hazelbrook, the lone middle school in Tualatin, will become overwhelmed with the additional high density apartments in addition to the new development.

I would like to reiterate that while I was sad to lose the natural area south of Norwood, I understood the need to provide more housing for families in our community or interested in moving to it. I feel as though this new high density apartment proposal is too much and not within the best interest of current residents and the city as a whole.

Please speak to the residents of Tualatin to address these concerns and communicate how you will evaluate more sensible sites for high density housing.

Thank you,

Fletcher Johnson  
Norwood Heights Resident

--

Fletcher C. Johnson  
Tualatin, Oregon  
C: 503-830-4621  
E: [Fletcherjohnson2@gmail.com](mailto:Fletcherjohnson2@gmail.com)

## Madeleine Nelson

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From: Florence and Wallace Yam <florenceandwallace@gmail.com>  
Sent: Friday, January 27, 2023 3:53 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Title of email: Norwood for Smart Zoning

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

As a resident of Tualatin over 20 years, I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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AKS Engineering & Forestry, LLC does not have any planning for proper infrastructure to the city of Tualatin, which would give a heavy burden to the city to deal with in the coming years. Also, the contractors and developers mentioned that the future project on Norwood road would be a high end apartment complex, which is definitely not affordable housing to the community. As a resident of Norwood neighborhood for more than 10 years, I ask the City Council and staff to consider not to approve the SW Norwood Road Partition application.

Sincerely,

Florence Lee  
8822 SW Stono Dr.  
Tualatin, OR 97062

## Madeleine Nelson

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From: Gary Dominick <gldominick@hotmail.com>  
Sent: Monday, December 5, 2022 2:43 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Debacle on Norwood

Dear Tualatin City Administration,

Each day that I walk by the Lennar development on Norwood I see a scar on the City of Tualatin. I also see the total abdication of responsibility of the mayor, city council, and city administration. It did not have to be this way. It is my understanding that the City approved the development with a 60 foot buffer zone from the development to Norwood. This would be similar to the buffer zone in front of the Horizon church and school. This buffer zone would be adequate for the development. However, as we can now see, there is not ONE tree where the buffer zone should be.

The developer, apparently with approval from the city, has destroyed the "tree preservation zone" and left a vast open sore to replace what should be an extremely limited buffer zone to a development that is totally out of character of the surrounding neighborhood. I understand the need for additional housing with the growth of the area, but a responsible and concerned city government would not have approved this development with total disdain for the neighborhood and the resulting nightmare that will be Boones Ferry Road, Norwood and the adjacent streets like Pinto Drive where I live.

I believe that this project should be halted until and unless this developer complies to replant native trees in the buffer zone. A compromise of a "meandering sidewalk" with a few shrubs thrown in is not acceptable.

Sincerely,

GARY L. DOMINICK  
22467 SW Pinto Drive  
Tualatin, OR 97062

## Madeleine Nelson

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From: gchiefield@aol.com  
Sent: Tuesday, October 25, 2022 9:32 PM  
To: gchiefield@aol.com  
Subject: Tonight's meeting

Dear City Council,

Tonight I went to a meeting and the same developers who tricked us last year on Zoom were there in person! Last year they told us that there would be a 200 foot setback of trees between I5 and the new development and they got us to agree to medium density and now they want to buy more land for ultra high density and you can see the trucks on I5 straight through from Boones Ferry. These people are not honest, they are opportunistic developers and I feel that you, the City Council, is allowing this kind of railroading to happen to your constituents and our citizens.

Does everyone on the City Council live in the north end of town? Surely at least one of you can tell the others about the traffic problem we are currently having on Boones Ferry Rd. and the first 500 units haven't been built yet, and the same trickster developers want to add another 275! This is a disaster for our town.

I hope that you are standing up for us against these big companies and their rude lawyers. I know to follow the money. I know Horizon will make a lot of dough and nobody from Horizon had the guts to attend the meeting. Did you? Was our City council even there to hear us? There were about 100 people there trying to say "no" but none of our elected leaders were there or if they were, they didn't say anything.

I have lost trust in you and the developers. This has not been done well. There is no need to say words like "transparency." It is crystal clear that this new development idea is bad for the neighborhood and bad for Tualatin (it seems that Sherwood would get the taxes and we would get the headaches) and yet you are allowing it to be done to us. There doesn't seem to be a part of the process that citizens can say no and be heard-no vote, nothing.

You let us down last time, please don't do it again. Please do not change the zoning where Horizon is now to allow this high density development. Please.

Gillian Stratton

## Madeleine Nelson

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From: gchiefield@aol.com  
Sent: Wednesday, December 14, 2022 9:05 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear City Council Members,

Please do not allow the development of the high rise apartments on Norwood and Boones Ferry Rd. Data projects an increase in crime with statistical support and that location is close to schools. If we need affordable housing in Tualatin, why not put it near the train and bus line rather than next to a school? The indicators are there for something bad to happen in our neighborhood if this development goes through, and you are in a position to help it be avoided. I'm asking you to use your position to protect our children.

Additionally, I live on Iowa Dr. behind the high school. I am a public school teacher in West Linn. I already leave my house before 7 to avoid the traffic jam that is Boones Ferry Rd. Please come and watch what happens to that area from say, 5-6pm. You can avoid making it worse for our neighborhood and I'm asking you to use your position to protect our life styles.

Thank you for reading this,

Gillian Stratton

From: Ragnhild McAllister <ragnhild.m@live.com>  
Sent: Saturday, February 4, 2023 7:01 PM  
To: Frank Bubenik; Ext - Planning; Octavio Gonzalez; Bridget Brooks; Maria Reyes; Valerie Pratt; Octavio Gonzalez; Christen Sacco; Cyndy Hillier  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Gina McAllister

## Madeleine Nelson

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From: ii>Glenn & Nancy Reynolds <gnreynolds@frontier.com>  
Sent: Wednesday, November 30, 2022 3:17 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

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The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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### Issue two regarding institutional infrastructure;

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developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Glenn & Nancy Reynolds  
22795 SW 92nd Place, Tualatin, OR 97062

Madeleine Nelson

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From: Gloria Perez <glori2b@gmail.com>  
Sent: Saturday, January 28, 2023 10:53 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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Sincerely,

Gloria E. Perez

## Madeleine Nelson

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From: ROSEMARIE HEYER <heyer4414@comcast.net>  
Sent: Friday, December 2, 2022 8:35 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Ext - Planning; Sherilyn Lombos; Valerie Pratt  
Subject: Norwood for Smart Zoning  
Attachments: Norwood Zoning.pdf

Thank you for your consideration.

Sincerely,

Hans & Rosemarie Heyer

Title of email: Norwood for Smart Zoning

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Sincerely,

A handwritten signature consisting of stylized initials "C H" followed by a surname.A handwritten signature of the name "Heyer" written below the initials.

## Madeleine Nelson

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From: Heidi Augee <heidia1224@gmail.com>  
Sent: Sunday, October 30, 2022 5:59 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Cc: Sherilyn Lombos; Ext - Planning; Megan George; Betsy Ruef; Teresa Ridgley; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field  
Subject: Proposed High Rise, High Density Development at Norwood and Boones Ferry

Dear Mayor Frank and Tualatin City Council Members,

On the evening of Monday, October 24, 2022, I sat through a presentation by AKS Engineering and Vista Residential Partners at the Tualatin Community Library regarding their plans to file applications to develop the land at SW Norwood Road and SW Boones Ferry Road. They informed us that the proposal will include the following three parts: 1.) annexation, 2.) partition, and 3.) map & text amendment in an effort to change the existing zoning to that of high density high rise for additional apartments.

I am writing in opposition to this Proposed Development. I acknowledge growth and development is necessary within the urban growth boundary, but high density high rise does not seem appropriate for this property.

First, please seriously consider the traffic capacity of Boones Ferry Road. There is already a high density residential development (Autumn Sunrise) coming in across Norwood and the impact on that alone will be significant. For those of us who are a part of this community, it simply is not acceptable to those of us who live in the surrounding neighborhoods. Traffic already diverts through our neighborhood during peak hours. These neighborhood streets will be overrun with traffic avoiding an already over-congested Boones Ferry Road. Imagine the increase after Autumn Sunrise and the 116 units of multifamily next to it, are built and occupied.

Alternatively, you could allow a rezone for neighborhood commercial, which is allowed under the Basalt Creek Plan (high rise is not). Day care, restaurant, small retail, an essentially walkable and central mixed use for the surrounding neighborhoods, would be more welcome. It would be healthy and perhaps would decrease some traffic. Or better yet, given there was almost no green space required of the Autumn Sunrise development, a park would be suitable and welcome in that space. The nearest park is Ibach. A walkable park from Norwood Heights, Autumn Sunrise, and Hedges Creek would be central, valuable and appropriate, and would counterbalance the impact of Autumn Sunrise's high density.

High rise zoning should be limited to downtown, and adjacent to rail. By far the most logical place for that type of high density, high rise, would be the former Haggen's. A mixed use town center would be appropriate and attractive at that location. At Norwood, that type of density and high rise makes no sense.

As stewards of Tualatin, you have an obligation to consider the impacts of this type of development on our community's livability. Housing is very important to Oregon and our community but we need to do it in a thoughtful, deliberative manner that first and foremost does no harm to existing neighbors. I respectfully ask that you keep the zoning as-is, medium residential.

Thank you for your consideration of this matter throughout this process.

Regards,  
Heidi Augee  
8905 SW Iowa Drive

## Madeleine Nelson

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From: Holly Stuart <hollyfarm05@gmail.com>  
Sent: Friday, January 27, 2023 2:19 PM  
To: Madeleine Nelson; Frank Bubenik  
Subject: SW Norwood Rd and Partition

To whom it may concern,

I object to the partition and future development of a highrise which is not in the best interest of the city nor the residents of Tualatin. Tualatin is in no way prepared nor will benefit from high density housing. The disregard and destruction of mature native trees is shameful to a city that claims to be the city of trees. Our city is being steam rolled by zelus developers without regard to the drastic effects it will have on the livability of Tualatin.

Rest assured land value will not decrease if time, patience and diligence are taken in the planning and growth of our city. Families primarily move to Tualatin for the community of people, not for the immediate industry.

Our schools are not prepared for this growth, our roads are not prepared for this growth, and surrounding neighborhoods will bear the brunt of it's impact.

My hope is that our voted in mayor, city commissioners, and the professionals our city employs will take deep consideration in listening to their neighbors and fellow residents in planning a community that we continue to be proud of and choose to stay in for generations.

**Growth is inevitable but we can do better.**

Thank you ,

Holly Stuart

19 years-Tualatin Resident

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies an intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference to permitting high density high rise outside of the downtown development zone. Furthermore, the proposal identified in the partition plan violates the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is NOT 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

## Madeleine Nelson

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From: Itsel O'Dee <imopdx@comcast.net>  
Sent: Tuesday, December 6, 2022 9:38 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### **Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### **Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Itsel O'Dee

## Madeleine Nelson

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From: Jacqueline Binning <jackiebinning@gmail.com>  
Sent: Wednesday, February 8, 2023 5:09 PM  
To: Madeleine Nelson  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in decline of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, I am concerned about having a low income or apartment complex so close to the school.

Please decline these two land use applications.

Jackie Binning, 503-916-9518

Sent from my iPhone

## Madeleine Nelson

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From: Jackie Mathys <jackiemathys@gmail.com>  
Sent: Saturday, January 7, 2023 3:22 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Tualatin City Manager,

I STRONGLY agree with Norwood for Smart Zoning (see email below). A high-rise on Norwood Road is a terrible plan and NOT in the best interest of the public.

I live on SW Boones Ferry Rd. and the traffic implications alone of this plan make it a non starter. Please reconsider.

Jackie

Jackie Mathys  
M: 503-781-2872  
[jackiemathys@gmail.com](mailto:jackiemathys@gmail.com)

Remember 2 emails ago - where we shared about new signs posted on SW Norwood Rd?



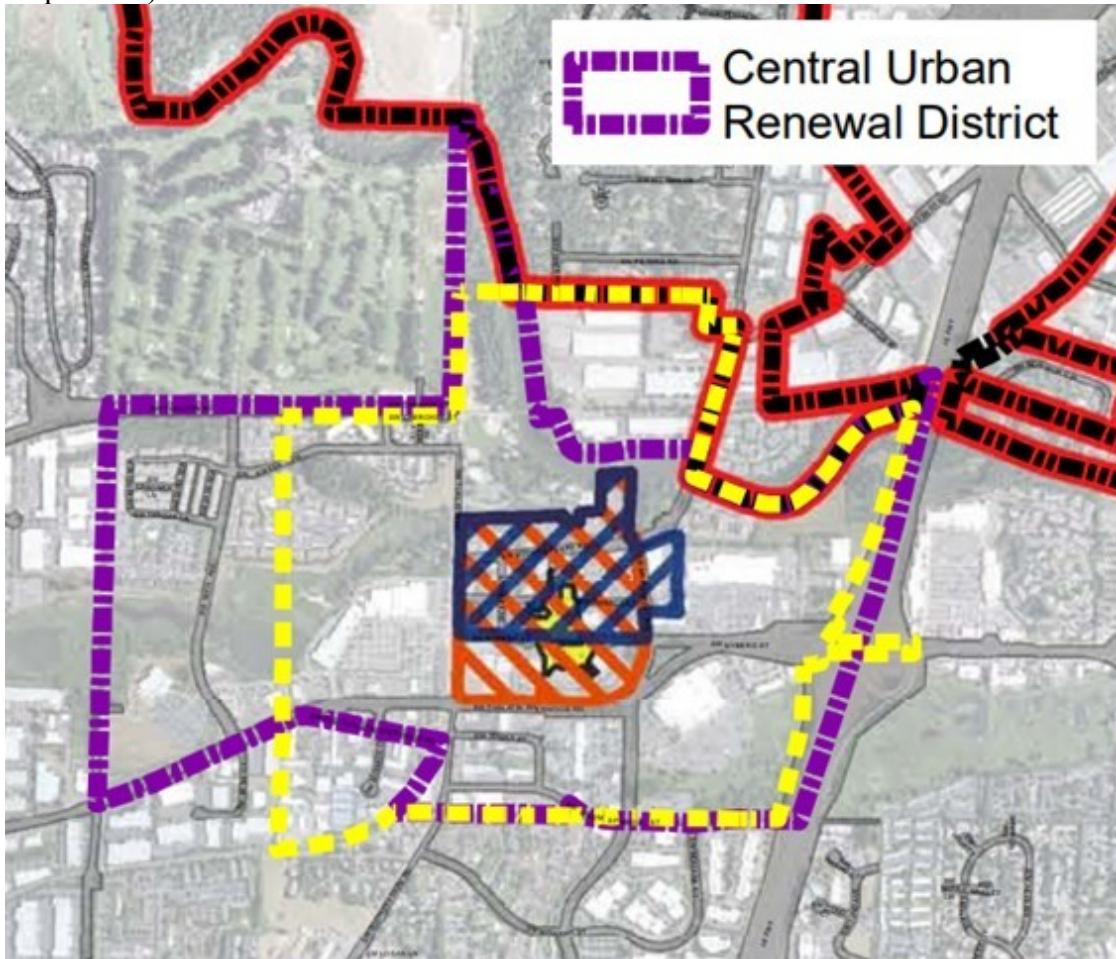
Currently the city is reviewing those applications associated with those signs and right now, the city could stop this whole arduous process from even happening. Also, right now, the public cannot interject directly due to the city code bylaws however, we can express our concern to the decision maker, City Manager, Sherilyn Lambos.

A little more detail...In the partition application, AKS Engineering & Forestry and Vista Multi-Family Residential Partners clearly indicate they will request to change the language in the Tualatin Development Code (TDC) in the future applications they will submit.

Here is what AKS wrote, "Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City."

What do all these words mean? If this code language is changed a high-rise can really be located anywhere in the city, in any district and not just where it is supposed to be in downtown Tualatin.

The current TDC code language states that High-rises are reserved for the core only. This is the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers. (see map below)



As we all know, the core of Tualatin has a lot of development to be done, before high-rises should even be considered outside the core. No developer, city, or entity should even be thinking about jamming a high-rise next your home...

A few more facts...

If this process continues it will allow ANY future developer to continue this practice and request the highest density zoning for any project in ANY area in Tualatin.

Along Norwood the change in density would increases housing density by 300-500% from our current zoning.

The City of Tualatin has known about this plan since July 2022, and has not impeded this process...

Here is the petition stating these intentions:

[PAR22-0002 - 23370 SW Boones Ferry Road Partition | The City of Tualatin Oregon Official Website](#)

What to do...

Developers (and tax revenue) should not be more important to the city than the current residents!

## Madeleine Nelson

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From: Jackie Mathys <jackiemathys@gmail.com>  
Sent: Sunday, December 4, 2022 10:30 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood -- Norwood for Smart Zoning

Dear Mr. Mayor and Councilors,

I am a homeowner on SW Boones Ferry Rd. just south of Greenhill Lane. While I am NOT a resident of the City of Tualatin (we are in unincorporated Wash. Co.) my neighbors and I are directly impacted by the gridlock nearly every weekday of cars leaving Tualatin trying to get to I-5.

[Here is a recent video I shot from my driveway.](#)

The residential developments planned for SW Norwood Rd. will only exacerbate the traffic, as you know. If the connector bridge comes through as planned, all bets are off. None of these projects make sense.

When the current councilors were new to office, there was a clear voice of reason coming from City Hall regarding the bridge and traffic. I hope you're still questioning and pushing back on the decisions made years ago that no longer make sense for this area.

Thank you for having the courage to stand up and say no to development that will harm our community. It is hoped you can work with Wilsonville and Washington County to devise a plan and solution that makes sense for TODAY, not 20 years ago.

Thank you.

Jackie

Jackie Mathys  
M: 503-781-2872  
[jackiemathys@gmail.com](mailto:jackiemathys@gmail.com)

## Madeleine Nelson

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From: Jackie Mathys <jackiemathys@gmail.com>  
Sent: Saturday, December 24, 2022 10:43 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Teresa Ridgley  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students

will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

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29 | Southwest and Basalt Creek Development Area Plan

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**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income

housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Jackie Mathys  
24305 SW Boones Ferry Rd.  
Tualatin, OR 97062  
M: 503-781-2872  
[jackiemathys@gmail.com](mailto:jackiemathys@gmail.com)

Madeleine Nelson

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From: Jan Perry <jrperryfam14@gmail.com>  
Sent: Wednesday, January 4, 2023 4:16 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: Brent Beebe; Tim N.; Chris McReynolds; cynthiaray201@gmail.com  
Subject: Norwood For Smart Zoning  
Attachments: norwood says no.pdf

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

Please read the attached letter concerning the partitioning and annexing requests received by the City of Tualatin.

Thank you,  
Ken and Jan Perry  
Stono Drive

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

I am writing to express my concerns about the latest proposal received by AKS for the partitioning on Horizon property and the annexation of the acre property on Norwood Road for the purpose of building high-rise apartment buildings on Norwood Road.

The proposal is concerning for so many reasons that many of us in the Bryom CIO Neighborhood have expressed. But what is literally the most concerning on this proposal, is the following from their proposal:

"A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City. It appears this request has been made (see below)."

#### **Map and Text Amendment**

In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

This is an attempt on the part of AKS to remove trees and build high-rise apartments everywhere in Tualatin. What AKS has demonstrated thus far:

- They have no regard for the environment. They will say anything to get their plans approved and then they will do exactly what they want once the approval is in place, regardless of whether they've met their commitments/promises. This is what is required (see below). Unfortunately, they have proven that they will not follow through.  
*The layout, size, and dimensions of the parcels within the Tentative Partition Plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels.*
- They have no concern for the community when it comes to the amount of traffic these endless building projects are placing on our roads. The traffic study concerning Alden Apartments read, from 220 added residences, it would only put 16 more trips on the road during morning rush hour and 18 trips during pm rush hour. This is beyond reason! Are we to believe that all these people are not working? That they're just staying home all day? These estimates can't be correct. But even if were (and more, given the two developments), that's too many to put on an already overcrowded road with no solution in sight.

- **Table 1: Vehicle Trip Generation Estimates**

Land Use	ITE Code	Size (Units)	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Existing Use</b>									
Apartments	220	15	101	6	1	5	8	5	3
<b>Proposed Use</b>									
Townhomes	215	45	324	22	7	15	26	15	11
<b>Net New Trips (Proposed - Existing)</b>			<b>223</b>	<b>16</b>	<b>6</b>	<b>10</b>	<b>18</b>	<b>10</b>	<b>8</b>

- As shown in Table 1, the proposed redevelopment is expected to result in a net increase of 223 daily trips, including 16 trips (6 inbound, 10 outbound) during the AM peak hour and 18 trips (10 inbound, 8 outbound) during the PM peak hour.

Tualatin will be unrecognizable and impossible to navigate if you continue to approve such egregious plans and changes. Please, listen to the members of the community that you've pledged to support! Stop this madness! Say "No!" to this amendment. Say "No!" to the request for a change of zoning for this land. Say "No!" to the request for a high-rise apartment complex on Norwood Road. Please, do the right thing for the community!

Thanks for listening.

Ken and Jan Perry  
Norwood for Smart Zoning

**Madeleine Nelson**

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Monday, January 9, 2023 1:57 PM  
To: Madeleine Nelson  
Cc: Brent Beebe; Cynthia Ray; Chris McReynolds; timnearly@gmail.com  
Subject: Norwood for Smart Zoning; AKS proposal  
Attachments: norwood says no letter 1.pdf

Follow Up Flag: Follow up  
Flag Status: Flagged

Attached is my first letter concerning the latest AKS proposal. I will continue to send to you the letters I've been sending to the city council.

Please read this letter and consider what is being stated here. We are directly impacted by the decisions that are made by the Mayor and the Tualatin City Council. We should have a voice.

Thanks in advance for your consideration.

Ken and Jan Perry  
Norwood for Smart Zoning

To MNelson@tualatin.gov,

I am writing to express my concerns about the latest proposal received for the partitioning on Horizon property and the annexation of the property on Norwood Road for the purpose of building high-rise apartment buildings on Norwood Road.

The proposal is concerning for so many reasons that many of us in the Bryom CIO Neighborhood have expressed to the City Council. But what is literally the most concerning on this proposal, is the following:

“A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC’s RH-HR language to allow the zoning district to be applied elsewhere in the City. It appears this request has been made (see below).”

This appears to be an attempt on the part of AKS and the builder to continue to remove all of the trees and build high-rise apartments everywhere in Tualatin. What AKS has demonstrated thus far:

- They have no regard for the environment. They will say anything to get their plans approved and then will do exactly what they want once the approval is in place, regardless of whether they’ve met the commitments/promises. Unfortunately, they clearly proved this with the Autumn Sunrise development. Below is text in the document. We have seen just the opposite so far with Autumn Sunrise and cannot believe that they will do what it says, or is right, in the future.

The layout, size, and dimensions of the parcels within the Tentative Partition Plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels.

- They have shown no concern for the community when it comes to the amount of traffic these endless building projects are placing on our roads. The traffic study concerning Alden Apartments read, from 220 added residences, it would only put 16 more trips on the road during morning rush hour and 18 trips during pm rush hour. This is beyond reason! Are we to believe that all these people are not working? That they’re just staying home all day? These estimates can’t be correct. Even if they were (and more, given the two developments here), that’s too many more cars to put on an already overcrowded road (SW Boones Ferry) with no solution in sight.

Tualatin will be unrecognizable and impossible to navigate if such egregious plans and changes are approved. We, the citizens of Tualatin, are saying “No!” to this ridiculous proposal for a change in wording AND to the proposed apartments that will sit on this land. We are trusting our City leaders to listen to our voice of concern and reason. The City Council needs to say “No!” to the wording change and the partition request.

Thank you,  
Ken and Jan Perry

Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Wednesday, January 18, 2023 12:34 PM  
To: Madeleine Nelson  
Cc: Brent Beebe; Cynthia Ray; Chris McReynolds; timneary@gmail.com  
Subject: Norwood For Smart Zoning Reponse to latest partition and annexation proposals  
Attachments: Norwood Says No letter 01182023.docx

Attached is a letter expressing my concerns about taking recommendations from AKS Engineering and (DE)Forestry. They have shown us, in the neighborhood, that their work cannot be trusted.

Thanks, Ken and Jan Perry, 8885 SW Stono Dr, Tualatin, OR 97062.

**Planning Division, Attn: Madeleine Nelson,**

Per your mailed notices, as a resident near the partition applications areas "SW Norwood Road Partition" File No. PAR 22-0002 by AKS Engineering and Forestry LLC, I wish to state my objections in writing to both of these proposals for the following reason:

**We have zero trust in AKS, and any developer working with AKS. We are asking that these changes for the 8 ½ acres on Norwood Drive be soundly rejected. Nothing AKS says can be trusted as, clearly, they will say whatever they need to get an approval and then do whatever they want. Here is clear evidence:**

**What a tree preservation buffer should look like:**



- This buffer has been here for years. The larger limbs are cut back to ensure no power lines are impacted. This is beautiful and natural. Exactly how the Tree Preservation Zone should have looked like for Autumn Sunrise.

## What the Tree Preservation Zone at Autumn Sunrise actually looked like:



- You can't look at these trees and not wonder when they will fall on the power lines. Please look at the comparison to an actual tree buffer. This is a flagrant disregard for the City of Tualatin's wishes and directive. And, of course, many of the trees did fall.

## Where we are now:



- Why are we here? What we've been told is that an Arborist decided the trees in the Tree Preservation Zone were dangerous. Question: Is this the same Arborist who determined for AKS and Lennar which trees should be kept for this zone? Can we see the results of the study showing which trees needed to be kept and which of the trees were **actually** kept? And who provided that determination?
- Two days following the dead and dying trees falling on power lines, Lennar had a rendering of a new plan for this buffer. Question: Are we supposed to believe that this was not the original plan that Lennar wanted to go with? That they did not intentionally keep trees that could be counted on to fall on power lines and, therefore, lead the City of Tualatin, and PGE, to determine they all needed removed?
- AKS cannot be trusted to advise on what should be done with the trees in **any** new development.

- The City of Tualatin should be irate that Lennar and AKS went directly against the explicit requirement to maintain a Tree Preservation Zone requires action on the part of the City.
- For every project the City of Tualatin engages in with AKS, a neutral Arborist must be hired to ensure they do not pull another stunt like this one. We would also like to see a legitimate Environmental specialist assess the impact of removing trees in this area, so close to a freeway (for future development).
- We all would love for the City of Tualatin to no longer use AKS, or their recommendations, and find a more competent engineering company to advise the council. Or to refuse to work with any developer who is using AKS.

Thanks for listening,  
Ken and Jan Perry  
8885 SW Stono Drive.  
Tualatin, OR 97062

**P.S.**

It's been stated that we all live in a neighborhood that was once a forest. This is what it looks like to develop a neighborhood while respecting the environment and the trees that have stood for hundreds of years. This is our neighborhood (next page):



Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Sunday, January 22, 2023 4:53 PM  
To: Madeleine Nelson  
Cc: Brent Beebe; Chris McReynolds; Cynthia Ray; timneary@gmail.com  
Subject: Norwood for Smart Zoning  
Attachments: Norwood says no 01222023 pdf.pdf

Madeleine,

Attached is a letter to you and the City Council concerning the request for partitioning and annexation.

Thank you for considering our feedback.

Ken and Jan Perry  
Stono Drive

***Planning Division, Attn: Madeleine Nelson,***

*Per your mailed notices, as a resident near the partition applications areas "SW Norwood Road Partition" File No. PAR 22-0002 by AKS Engineering and Forestry LLC, I wish to state my objections in writing to both of these proposals for the following reason:*

As has been stated several times, the potential development of another 276 residences on Norwood Rd. will cause even more cars to back up on SW Boones Ferry Rd. This after adding the already approved Autumn Sunrise. We've calculated over 2000 more trips up and down SW Boones Ferry Road each weekday.

What I hear from the City Council, AKS and the developer is "That's really not our problem." They cite that Wilsonville is part of the solution and, of course, ODOT. What I hear them saying is, the system is broken. We can't address our traffic issues (actually, the city of Tualatin's issues) because it's just too hard. There are too many parts and pieces.

We are suggesting that the City of Tualatin works with ODOT and Wilsonville to address this very real problem. Agencies and governing bodies should be able to work together to address this already untenable issue affecting both Wilsonville and Tualatin (as well as the freeway issues, which are a big part of the problem). All that has been done has served to exacerbated the problem with no clear solution (and adding a traffic light will not solve the problem, by the way).

It sounds like AKS and all traffic studies have washed their hands of anything having to do with Boones Ferry Rd. No more homes should be built, or added, until this issue is addressed. I think this may be the most disappointing part of this situation, that there has been no effort at all to work together on a problem that everyone acknowledges exists. I'd love to see the City of Tualatin be the ones who solve this problem and bring the parties together to make this happen.

As for the apartments proposed for Norwood Rd. (clearly the purpose of the request for annexation and partitioning): This small two-lane road cannot handle this added traffic. I envision the people of the apartment complex being unable to turn left onto Norwood due to traffic. This will lead to them turning right and likely cutting through our neighborhood. This will also need to be addressed with Autumn Sunrise added traffic and the temptation for them to go speeding through our neighborhood

to avoid the Boones Ferry traffic. This will be a very clear hazard for all of us living in the surrounding neighborhood.

I know the city leaders have pledged to protect the safety and quality of life of the people of Tualatin. We have placed our trust in them. I know they can find a way to work together with the other entities to address this issue. Even without these new neighborhoods and the proposed apartment complex, this needs to be addressed. The right thing to do is to say no to the partition and annexation requests. Anything else will only make things worse for everyone in Tualatin.

Thank you for considering our feedback.

Ken and Jan Perry  
8885 NW Stono Drive  
Tualatin, OR 97062

**Madeleine Nelson**

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Thursday, January 26, 2023 3:46 PM  
To: Madeleine Nelson  
Cc: Chris McReynolds; Cynthia Ray; Brent Beebe; timnearly@gmail.com; Jan Perry  
Subject: Norwood for Smart Zoning  
Attachments: Norwood Says No 01262023 .pdf

Madeleine,

Attached in an email concerning the request for partitioning and annexation. There are some really good reasons why high rise/high density housing is built in urban areas. Building them in suburban areas makes no sense and shows a lack of planning.

Thank you for considering our feedback in this matter.

Jan and Ken Perry  
8885 SW Stono Dr, Tualatin, OR 97062

Planning Division, Attn: Madeleine Nelson,

Per your mailed notices, as a resident near the partition applications areas "SW Norwood Road Partition" File No. PAR 22-0002 by AKS Engineering and Forestry LLC, I wish to state my objections in writing to both proposals for the following reasons:

- **Increased traffic:** When populations are concentrated, traffic congestion is a given. **Public transportation and walkability of neighborhoods becomes increasingly important.** The traditional model of developers being required to provide a set number of parking spaces per anticipated user encourages more cars on the road, leading to more traffic issues. With no walkable services near these apartments, and 276 units, it will require people to use their cars causing a big increase of traffic on Norwood Road and SW Boones Ferry Rd.
- **Lack of services:** Traffic and suburban sprawl are already straining our resources. The most logical plan is in-fill urban centers with high density developments. This provides the renters access to critical services. Walkability is the key to high rise/high density housing location.
- **Lack of green spaces:** Amenities like parks and other green spaces don't in themselves provide income to developers and must be planned in high density developments to provide improved quality of life for would-be residents. There are many beautiful amenities and parks in our lovely downtown Tualatin. This is exactly why builders of high-density housing build in urban areas.

This planned development will not only make everyone in the surrounding neighborhoods unhappy, it will also not make the tenants happy. This is a poor plan (or a complete lack of a plan) and literally makes no sense.

Thank you for considering our input,  
Ken and Jan Perry  
8885 SW Stono Drive  
Tualatin, OR 97062

From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Saturday, November 26, 2022 2:31 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Brent Beebe; Cynthia Ray  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity. The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,  
Ken and Jan Perry, Stono Drive, Tualatin

## Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Tuesday, November 29, 2022 3:02 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: Brent Beebe; Cynthia Ray  
Subject: Norwood for Smart Zoning, Council meeting follow up

Thank you for listening to our concerns at the meeting on 11/28. The few people who attended and spoke represent a very small percentage of the number of people who are legitimately concerned about upcoming proposed zoning changes on Norwood.

I wanted to reiterate what I said at the meeting. The concern I have about the trees is a real threat to our quality of life. There have been arguments saying our neighborhoods were once forests like existed prior to Autumn Sunrise. I beg to differ. The other neighborhoods in our area have retained as many large, 100-year-old trees as possible. However, the Autumn Sunrise development cut down every tree, with the exception of the scraggly, dying trees that they claimed would be a tree buffer. No attempt was made to retain any trees in the development.

Concerning the buffer, this was a diabolical, well executed plan to get rid of all the trees. This was not an unfortunate accident! Not by a long shot. It is amazing to me that one week after three trees fell on electrical lines, the development had a new plan all sketched out and sent to our mailboxes. We had a very small yard project and the plans took at least a month. This was all a part of their original plan to get around the tree buffer.

And if they had an arborist who advised them on the trees, then he/she should be fired. The ones that were kept were absolutely dying and weak! It didn't take an arborist to determine that.

I'm say all of this to explain why we do not trust AKS. We do not trust developers and we have a very low level of trust in all of you right now. You are complicit in the actions to remove all the trees (no tree retention requirements or plan) and the approval of higher density zoning (producing yet more green-house gasses without the help of the absorbing trees). If there was an environmental study, by a true conservation agency, I'd love to see it. If none was done, then it's not too late to have one done on all future projects and to assess current already approved plans for new developments.

Please help us to trust you again. Show us that you care about this community, the air we breathe, the roads we travel on and our quality of life. Do the right thing. When you receive the proposal for the HD/HR zoning change, give a resounding "NO!" Show us that you care about your constituents. We really do want to trust and support you.

Thanks,

Jan and Ken Perry  
Stono Drive

Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Monday, December 5, 2022 9:41 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: Brent Beebe; Cynthia Ray; Jan Perry; Ken Home; Diane Calkins  
Subject: Norwood for Smart Zoning

To the Mayor and City Council of Tualatin

As has been stated several times, the potential development of another 276 residences on Norwood Rd. will cause even more cars to back up on SW Boones Ferry Rd. This after adding the already approved Autumn Sunrise. We've calculated over 2000 more trips up and down SW Boones Ferry Road each weekday.

What I hear from you, AKS and the developer is "That's really not our problem." You cite that Wilsonville is part of the solution and, of course, ODOT. What I hear you saying is, the system is broken. We can't address our traffic issues (actually, the city of Tualatin's issues) because it's just too hard. There are too many parts and pieces.

We are suggesting that you work together to address this very real problem. Agencies and governing bodies should be able to work together to address this already untenable issue affecting both Wilsonville and Tualatin (as well as the freeway issues, which are a big part of the problem). What you've done is exacerbated the problem with no clear solution (and adding a traffic light will not solve the problem, by the way).

It sounds like AKS and all traffic studies have washed their hands of anything having to do with Boones Ferry Rd. No more homes should be built, or added, until this issue is addressed. I think this may be the most disappointing part of this situation, that there has been no effort at all to work together on a problem that everyone acknowledges exists. I'd love to see you be the ones who solve this problem and bring the parties together to make this happen.

As for the apartments proposed for Norwood Rd. This small two-lane road cannot handle this added traffic. I envision the people of the apartment complex being unable to turn left onto Norwood due to traffic. This will lead to them turning right and likely cutting through our neighborhood. This will also need to be addressed with Autumn Sunrise added traffic and the temptation for them to speeding through our neighborhood to avoid the Boones Ferry traffic. This will be a very clear hazzard for all of us living in the surrounding neighborhood.

I know you pledged to protect the safety and quality of life of the people of Tualatin. We have placed our trust in you. I know you can find a way to work together with the other entities to

address this issue. Even without these new neighborhoods and the proposed apartment complex, this needs to be addressed.

Thank you in advance for working toward a better Tualatin.

Jan and Ken Perry  
Stono Drive

## Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Monday, December 12, 2022 1:32 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: Brent Beebe; Cynthia Ray; Jan; Jan Perry  
Subject: Norwood for Smart Zoning

To the Mayor and Tualatin City Council,

Me again! I am writing on behalf of Norwood for Smart Zoning with a focus on the existing community near this HR/HD zoning change being proposed by AKS.

Imagine living in a neighborhood where you paid good money for your home and you have done so surrounded by trees. You then learn that the City Council has approved a huge, high-density neighborhood and all the trees will be gone.

This changes everything for your neighborhood and for the market price of your home. The approved neighborhood will have some apartment complexes and higher-density homes but the price of the homes will reflect this fact. This is how it should work as it impacts home prices in that new neighborhood. But this is also having an impact on existing neighborhoods and home owners.

For us who are living in long standing surrounding neighborhoods, adding a high-rise apartment complex has an even more profound impact. It causes our home prices to drop for many reasons.

- Regardless of what you may think or say, we know that apartments bring a higher level of crime. My husband is former law enforcement. It could not be more clear to him based on experience that neighborhoods with apartment complexes have higher rates of crime. (Please refer to an earlier email sent to you by Brent Bebee showing crime rates in neighborhoods with apartments.)
- The impact to the traffic, which I've previously noted, is another negative impact to our home values. (Please refer to my earlier email on traffic impacts.)
- The aesthetics of the neighborhood as you drive to your home also has an impact. Where tall evergreens once stood you now have the eye sore of a 4-7 story imposing apartment building. This is not what someone wants to see when looking for a home in a safe and quiet neighborhood.

The answer to this 8 ½ acres: A park

We don't have nearly enough parks in our area. Well, to be accurate, none. Although we know there is a park possibly being planned a half mile plus from here, that is not good enough. (The location of the park in the current plans won't be near any of the neighborhoods.) This entire area has no park. You continue to raise money for parks (a recent bond measure was just approved) and we continue to only wish that we could have one near us.

This property would be perfect for a park. You cannot ethically continue to build homes without also providing a comprehensive plan that includes parks and open space. Doing so is how cities become concrete jungles with no plan and no open space that no one wants to live in. I've lived in areas where this has happened, and the cities have become low-income, low-quality communities. Do you want that for Tualatin?

We would like for you to consider putting together a comprehensive plan for Tualatin that includes parks and open spaces. This is so critical for the quality of life of those living here. This is what you were elected to do. Please show us you care about all of Tualatin and preserving this lovely community and quality of life.

Thank you,  
Ken and Jan Perry, Stono Drive

Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Sunday, December 18, 2022 4:21 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: Brent Beebe; Cynthia Ray; Jan Perry  
Subject: Norwood for Smart Zoning

To the Mayor and City Council of Tualatin

I sent a message to AKS last week asking that they reach out to the neighboring community to discuss the plan following their completely failed approach at a Tree Preservation Zone. The neighborhood would like large, native trees and a sufficient buffer, as promised.

Needless to say, I have heard nothing back from them. They clearly don't care about this community or about the importance of being wise in how you blend a community in with an existing environment. They continue to take trees down next to the freeway. This is the worst possible action to take when you are near a greenhouse gas producing roadway.

My request is that you do not trust AKS as they will say anything to get approved and then fail to deliver on their promises and do whatever they want. They have continued to prove that they cannot be trusted. Please say "No!" to any of their proposals. We don't need more of what they have given us with Autumn Sunrise.

Please stand up for your constituents and communities. Please just say "No!" And please say no to HD/HR zoning changes that would remove all the remaining trees.

Thank you,  
Ken and Jan Perry, Stono Drive

## Madeleine Nelson

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From: Jan <jrperry.perry11@gmail.com>  
Sent: Monday, January 2, 2023 1:09 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

I agree with Norwood for Smart Zoning. A high-rise on SW Norwood Rd. is not in the public's best interest.

—  
Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

[It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.](#)

# PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
  - *The proposed change does NOT comply w Creek Master Plan. ❌*
  - *The proposed change does NOT comply w 1419-18. ❌*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other areas are available in the core of Tualatin, zones proper infrastructure. ❌*



CITY OF

**TUALATIN** OREGON

Sent from Jan's iPhone

## Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Monday, October 17, 2022 8:04 PM  
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Cc: Jan Perry; Brent Beebe  
Subject: Neighborhood feedback: Proposed Apartments at Norwood and Boones Ferry

I hope you will listen to my perspective on the development (high rise apartments) being proposed on Norwood. My husband and I live on Stono Drive and will be directly impacted by your decision.

I have been walking around this area for 3 years. This was a beautiful area with tall evergreens and an amazing ecosystem of animals and birds. I watched the birds (hawks and eagles) as they fed their young and then pushed them out of the nest to fly on their own.

I've also watched as that ecosystem was destroyed to build high density housing. Not a single tree was spared. I watched as the hawks and eagles flew in circles above the devastation which was formerly their home. It was heartbreak. And my husband has been taking food for the squirrels who lost their homes and food source.

Those beautiful birds have relocated, many of them finding homes in the trees that you are now wanting to remove for high rise apartments. I hear lots of talk of respecting and caring for the environment, but those words seem very empty right now. This is not a little sacrificing of trees to provide some additional housing. This is just complete and total destruction of an environment in order to provide tax money for the city of Tualatin. A city once known as the City of Trees.

In addition to the impact to the ecosystem, there will be an enormous impact to the surrounding roads. The I5 freeway is already totally exposed, adding to the amount of exhaust fumes for the neighborhood. Without the shade from the trees, our temperatures have already risen.

Additionally, this and the Lennar development will pour thousands of additional cars onto our already overloaded roads. If you are driving East on Boones Ferry Road any time after 3 pm, you will encounter up to a five mile backup of cars heading to I5. We've been told no improvements to the roads are necessary. Really? This is a nightmare.

From what I understand, there are other areas already zoned for high density/high rise development. Why are you destroying this area when other land is available for similar housing without causing the destruction this will cause? And why do you zone land only to quickly turn your back on that plan and change the zoning? The only answer must be money.

Please consider the environment as well as the issues the added traffic will create for this area. It's not too late to do the right thing. Please do the right thing.

Jan Perry  
Byrom CIO Neighborhood

From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Wednesday, October 26, 2022 7:16 PM  
To: Frank Bubenik; Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Brent Beebe  
Subject: Follow up from Tuesday's meeting with Developers/AKS

I am writing following the meeting held last night, 10/25, at the Tualatin Library with AKS and LSW.

I took from that meeting the following:

- First, those presenting were doing their job in providing information about their plans with this development. AKS just wants to be paid. LWS just wants to build and make money. That's their goal. We all get it.
- They don't care about the neighborhood. In their words, they care about utilities, water and sewer. Period.
- What they don't have is any analysis on the impact to the environment. And the impact to the ecosystem here. That is totally not on their radar. The idling cars will add to our unhealthy air while we have fewer trees to provide much needed oxygen. And the wildlife that were displaced by the Lennar development will be displaced again. All remaining trees will be removed. Getting an analysis of how this will environmentally impact our city is imperative.
- AKS admits that Boones Ferry is a failed road but is abdicating any responsibility to address it. They cited ODOT as responsible for addressing issues. And that they are unlikely to do anything quickly, if at all. Who will do anything about the worsening traffic. This development, with 276 additional apartments, will only exacerbate the already awful traffic on Boones Ferry.
- Pouring 500 additional cars onto Norwood (in addition to cars from Autumn Sunrise) is just ridiculous. AKS says they have no choice but to have the apartment exit onto Norwood. It is not a road capable of handling this additional traffic. It will be a nightmare.

Nothing about his plan makes any sense whatsoever. Please put yourselves in our shoes and consider what you will be doing, not just to us who already live here, but to all of the people who would be moving into this complex. It will be the same nightmare for all of us.

Our next steps will be to attend the City Council meeting in large numbers and make sure you are unable to ignore our serious and valid concerns.

You will be hearing more from me and our neighbors as we fight for what's right in our city.

Jan Perry, Stono Drive

From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Thursday, November 3, 2022 6:57 PM  
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Frank Bubenik; Lindsay Frank  
Cc: Cynthia Ray; Brent Beebe  
Subject: Traffic on Norwood Dr.

## Re: Traffic Concerns

Thanks to the city council who approved the Autumn Sunrise project, we will have a significant increase of cars on Norwood drive. This alone will cause a traffic issue.

Now AKS is suggesting that Norwood drive will be able to handle another 200-500 cars from the 276 apartments. This entire plan is just wishful thinking and no thinking whatsoever about those of us who live in the adjacent and surrounding neighborhoods.

As people find it too difficult to get through the Norwood-Boones Ferry light, where do you think they will go? Unfortunately, they will fly through our neighborhood making our roads filled with cars and introducing danger for children and residents who live there. My question: Are you planning to limit our neighborhood (Stono, Vermillion, Iowa, Martinazzi) to local traffic only? Will there be speed bumps added? How will you protect us from the traffic issues your decisions have created?

If you put a light at Norwood and Boones Ferry, it is likely that, given all the added cars, this will become a large back up of cars trying to pull onto an already overloaded road. It is unlikely that the people leaving the apartment complex will be able to turn left onto Norwood going North to Boones Ferry. It will be a frustration to them and everyone else driving

down Norwood. And again, they will seek out another option which likely will be streets in our neighborhood.

This entire project is going to be a nightmare to us who already live here as well as to all of the new residents. Not a fair proposition for anyone.

A park would be a much better option. Or anything fitting the designation of "institutional" would be an improvement on this plan. Please take a moment and put yourselves in our shoes (and cars). This is not the right place in Tualatin to add this large complex.

Thanks for listening,

Jan Perry

Stono Drive

## Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Saturday, November 5, 2022 9:42 PM  
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Frank Bubenik  
Cc: Brent Beebe; Cynthia Ray  
Subject: Norwood Says No!

Me again...power outages

The Autumn Sunrise development promised a tree buffer on Norwood. They took out all the healthy trees (I guess to sell) and left the weakest trees. They then began to trench next to the trees for the utilities to be laid and weakened the ground even more.

So we sat in the dark last night because the electricity was out again after a third tree fell on the power lines. Two other trees fell yesterday, one at approximately 9 am and another at 2:25 pm. The third tree caused an approximate 4-hour outage.

This is the poorest run and planned project I've ever seen. There has been no concern whatsoever for the environment and the quality of the trees that were retained. Yes, it was windy. But the development has greatly exacerbated this situation. Anyone should have foreseen what would happen when leaving weak and dying trees so near utility lines and the impact of the trenching prior to a predicted wind and rain event.

So, I'm sure you can understand why we are so adamantly opposed to yet another development planned on Norwood. Please stop! We have had enough. Norwood Says No!

Thanks for listening,  
Jan Perry  
Stono Drive, Tualatin

From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Wednesday, November 30, 2022 2:13 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: Brent Beebe; Cynthia Ray  
Subject: Norwood for Smart Zoning

I am copying in a letter that I agree with 100%. But I am also adding my own personal thoughts about the recent loss of power.

On November 14, 2022, We received a letter from Lennar "re: Tree Removal and Replanting along SW Norwood Road within Autumn Sunrise" The letter said (paragraph 3), "As a result of the damage from the storm, the remaining trees within the Autumn Sunrise open space tracts along SW Norwood Road have been deemed by the arborists at both PGE and AKS Engineering to be hazardous and present a danger to the public...Therefore, given the above and having consulted with City staff, the trees are planned to be removed this week under the emergency provision of the Tualatin Development Code Section 33.110.(6)"

It is November 30, two weeks after we received this letter. These weak and sickly trees were NOT removed. I guess what they meant was, "we'll wait until they fall one by one on the power lines and then remove them"?

What you need to keep in mind is, there are people in this neighborhood who rely on medical equipment to sleep at night and to not die. My husband is one of them. He sleeps with a C-Pap machine. Without it, he stops breathing, on average, 27 times an hour. I'm fairly certain he is not the only person who woke up last night gasping for air! Fortunately, we have invested in some battery backups for just such occasions. This was critical for him to know he could still safely sleep if the power went out. It's good for one night only and then needs to be recharged. It's also difficult to get back to sleep after waking in a panic. Needless to say, we had very little sleep last night.

Someone needs to be held accountable for promising one thing and then failing to follow through. Will you be doing that? Will PGE charge Lennar for the times they have had to come out and restore power due to their negligence? Please! A message must be sent. This development, which none of us wanted, cannot continue to disrupt our lives! We are asking that you stand up for your community. It's what you were elected to do.

...jan perry, Stono Drive

Dear Mayor 'Blackout' Frank Bubenik,

I understand it seems legacy is important to you since around 2021-2022, during the mid-peak of COVID, you changed term limits for extending a council member's term in office if the person was going to run for mayor. This directly affected you at the time. Five Council members, including you, decided that it was easier to put this on a ballot versus people petitioning it first as the city's bylaws instructed, citing public safety because of COVID. I bring this up to you now because this seems directly related to how you are forming your legacy for the future.

To elaborate, today your legacy will be known by thousands as Mayor 'Blackout' Frank. The reason I say this is because at 2:40am this morning, thousands of people for the fourth time in the last month lost power due to weakened trees falling on power lines from the Autumn Sunrise development. My three-year-old daughter, scared, woke me up in the middle of the night because of loud crashing noises echoing throughout the neighborhood, caused by the faulted power lines. During the council meeting on 11/28/22 you indicated it was not the council's plan for that many trees to be removed. Unfortunately, that is not an excuse as the city now owns the plan. Council voted in favor of the plan unanimously, 7-0. The planning director recommended the plan, and the planning commission envisioned the plan, who, by the way, was selected by council as well. The caveat to all of this is it could have all been avoided if the planning commission's plan was followed. You see, the commission indicated that 59 acres of land would be dedicated to RML zoning per Ordinance 1418-19 or 59.83 acres to be exact. The current Autumn Sunrise development that council and you unanimously approved, was for 62 acres and 407 homes. Those approximate two acres in excess, could have easily been placed as a reserve buffer along Norwood, instead of jamming as many houses on that plot of land. Heaven forbid reducing the number of homes being built to 390, instead of 407...

I leave you with what you want your legacy to be. Today, thousands will have a different idea of what you might want your legacy to be perceived as in the end. I suggest saving the last part of Norwood forest and reserve it for Norwood Park and Community Gardens, as the website [norwoodsaysno.org](http://norwoodsaysno.org) is saying to do.

Council, say no to the text amendment change for a high-rise on Norwood Rd.

Tualatin Life Article about term limits

[Tualatin City Council moves forward with term limits measure - Tualatin Life](#)

CIO petition for term limits

[Petition · Require Signatures for Term Limits Change · Change.org](#)

FB group against changing term limits

[Tualatin Voices United | Facebook](#)

Tualatin CIO Report about [norwoodsaysno.org](http://norwoodsaysno.org)

[\*\*Tualatin CIO President's Report - Tualatin Life\*\*](#)

Ordinance 1418-19 Exhibit for the Basalt Creek Master Plan Development Types (attached)

Term Limit exhibit (attached)

Picture of more trees cut (11/30) to restore power (attached)

AKS Engineering and Forestry Plan Text Amendment Change (attached)

## Madeleine Nelson

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From: Jan Perry <jrperry.perry11@gmail.com>  
Sent: Wednesday, December 7, 2022 1:42 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: Brent Beebe; Cynthia Ray; kandjperry10@gmail.com  
Subject: Re: Norwood for Smart Zoning  
Attachments: Norwood Says No letter 120722.pdf

I am attaching the email as I'm concerned that the pictures may not show up.

On Wed, Dec 7, 2022 at 1:36 PM Jan Perry <[jrperry.perry11@gmail.com](mailto:jrperry.perry11@gmail.com)> wrote:  
To the Mayor and Tualatin City Council,

Hello again. And, again with the trees. This is a big concern for not just me but many of the neighborhoods and residents of Tualatin.

What a tree preservation buffer should look like:

□ This buffer has been here for years. The larger limbs are cut back to ensure no power lines are impacted. This is beautiful and natural. Exactly how the Tree Preservation Zone should have looked like for Autumn Sunrise.

What the Tree Preservation Zone at Autumn Sunrise actually looked like:

□ You can't look at these trees and not wonder when they will fall on the power lines. Please look at the comparison to an actual tree buffer. This is a flagrant disregard for the City of Tualatin's wishes and directive.

Where we are now:

□ Why are we here? What we've been told is that an Arborist decided the trees in the Tree Preservation Zone were dangerous. Question: Is this the same Arborist who determined for AKS and

Lennar which trees should be kept for this zone? Can we see the results of the study showing which trees needed to be kept and which of the trees were actually kept? And who provided that determination?

□ Two days following the dead and dying trees falling on power lines, Lennar had a rendering of a new plan for this buffer. Question: Are we supposed to believe that this was not the original plan that Lennar wanted to go with? That they did not intentionally keep trees that could be counted on the fall on power lines and, therefore, lead the City of Tualatin, and PGE, to determine they all needed removed?

I say this to make the following points:

- AKS cannot be trusted to advise on what should be done with the trees in a new development. If they are using their own Arborist, he/she needs to be fired.
- The City of Tualatin should be irate that Lennar and AKS conspired to remove all these trees. The fact that they went directly against the explicit requirement to maintain a Tree Preservation Zone requires action on the part of the City.
- For every project the City of Tualatin engages in with AKS, a neutral Arborist must be hired to ensure they do not pull another stunt like this one. We would also like to see a legitimate Environmental specialist assess the impact of removing trees in this area, so close to a freeway (for any future developments).
- We all would love for the City of Tualatin to no longer use AKS, or their recommendations, and find a more competent engineering company to advise the council. Or to refuse to work with any developer who is using AKS.
- Because we have zero trust in AKS, and any developer working with AKS, we ask that you reject the proposal for a zoning change to HR/HD for the 8 ½ acres on Norwood Drive. Nothing they say can be trusted as, clearly, they will say whatever they need to get an approval and then do whatever they want.

P.S.

It's been stated that we all live in a neighborhood that was once a forest. This is what it looks like to develop a neighborhood while respecting the environment and the trees that have stood for hundreds of years. This is our neighborhood!

Thank you for your consideration in this matter.

Jan and Ken Perry  
Stono Drive

To the Mayor and Tualatin City Council,

Hello again. And, again with the trees. This is a big concern for not just me but many of the neighborhoods and residents of Tualatin.

**What a tree preservation buffer should look like:**



- This buffer has been here for years. The larger limbs are cut back to ensure no power lines are impacted. This is beautiful and natural. Exactly how the Tree Preservation Zone should have looked like for Autumn Sunrise.

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**P.S.**

It's been stated that we all live in a neighborhood that was once a forest. This is what it looks like to develop a neighborhood while respecting the environment and the trees that have stood for hundreds of years. This is our neighborhood!



## Madeleine Nelson

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From: trijems3 <trijems3@gmail.com>  
Sent: Saturday, February 11, 2023 10:37 AM  
To: Madeleine Nelson  
Subject: Annexation/proposed highrise on Norwood

Norwood road is currently a broken up mess. Daily we can't get out of our neighborhood to go east to 65th due to constant construction which appears from a new sign posting will continue til MAY!

Tualatin has already lost control of the current developer and the destruction he made of all the trees. The buffer zone is gone after losing those trees in a storm due to their destroyed root systems from removing acres of trees. This caused 2 day long power outages for our neighborhood from the first 2 winter storms.

We now have to look at the ugly water towers that used to be camouflaged by the trees and acres of land that will house hundreds of home equaling hundreds of cars pouring out onto Norwood.

Tualation decision makers having totally degraded our neighborhood. This is supposed to be the city of trees but you let developers clear cut acres of trees.

Now u want to open up more land on Norwood to another out of state developer who has only \$ signs on their minds. They don't care anything about Tualation residents and their neighborhood. This means more clear cutting and cars on Norwood and more months of construction. And more degradation of our neighborhood.

If they want to build a high rise the perfect place is that deplorable corner on Tualation Sherwood and Boones Ferry. Residents of that high-rise would put people downtown walking to restaurants, shopping, grocery stores, mass transit and Tualatin Community park. It would enhance the look of downtown Tualation not add to the continual ruin of Norwood road and our neighborhood.

And while they r putting a high-rise on that corner of Tualation Sherwood they can go over to the long vacated Haden grocery store and build another highrise there. This would really add walking customers to the surrounding areas not more cars on our roads.

Jane Robinson

Sent from Samsung Galaxy smartphone.

## Madeleine Nelson

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From: Jay Bennett <jay.bennett71@gmail.com>  
Sent: Wednesday, October 26, 2022 1:43 PM  
To: Steve Koper; Erin Engman; Keith Leonard; Madeleine Nelson; Ext - Planning; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: Norwood High Rise Apartments Development

Greetings;

My wife and I attended the community/developer meeting last night.

Takeaways:

1. We have not one but 2 developments set to go in around Horizon Community Church--one a 500-unit subdivision with a mix of residential dwellings (presently underway), and the other a proposed 276-unit high-rise apartment development. Both, once completed, will add between 1,500-2,500 additional residents to a 38-acre area and as many additional vehicles contributing to the traffic congestion that is already bad at times. This number represents a 10% increase to our city's population on a disproportionately tiny piece of land
2. Other than the proposed aesthetic improvements to Norwood and to the access road to the south of the development, there will be zero additional lanes added to accommodate this huge influx of traffic
3. These apartments are Class A units that, while providing additional needed housing, will not satisfy affordable housing metrics, and there are no other apartment complexes within 1 mile as all the surrounding area is medium to low density residential

Questions:

1. What happens if the City of Sherwood decides to redraw the school district lines so that the area south of Norwood and east of Boones Ferry goes back into the Tualatin school district, effectively forcing the kids of all these households under construction presently and proposed into Byrom, Hazelbrook and TuHS?
2. Just a few years ago, we witnessed the 'improvements' made to Boones Ferry south of Norwood which made aesthetic and safety improvements but added zero lanes to accommodate the growing population. Why weren't lanes added at that time?

Input:

If you listened intently to the voices at that meeting, there was not a single NIMBY in the audience. My impression from the questions asked and input given was that we are for development of additional apartment complexes--both affordable and Class A--but we are not in support of locating them where they will erode the quality of life for Tualatin residents by contributing significantly to traffic congestion with no plans for adding lanes to accommodate the additional traffic or plans for further development of amenities like stores or expansion of schools.

I realize this matter has another side to it--tax revenue--which is always the case with proposed residential development. It can be very tempting to succumb to it as a city evaluating development options but there are other areas in Tualatin where a development of this kind would be appropriate. How about buying the old

Haggen's from the developer and rezoning it and the surrounding parking lot as high density residential? The WES commuter rail is right there, it's in downtown Tualatin with all its amenities and stores and it would offer quick freeway access. Or, how about rezoning some of the light industrial west of town with access to Tualatin-Sherwood road and its existing 4 lanes?

My family and I are very supportive of the development of additional housing; particularly as long as it's done in the appropriate area, but we don't have any desire to be another Beaverton or Hillsboro. Quality of life, a small population and access to the freeway were all major contributing factors in our decision to move here as a family 16 years ago. We will fight this development with everything we've got because it is inappropriate at its proposed location without adding traffic lanes to support the additional population growth. I would urge you not to give in to the temptation of the additional tax revenue of this issue because I (and I would suspect many people like me) are going to be paying attention to how you vote in the matter, and we will do our best to vote you out of office if you support it.

Sincerely,

Jason Bennett  
16-year Tualatin resident; husband and father of 4  
22730 SW Vermillion Dr  
Tualatin, OR

## Madeleine Nelson

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From: Jeff <jalathrop@hotmail.com>  
Sent: Friday, January 27, 2023 3:56 PM  
To: Madeleine Nelson  
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Jeff Lathrop  
9265 SW Iowa DR  
Tualatin, OR

I strongly oppose Norwood Road Partition. Traffic in this area is already bad enough. This many additional dwellings would make a traffic nightmare for the people already living here. I have been a resident of Tualatin for almost twenty three years. Please don't ruin my community.

## Madeleine Nelson

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From: Jennifer Black <jennyoblack@gmail.com>  
Sent: Monday, January 2, 2023 3:44 PM  
To: Ext - Planning  
Cc: Bridget Brooks; Betsy Ruef; Cyndy Hillier; Christen Sacco; Frank Bubenik; Megan George; Maria Reyes; Nancy Grimes; Sherilyn Lombos; Teresa Ridgley; Valerie Pratt  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Hello. My family and I have lived in Tualatin for 12 years and we are extremely concerned about a high-rise on Norwood. Traffic is already terrible and this will make it so much worse.

I agree with Norwood for Smart Zoning. A high-rise on SW Norwood Rd. is not in the public's best interest.

—  
Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

**It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.**



We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

From the Tualatin's Transportation System Plan Update:

"Director Koper stated there is a lot of employment in our city that passes through traffic in relationship to I-5, which gives us a unique position relative to other cities. He stated it will be best for the City to work with DLCD and partners to find a solution to our traffic issues."

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just "meandering sidewalks" and bike lanes on Boones Ferry. We also hope the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

If the city's plan is to put infrastructure upgrades onto the private sector (developer), to save money, the result usually ends up hurting the city and the residents for decades to come. Developers usually find the lowest cost solution to appease local jurisdictions within their project boundary. Their focus is to develop the land they purchased at minimal costs and turn a profit. This also causes a lack of uniformity within each development, with very little possibility of a course correction for the city in the future.

We also do not think it is a coincidence that AKS engineering and Forestry's office is located near Tualatin's planning department.

When you review the partition, annexation, and plan amendment application with AKS, please also indicate to them, there is other buildable land within Tualatin if they just took the time to look. A simple five-minute search on Zillow found three plots currently for sale. We would also suggest that AKS inform their client of these properties that are very suitable for a high-rise development within the core. Overall, it seems like their client is more interested in profit than really helping our community...



Again, Mr. Koper and Council, say no to a high-rise on SW Norwood Rd.

Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

If housing is truly needed, keep the current zoning as RL or RML.

Have a Happy New Year,

## Madeleine Nelson

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From: J~ <jessyleeme3@yahoo.com>  
Sent: Monday, January 2, 2023 7:11 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Continued:

We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

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[Sent from Yahoo Mail for iPhone](#)

## Madeleine Nelson

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From: J~ <jessyleeme3@yahoo.com>  
Sent: Monday, January 2, 2023 7:08 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

agree with Norwood for Smart Zoning. A high-rise on SW Norwood Rd. is not in the public's best interest.

—  
Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

[It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.](#)

# PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
  - *The proposed change does NOT comply w Creek Master Plan. ❌*
  - *The proposed change does NOT comply w 1419-18. ❌*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other areas are available in the core of Tualatin, zones proper infrastructure. ❌*



[Sent from Yahoo Mail for iPhone](#)

## Madeleine Nelson

---

From: Jim Stuart <stu3113@gmail.com>  
Sent: Friday, January 27, 2023 3:58 PM  
To: Madeleine Nelson  
Subject: Proposed High rise development

To Whom it may concern:

I firmly believe the further development of the property along Norwood ave and Boones Ferry Rd creates more issues than it will solve, chiefly among them is the increased traffic and resulting longer gridlock along those roads, traffic diverting through neighborhoods to try to avoid gridlock and the dangers that will bring with it, also since the city has determined that more affordable housing is needed, the proposed class A high rise will bring none of that it will only serve to raise rental prices in an already tight market.

thank you for your time

Jim Stuart

Tualatin resident and for 19 years

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies an intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference to permitting high density high rise outside of the downtown development zone. Furthermore, the proposal identified in the partition plan violates the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is NOT 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

## Madeleine Nelson

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From: Joel Augee <joelaugee@gmail.com>  
Sent: Monday, January 2, 2023 1:11 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed and ready to serve the best interests of our community!

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

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It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

# PLAN AMENDMENT CRITERIA

- *Per TDC 33.070(5)(a) Granting the Amendment is NOT in the public's interest.*
  - *The proposed change does NOT comply with the Basalt Creek Master Plan.*
  - *The proposed change does NOT comply with Ordinance 1419-18.*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other properties are available in the core of Tualatin, zoned RH-HR with proper infrastructure.*



We also look forward to you making the Norwood developer's application available to the public as soon as possible.

Thank you,

Joel Augee

## Madeleine Nelson

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From: Joel Augee <joelaugee@gmail.com>  
Sent: Tuesday, January 24, 2023 9:38 AM  
To: Madeleine Nelson  
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Ms. Nelson,

Please be advised that I oppose the partition application. The intended use by the developer -- high rise, high density -- is totally inappropriate for this area, and is a massive overreach. The burden on traffic and infrastructure is inappropriate and would be harmful to existing residents, especially given the unknown impact of Autumn Sunrise and Pambeck Gardens.

At a minimum, I urge you to deny approval until the known impacts of those two developments is fully understood, meaning they are built out and we understand the impact on traffic and schools.

Most folks here would not be opposed to the partition if the development remained at current density, which is low to medium residential.

Thank you for your consideration of my input.

Joel Augee, concerned neighbor  
8905 SW Iowa Drive  
Tualatin, OR 97062

## Madeleine Nelson

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From: Joel Augee <joelaugee@gmail.com>  
Sent: Wednesday, October 26, 2022 8:53 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Cc: Sherilyn Lombos; Ext - Planning; Megan George; Betsy Ruef; Teresa Ridgley; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field  
Subject: Proposed High Rise, High Density Development at Norwood and Boones Ferry

Dear Mayor Frank Bubenik, Tualatin City Council Members (cc Tualatin Planning Department Members),

I attended and listened to the presentation last night at the Tualatin Community Library by AKS Engineering and Vista Residential Partners regarding their plans to file multiple applications to develop the land at SW Norwood Rd. and SW Boones Ferry Road as high density high rise (the “Proposed Development”).

As a resident in the Norwood Heights neighborhood, I am writing in opposition to the Proposed Development and ask that as stewards of Tualatin, you do the same. Consider the following:

1. High density high rise is absolutely not appropriate for this property. The impact it would have on those who live here, coming on the heels of the high density residential development known as Autumn Sunrise, is not acceptable to those of us who live in the surrounding neighborhoods. The side streets (Iowa Drive, Martinazzi, etc.) will be overrun with traffic avoiding an already over-congested Boones Ferry at peak hours. Imagine the increase after Autumn Sunrise and the 116 units of multifamily next to it, are built and occupied. There is no additional capacity for high rise apartments in this area.
2. You are stewards of Tualatin. The interests of those who live here matter and must be part of the equation. We have lived here for years, we pay taxes, we are volunteers, coaches ... we are the community. We daily experience the functioning of our neighborhood, and we acutely understand and appreciate the impacts of new development. The representative of AKS said she took only into consideration the City’s housing needs, and that the high rise zoning designation is necessary because of the housing crisis. She did not take into account the impact to and needs of existing neighbors. We take strong issue with this, and this is where you come in. No amount of “housing crisis” justifies allowing this concentrated, high rise density and the resulting impacts to Tualatin’s livability. The housing crisis is absolutely not a justification to turn Tualatin into Portland-style density. If we wanted Portland style density we would have selected Portland to raise our families. Instead, we chose the lifestyle of Tualatin. Saying that the housing crisis means that high rise apartments are necessary here, without balancing the interest of those who live here, is simply a fallacy. How much would you degrade the Tualatin lifestyle in the name of more units? As stewards of Tualatin, you have the right, and a moral obligation, to consider the impacts on the community, and say no to excessive, harmful density. Keep the zoning as-is, medium residential.
3. A more appropriate use for this property would be a park. There was almost zero green space required of Autumn Sunrise. Every single interior tree was cut. The nearest park is Ibach. A walkable park from Norwood Heights, Autumn Sunrise, and Hedges Creek would be central, valuable and appropriate, and would counterbalance the impact of Autumn Sunrise’s high density.
4. Alternatively, you could allow a rezone for neighborhood commercial, which is allowed under the Basalt Creek Plan (high rise is not). Day care, restaurant, small retail, an essentially walkable and central mixed use for the surrounding neighborhoods, would be welcome by many of the neighbors. That is what this area of Tualatin is sorely missing. It would be healthy and it would decrease car trips. Alternatively, keeping the “neighborhood commercial” tract all the way to the south, where it is currently located in the Basalt Creek Plan (along the future Basalt Creek extension), makes little sense, as it would be on the periphery of the neighborhoods and not central.

5. High rise zoning should be limited to downtown, and adjacent to rail. By far the most logical place for that type of high density, high rise, would be the former Haggen's. A mixed use town center would be appropriate and attractive at that location. At Norwood, that type of density and high rise makes no sense.

Thank you for your continued consideration of these very important matters,

Joel Augee  
8905 SW Iowa Drive

## Madeleine Nelson

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From: Joel Augee <joelaugee@gmail.com>  
Sent: Wednesday, December 7, 2022 8:37 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood! Long Term Expansion of the Urban Growth Boundary is the Answer

To Tualatin City Council,

I am writing to reiterate my strong opposition to the pending application for high density, high rise zoning of the 8.2 acres along Norwood Road, and share some thoughts on what you can do as stewards for this community.

The developer's engineers, at the community meeting, scolded us and told us that we need this high density to solve the housing crisis, that it is necessary because of Oregon's land use laws. That is simply false. Do not believe that false narrative. We do not need to harm our livability for this crisis. This crisis was caused by the lack of long term planning, and in particular, lack of reasonable expansion of the urban growth boundary over time. In short, it was caused by long term neglect. If you want to solve it, this requires a long term effort and commitment to do so, through smart planning. These problems were not created in an instant, and cannot be solved by knee jerk reactions. I suggest that you need key goals to guide you in your long term planning, to do it in a smart and reasonable way, and that the #1 goal should be not to harm your current citizens (note: I am not saying no impact, but I am saying no harm), and this means, not changing the nature of our density. Tualatin (and other cities) CAN expand the urban growth boundary AND NOT increase density. I suggest this should be the long term, reasonable goal and approach, as it is best and fair for all. So please, work on long term planning that preserves livability by maintaining, and not destroying, current, reasonable density. For example, if housing is the primary need, then consider changing some of the zone in Basalt Creek to medium/low density residential (from industrial).

Jamming a high rise apartment complex, with all the traffic impacts that it will entail, on top of the new subdivision (Autumn Sunrise) and the upcoming new apartment complex (Plambeck Gardens) is not responsible or reasonable, and as stewards of our community, I ask that you reject it. Frankly, this is not even a close call or a tough decision. Since the 2019 housing study, we have already met approximately 80% of the City's new housing needs for the next 20 years! There is no need to panic, no need to jam a high density, high rise apartment complex in our neighborhood. Frankly, the idea of changing zoning to high density, high rise is a massive overreach, and a clear attempt to capitalize on the fear of the moment regarding housing. After it is built, what can be done then if it is a big mistake? Think about that question .... what can be done? Will the developer remain somehow accountable? We know the answer. The residents will be stuck with 100% of the impacts, while the developer leaves with 100% of its profits. This is nothing against developers per se .... we need them, we should be grateful for good development, and we need smart development, to reasonably grow our City. But when a developer proposes an obvious over-reach, we also need to say no to the zone change, and demand smart zoning.

Again, please think big picture. Expand the urban growth boundary reasonably and preserve our density and livability in the process. Do not jam high density into our neighborhoods. That is not the nature of Tualatin, nobody would win, and it would create a whole host of new and expensive problems, both seen and unforeseen, leaving only the residents to endure the fallout.

So what about the location in question? Use it as a park -- that would be really welcome. There is almost zero green space required of Autumn Sunrise (and in this way, you can make up for that planning disaster). An important note on that, and community trust: We have no confidence in the planner after he has allowed the strip of trees to remain along Norwood, repeatedly knocking out our power at least 10 times. That trust was lost a long time ago. And now the trees are gone too. It is a failure and a joke from a planning perspective. Look, it isn't rocket science -- an arborist should have been required to determine whether it is wise to keep shallow rooted trees along power lines after you remove the protective forest. I hear that the plan was for the developer to put the power lines under ground at a later point in time, AFTER the forest was removed. Brilliant! But how about reversing that sequence? How about putting the lines underground FIRST, and THEN cutting down the forest. I think if you asked a 5th grader which was the proper sequence, you would have gotten a better answer. If we felt the City of Tualatin cared about our neighborhood, and our livability, that obvious sequence would have been a condition for Autumn Sunrise. Apparently it wasn't.

Say no to high density high rise. If the developer wants to keep the current zoning, that is fine, although we think a park makes far more sense. Absent a park, neighborhood commercial would be smart zoning and would be welcome by many. Lastly, again, keep the zoning the same and do not increase density. Homes and duplexes could be built in the proposed location at the same density as surrounding neighborhoods.

Thanks,

Joel Augee, concerned citizen near Norwood Road

## Madeleine Nelson

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From: J W <jdwong@gmail.com>  
Sent: Tuesday, January 24, 2023 10:20 AM  
To: Madeleine Nelson  
Subject: Norwood Developments

Hello Madeleine,

First, thank you for serving the public. I can empathize that it's a very tough occupation where everyone seems to bark and complain without offering solutions.

I wanted to share some concerns and possible solutions that I have about the Norwood HR/rezoning effort being put on the table. We (my wife and two small kiddos 7 Ellie & 3 Clark) live at 9345 SW Stono Dr, and our house faces the south - right across the street from where this project is located. I'll include a screenshot as well.



We're very concerned about the impact of traffic around the intersection of Boones Ferry and Norwood. I'm cognizant of the traffic light going in there, which is fine, but hundreds more vehicles along these single lane roads doesn't add up to safety. Couple that with the already halfway through Autumn Sunrise (Plambeck Gardens as well), and it's a tidal wave that we can see coming - and preemptively do something about.

This parcel of land would serve better as a community gathering place or park, where kids and families of all abilities can enjoy. A splash-pad, a ADA play structure, a sand pit, an outdoor stage/auditorium for arts. Just a few suggestions for the acreage. Even a small market, coffee shop, or other small family-forward establishment

would be a better improvement for this spot of land. This is also potentially important due to Lennar Homes developers not saving some space for a future park for Autumn Sunrise either!

I understand that Horizon Christian wants to sell this \*donated land\* so they can build an auditorium. But at what cost to the adjacent neighborhoods? Collectively, Norwood, Victoria Woods, 65th Communities and more are staring at these rapidly implemented projects with very wary eyes. I'm also curious to know how much the Church in question financially helps the city of Tualatin in general. The Church has disregarded their neighbors after a few of us have asked them for a more positive community-forward solution.

We encourage having more housing because people need places to live - and more affordable places at that. We don't think that a semi-luxury high rise condominium is a smart decision for the sleepy intersection and surrounding family-oriented neighborhoods. A much better alternative spot for housing would be the area around the WES station. Right next to transit, not in a food desert, bicycle friendly, and many other close by amenities.



The retail space just sits, unoccupied, because the owner isn't helping/improving the city of Tualatin and they haven't done anything to the space in a very long time. Is there a way to talk with the landowner and persuade them to improve the area or have that be zoned for HR Residential instead? Make much more sense in many ways.

We moved from NE Portland down here for my work in Tualatin and the safety of our kiddos. We LOVE it here. Our neighborhood and our immediate community are wonderful. With these 2-3 projects developing or coming soon, it seems just so out-of-place to put a 7 story high-rise in a maximum 2 story area - with no walkable food options among others.

Please represent us, the current constituents of South Tualatin, in opposing this rezoning effort. Value smart growth instead of a permanent high-density project - for everyone currently living here.

If you have any questions, please let me know.

Many Thanks for your time,

Jon Wong

503.805.6665

## Madeleine Nelson

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From: Julia Olson <jltoler@gmail.com>  
Sent: Wednesday, January 25, 2023 10:53 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Julia Olson

## Madeleine Nelson

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From: Julie Heironimus <jujuheir@aol.com>  
Sent: Wednesday, January 4, 2023 4:54 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Proposed text amendment in Partition Application: par22-0002-23370

Hello,

The current text amendment proposal can catastrophically alter the future of development in our city.

Please consider the consequences of approving the proposed text amendment in Partition Application: par22-0002-23370! If approved, developers could create high-density high-rise apartments anywhere in Tualatin. This is a lazy text revision that opens all of Tualatin up to potential high-rise development.

High-density high-rise apartments in Basalt Creek are not beneficial to current or new residents. Traffic will already be severely worsened with existing developments and will be further exacerbated by more high-density housing in an area of town where all residents have to be car dependent.

Instead of allowing space to be zoned high density high rise, instead consider allowing areas outside of downtown to be rezoned to mixed use residential/ commercial. If properties are constructed in the basalt creek area that have ground floor stores, restaurants, or groceries, residents in the area are less car dependent. A mixed use residential commercial zoning definition could also include a more appropriate height cap when properties are being developed outside of the downtown urban renewal area, such as a hard limit of 4 stories for mixed use commercial residential property.

A more ideal use of this property for Horizon, developers, current residents and new residents, are buildings with ground floor commercial space, with a lower number of residential units. This increases walkability and provides local options where residents do not have to drive 2 miles or more for any goods or services. South Tualatin needs more commercial opportunities and community gathering space. This property could be developed in a way that meets community needs, and still enables Horizon and developers to profit.

Following is a quote from the application highlighting that the text amendment request is to enable RH-HR to be built anywhere in the city:

"In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

Allowing RH-HR zoning to be applied anywhere in the city would be disastrous to Tualatin. A more appropriate text amendment would add a specific site or parcel to the current definition of

limiting the code to the City's Central Urban Renewal Area, so the text revision does not create a carte blanche for high rises to be built all over the city!

The Byrom CIO does want to see development to the South enhance the quality of life for current and future residents and businesses. Please consider the negative impacts of only enabling more high-density housing in an area where residents must drive for all basic needs!

Julie Heironimus  
Byrom CIO Interim Vice President

## Madeleine Nelson

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From: Julie Heironimus <jujuheir@aol.com>  
Sent: Monday, January 9, 2023 2:45 PM  
To: Ext - Planning  
Cc: Megan George; Betsy Ruef; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Sherilyn Lombos; Teresa Ridgley  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning A high-rise on SW Norwood Rd. is not in the public's best interest

Dear Steve Koper and council,

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

# PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
  - *The proposed change does NOT comply w Creek Master Plan. X*
  - *The proposed change does NOT comply w 1419-18. X*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other options are available in the core of Tualatin, zone proper infrastructure. X*



We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

From the Tualatin's Transportation System Plan Update:

"Director Koper stated there is a lot of employment in our city that passes through traffic in relationship to I-5, which gives us a unique position relative to other cities. He stated it will be best for the City to work with DLCD and partners to find a solution to our traffic issues."

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just “meandering sidewalks” and bike lanes on Boones Ferry. We also hope the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

If the city's plan is to put infrastructure upgrades onto the private sector (developer), to save money, the result usually ends up hurting the city and the residents for decades to come. Developers usually find the lowest cost solution to appease local jurisdictions within their project boundary. Their focus is to develop the land they purchased at minimal costs and turn a profit. This also causes a lack of uniformity within each development, with very little possibility of a course correction for the city in the future.

We also do not think it is a coincidence that AKS engineering and Forestry's office is located near Tualatin's planning department.

When you review the partition, annexation, and plan amendment application with AKS, please also indicate to them, there is other buildable land within Tualatin if they just took the time to look. A simple five-minute search on Zillow found three plots currently for sale. We would also suggest that AKS inform their client of these properties that are very suitable for a high-rise development within the core. Overall, it seems like their client is more interested in profit than really helping our community...

## Current properties for sale that could be zoned R adjacent to the core of Tualatin. Walking distance services.

**Current Commercial that has been unoccupied for 8 years (Hagen's) could rezone to CC/RH-HR**

8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT

Tualatin, OR 97062- Sherwood/Tualatin South | 1,650-60,075 SF



**Land Currently for sale**

**15.23 acres- for sale**

[0 SW Chinook St, Tualatin, OR](#)

**3.21 acres- for sale**

[18615 SW Boones Ferry Rd, Tualatin, OR](#)

Again, Mr. Koper and Council, say no to a high-rise on SW Norwood Rd.

Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

If housing is truly needed, keep the current zoning as RL or RML.

Have a Happy New Year,

Norwood for Smart Zoning

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Thank you.  
Julie Heironimus  
Byrom CIO Interim Vice President

## Madeleine Nelson

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From: Julie Heironimus <jujuheir@aol.com>  
Sent: Friday, January 27, 2023 10:52 AM  
To: Madeleine Nelson  
Subject: "SW Norwood Road Partition" File No. PAR22-0002 OPPOSITION

Follow Up Flag: Follow up  
Flag Status: Flagged

Planning Division  
Attn: Madeline Nelson  
[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)

Dear Ms. Nelson,

I wish to state my objections in writing to "SW Norwood Road Partition" File No. PAR22-0002. The planned high-density high-rise is not a smart choice for this location. Here's why:

- increased traffic congestion in one small area
- the City's lack of planning to accommodate the immediate increase in traffic
- zoning changes to a suburban residential area before the Tualatin Central Urban Renewal District is built up make no sense
- lack of a coordinated Basalt Creek master plan amongst the various developers and the City
- Class A high-density high-rise apartments do not meet the Governor's mandate for effectively reducing homelessness
- Tualatin residents' have opposed developments in this area for months but the City has allowed them to move forward regardless
- This partition opens the door to high-rises ANYWHERE in the City!

We have zero trust in AKS, and any developer working with AKS. We are asking that these changes for the 8 ½ acres on Norwood Drive be soundly rejected. Nothing AKS says can be trusted as, clearly, they will say whatever they need to get an approval and then do whatever they want.

Let's do the right thing for the city of Tualatin residents! Let's not let developers from out of state and AKS dictate our future!

I oppose "SW Norwood Partition" File No. PAR22-0002!

Julie Heironimus

22710 SW 90th Pl  
Tualatin, OR 97062  
Tualatin resident for over 20 years

Madeleine Nelson

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From: Julie Heironimus <jujuheir@aol.com>  
Sent: Thursday, October 27, 2022 2:46 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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**Issue one regarding traffic;**

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**Issue two regarding institutional infrastructure;**

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### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind. Preserve Tualatin's livability!

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Julie Heironimus and George Valleck  
22710 SW 90th Pl  
Tualatin, OR 97062  
[jujuheir@aol.com](mailto:jujuheir@aol.com)  
503-715-7562

## Madeleine Nelson

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From: Julie Heironimus <jujuheir@aol.com>  
Sent: Friday, November 4, 2022 10:56 AM  
To: Ext - Planning  
Subject: Power outage on Norwood Road

Hello, With today's power outage on Norwood due to a tree falling on a power line once again it made me wonder about what infrastructure improvements have been proposed for the new Autumn Sunrise development. This would be an ideal time to bury those power lines on Norwood. Routinely half of our neighborhood to the north loses their power anytime there is a storm. Please consider this much needed improvement. Thank you. Julie Heironimus 22710 SW 90th Pl, Tualatin OR 97062

[Sent from the all new AOL app for Android](#)

Madeleine Nelson

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From: Julie Sepp <jlsepp@hotmail.com>  
Sent: Thursday, January 12, 2023 11:15 AM  
To: Ext - Planning  
Subject: Norwood For Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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Sincerely,

Julie L Sepp  
9150 SW Stono Dr  
Tualatin, OR 97062  
503/729-5102 cell

Madeleine Nelson

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From: Julie <randyjw@juno.com>  
Sent: Sunday, November 20, 2022 3:15 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Julie Welborn

## Madeleine Nelson

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From: Junior Carbajal <jrcarbajal06@gmail.com>  
Sent: Wednesday, December 7, 2022 8:50 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Hello city representatives,

I would like to express my opposition to the high rise-zoning proposal by AKS Engineering & Forestry.

It is clear that our infrastructure on Norwood does not have the capacity to accommodate the amount of traffic congestion this proposal will create. It is simply not fair to the residents who live here, especially when there are other, smarter options for this type of "vision" in downtown Tualatin. Old Haggen's parking lot is a perfect place for this type of project - mixed use commercial/residential in downtown Tualatin, close to public transit. Traffic is already a nightmare. People who live in southern neighboring cities are utilizing Boones Ferry as a thoroughfare and traffic by Tualatin Highschool has already become a safety concern. Vehicles speed through the school zone every day and often show no regard for students attempting to cross the street. Peak traffic hours are already over capacity along Norwood and Boones Ferry - this is prior to the further vehicular congestion Autumn Sunrise development will bring. Adding High Rise apartments on Norwood is just not well thought out.

I hope you consider the mentioned concerns. thank you,

Junior Carbajal

## Madeleine Nelson

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From: Kristin Giboney <Kristin@the503realestateco.com>  
Sent: Wednesday, February 15, 2023 4:13 PM  
To: Madeleine Nelson  
Subject: Concern for new development

Follow Up Flag: Follow up  
Flag Status: Flagged

Hello There,

I am writing you to express my concern regarding the possible zoning change for the property that Horizon Community Church currently owns. We live in Victoria Woods and as it is we can barely get out of our neighborhood. If we are turning left it can take up to 5 minutes to get out. I understand there is nothing that we can do about the Autumn Sunrise development as the work has already started. However, I do not think it is right of the City of Tualatin to rezone these properties to high density housing. Adding an additional 300-400 residences on top of the Autumn Sunrise development is not going to work unless the City and County plan to upgrade the infrastructure of Boones Ferry Rd. At 5pm traffic is backed up from North Wilsonville past Tualatin High School. Its already a nightmare. I cannot imagine how unsafe it will be if an additional 300-400 residences (apartments) are added to this part of town.

My family is part of the Horizon Church community. My kids attend school there. They have not been forthcoming with the information that they have sent out to their congregation. And I think it is extremely unfair that they have asked their "community" to submit emails to the city in support of the zoning change. These are not people who reside in the community or on this side of town. This benefit Horizon financially and does not benefit the neighbors one bit. If anything this will bring down our property values and add more crime to the area.

Tualatin is already so hard to get to and it is my fear that business will not want to move into Tualatin if we continue to grow and create more traffic and less traffic revisions. Approving this change really demolishes the safety as well as community feel of this part of town. We are begging you as neighbors to this property to not change the current zoning. We will already be impacted tremendously by the Autumn Sunrise development. And would appreciate it if our voices are heard and taken into consideration. I am begging you to listen to the residents of Tualatin and not the congregation of the church. They do not have to deal with the daily traffic, crime, and development.

Our address is 22545 SW Miami Drive

Thank you very much,

Kristin Giboney  
Licensed Broker  
The 503 Real Estate Co.  
22566 SW Washington St. Ste. 201 Sherwood, OR 97140  
(503) 319-0277  
<http://the503realestateco.com/>

Madeleine Nelson

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From: Larry and Dana Bennett <larryanddanab@gmail.com>  
Sent: Monday, November 21, 2022 2:54 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sincerely,

Larry and Dana

## Madeleine Nelson

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From: Liberty Wright <libertynance@gmail.com>  
Sent: Wednesday, November 16, 2022 5:48 PM  
To: Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Frank Bubenik  
Subject: Norwood for Smart Zoning

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

I have lived in Tualatin for the past 7 years and I have stayed here because it still has a small town feel nestled in the forest. I own two properties here and am very invested in the future of this little oasis. I am saddened at every tree felled as we learn so much about the importance of the age and maturity of the woodlands to our lives. It would be a tragic to lose old growth forest, of all things. While I'm not sure that downtown is the place for a highrise either, citing traffic and future plans of Tualatin's own to revitalize the area, and proximity to the park and woods along the river, it seems like there are definitely opportunities that don't sacrifice our precious, unreplaceable, non-renewable old growth forest. Thank you for your attention to the concerns from the community in keeping Tualatin the City of Trees.

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sincerely,

Liberty Wright

## Madeleine Nelson

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From: Linda Kennedy <linda\_kennedy234@yahoo.com>  
Sent: Friday, January 27, 2023 4:59 PM  
To: Madeleine Nelson  
Subject: Rezoning in Tualatin near Norwood

Attn: Madeleine Nelson

Hi,

My name is Linda Kennedy and I am a long time resident of over 40 years and have lived in 2 different neighborhoods in Tualatin. I want to make sure that the neighborhoods stay safe and enjoy the livability that we have enjoyed for so many years. Please hear those who have spoken so well and done so much work to bring up essential information that points out how bad traffic and commuting issues will get if high density zones are allowed on Norwood and Boones Ferry roads. Put the 4 story apartments downtown closer to adequate transportation areas.

Thank you for listening and considering our Neighborhood.

Linda Kennedy  
22735 SW 87th Place  
Tualatin, Oregon 97062

[Sent from Yahoo Mail on Android](#)

Madeleine Nelson

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From: like94fun <like94fun@comcast.net>  
Sent: Sunday, November 6, 2022 5:36 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

My husband and I are long time residents of this fine city (since 1981) and have purchased two homes here and raised our three children here. We have seen many changes and improvements, but the high density re-zoning on the south side of Norwood Road just does not help our city!

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Linda Kennedy  
22735 SW 87th Place  
Tualatin, OR 97062

## Madeleine Nelson

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From: Linda McKean <Linda.McKean@pemco.com>  
Sent: Monday, January 9, 2023 11:16 AM  
To: Madeleine Nelson  
Subject: high rise zoning notice

Hi,

I am writing to say I oppose the approval of the high rise that is proposed at the corner of Norwood and Boones Ferry road. Why would this be changed from a low rise to a high rise? The Lennar development has already shown how many trees were lost that were not part of the project and all the power outages. The Lennar development is not bringing any road improvements and the 500 homes are going to drastically increase traffic on Boones Ferry Road and 65<sup>th</sup> that will even be worse if a high rise goes in. It changes the landscape and livability in Tualatin. I understand the need for more housing by the location of the proposed high rise is not a good location. A low rise would fit in much better given the overall landscape of that area and protect what little farm land there is behind horizon. Seems like this is a bate and switch buy getting a low rise approved and now pushing for a high rise.

Linda McKean, Tualatin OR

Linda McKean  
Senior Territory Manager  
PEMCO Mutual Insurance Company | 503-964-2008 | [pemcoagents.com](http://pemcoagents.com)



## Madeleine Nelson

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From: Linda McKean <linda@mckeanfamily.com>  
Sent: Tuesday, January 17, 2023 12:48 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for smart zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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Sincerely,

--

Linda McKean  
linda@mckeanfamily.com

Madeleine Nelson

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From: Lisa Spohn <baybausa@msn.com>  
Sent: Friday, January 20, 2023 10:21 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Lisa Spohn

## Madeleine Nelson

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From: Liz Rockwood <lizrockwood@gmail.com>  
Sent: Thursday, January 26, 2023 5:33 PM  
To: Madeleine Nelson  
Cc: Council; Frank Bubenik; Sherilyn Lombos  
Subject: Re: Proposed Partition on Norwood (PAR 22-0002)

Hello,

First, thank you for your work for our city. I know that it's often difficult to find solutions that work well for all parties involved and can be exhausting and frustrating to hear from unhappy people routinely. My husband and I have been residents here since 2007 and just finally were able to buy our first house in the Dakota Hills neighborhood (near Norwood) February 2022. We love this city and our neighborhood and while I understand and accept that growth and change is necessary and can even be good, I really believe the plan to annex, rezone, sell and develop the proposed Parcel 1 is not in the best interest of our city or community and the partition request should NOT be approved.

My primary concern is that I don't believe that the roads in the area can safely handle the significant increase in traffic that a high density multifamily apartment complex will bring (especially since we have yet to see how the traffic will be impacted by the new Autumn Sunrise neighborhood). I believe the congestion the extra traffic will create will significantly impede the response times of emergency vehicles. Additionally, the walkability from this location is not safe for residents to be able to get to grocery stores, work or other places, and while I understand there are plans in place to address some of the traffic/walkability needs (a traffic light at Norwood and Boones Ferry) I do not believe this will be sufficient and I do believe we will see traffic accidents due to the high density of additional vehicles on the road and pedestrians in the area.

While I understand the need for more affordable housing (and absolutely agree with it) I do not believe this will meet the goals for providing affordable housing. In my experience as a property manager, units in buildings such as these are rarely rented at affordable rates (unless they are designated as affordable housing through a HUD or similar program). And because they tend to be owned by investors there are typically significant rent increases annually which leads to significant turnover and ultimately does not meet the goal of the city to maintain healthy community relationships. To help address the affordable housing need I would love to see our city work with some place like Washington County Housing Department or similar and look into options to provide actual affordable housing instead of more high cost apartments. The folks who will be able to move into this type of apartment are not likely to be the folks who are in need of affordable housing as most rents for such apartments start close to \$1,900/month or more these days. That's as much as, if not more, than many people's monthly mortgage payment and is certainly not affordable.

Finally, there are a number of areas in which the proposed partition does not meet city criteria and therefore it should not be approved. Please see below for more details.

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital

improvement plans. These plans make no reference of permitting high density high rise outside of the downtown development zone. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is NOT 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

Thank you for your time and attention to these concerns! Your work is appreciated.

Best,

Liz Rockwood  
22254 SW Pima Ave.  
Tualatin OR 97062  
971-227-2648  
[lizrockwood@gmail.com](mailto:lizrockwood@gmail.com)

Madeleine Nelson

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From: Ragnhild McAllister <ragnhild.m@live.com>  
Sent: Saturday, February 4, 2023 6:59 PM  
To: Bridget Brooks; Frank Bubenik; Ext - Planning; Octavio Gonzalez; Christen Sacco; Cyndy Hillier; Maria Reyes; Sherilyn Lombos; Valerie Pratt  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sincerely,

Lucas McAllister

Madeleine Nelson

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From: Maria Lathrop <[marialathrop@hotmail.com](mailto:marialathrop@hotmail.com)>  
Sent: Friday, January 27, 2023 3:49 PM  
To: Madeleine Nelson  
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

From: Maria Lathrop  
9265 SW Iowa DR. Tualatin

I strongly oppose the partition. This area of Tualatin does not have the infrastructure to support this many new dwellings. Traffic is already so backed up on Boones Ferry. We hardly have any parks that serve this area of Tualatin. Before any developments are made the city of Tualatin needs to improve current conditions. We are really falling behind other cities in terms of livability. Please do not make it worse.

## Madeleine Nelson

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From: Maria Lathrop <[marialathrop@hotmail.com](mailto:marialathrop@hotmail.com)>  
Sent: Saturday, December 10, 2022 12:46 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; [peter.jones@yourcompany.com](mailto:peter.jones@yourcompany.com)  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik,  
I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

I have lived in Tualatin for over twenty years. I would like to stay a lot longer but am very concerned about this development and how it will effect the quality of life here.

Thank you.

## Madeleine Nelson

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From: Marissa Katz <katzmari22@gmail.com>  
Sent: Friday, January 27, 2023 4:33 PM  
To: Madeleine Nelson  
Subject: SW Norwood Rd. Partition 22-0002

Hi Madeleine,

I am writing in opposition of the sw Norwood rd partition.

I live near Norwood rd. and we have an immense amount of development going on near our Tualatin community with Autumn Sunrise and Plambeck Gardens. We do not have the infrastructure to support this extreme amount of growth in such a short time. Our roads, public transit, emergency services, and community spaces cannot support the growth. On top of the development already occurring, there is now another development being pushed through increasing our population even more.

One of the big reasons I enjoy living in Tualatin is because of the beautiful trees. Many of the gorgeous trees have been removed and the once beautiful forest off Norwood is gone. The trees that are left and the open space left is now being petitioned to be a high rise.

When I purchased my home in Tualatin, I did not expect to be living near extremely dense housing and a high rise. The parks are already heavily used and the new development has very little open space for the residents.

Please preserve some of what I enjoy about living in Tualatin and do not allow this partition to occur.

Sincerely,

Marissa

From: Matthew Majewski <twig101@yahoo.com>  
Sent: Thursday, October 27, 2022 7:03 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Zoning

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

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The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,  
Matt Majewski

Sent from my iPhone

Madeleine Nelson

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From: Melissa Rubio <msrubio33@gmail.com>  
Sent: Tuesday, November 22, 2022 7:15 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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Sincerely,

Melissa Rubio

## Madeleine Nelson

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From: Sherie Chaney <sheriechaney@yahoo.com>  
Sent: Thursday, January 26, 2023 6:16 PM  
To: Madeleine Nelson  
Subject: no high rise on norwood

My husband and I are strongly opposed to the idea of allowing a high rise apartment complex to be built on Norwood. I have read the input from Mr. Cobb and agree with his understanding of why this should not be allowed. We also feel that the city government has not done adequate planning for any type of new housing in this area. From what we have learned there are no plans for additional police. We moved into our house on Stono 25 years ago. I can remember a patrol car driving through the neighborhood several times a week. I have not seen that type of community policing in years. Traffic is also a problem and we do not hear any type of planning from the city government about how traffic management, I watched a video and read a letter from the mayor. I believe they were both from 2021. I understood him to say he wanted all the available land in Tualatin filled with housing because he wanted a "vibrant and diverse community." You do not get a vibrant and diverse community just by building houses. We would ask the city government to stop the growth and plan for this current community to be vibrant and diverse.

Michael and Sherie Ostrowski

9370 SW Stono Dr

Tualatin

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), THE PROPOSED USE MUST BE CONSISTENT WITH LAND USE ZONE. - The applicant identifies intention to build high rise high density multifamily apartment homes, NOT CONSISTENT with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for SINGLE FAMILY HOMES, TOWNHOMES, DUPLEXES, TRIPLEXES, AND QUADPLEXES. (TDC 73A.100).

Most significantly, the proposal in the application IN VIOLATION OF TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference of permitting high density high rise outside of the downtown development zone. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site AND SURROUNDING CONTEXT. A high rise high density apartment is NOT 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

From: Michaela Zacher <kella@kellazacher.com>  
Sent: Thursday, January 12, 2023 4:54 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Valerie Pratt; Octavio Gonzalez  
Subject: I hope you care about Zoning!

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

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Sincerely,

**Michaela “Kella” Zacher**

503.409.7451 Mobile

[kella@kellazacher.com](mailto:kella@kellazacher.com)

## Madeleine Nelson

---

From: Michaela Zacher <kella@kellazacher.com>  
Sent: Thursday, January 26, 2023 5:32 PM  
To: Madeleine Nelson  
Cc: Brian Zacher <b.zacher@hotmail.com>  
Subject: Planning Division, Attn: Madeleine Nelson

Hello my name is Michaela Zacher and my family and I have been living in our home, located at 9325 SW Quinault Lane, Tualatin, for over a decade now. I want to state my objections in writing as opposition to the partition application areas “SW Norwood Road Partition” File No. PAR 22-0002 by AKS Engineering and Forestry LLC.

A high-density high-rise is not a smart choice for the location. Below are only SOME of the reasons I’m objecting to both of these proposals:

- A high-rise apartment building will have a negative impact on my neighborhood’s property values. Never in my career, have I seen a high density high-rise next to a single dwelling property, increase its property value the same way a detached home surrounded by other detached homes would. An apartment building will, however, create a less desirable location for a buyer looking to purchase a single dwelling home in Tualatin.
- Lack of city planning to accommodate a significant increase in traffic
- Zoning changes to a suburban residential area before the Tualatin Central Urban Renewal District is built up makes no sense
- Lack of a coordinated Bassalt Creek master plan amongst the various developers and the City
- Class A high-density high-rise apartments do not meet the Governor's mandate for effectively reducing houselessness
- There are designated areas in Tualatin that are already zoned for this kind of development. Why are these areas not being utilized???
- Tualatin residents' have opposed developments in this area for months, but the City has allowed them to move forward regardless. It's time to take matters into the residents' hands! We can no longer rely on the City to make choices for us.
- This partition opens the door to high-rises ANYWHERE in the City!

We know that this partition is just a step in the process and if the City does not oppose, it opens the door for AKS and other developers to proceed through this process of re-zoning.

Thank You,

Michaela “Kella” Zacher  
Licensed Real Estate Broker  
**RE/MAX Equity Group**  
503.409.7451 Mobile  
[kella@kellazacher.com](mailto:kella@kellazacher.com)  
[www.KellaZacher.com](http://www.KellaZacher.com)

From: Michaela Zacher <kella@kellazacher.com>  
Sent: Wednesday, December 7, 2022 10:23 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Frank Bubenik  
Subject: Norwood for Smart Zoning

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[www.KellaZacher.com](http://www.KellaZacher.com)

Madeleine Nelson

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From: Michaela Foeller <mfoeller@hotmail.com>  
Sent: Monday, December 12, 2022 10:40 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

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**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Michaela Zacher  
9325 SW Quinault Lane, Tualatin  
[kella@kellazacher.com](mailto:kella@kellazacher.com)

## Madeleine Nelson

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From: Sherie Chaney <sheriechaney@yahoo.com>  
Sent: Saturday, December 10, 2022 2:12 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

My husband and I are against a change in zoning to allow high rise apartments to go in on Norwood. We feel there is sufficient new apartment complexes on Nyberg and sufficient new housing with the Autumn Sunset mega development. We feel there is not enough planning regarding infrastructure, especially police and traffic control. We would like to see a moratorium on new building until these two large projects have been around for a few years.

Mike and Sherie Ostrowski  
9370 SW STONO Dr  
Tualatin  
503-916-9808  
[sheriechaney@yahoo.com](mailto:sheriechaney@yahoo.com)

[Sent from Yahoo Mail for iPhone](#)

## Madeleine Nelson

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From: R Murray <murray.randi@gmail.com>  
Sent: Saturday, November 19, 2022 12:34 PM  
Subject: Norwood Development

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most

appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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Sincerely,

The Murray Family

Madeleine Nelson

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From: Nikki Tzantarmas <pilatesofportland@gmail.com>  
Sent: Wednesday, October 26, 2022 10:08 PM  
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Maria Reyes; Nancy Grimes;  
Ext - Planning; Sherilyn Lombos; Valerie Pratt  
Subject: Norwood for Smart Zoning

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

I am a very concerned citizen and I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Nikki Tzantarmas Smario

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~ Nikki

Madeleine Nelson

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From: Pamela Varney <varney.pk@gmail.com>  
Sent: Friday, October 28, 2022 2:09 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sincerely,

Pam Varney  
4500 SW Saum Way  
Tualatin, OR 97062

Madeline Nelson,

My name is Patricia Galver and I live at 22995 SW Vermillion Drive in Tualatin. I am the corner house at the intersection of Norwood and Vermillion and the Autumn Sunrise project is 2 lanes of traffic away from my house, which means every window of my house looks into this project. I received the blue post card with details of the apartment complex project and I don't believe it should proceed. I am living through an incredible mess here and not one house has been built yet. No one seems to have any oversight over this project and no one seems to care with what we are putting up with up here. I have addressed several people, including the mayor and the city council several times and the project manager. Currently, I have tried to get in contact with the Lennar project manager and the Tualatin manager and haven't heard from either.

Firstly, the noise is incredible-I am thinking of hiring a sound specialist to check the decibel levels-no one in the city can seem to respond to this level of noise. Several people who have come to my house have had to yell at my front door and say "How can you stand this?". It goes on 6-8 hours a day.

Secondly, my house has turned into the spare parking lot for the project. Since day 1, I have had as many as 3 trucks/cars each day parking there, but no where else on the street-I have many photos to back this up. The mayor told me this wasn't supposed to happen- but I'm the one who has to be Karen and several workers have been incredibly obnoxious about it. I had one worker who had his Malamute dog in his truck and at lunchtime, he was eating lunch on the tailgate with his dog running around my front yard. I'm tired of no one backing the community up.

Thirdly, where are the trees? This was promised at all the talks pre-project, that they would preserve as many as possible. Oops, we took them all down. I know they paid a big fine-where did that go? I have no shade in my yard and we now have a wind tunnel that comes down the hill and right into our houses. From my living room, I now have a view of every car on the freeway, and the noise is so bad, it's almost impossible to use our front bedroom. I hear freeway noise 24 hours a day. I didn't buy a house on the freeway, but I have one now. There are only 2 houses that actually look into this site, mine is one. My front yard and the whole side of my house face the project. I also have a new view of the water towers and the high school.

Fourthly there has been minimal oversight here, and when there is a problem, no one wants to address it-I've heard lots of "man-splaining " but none solves the problem, we're just supposed to suck it up. Traffic issues haven't been addressed, tree issues haven't been addressed, no one has ever asked the residents how things are going, what issues need to be addressed. For example-when we had all the wind/rain after Christmas, there were 3 trees behind my fence that were badly leaning-2 were on the edge of the street, beyond the sidewalk on Norwood. They were pushing the tree behind my fence so that it was falling over. I called the city-they looked at it but it wasn't "their" tree. They gave me the county's number-because it wasn't in the street yet or on a power line, they weren't going to do anything. By the next day they were leaning so badly, that I paid to have them taken down at my expense-ridiculous. I have a window on the construction side of my house that has separated the frame from the glass which was noted. My neighbor directly across from me also has a new broken window on the same side of his house and both started when they were using the huge rolling machines, which also caused my house to shudder and my floors to vibrate-no one cares. On the Wednesday morning before Thanksgiving, I had a Porta-Potty delivered to the front of my house-couldn't find anyone in the city of Tualatin who was working that day. Finally found 4 sub-contractors working along the freeway side and they made phone calls for me to find out where it was supposed to go. Luckily they were very kind and used their front loader to move it back across the street. Of course-no apologies from anyone. I've had rodents who chewed up

my car's hose and wiring harness that was 500\$ to fix-while there isn't a direct correlation, it's a big coincidence.

And lastly, if you build that project, that is the last green spot on the block. There is no park/trail up here. Ibach Park is almost 1.5 miles away and lots of old/broken equipment there for little ones. There;s no place to go sit in a park on a bench; Little Woodrose is also about 1.5 miles away. We have 2 high schools within a mile of us and traffic is abominable. I know that I pay for parks/trails in my taxes and there are neither here and it needs to be more than a swing, a slide and a picnic bench because it seems like you're trying to appeal to families with Autumn Sunrise. In just the 5 years I've been here, there are too many changes being made to increase population, with little support for infrastructure, and needs. You can't squish 600 plus new residences into the same area. I'm so disappointed with what's going on that I hate where I live now-we didn't get a voice in increasing housing density, we didn't get a voice in housing zoning, and the city does not listen to the people who live here. Maybe it's time to pay more attention to the residents who are already paying taxes. I'm already looking at moving-we're taking at multiple years of construction in the same area

Sorry for such a negative response, but the last 7-8 months have been hell-the noise, the dirt, the traffic, the rodents, and we're all on our own up here. And the message to residents is basically, sorry, you have to suck it up. This is not the place for a high rise of more than 250 units. Boones Ferry and Norwood need a traffic signal already. Lots of teenage drivers and rushing parents due to 2 high schools in the area. You're destroying the last stand of old trees, so we might as well pull down the Tualatin Woods sign on our subdivision because they don't exist anymore. The sadder part is that there seems to be a disconnect between the city and its residents.

Patricia Byrne Galver  
22995 SW Vermillion Drive  
Tualatin  
1/24/2023

Madeleine Nelson

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From: Paul <pmpeter77@gmail.com>  
Sent: Wednesday, January 18, 2023 1:11 PM  
To: Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Frank Bubenik  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sincerely,  
Paul M Peterson

## Madeleine Nelson

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From: Penny Harper <padgett.harper@gmail.com>  
Sent: Friday, January 27, 2023 3:11 PM  
To: Madeleine Nelson  
Subject: Please do not approve the SW Norwood Partition

□

Dear Ms Nelson

I am writing in opposition to the planned SW Norwood partition.

I have lived in the Norwood neighborhood for 28 years and use Norwood Road to access Boones Ferry Road several times a week. I am already nervous about how the Autumn Sunrise development will affect traffic in that neighborhood—adding a whole high rise on top of that will surely cause terrible daily traffic congestion, especially without major improvements to the surrounding roads.

Please consider the needs of the existing and new residents of this neighborhood and deny the partition until a comprehensive traffic mitigation can be implemented.

Thank you

Penny Harper

7180 SW Norse Hall Rd., Tualatin 97062

503/939-9313

## Madeleine Nelson

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From: Rachel Neill <rachel.neill@icloud.com>  
Sent: Wednesday, February 22, 2023 7:49 PM  
To: Madeleine Nelson  
Subject: Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

Hello Distinguished Planning Commission Members and Council members,

I write to you to request your support of the local community in Tualatin, over the interest of out of state developers. I oppose this annexation, not because I am against development in my community, but because I am concerned about the proposed development by Vista.

We know that Vista intends to rezone to High Rise density, and this annexation is a step toward that rezoning.

I question the ultimate premise that this land must be high density in order to provide sufficient housing for the area. Vista has built several townhome communities nationwide that would meet the RML density zoning the land current is zoned for. Why has that not been pursued as an option?

I believe there is a tremendous opportunity for the community to partner with our local leaders to achieve housing developments that meet the needs of current and future inhabitants. This application by Vista is not that opportunity.

Thank you for considering my opposition to this annexation application.

Best regards,

Rachel Neill  
9350 SW Stono Dr  
Tualatin OR 97062  
5039707853

## Madeleine Nelson

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From: Rachel Neill <rachel.neill@icloud.com>  
Sent: Saturday, January 7, 2023 11:24 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Developers (and tax revenue) should not be more important to the city than the current residents.

I agree with Norwood for Smart Zoning!

Rachel Neill

Sent from my iPhone

Madeleine Nelson

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From: Rachel Neill <rachel.neill@icloud.com>  
Sent: Sunday, January 15, 2023 8:48 AM  
To: Madeleine Nelson  
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Hello,

I oppose the proposed application as the City has not completed due diligence in evaluating the immediate increase in traffic congestion zoning changes in addition to the matter that zoning changes to a suburban residential area before the Tualatin Central Urban Renewal District is built up are not logical.

I appreciate your careful consideration to the local residents of Tualatin concerns regarding this matter.

Regards,

Rachel Neill  
9350 SW Stono Dr  
Tualatin OR 97062

Sent from my iPhone

## Madeleine Nelson

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From: Rachel Neill <rachel.neill@icloud.com>  
Sent: Friday, January 27, 2023 9:27 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my additional comments against both of these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin.

High density housing is not supported by the current infrastructure in this community.

I am not in support of Horizon's partnership with Vista to rezone this land partition into High density dwellings. It is concerning to me that the church is not working with the local residents to determine a solution that works for the both the church and community needs.

Rachel Neill  
9350 SW Stono dr  
Tualatin OR 97062

Sent from my iPhone

## Madeleine Nelson

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From: Rachel Neill <rachel.neill@icloud.com>  
Sent: Wednesday, February 8, 2023 4:14 PM  
To: Madeleine Nelson  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments against both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are not just important to the plans for the church but have a tremendous impact on the community of Tualatin, which the church is failing to recognize.

While these decisions do not approve of any specific future projects for these properties, I would like to state my concern that Horizon's message that this land use application will lead to affordable housing for our region is misleading to the public. Vista residential partners is seeking to build class A residential structures, which are not affordable housing, but considered a high rent opportunity. In addition, they are seeking to have this property rezoned as high density housing.

There are currently over 500 residential single-family homes and town houses being built in the Autumn Sunrise development. There will also be an additional 100 apartments in the Plannbeck apartments development. The Norwood infrastructure cannot support a high density housing development, in addition to all which is being added.

Horizon Church is under contract with Vista residential services, an out-of-state developer with no ties or investment to supporting our local community. There are numerous lawsuits against Vista residential services in other states, due to their lack of ethical and responsible building. This is something that we as Oregonians and Tualatin residents take very seriously, and should be carefully considered by our elected officials.

Please do not approve these two land use applications.

Rachel Neill  
9350 SW Stono Dr  
Tualatin OR 97062  
5039707853

## Madeleine Nelson

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From: Rachel Neill <rachel.neill@icloud.com>  
Sent: Monday, November 14, 2022 11:11 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning  
Attachments: City Council Letter\_NorwoodSaysNo.pdf

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

Thank you for your ongoing service to our Tualatin community. I appreciate your continuous efforts to protect and preserve the livability and safety of the place we call home.

Please see the attached letter with my concerns about the proposed Text Amendment change in the Norwood area.

Kindest regards,  
Rachel Neill, MSN, RN

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106 and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin and speaking on behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure generally do not conform to this level of zoning, especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at Norwood and Boones Ferry intersection, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles, according to Google maps and personal

experience. The addition of RH-HR zones only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of the current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrollment rates and children returning to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and are prime locations for this type of development. There is a vacant retail space where Haagen's grocery store was, existing retail, grocery stores, and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add the RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside

rail transit, a station can be built at the Basalt Creek Employment Center, giving access to a downtown high-rise. Utilizing WES commuter rail would also not directly impact vehicular traffic besides crossings and utilize existing taxpayer public transit more efficiently. Also, adding another RH-HR zone near the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home-based businesses and occupations in all residential zones, subject to regulations to minimize impact on housing supply and uses in commercial and industrial zones.

Provide for compatible agricultural uses in areas where significant development barriers are present or compatible with permitted residential uses.

29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services to support residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower-income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, fellow residents and I strongly urge the Tualatin Planning division not to approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

*Rachel Neill*

Rachel Neill

## Madeleine Nelson

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From: Rachel Neill <rachel.neill@icloud.com>  
Sent: Saturday, December 10, 2022 1:47 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

As a 5 year resident of Tualatin, I am grateful for your work to support our community. I ask that you continue to work for the good of the residents of Tualatin. Please do not approve a change to high density zoning in the AKS/Vista application. We can create a better solution as a community without decreasing the quality of living.

Best regards,

Rachel Neill

Madeleine Nelson

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From: Ragnhild McAllister <ragnhild.m@live.com>  
Sent: Saturday, February 4, 2023 6:53 PM  
To: Sherilyn Lombos; Ext - Planning; Valerie Pratt; Cyndy Hillier; Octavio Gonzalez; Bridget Brooks; Christen Sacco; Frank Bubenik; Maria Reyes  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential

developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

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I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Ragnhild McAllister

From: Julie <randyjw@juno.com>  
Sent: Sunday, November 20, 2022 3:12 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for smart zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districited to Edward Byrom if the

Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

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**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Randy Welborn

## Madeleine Nelson

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From: Rebecca Kimmel <rkimmel77@gmail.com>  
Sent: Wednesday, February 8, 2023 6:28 PM  
To: Madeleine Nelson  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Hello,

I attend Horizon Christian Church, and my kids attend Horizon Middle School and Horizon High School. I also live here in Tualatin on Boones Ferry Rd. I am against having a high rise apartment complex on the above listed property due to traffic concerns and the look and feel it gives this section of Tualatin.

I do not feel that the opinion of those who attend Horizon Church but do not reside here in Tualatin should impact the approval of this annexation, as this is not where they live.

Thank you,  
Rebecca Kimmel  
23605 SW Boones Ferry Rd, Tualatin, OR 97062  
503-502-3791

Madeleine Nelson

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From: Rebecca Kimmel <rkimmel77@gmail.com>  
Sent: Saturday, December 3, 2022 5:50 AM  
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Maria Reyes; Nancy Grimes; Ext - Planning; Sherilyn Lombos; Valerie Pratt  
Subject: Norwood for smart zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Rebecca Kimmel

## Madeleine Nelson

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From: Ron Dunevant <rondunevant@gmail.com>  
Sent: Monday, December 19, 2022 9:54 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail

space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

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**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Thank you for your time,

Ron Dunevant  
21865 SW Mandan Dr Tualatin, OR 97062

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Ron Dunevant  
Ron Dunevant, LLC  
Office: 503-692-5130 Cell: 971-678-1454  
[rondunevant@gmail.com](mailto:rondunevant@gmail.com)

## Madeleine Nelson

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From: Bob Taylor <bob@materialcg.com>  
Sent: Sunday, December 4, 2022 11:50 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.co  
Subject: We are Not Nimby's please hear the voice of your constituents

Was a precedent set when the Plambeck apartment developers request to bypass the city zoning codes for height restrictions was approved? We fear this is leading to a slippery slope which thousands of your constituents are very upset about, and hope you will help to do the right thing and not change our neighborhood into a series of hi-rise structures and further pack already jammed streets (not the "quality of life" we have & continue to pay our property taxes for).

We are not "nimby's", we just expect our neighborhood to be what it is in regard to the zoning which exists and what we bought into. Nor are we against "affordable housing"... The original Plambeck proposal was good, it met broader planning objectives for affordable housing, was within City codes, Aesthetically appealing and not detrimental to neighborhoods property rights. However, Plambeck developers pleaded a case saying "the property was difficult to develop due to challenging topography", therefore requested a "variance" to increase to 4 stories (2 stories above the zoning laws), which was then granted.

Why was that land purchased in the first place if they thought it was too challenging? Is it because they knew they could change the zoning if they asked? Reality is the original 2 story plan which was within existing code, could have been built. Simply look at the adjacent Lennar development on Norwood - before the clearing & leveling - you could see just how up & down the topography is on this land and within the existing building codes! It cost more to level it out, but they did.

Reflecting also on the Lennar project, frankly, has been a debacle. The lack of oversight of their thinning out the tree preservation zone along Norwood last spring, to the point that the remaining trees were unstable and after just typical late fall winds (they call "storm"), the "preservation area has been deemed to now have to go – Lennar culled roughly 30 large trees that were in that so called "tree preservation area" in the late spring, it's no doubt the reason for this result. Did they get permission to do that? Why is it that the same such buffer to the west has existed for decades, that not even a branch fell from that buffer during what Lennar phrased as "a storm". Resulting in another slap in the face of our community!

In closing, for the projects which are currently in review, please hear the voices of concerned tax payers and consider our quality of life and perspectives. We ask you to please reflect on what is already happening to our community and not grant variances and permit further high rise projects that are not within the codes that existed when developers purchased such property and cause detriment to our neighboring property and community.

Sincerely,

Robert Taylor  
22675 SW Vermillion Drive, Tualatin

## Madeleine Nelson

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From: Ron Kimmel <kimmel.dna@gmail.com>  
Sent: Sunday, February 5, 2023 11:17 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments against the land use.

As a resident of Tualatin, and someone that lives across the stream the property, we do NOT support high-rise buildings of any kind being built on that property.

Thank you,  
Ron & Rebecca Kimmel  
23605 SW Boones Ferry Rd, Tualatin, OR 97062.

## Madeleine Nelson

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From: Rose Toler <rose.toler@gmail.com>  
Sent: Sunday, February 26, 2023 10:23 PM  
To: Madeleine Nelson  
Subject: Norwood Rd Annexation

I am writing this to you and the city council to look at the long range ramifications of starting with this request for the property on Norwood Rd to be annexed into the City of Tualatin.

Normally, an annexation has to do with an individual's property to be able to make use of all the benefits of the city they are wanting to be annexed into for the purposes of attending their schools, using their utilities, police, fire dept., etc. This particular annexation is for the purpose of a developer to be able to rezone the property to build apartments/high rise for their profit.

Please understand that the citizens you represent are very much against this proposal. There are so many housing projects taking place on Norwood and Boonesferry Rd. that another one is not justified or needed.

Sincerely,  
Rose Toler

Madeleine Nelson

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From: Rose Toler <rose.toler@gmail.com>  
Sent: Saturday, January 21, 2023 1:54 PM  
To: Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Maria Reyes; Octavio Gonzalez; Ext - Planning; Sherilyn Lombos; Valerie Pratt  
Subject: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,  
Rose Toler

## Madeleine Nelson

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From: Rose Toler <rose.toler@gmail.com>  
Sent: Sunday, February 12, 2023 8:36 PM  
To: Madeleine Nelson  
Subject: Annexation on 9300 SW Norwood Road

I am writing in the hopes that you will not approve the annexation on Norwood Road that is coming up for a decision.

Ordinarily, I would not be against it; however, this is just the first step in requesting that the city rezone the property for high-rises. This area is already inundated with the 521 units of single family and multifamily housing units that are already being built on the corner of SW Norwood and Boones Ferry Road.

The current TDC code language states that High-rises are reserved for the core only. This is the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers.

The last thing we need is additional housing for high rises in an area that will already be overburdened with traffic.

Thank you for your consideration,

Rose Toler  
22595 SW 87th Pl  
Tualatin, OR 97062

## Madeleine Nelson

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From: S BELL <spoeetree7@comcast.net>  
Sent: Friday, January 27, 2023 4:39 PM  
To: Madeleine Nelson  
Subject: Norwood Road Partition - PAR 22-0002 -- (part of Tax Lot 106 & 108 - Norwood Road proposed development???)

This appears to be part of Tax Lot 106 & 108 - Norwood Road proposed development. Am I correct?

The application for the planned Type II Partition is from the same developer (AKS) that wants to build a 4-story in the same area - a 4-story that residents have continually & strongly objected to. We chose to live here because we liked what the community represented and how it was laid out. We trusted the city to be as concerned about all these new developments as we are. We do not expect the city to add more issues & negatively to already existing/unsolved problems.

Will there be enough water and/or water pressure to serve all the many proposed new buildings? Will the city build an additional reservoir for drinking water, washing machines, cooking, watering lawns, washing cars, etc. Approving more buildings would seriously impact all of Tualatin except that as of now, the city is installing larger water pipes to take the water away from current residents & new residents in the new developments. It seems the city plans to alleviate or eliminate the impact on water usage - by making sure residents in other areas of the city gets enough water. In the process it will affect and/or impact nearby established residents next to the new developments. That causes more problems for some of us - other residents of the city will benefit - I believe solutions should be fair to all residents.

How does your proposed development plan to address traffic & parking issues.? Parking by students at Tualatin school already crowds neighboring streets. Boones Ferry has a traffic back up from the I5 Freeway, past Norwood Road and beyond during to-and-from work and school start & stop hours. Do you propose to widen Boones Ferry again??? How many traffic lights will we need?

The already large, partially completed development near the water reservoirs will severely stress sewer systems in the area. How do you propose to add all the developments' sewage without more impact to already existing neighborhoods?"

\*\*\* Note: The more developments we put in this area, the more infrastructures we will need and the more unhappy Tualatin residents/ Tax Payers we will have.. It will impact not just the already established tax-paying residents near Norwood but most of Tualatin's citizens in a number of ways.

Traffic, water & sewer issues are #1 issues. BUT, there are more issues: We are experiencing more electrical outages with electric out longer and longer hours (spoiled food sometimes even, and NO heat). We also are experiencing more noise from the freeway since all our beautiful old growth trees were cut down to allow for the larger development now being built. Our climate seems to be already changing because of the changes. Tall condos, and other developments will not only block sun & alter wind patterns but contribute negatively to the (once) beautiful area we live(d) in. Their plan for a "buffer" of trees between their development and the residents across Norwood is

laughable. The first partially completed new development has decimated the old growth trees next to Norwood Road and the freeway.

One can easily see that the old growth trees along Norwood to Boones Ferry are marked for removal.

There will be a need for more police , fire personnel & equipment. Current staffing would not be adequate. What about 911 services???

Most families have more than 1 car. Additional families moving close by will need parking round the clock. Will established residents and their guests be able to park in front of their own house? Congestion and traffic to our neighborhood streets will increase as people attempt to find better ways to travel in and out of our city.

*PLEASE..... RE-ZONE AREAS THAT ARE NOT SO CONGESTED!!! Do not allow more changes until we have resolved the problems that clearly exist and will continue to grow.*

*Please consider what this is doing to many of the city's tax payers. Consider what all this lower priced housing will do to the values of our houses and the neighborhood. There is other land that could be rezoned for some of these developments that would not impact already established resident tax payers!!*

Sincerely,  
S Bell, long time Iowa Drive resident

## Madeleine Nelson

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From: S BELL <spoeetree7@comcast.net>  
Sent: Sunday, November 13, 2022 6:31 PM  
To: chrispdxgal@gmail.com; Frank Bubenik; hartj@cleanwaterservices.org; Katie Selin; Liliand.muna@gmail.com; lindaschick@juno.com; Mar; marissa@houlbergdevelopment.com; Marilyn O; Ext - Planning; Thea Wood  
Subject: Modification of Tax Lot 106 & 108 - Norwood Rood proposed development

I attended the meeting on Oct 25 at the Library. There were at least 50 Tualatin citizens there to speak against the proposed development. It was a very rainy night or there probably would have been more. The developer did not even have the courtesy to have a microphone there to present their proposal so all could hear!

.... Here is an excerpt of a memo I sent when another developer expressed interest in developing in the area of Norwood Road & Boones Ferry. Please, take the time to read it.

"It is my understanding that the reservoir near Horizon Church & near your planned development, supplies a big % of the city's water. The area has a very large housing development being built in that area - there is already concern there will not be enough water and/or water pressure to serve so many new buildings. Are there plans to build an additional reservoir? Water is not only used for drinking, but for washing machines, cooking, watering lawns, washing cars, etc. Additional development, I believe, would seriously impact all of Tualatin and its existing reservoirs. How does the company plan to alleviate or eliminate the impact on water usage?

Since the already planned and approved large high-density will cause parking problems as well as traffic problems, How does your proposed development plan to address traffic and parking issues.? Parking by students at Tualatin school already crowds neighboring streets. Boones Ferry has a traffic back up from the I5 Freeway, past Norwood Road and beyond during to-and-from work hours. The road has already been widened. Do you propose to widen it even further?

Also, the already large, planned development will severely stress sewer systems in the area. How do you propose to add the development's sewage without more impact to already existing neighborhoods?"

\*\*\* Note: I believe the more development we put in this area, the more infrastructure we will need and the more unhappy Tualatin residents/tax payers.. It will impact not just the already established tax-paying residents near Norwood but most of Tualatin's citizens in a number of ways.

Traffic, water & sewer issues are #1 issues, but there are more: We are experiencing more electrical outages with electric out longer and longer hours (spoiled food sometimes even, and NO heat). We also are experiencing more noise from the freeway since all our beautiful trees were cut down to allow for the larger development now being built. Our climate seems to be already changing because of the changes. Tall condos will not only block sun & alter wind patterns but contribute negatively to the (once) beautiful area we live(d) in. Their plan for a "buffer" of trees between their development and the residents across Norwood is a joke if their "buffer" is like the "buffer" in the development already being built. -- Drive over and take a look for yourselves.

What about the need for more police and fire personnel & equipment?? Surely, the current staffing would not be adequate. What about 911 services???

Where will people park? Most families have more than 1 car. As stated, school children already use some of our residential parking. Additional families moving close by will need parking at night as well as during the days. Will established residents and their guests be able to park in front of their own house? Congestion and traffic to our neighborhood streets will increase as people attempt to find better ways to travel in and out of our city.

*PLEASE.....*

*IF THERE IS A NEED FOR MORE DEVELOPMENT, THEN RE-ZONE AREAS THAT ARE NOT SO CONGESTED!!!*

Sincerely,  
S Bell, long time Iowa Drive resident

## Madeleine Nelson

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From: sara gregory <saragregory07@gmail.com>  
Sent: Thursday, February 9, 2023 9:46 AM  
To: Madeleine Nelson; Frank Bubenik  
Subject: Norwood/Boones Ferry project comment

Hello Madeleine and Mayor Bubenik:

I'm writing this email to express my opposition to the proposed development on Norwood and Boones Ferry. Can you tell me what traffic revision plans the city has to accommodate all of the new residents that Autumn Woods alone will be bringing in? I've seen the email campaign from Horizon encouraging its congregation to email the city in support of this. As a resident of Victoria Woods, I've experienced the traffic get increasingly heavier year over year and it seems there is no planned solution to lighten it. Depending on the time of day, I can be forced to wait for several minutes before its safe to pull on out of VW. Even more of a concern is the speed at which cars travel coming down Boones Ferry. I've got four kids who cross Boones Ferry and it is truly frightening because cars don't stop and are at an increased speed coming down the hill. I've experienced it multiple times when trying to cross the street as well. The pedestrian crosswalk was a start but there needs to be something better. I can't imagine thousands of extra cars being forced to use Boones Ferry Road and Norwood each day with the proposed high density housing project. Please consider the residents immediately impacted by this proposal and what it means to us. These new projects will only make it worse, traffic congestion wise and safety wise. I believe the increased traffic will be a deterrent to non-Tualatin residents to visit our great city and support our local businesses. I ask that this project NOT be approved.

I look forward to your response.

Respectfully,  
Sara Gregory

Madeleine Nelson

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From: shane hanzlik <hanzlikshane@yahoo.com>  
Sent: Sunday, January 8, 2023 8:41 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

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Sincerely,

Shane Hanzlik MD

Sent from my iPhone

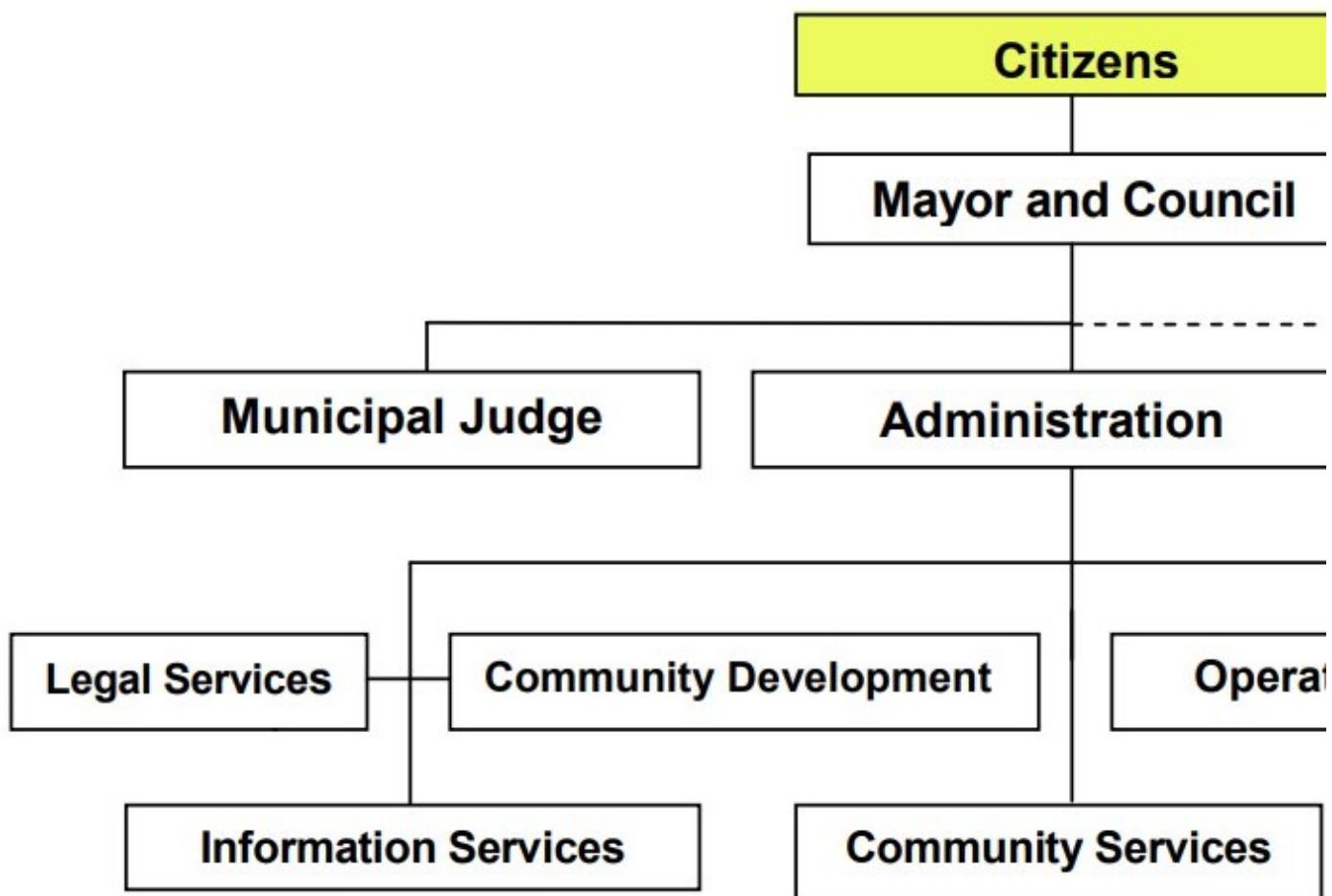
From: Steve Carns <steve.carns@gmail.com>  
Sent: Friday, January 27, 2023 11:08 AM  
To: Madeleine Nelson  
Subject: High rise apartments

Follow Up Flag: Follow up  
Flag Status: Flagged

I'm letting you or whoever know that I'm totally against city of Tualatin rezoning so they can put in high rise apartments off of Norwood Rd. I moved to this city 20 years ago because it was quite and rural. Now whoever is in charge of the zoning should know that this isn't right. Just like the high density housing that is also occurring on Norwood. They were suppose to leave a buffer of trees along the road. But instead they clear cut them and lied by saying the wind blew them down. Is this what Tualatin is coming to? It's totally disgusting.  
Sincerely, Steve Carns

From: susantaylorhill@gmail.com  
Sent: Tuesday, February 21, 2023 10:02 PM  
To: Madeleine Nelson  
Subject: Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

# City of Tualatin Org



\*The Citizen Advisory Committees include the Tualatin Library Advisory Committee, Tualatin Arts Advisory Committee, Tualatin Planning Commission, Architectural Review Board, Tualatin Urban Renewal Advisory Committee, Tualatin Tomorrow Advisory Committee, and Transportation Task Force.

Tualatin Planning Commission meeting on 1/19/23. The meeting agenda: discuss a significant zone change that would allow heavy manufacturing behind residents' homes on Boones Ferry Rd.(Tualatin City Council will also be discussing this issue on 2/27/23).

You know what happened? The developer brought an attorney to the meeting. It seemed to attendees that the developer was implying they would file a lawsuit if they didn't get their way.

At the same meeting a resident had concerns and questions regarding the zone change, and they accidentally spoke out of turn. They were quickly silenced by one planning commissioner.

Thankfully the Chair let this person speak, but at the end of the meeting when the Commission was supposed to deliberate on a recommendation to council, the developer spoke out of turn to sway the commission one more time.

It wasn't enough that the developer received more than half an hour for their presentation earlier, it was that they had so much clout to basically walk all over the process. And they were not silenced by any planning commissioner and were allowed to speak out of turn.

We hope you see the issue here...

From our perspective it seems as if Council has forgotten who is really in charge of the city.

It is supposed to be the citizens, not developers.

A high-rise is not a smart choice on SW Norwood Rd when this type of development is supposed to be in the core of Tualatin.

Kind regards,  
Susan Pitt  
8883 SW Iowa Drive

Sent from my iPhone

## Madeleine Nelson

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From: susantaylorhill@gmail.com  
Sent: Tuesday, January 3, 2023 11:15 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

Dear Assistant Community Development Director, Steve Koper;

We hope that you had an enjoyable, restful vacation, and you are refreshed with a clear mind.

We also understand that the planning department may be understaffed as there are many land use projects in the works.

In the meantime, the residents of Tualatin thought it would be helpful to assist you in preparing your presentation to council, regarding the proposed RH-HR plan amendment change on SW Norwood Rd.

If it is not already clear, this proposed change is not in the best interests of the public. Feel free to copy this image below and insert it in your presentation when it's ready.

We have at least 20 more reasons why this plan amendment change is a bad idea, but it was hard for us to summarize in a single slide as done for the Tualatin Heights apartment's plan amendment change.

For that specific project, as a reminder, it was recommended that the housing density increase 35% within the same area.

It is not in the public's interest to approve an RH-HR zone off of Norwood Rd.

# PLAN AMENDMENT CRIT

- *Per TDC 33.070(5)(a) Granting the Amendment NOT in the public's interest.*
  - *The proposed change does NOT comply w Creek Master Plan. ❌*
  - *The proposed change does NOT comply w 1419-18. ❌*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other options are available in the core of Tualatin, zone proper infrastructure. ❌*



We also wanted to remind you about all those residents that were extremely concerned about parking and traffic who currently live around Tualatin Heights. We also want to refresh your memory regarding the statements you made discussing traffic problems in Tualatin.

From the Tualatin's Transportation System Plan Update:

"Director Koper stated there is a lot of employment in our city that passes through traffic in relationship to I-5, which gives us a unique position relative to other cities. He stated it will be best for the City to work with DLCD and partners to find a solution to our traffic issues."

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just "meandering sidewalks" and bike lanes on

Boones Ferry. We also hope the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

If the city's plan is to put infrastructure upgrades onto the private sector (developer), to save money, the result usually ends up hurting the city and the residents for decades to come. Developers usually find the lowest cost solution to appease local jurisdictions within their project boundary. Their focus is to develop the land they purchased at minimal costs and turn a profit. This also causes a lack of uniformity within each development, with very little possibility of a course correction for the city in the future.

We also do not think it is a coincidence that AKS engineering and Forestry's office is located near Tualatin's planning department.

When you review the partition, annexation, and plan amendment application with AKS, please also indicate to them, there is other buildable land within Tualatin if they just took the time to look. A simple five-minute search on Zillow found three plots currently for sale. We would also suggest that AKS inform their client of these properties that are very suitable for a high-rise development within the core. Overall, it seems like their client is more interested in profit than really helping our community...

## Current properties for sale that could be zoned RH-HR adjacent to the core of Tualatin. Walking distance to services.

**Current Commercial that has been unoccupied for 8 years (Hagen's) could rezone to CC/RH-HR**

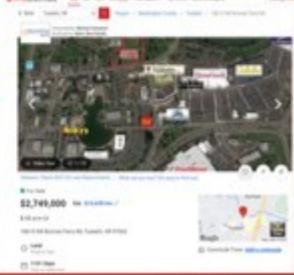
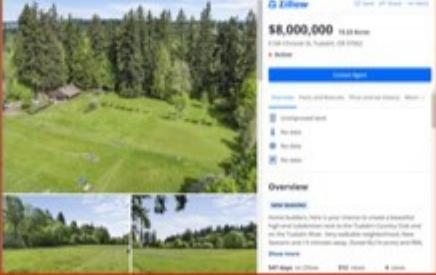
8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT  
Tualatin, OR 97062 | Zillow.com | Zillow ID: 1459-60175-00



**Land Currently for sale for over a year in the core...**

**15.23 acres- for sale available in the core of Tualatin**  
0 SW Chinook St, Tualatin, OR 97062 | MLS #21383176 | Zillow

**3.21 acres- for sale available in the core of Tualatin**  
18615 SW Boones Ferry Rd., Tualatin, OR 97062 | MLS# 19079549 | Redfin



Again, Mr. Koper and Council, say no to a high-rise on SW Norwood Rd.

Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

If housing is truly needed, keep the current zoning as RL or RML.

Have a Happy New Year,

Susan Pitt  
8883 SW Iowa Drive

Sent from my iPhone

## Madeleine Nelson

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From: susantaylorhill@gmail.com  
Sent: Saturday, January 21, 2023 5:45 PM  
To: Madeleine Nelson  
Subject: Attn Madeleine Nelson - I Oppose the Partition Application

Ms. Nelson,

I would like to go on record as being opposed to the high rise proposed for Norwood.

It is clear that the traffic on Boones Ferry is already an issue, and adding more residences PRIOR to solving the already-existent problem is irresponsible.

We have already, sadly, seen the beautiful trees removed in the Lennar development and feel the City blindly allowed this to occur.

Does the City care? Why can't things be done in proper order? First solve the existing traffic issues before adding so many more cars to our neighborhood streets.

There are other issues as well, as you surely are aware. I, as well as my neighbors, will be attending all future meetings to voice our concerns regarding this proposed development.

Kind regards,  
Susan Pitt  
8883 SW Iowa Drive

Sent from my iPhone

## Madeleine Nelson

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From: susantaylorhill@gmail.com  
Sent: Wednesday, December 7, 2022 9:05 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### **Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### **Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Susan Pitt  
8883 SW Iowa Drive

Sent from my iPhone

From: susantaylorhill@gmail.com  
Sent: Friday, December 16, 2022 9:21 AM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
Subject: No high-rise on Norwood! I agree with Norwood for Smart Zoning

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to

traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

**Susan Pitt**  
8883 SW Iowa Drive

You're writing to...

Sent from my iPhone

Madeleine Nelson

---

From: susantaylorhill@gmail.com  
Sent: Sunday, December 11, 2022 6:26 PM  
To: Ext - Planning  
Cc: Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
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Sincerely,

**Susan Pitt**  
8883 SW Iowa Drive

Sent from my iPhone

## Madeleine Nelson

---

From: THERESA MOLLER <tessiemoller@comcast.net>  
Sent: Tuesday, November 29, 2022 9:23 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood for Smart Zoning

Title of email: Norwood for Smart Zoning

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely, I AGREE

Theresa Moller

Madeleine Nelson

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----- Forwarded message -----

From: "Tim N." <[timneary@gmail.com](mailto:timneary@gmail.com)>

Date: Feb 19, 2023 3:33 PM

Subject: Procedural Concern RE: Proposed Ordinance No. 1472-23

To: Frank Bubenik <[fbubenik@tualatin.gov](mailto:fbubenik@tualatin.gov)>, Maria Reyes <[mreyes@tualatin.gov](mailto:mreyes@tualatin.gov)>, Christen Sacco <[csacco@tualatin.gov](mailto:csacco@tualatin.gov)>, Bridget Brooks <[bbrooks@tualatin.gov](mailto:bbrooks@tualatin.gov)>, Cyndy Hillier <[chillier@tualatin.gov](mailto:chillier@tualatin.gov)>, Octavio Gonzalez <[ogonzalez@tualatin.gov](mailto:ogonzalez@tualatin.gov)>, Valerie Pratt <[vpratt@tualatin.gov](mailto:vpratt@tualatin.gov)>

Cc:

Hello,

I am writing as I observed that the City Council Meeting scheduled for 2/27/22 is planning to address the annexation of the property on 9300 SW Norwood Road, identified on the agenda as Ordinance No. 1472-23 and in the planning Department as ANN22-0003.

As per TDC 32.020, Procedures for Review of Multiple Applications identifies, the applications with the highest numbered procedure type will be processed first, and the application on which others are dependent will be processed first. I am wondering, why then is the annexation decision being considered before the text amendment decision, which also requires a type IV-A review? Per TDC 32.020 (3), Am I to understand that the text amendment is dependent on the annexation? Logically, it seems the opposite, as the developers would not

wish to move forward with annexation if their text amendment application is not approved. It seems to be the case that the annexation is dependent on the text amendment, as the annexation clearly identifies a plan for residential high rise construction. It seems that failure to consider the text amendment first could expose the city to avoidable appeal and/or legal review, regardless of outcome, as approving or denying the annexation first would imply consent or disapproval of the general project, including the text amendment, and the other related applications.

Please note, this is a question regarding procedure which seems contradictory to the TDC, not communication regarding the opinions on the project as a whole, and as such I would greatly appreciate a response to facilitate my understanding.

Thank you!  
Tim Neary  
Byrom CIO President

TDC Section 32.020 – Procedures for Review of Multiple Applications. Multiple applications processed individually require the filing of separate applications for each land use action. Each application will be separately reviewed according to the applicable procedure type and processed sequentially as follows: (1) Applications with the highest numbered procedure type must be processed first; (2) Applications specifically referenced elsewhere in the TDC as to the particular order must be processed in that order; and (3) Where one land use application is dependent on the approval of another land use application, the land use application upon which the other is dependent must be processed first (e.g., a conditional use permit is subject to prior approval before architectural review).

## Madeleine Nelson

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From: Tim N. <timnearly@gmail.com>  
Sent: Wednesday, January 4, 2023 12:10 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Megan George; Jonathan Taylor; Catherine Holland  
Subject: URGENT: Do not allow high rises to be built anywhere in Tualatin!

Hello,

The current text amendment proposal can catastrophically alter the future of development in our city.

Please consider the consequences of approving the proposed text amendment in Partition Application: par22-0002-23370! If approved, developers could create high density high rise apartments anywhere in Tualatin. This is a lazy text revision that opens all of Tualatin up to potential high rise development.

High density high rise apartments in Basalt Creek are not beneficial to current or new residents. Traffic will already be severely worsened with existing developments, and will be further exacerbated by more high density housing in an area of town where all residents have to be car dependent.

Instead of allowing space to be zoned high density high rise, instead consider allowing areas outside of downtown to be rezoned to mixed use residential/ commercial. If properties are constructed in the basalt creek area that have ground floor stores, restaurants, or groceries, residents in the area are less car dependent. A mixed use residential commercial zoning definition could also include a more appropriate height cap when properties are being developed outside of the downtown urban renewal area, such as a hard limit of 4 stories for mixed use commercial residential property.

A more ideal use of this property for Horizon, developers, current residents and new residents, are buildings with ground floor commercial space, with a lower number of residential units. This increases walkability, and provides local options where residents do not have to drive 2 miles or more for any goods or services. South Tualatin needs more commercial opportunities and community gathering space. This property could be developed in a way that meets community needs, and still enables Horizon and developers to profit.

Following is a quote from the application highlighting that the text amendment request is to enable RH-HR to be built anywhere in the city:

"In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

Allowing RH-HR zoning to be applied anywhere in the city would be disastrous to Tualatin. A more appropriate text amendment would add a specific site or parcel to the current definition of limiting the code to

the City's Central Urban Renewal Area, so the text revision does not create a carte blanche for high rises to be built all over the city!

The Byrom CIO does wants to see development to the South be enhance the quality of life for current and future residents and businesses. Please consider the negative impacts of only enabling more high density housing in an area where residents must drive for all basic needs!

Tim Neary  
Byrom CIO Interim President

## Madeleine Nelson

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From: Tim N. <timnearly@gmail.com>  
Sent: Wednesday, January 18, 2023 1:33 PM  
To: Madeleine Nelson  
Cc: Steve Koper  
Subject: Recommend Denial of Partition application: PAR22-0002  
Attachments: 20221025\_183829.jpg; 20221025\_184733.jpg

Hello,

I encourage the planning division to deny partition application PAR22-0002.

I encourage the application to be denied as the application materials includes statement of intention that is beyond the scope of the partition decision, and the intended use of the partition is not consistent with present Tualatin Development Codes. Approval of a partition application that includes content of intention for future development that is in violation of Tualatin Development Code could be construed as the city giving approval for the proposed, illegal, development plan in addition to the plan to create the partition itself.

The partition application references intent to create a "multifamily housing development." At the developer meeting and in subsequent communications and materials, the applicants clearly identified intent to create a 'multifamily housing development' that is consistent with the definition of residential high density high rise. The application materials for the partition identify a plan to rezone the land as RML, however this is not consistent with the use plan portrayed to residents at the developer meeting. The application does not specify how the applicant defines "multifamily housing development," and given the information presented at the developer meeting, this must be interpreted as an intention to develop property to be zoned as a residential high density high rise. The developer meeting specifically disclosed plans to build a "276 unit, 4 story 'class A' apartment complex," consistent with a residential high density high rise definition. See attached images from the developer meeting. Given this evidence, the applicant's term, "multifamily development" must be construed as "a 276 unit, 4 story 'class A' apartment complex."

Specifically, the partition application includes the language in the attached memo: "This letter is to serve the purpose of Horizon Community Church, authorizing Ken Allen, of Norwood Horizon Holdings, LLC as our official representative as pertaining to matters of land use and development of the proposed multifamily land approval process with the City of Tualatin." This statement is beyond the partition decision itself, and should more appropriately read as "This letter is to serve the purpose of Horizon Community Church, authorizing Ken Allen, of Norwood Horizon Holdings, LLC as our official representative as pertaining to matters related to this partition application." This revised statement would not indicate that the city is approving the ongoing plan for multi family development housing, and is focused solely on the presented partition plan. Including this language cannot be approved, as presently the city does not allow for a multi family housing complex to be developed on this property. Furthermore, the partition application identifies the partition area will be zones medium to low density residential, inconsistent with a multi family housing development.

Additionally, the Executive Summary includes a statement of intent to create multifamily housing. Executive Summary: Vista Residential Partners (Applicant) is submitting this Partition application for the Horizon Community Church and Christian School site. The Partition application is the first of several applications needed to create a new parcel for future multifamily residential dwellings within the Basalt Creek Planning Area of the City of Tualatin. The following is an outline of the anticipated applications." Again, based on the

zoning plan of the partition and current city zoning restrictions, it is not possible to build a multi family development on the proposed lot.

The city has not yet completed any action to enable the proposed lot to be zoned to enable a multifamily development. A multifamily development is consistent with a residential high density high rise zoning classification. This partition application should be denied, and should be resubmitted by the applicant ONLY AFTER the city identifies that a multifamily development is able to be built in the proposed area.

According to Tualatin Development Code, TDC 44.100, "The purpose of the High Density High Rise (RH-HR) zone is to provide areas of the City within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers." Presently, High density High Rise zoning is not permitted on or near the proposed partition. Approving the application identifying the intention to create multifamily development consistent with the definition of high density high rise zoning cannot be done as it violates present city development code.

In summary, the applicant uses the term, "multifamily development" to mean a 276 unit, 4 story apartment complex, which is not consistent with the zoning requested in the partition application, and is not permitted under current Tualatin Development codes. As such, the partition application should be denied since it cannot be developed as intended.

Tim Neary  
Interim Byrom CIO President  
22780 SW 92nd Place, Tualatin OR 97062  
503 320 6223  
[timneary@gmail.com](mailto:timneary@gmail.com)

## Madeleine Nelson

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From: Tim N. <timnearly@gmail.com>  
Sent: Wednesday, January 25, 2023 4:06 PM  
To: Madeleine Nelson  
Subject: Comment re: PAR 22-0002

Per the TDC rules to approve a partition, the proposed application does not meet criteria and cannot be approved:

Per TDC 36.115 (1), the proposed use must be consistent with the land use zone. - The applicant identifies intention to build high rise high density multifamily apartment homes, not consistent with the present land use zone: RML. The city would first need to approve different zoning before the partition application is approved.

The application does not meet criteria TDC 36.115(2)b: the plan is not consistent with residential design standards, which are defined as those for single family homes, townhomes, duplex, triplex and quadplexes. (TDC 73A.100).

Most significantly, the proposal in the application is in violation of TDC36.010, in that the proposal is not consistent with the provisions of the Tualatin Comprehensive Plan, Tualatin Community Map, and capital improvement plans. These plans make no reference of permitting high density high rise outside of the downtown development zone. Furthermore, the proposal identified in the partition plan violate the following Tualatin Comprehensive Plan Policies and Goals: POLICY 2.1.1 Encourage structures be planned in ways that relate to the site and surrounding context. A high rise high density apartment is not 'in context' with institutional use zoning and RML zoning.

The proposed development involves removal of a forest, in violation of the following elements of the Tualatin Comprehensive Plan: GOAL 2.2 Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife. Even if a tree barrier is left, the destruction of a few acres of forest destroys significant wildlife habitat that would not be adequately replaced by a tree barrier strip. POLICY 2.2.1 Require the establishment and protection of street trees. POLICY 2.2.2 Promote the protection and establishment of trees during the development process. As this proposal involves AKS engineering, which has demonstrated disregard for these provisions in the Tualatin Comprehensive Plan through their work on the Autumn Sunrise subdivision, AKS cannot be trusted to adhere to these policies.

The proposed development described in the application is for multifamily housing on Norwood road, which is not serviced by public transportation. This is in violation of the Tualatin Comprehensive Plan: POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

The partition application should be rejected, and resubmitted by the applicants with an aim to meet this provision of the Tualatin Comprehensive Plan, ONLY after approval for the area to be zoned as mixed-use commercial has been granted: POLICY 3.4.2 MIXED-USE COMMERCIAL. Support the application of mixed-use commercial designations in areas of Tualatin that are suitable for a mix of office, retail commercial, and high density housing.

The city should re-evaluate standards for building apartment homes outside of the downtown development area, as it is unreasonable to apply downtown Tualatin standards to developments on the edge of town. Mixed use commercial space would benefit current and new residents by creating retail, dining, and/or grocery

opportunities without needing to drive to the next nearest retail centers, which are over 2 miles away. A review of the mixed use commercial zone designation should occur, to limit structure height and stories when outside of the downtown development zone.

## Madeleine Nelson

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From: Tim N. <timnearly@gmail.com>  
Sent: Saturday, October 15, 2022 8:24 AM  
To: Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
Subject: No Rezoning of tax lots 106, 108 to RMH from RML

Hello,

I apologize for including so many of you in this message, I am not well versed in all the roles of city government, and as this is of great importance to myself and my neighbors, I believe it more important to overcommunicate than risk not being heard.

The neighborhoods in the south of Tualatin have been informed and engaged in the planning of the Autumn Sunrise development under the current plans to develop the area as low-medium residential, to include development of multi-family dwellings such as townhomes, duplexes, and triplexes.

The proposal to rezone the properties to medium- high residential amounts to a "bait and switch" of these neighbors. Increased density would further strain infrastructure, including traffic, police, fire, water, sewer, and electrical.

An argument has been made that increasing higher density housing is a goal of the city. If that were true, then why initially approve the lots as RML? As others have pointed out, there is RMH land available for development at and around the site of the former Hagen's grocery store. Rezoning unused commercial property closer to the WES station and other municipal resources makes more sense than creating a higher density pocket on the outskirts of town.

If rezoning is even to be considered, all impact studies need to be recompleted and all recommended infrastructure adjustments made, including environmental impact studies, traffic studies, crime studies, and utility use studies. These studies must also include the limits of what Tualatin and Washington county can do to accommodate increased density, and what the impact is when Clackamas County roads and infrastructure remain unchanged.

Mayor Bubenik, City Councillors, Tualatin Planning Commission, please go with the plans as originally made, please do not allow your neighbors to be misled by developers. Do not allow tax lots 106 and 108 south of Norwood Rd and East of Boones Ferry Rd to be rezoned as medium high residential, keep these lots zoned as medium low residential.

Thank you,

Tim Neary  
Tualatin Resident of Norwood Heights

## Madeleine Nelson

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From: Tim N. <timnearly@gmail.com>  
Sent: Wednesday, October 19, 2022 8:55 AM  
To: Ext - Planning; Sherilyn Lombos; Valerie Pratt; Nancy Grimes; Cyndy Hillier; Bridget Brooks; Christen Sacco; Maria Reyes; Frank Bubenik; Teresa Ridgley; Megan George; Betsy Ruef  
Subject: No Apartments South of Norwood

Hello City Officials,

Thus far I have not heard of any comment from the city on the proposal to build additional apartments south of Norwood between I5 and SW Boones Ferry.

I request a response from the City to the following concerns about the proposal to rezone the area and build apartments, myself and other Tualatin residents are very concerned about the impact on the community.

Concern: Traffic. The traffic study for the Autumn Sunrise development did not consider additional high density apartments. At minimum, a traffic impact study needs to be completed again factoring in the increased density.

Concern: Crime and Safety. Statistically, higher crime occurs in areas of greater housing density. The proposed location of the high density apartments is more than twice the difference from the police station as other high density residential areas in the city. A crime and public safety study must be completed to ensure that current public safety officers can respond to incidents in a timely manner and have adequate resources for increased safety concerns on the south edge of town.

Concern: Infrastructure. The Norwood Heights neighborhood regularly experiences power outages with mild wind events. Neighbors don't have any information that supports the electrical grid can support Autumn Sunrise, let alone new apartments.

Overall, although Tualatin needs more high density housing options, it does not make sense to locate high density apartments so far away from police stations, transportation hubs, and other public resources near the center of town when already zoned property is close to the town center.

Please speak to the residents of Tualatin to address these concerns, and communicate how you will evaluate more sensible sites for high density housing.

Thank you,

Tim Neary  
Norwood Heights Resident

## Madeleine Nelson

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From: Tim N. <timnearly@gmail.com>  
Sent: Friday, November 4, 2022 10:40 AM  
To: Jonathan Taylor; Nadya Dowd; Erin Engman; Cody Field; Keith Leonard; Sherilyn Lombos; Madeleine Nelson; mvon@tualatin.gov; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning  
Subject: Norwood Apartments Plan - The 5x Win by including commercial space!

Hello,

You are all already aware of the concerns neighbors have about an additional 276 unit apartment complex being built on Norwood.

The Issue: The biggest concern tends to be about traffic. 500+ homes in Autumn Sunrise and another 276 apartments here would require everyone, plus the existing neighborhoods, to be car dependent for everything. As the plan is for higher end apartments, it is unlikely that any of this income bracket will be interested in using public transportation.

The Solution: Everyone wins if the proposed apartment land is instead zoned as combination commercial and medium - high density residential. This would reduce the number of apartments, while enhancing the quality of life for new and old neighbors.

We have seen this solution work in Mercato Grove in Lake Oswego! Although existing plans propose a small commercial space, such as Plaid Pantry, this is not adequate nor enriching for the proposed number of residents. The addition of ground floor commercial space provides restaurant, shop, and potentially high end grocery opportunities that would make the community more walkable and less car dependent. Having local retail and restaurant options benefits both existing neighbors and new ones at the proposed apartment site and Autumn Sunrise, and fits well with existing plans for the Basalt Creek Development and Parks plan.

Given the number of units, it may even be worthwhile for the city to implement an auxiliary police station at one of the commercial spaces, given that Autumn Sunrise and the apartments could increase the city's population by 20% in a small area that is furthest from existing police.

This plan could be even further enhanced by improved traffic solutions, such as a second southbound lane on Boones Ferry, or creating an I5 onramp at Norwood.

Stakeholders:

Horizon Christian: They are still able to sell their land, their needs are met.

Developers: They can still create a profitable series of structures. Their needs are met.

Existing neighbors: They benefit from a more walkable neighborhood, have an improved quality of life. New and old neighbors alike have options where they don't have to drive for shops, restaurants, and possibly groceries. If further traffic interventions occur, their needs are met.

New Neighbors: Improved quality of life by having walkable shops and restaurants and improved traffic. Their needs are met.

The City of Tualatin: More businesses in the city create additional revenue, the creation of a quality restaurant and shopping space fits with the vision of the city. Additional housing units are created. In the recent meeting, the developers attempt to make a case that this site is the only opportunity to add apartments in the city. This is not correct, especially if land can be rezoned. There are over 20 acres of undeveloped lots in the city currently zoned RML, and existing vacant commercial properties, such as the Hagen's grocery site could be rezoned for additional housing. The city has plenty of solutions for additional housing development. The needs of the city are met.

## Madeleine Nelson

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From: Tim G <hadasaugh@comcast.net>  
Sent: Friday, November 18, 2022 8:37 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Cc: mmiller@pamplinmedia.com; amesh@wweek.com  
Subject: Norwood (Tualatin) Smart Zoning ... instead

To  
Tualatin Planning Department  
City Council, and  
Mayor;

cc: Pamplin Media Group; Willamette Week

I appreciate the opportunity to support fellow homeowners concerned about the Norwood-Boones Ferry Road development proposal. As a Tualatin homeowner and long-time resident previously involved in the unsuccessful attempt to halt overdevelopment of the Tualatin Heights apartment complex on SW Sagert Street because of justifiable concerns regarding tenants blocking our parking in adjacent streets in front of our homes, I have to also voice my concerns.

I watched with dismay as the Tualatin Heights process proceeded, merely appeasing homeworkers with developer-paid bogus parking studies and highly restrictive time limits during meetings (homeowners received five minutes or less during one hour meetings to voice their concerns). The end result was a rubber-stamp process which I could see coming.

It is necessary to once again support the Norwood area homeowners in their efforts to oppose this latest development, and to demand that they receive equal time during ALL meetings to voice their concerns and/or objections and present their case with the same reception that the developer receives.

Sincerely,  
TimG  
Tualatin

Following is the NorwoodSaysNo website form letter. I attach it in agreement with everything stated within:

"I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

\* Issue one - traffic:

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

\* Issue two - infrastructure:

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

\* Issue three - existing RH-HR zones:

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies"

## Madeleine Nelson

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From: vernboomer@comcast.net  
Sent: Sunday, February 5, 2023 4:29 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood For Smart Zoning

I know that you have received the letter listed below from many of our Tualatin residents stating their concerns regarding the massive development of Autumn Sunrise and the proposed multi-store apartment complex on SW Norwood Rd. and SW Boones Ferry Rd.

My wife and I have owned a home near Ibach Park for the last 27 years in a development known a Hedges Creek. When we first moved hear there was no Tualatin High School, no Ibach Park and minimal housing development in the area. But now over the years things have blossomed and changed to the point where certain things like the infrastructure have not kept pace with the increase in our population. Boones Ferry Rd. is now becoming the new SW Tualatin Sherwood Rd. where the traffic crawls at a snails pace at certain parts of the day, and this will only become far worse with the increase in the population of the new additional developments. The infrastructure should come first with residential and business additions to follow, not the other way around.

There are times in the morning and afternoon at and near the high school that it takes me nearly 10 minutes to get onto Boones Ferry Rd. from my home which is only approximately five blocks west of the school.

And what about the over crowding of the schools due to the new increased population of students? Their education will be compromised to a lower standard. And will teachers flee their profession due to the increase in classroom sizes?

These things along with many other issues must be considered before moving ahead with anymore development.

Please listen to, and consider the request of your people listed below. After all, we elected you to represent us, the people of Tualatin, not big money and over crowded development!

Thank you,  
Vern & Teri Boomer

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local

infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative

of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,  
Vern and Teri Boomer

## Madeleine Nelson

---

From: wallaceyam@gmail.com  
Sent: Friday, January 27, 2023 10:17 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
Subject: Opposed Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staffs,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, I strongly opposed these land use decisions.

As a resident of Tualatin, these two decisions are very important to the future plans for the greater community within the City of Tualatin too.

I would like to express my sincere concern about the public safety/security in this community while ten percent of Tualatin people suddenly living across the street as follows:

1. Would you increase police force patrolling this area?
2. Would you extend the width of Norwood road, Boones Ferry road so as to facilitate the large flow rate of car traffic?
3. Would you consider how bad the traffic will be clogged between Sherwood and Tualatin during daily school bus timing?
4. Would you consider the existing water tanks sufficient to supply needs for emergency use?

Please do not approve these two land use applications! Thank you so much for your time and consideration!

Wai Yam  
8822 SW Stono Drive Tualatin OR97062  
503-691-5714.

Madeleine Nelson

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From: Kendra Nell <kendranell11@gmail.com>  
Sent: Tuesday, October 25, 2022 9:06 PM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
Subject: Norwood

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

I am writing about my concerns about the Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone.

My backyard backs directly to Norwood road, so we are massively affected by all the new and upcoming changes happening in our neighborhood. At this very moment in time, traffic is a literal nightmare going from Norwood to Boones Ferry Road. So I am already greatly concerned with the new development and how much strain this is going to put on our already cramped situation. Now high rise apartments? Absolutely cannot happen where plans are being made. Clearly the people attempting this build don't care about our city, or have ever attempted to leave this south side of Tualatin for I5.

It's a bit maddening that there are much more appropriate alternative options available in downtown Tualatin. The Norwood area infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and

personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districited to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

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POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin.

City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

Sincerely,

Zack & Kendra Nell

## Madeleine Nelson

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From: Kristin Giboney <Kristin@the503realestateco.com>  
Sent: Wednesday, February 15, 2023 4:13 PM  
To: Madeleine Nelson  
Subject: Concern for new development

Follow Up Flag: Follow up  
Flag Status: Flagged

Hello There,

I am writing you to express my concern regarding the possible zoning change for the property that Horizon Community Church currently owns. We live in Victoria Woods and as it is we can barely get out of our neighborhood. If we are turning left it can take up to 5 minutes to get out. I understand there is nothing that we can do about the Autumn Sunrise development as the work has already started. However, I do not think it is right of the City of Tualatin to rezone these properties to high density housing. Adding an additional 300-400 residences on top of the Autumn Sunrise development is not going to work unless the City and County plan to upgrade the infrastructure of Boones Ferry Rd. At 5pm traffic is backed up from North Wilsonville past Tualatin High School. Its already a nightmare. I cannot imagine how unsafe it will be if an additional 300-400 residences (apartments) are added to this part of town.

My family is part of the Horizon Church community. My kids attend school there. They have not been forthcoming with the information that they have sent out to their congregation. And I think it is extremely unfair that they have asked their "community" to submit emails to the city in support of the zoning change. These are not people who reside in the community or on this side of town. This benefit Horizon financially and does not benefit the neighbors one bit. If anything this will bring down our property values and add more crime to the area.

Tualatin is already so hard to get to and it is my fear that business will not want to move into Tualatin if we continue to grow and create more traffic and less traffic revisions. Approving this change really demolishes the safety as well as community feel of this part of town. We are begging you as neighbors to this property to not change the current zoning. We will already be impacted tremendously by the Autumn Sunrise development. And would appreciate it if our voices are heard and taken into consideration. I am begging you to listen to the residents of Tualatin and not the congregation of the church. They do not have to deal with the daily traffic, crime, and development.

Our address is 22545 SW Miami Drive

Thank you very much,

## Madeleine Nelson

---

From: Cliff Ingram <subaruman1978@gmail.com>  
Sent: Wednesday, February 8, 2023 5:50 PM  
To: Madeleine Nelson  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in I DO NOT support of both these land use decisions.

Please consider the heavy traffic around the Norwood and Grahams Ferry. The new community behind Horizon is going to bring more than enough traffic. I am a member of Horizon but I do not want to have the apartment complex to be built. I would consider leaving my neighborhood and out of Tualatin if this plan is approved.

My family and I moved Tualatin and specifically to this area for having less congestion.  
Now with the new housing development and pending apartment the congestion and quietness of our neighborhood will be ruined.

Please don't approve these two land use applications.

Thank you for your time.

Respectfully,

Cliff Ingram  
22785 sw 87th pl Tualatin, Or 97062 AND 503-351-9106

## Madeleine Nelson

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From: Cliff Ingram <subaruman1978@gmail.com>  
Sent: Friday, January 27, 2023 9:26 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions.

Please consider the heavy traffic around the Norwood and Grahams Ferry. I am a member of Horizon but I do not want to have the apartment complex to be built. I would consider leaving my neighborhood and out of Tualatin if this plan is approved.

My family and I moved Tualatin and specifically to this area for having less congestion.

Now with the new housing development and pending apartment the congestion and quietness of our neighborhood will be ruined.

Please don't approve these two land use applications.

Thank you for your time .

Respectfully,

Cliff Ingram  
22785 sw 87th pl Tualatin, Or 97062 AND 503-351-9106

## Madeleine Nelson

---

From: elisabeth ingram <elisabeth.ingram826@gmail.com>  
Sent: Friday, January 27, 2023 9:23 AM  
To: Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments.

I am a resident of Tualatin and a member of Horizon Community Church and NOT in support of this decision by the city or the church. Though I understand the perspective of both parties and what they believe will help our community, I STRONGLY disagree and hope you will hear my voice along with the many other voices in the community that ask you to reconsider.

Respectfully,

Elisabeth Ingram  
503-348-8817  
[Elisabeth.ingram826@gmail.com](mailto:Elisabeth.ingram826@gmail.com)

Sent from my iPhone

## Madeleine Nelson

---

From: Rebecca Kimmel <rkimmel77@gmail.com>  
Sent: Wednesday, February 8, 2023 6:28 PM  
To: Madeleine Nelson  
Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Hello,

I attend Horizon Christian Church, and my kids attend Horizon Middle School and Horizon High School. I also live here in Tualatin on Boones Ferry Rd. I am against having a high rise apartment complex on the above listed property due to traffic concerns and the look and feel it gives this section of Tualatin.

I do not feel that the opinion of those who attend Horizon Church but do not reside here in Tualatin should impact the approval of this annexation, as this is not where they live.

Thank you,  
Rebecca Kimmel  
23605 SW Boones Ferry Rd, Tualatin, OR 97062  
503-502-3791

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Christine Tunstall

Address:

17400 SW Cheyenne Way

Christine Tunstall

7 May 2023

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 8:06 AM  
**To:** Christy Jastram  
**Cc:** Steve Koper  
**Subject:** RE: High rise  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Christy Jastram <[cjast@me.com](mailto:cjast@me.com)>  
Sent: Wednesday, April 19, 2023 8:11 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: High rise

Please, please, please don't let this high rise be built off Norwood and Boonesferry road. It will only make traffic uncontrollable and unbearable. I have lived in Tualatin since 1980 and I can't believe how much Tualatin keeps changing, and not always for the better.

You can make a difference in making Tualatin a livable and breathable city. We have many neighbors who are opposed to this project. It is enough seeing our beautiful forest disappear, now we are in danger of too many people being put on such a small piece of land.

Thanks for your consideration.  
Christy

**Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Chuck & Danielle Cline  
22906 S.W. 104<sup>th</sup> Ter. Tualatin

Address:

4178/23

# **Sign and send today! This is our city!**

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I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name:

Lindy Frazier

Address:

8840 SW Comanche Ct.

Signature:

Lindy Frazier

Date:

4/22/23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 12:03 PM  
**To:** owens.clint@icloud.com  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** owens.clint@icloud.com <owens.clint@icloud.com>  
**Sent:** Thursday, April 20, 2023 11:19 AM  
**To:** Ext - Planning <Planning@tualatin.gov>; Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Subject:** Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

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The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districited to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

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**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Clint Owens

Clint Owens  
[owens.clint@icloud.com](mailto:owens.clint@icloud.com)  
503-810-2135

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*je*  
[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

*I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.*

Name: Colleen & Ian DUNCAN

Address: 8490 SW Westucca Ct, Tualatin OR 97062  
*REHAB*

Vista Residential Partners/Horizon Community Church Plan Amendments Planning Commission Public Hearing  
Planning Commissioner R.S.Hledik notes 4/20/23

-The current plan designations of the 9.2 acre site allow expansion of institutional buildings such as churches, schools, government offices and community recreation centers and swimming pools on 8.2 acres zoned Institutional (IN) as well as construction of a maximum of 25 dwelling units on 1.0 acre zoned Medium Low Density Residential (RML).

-The proposed plan map amendment for High Density-High Rise Residential (RH-HR) zoning would eliminate expansion of institutional uses and instead would allow construction of up to 276 dwelling units on the entire 9.2 acres ... more than 10 times the current allowed amount of housing.

-The requested plan text amendment would remove the "locational factors" criteria from the city development code. This would allow the relocation of high density-high rise residential zoning from the only area in the city that is currently designated for such development, i.e., a portion of the Central Urban Renewal area. For the proposed amendment, the zone would be applied to property located at the southern periphery of the city. The change would also allow other areas of the city to be considered for high density-high rise residential use.

-Additionally, the amendments would fulfill a shortfall of 4 acres of high density-high rise land as identified in the city's Housing Needs Analysis:

-This is because the central city location has been determined to be unbuildable.

-The proposal would also more than double the amount of high density-high rise land needed to meet the city's identified need for this housing type.

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-A number of Findings suggests that approval of the amendments would generally contribute to achieving the city's goals, including 8% overall residential density with a housing mix consisting of 45% of affordable multifamily housing. It should be noted, however, that the multifamily housing proposed in the amendments is not intended to be "regulated affordable housing" or housing for households that are "cost burdened", i.e., households that spend a disproportionate amount of their income on rent or mortgages.

-A number of other Findings suggests that the amendments satisfy other criteria required by the state planning goals and administrative rules, Metro urban growth management requirements, and Tualatin comprehensive plan and development code standards.

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**-Missing from the Findings is adequate justification as to how the proposed amendments comply with Goal 3.1 of the Tualatin Comprehensive Plan.**

-Goal 3.1 requires the city to "designate a 20-year land supply along with urban services planned to support the housing types and densities identified in the Housing Needs Analysis" (emphasis added). The current Housing Needs Analysis identifies a deficit of only 4 acres for high density-high rise residential land. The proposed amendments would add 9.2 acres to the supply – or more than twice as much as is needed. This would result in an unsubstantiated surplus of 5.2 acres of land for this purpose.

- Since the land in the city center is not suitable for high density-high rise residential development, and because a considerable amount of residential development has been approved in recent months, and because the city code has been changed to comply with a state mandate to allow multifamily dwellings in zones that were formerly reserved solely for single family homes, it may be time to update the Housing Needs Analysis.

-But until new data is obtained and evaluated we do not have a clear understanding as to how the city's housing mix and acreage allocation calculations may need to be adjusted. Rather than relying upon generalized

assumptions about future population growth, we are obliged to justify land use decisions according to the housing types and densities that are tabulated in the current Housing Needs Analysis. The proposal to add 9.2 acres of high density-high rise residential land, i.e., 5.2 acres more than just the 4 acres identified in the needs analysis, is not consistent with Goal 3.1. Therefore, without further justification in the Findings, the proposed level of development is not appropriate and does not satisfy the criteria necessary for approval of the amendments.

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-Also absent from the Findings is adequate justification as to how the proposed amendments comply with the criteria of Chapter 10 of the Tualatin Comprehensive Plan regarding the objective of the High Density Residential/High Rise Planning District (RH-HR).

-Chapter 10 states that the objective of the High Density Residential/High Rise Planning District (RH-HR) is to “support a wide range of housing types at the greatest density of household living in areas with the greatest access to amenities” (emphasis added).

-Of all the city's residential zones, the High Density Residential/High Rise zone provides ‘the greatest density of household living’ by requiring a density of 26 to 30 dwelling units per acre. By comparison, the city's other High Density Residential (RH) zone allows a maximum of only 25 units per acre.

-Even without reviewing legislative history, it is self-evident as to why land in the Central Urban Renewal area was originally zoned for high density-high rise residential development. This location is in close proximity and has convenient access to a significant number of amenities. Included among the many amenities are a wide range of existing employment opportunities, a variety of established office services and retail stores and restaurants, city hall, the police department and municipal court, the library, a major city park and community center, and access to transit bus stops and a commuter rail station. Many of these amenities are within walking distance of the zoned area, making this central city location initially appropriate for the highest level of residential density. The amount and types of amenities available in close proximity to each other also provide reasonable examples and set expectations and a standard for determining where, or even whether, other “areas with greatest access to amenities” exist in the city.

-In contrast, the Findings for the proposed 9.2 acre plan amendment indicate that this site is near the Basalt Creek development area which offers only a limited number of amenities in close proximity to the site, specifically “public transportation bus lines, future goods and services, and employment areas”. When compared to the fairly high standard established by the currently zoned high density-high rise land in the city center, the significantly fewer amenities found near the proposed amendment site do not justify the area as having “the greatest access to amenities”. Therefore, without further justification in the Findings, designating the 9.2 acre site for the highest level of residential density available in the city's planning districts is not appropriate and does not satisfy the objective criteria of Chapter 10 necessary for approval of the amendments.

---

-The Findings as presented do not justify the following:

- 1) The proposed addition of a surplus of 5.2 acres of high density-high rise residential land in excess of the 4 acre deficit identified by the Housing Needs Analysis, and
- 2) The proposed application of the high density-high rise residential plan designation to 9.2 acres which would allow the highest level of residential density to be developed in a location at the city's southern periphery that is not in an area with “greatest access to amenities”.

-Due to the lack of Findings, the proposed amendments do not conform with requirements of the Tualatin Comprehensive Plan Goal 3.1 and Chapter 10.

-Therefore, criteria for approval of the proposed plan map and text amendments are not satisfied at this time.

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Curtis L MAYES

Address:

18270 SW Cheyenne Way

Signature:

Curtis L Mayes - 12/20/2022

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Name:

Cyndi Klauss

Address:

22635 SW 87<sup>th</sup> Pl Tualatin

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Name: Dan Robison and Lynn Robison  
Address: 21081 SW James Ct., Tualatin 97062  
Signature: Dan Robison Lynn Robison Date: 4/28/2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Dan Arnoldy

Address: 8263 SW Blake St.

Signature: Dan

Date: 5/5/23

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Name: Dan Fellin and Marissa Katz  
Address: 8498 SW Dakota Dr Tualatin

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Dan Holder

Address:

22010 SW Graham Ferry Rd. #1

Signature:

D. Holder

5/1/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Dan Hodder

Address:

8993 SW Stone Drive

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, February 21, 2023 10:29 AM  
**To:** Dan Unrein  
**Subject:** RE: Norwood Area Proposed Zone Change Comment

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** Dan Unrein <dan@amstlc.com>  
**Sent:** Tuesday, February 21, 2023 9:07 AM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Subject:** Norwood Area Proposed Zone Change Comment

Hello.

My name is Dan Unrein. I am a 30+ year resident / home owner on Frobese Road.

I have a Tualatin mailing address and Zipcode although the property is under Washington County jurisdiction.

Many years ago Washington County sent a notification to property owners with Frobese Road “connections” that the County was going to revert the road from a very badly in need of repair asphalt surface to a “gravel” surface.

One of my then neighbors took up the cause to prevent this reversion. (The dust from the traffic would have been outrageous!)

After quite a process my neighbor was able to get the County and the neighbors to agree on a “private” road improvement bond to pave Frobese Road with asphalt. This re-pavement project was funded by an assessment on each property on Frobese Road.

(I know the assessment calculation was quite involved – and I never knew if the properties on the south side of Frobese were accessed – they are in Clackamas County!)

Here is why Frobbase Road residents need consideration in your Rezoning Decision.

Washington County would only make the road so wide!

There can be no center dividing line for two way traffic.

There can be no white reflective stripes on the outside edges to help with identifying the edges on the dark nights, especially with a heavy fog setting on the area. (Multiple personal thrills associated with this over the years!)

There can be no speed limit signs and no speed limit set.

Without any of the typical street aids, two way traffic on Frobbase is and always has been an accident waiting to happen. It is a driver's choice about where the edge of the road is and how comfortable they are at "feeling" for the edge of the road.

The saying they "took their half out of the middle" applies way too often, especially with drivers just discovering the new found shortcut!

Frobbase Road is strategically located for traffic to leave the congestion of Boones Ferry Road, SW 65<sup>th</sup>, Stafford Road via 205 exit and try another route – even if it only makes the driver feel better because they are moving! The congestion can be on both ends of Frobbase Road.

Boones Ferry Road on one end and SW 65<sup>th</sup> on the other end on a Friday afternoon is a no win situation for all parties.

Thank you for your consideration.

Dan

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Dan Wadley  
Address: 8704 SW Talawa Dr.

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:25 AM  
**To:** DANETTE HYLLAND  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** DANETTE HYLLAND <[danettehylland@gmail.com](mailto:danettehylland@gmail.com)>  
**Sent:** Sunday, April 9, 2023 9:32 PM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Danette Ramirez

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:12 AM  
**To:** Dan Cobb  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners, Horizon Church  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Dan Cobb <dancobb@live.com>  
**Sent:** Saturday, April 15, 2023 5:12 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners, Horizon Church

Dear Tualatin City Planning Commission,

Regarding the land use decisions for the proposed apartment development at 23370 SW Boones Ferry Road, please accept my comments below:

Residents in the area deserve to enjoy the benefits afforded to everyone in Tualatin resulting from rational zoning rules. Zoning rules exist for several important reasons, and this property should not be rezoned to the HIGHEST POSSIBLE DENSITY to allow a 276-unit, six-building, four-story complex to be built immediately across the street from a neighborhood of single-family homes. If this is approved, our quality of life will suffer greatly, and out property values will suffer as well.

This is especially true given that over 500 new residences have been already approved for construction within yards of this location. The resulting increase in traffic coming from roughly 900 additional households will turn the Norwood Rd – Boonesferry Rd intersection into the worst-rated intersection. Even with a traffic light, delays and backups at this intersection will be severe. This is also compounded greatly by Tualatin High School and Byrom Elementary located so close by.

This plot of land could be used to build duplexes and other multi-family units, without having to go to such high density. This would help address the housing need without so severely impacting the quality of life and property values for neighboring homeowners.

I respectfully request that the wishes of the many neighbors, who would be so severely impacted by this project, be honored. Please do NOT support the proposed Plan Map Amendment (PMA) from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR) at 23370 SW Boones Ferry Road.

Thank you kindly,

Daniel Cobb  
22770 SW 89<sup>th</sup> Place  
Tualatin, OR 97062

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name: Daniel Syverson

Address: 8895 SW Iowa Dr.

Signature: Daniel Syverson

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:12 AM  
**To:** Danny O'NEAL  
**Cc:** Steve Koper  
**Subject:** RE: Public Hearing Input on PMA 23-0001 &PTA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** Danny O'NEAL <dtcme99@comcast.net>  
**Sent:** Saturday, April 8, 2023 5:00 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** Public Hearing Input on PMA 23-0001 &PTA23-0001

Dear Madeleine,

My personal Information.

Danny and Joni O'Neal  
22625 SW 94th Terrace  
Tualatin, OR 97062  
503-692-0908

We live in the adjacent area that will be affected by this project,

We will provide bullet point comments rather than a long narrative.

We will be away from home when the meeting on May 22, 2023 is scheduled.

1. We've lived in Tualatin since July 1995 in the same home.
2. I attended the Byrom CIO meeting on February 28, 2023 expecting to hear Mayor Bubenik and Councilor Reyes comments on this project. Neither were in attendance as they were advised not to by the City legal counsel. I was disappointed that we couldn't hear directly from our cities leaders on this.
3. We've watched Tualatin grow and change, most was good. However the growth we've seen lately is counter to the reason We choose to live here. The traffic is beyond the capabilities of the roads and infra-structure. Just try and enter Boones Ferry from a side street in the morning

hours or afternoon around 4:00 pm. Not an easy task or even safe at times. Now we are faced with more homes on Boones Ferry Road and a high rise muti-family complex on Norwood. We both know that the increased population will put a strain on our already saturated community. We're very disappointed in our City Government's decision to approve these projects, sometimes it seems to be ignoring current zoning regulations and processes to accommodate the developers over the residents. We're not against increasing the availability of homes. We are against the rapid increase and heavy concentration in one area and high rise buildings. It doesn't need to happen all at once and in a already heavily populated area.

4. We loved all of the big beautiful trees that populated our city and Boones Ferry and Norwood Road. They are quickly disappearing at an alarming rate so that developers can build more while ignoring the concerns of Tualatin residents. Didn't we used to claim to be "America's Tree City"? Not true anymore!
5. We cringe now when we drive along Norwood Road at the complete destruction of all the senior trees and foliage. Their removal has ruined a landscape that can't and won't be replaced by the proposed addition of NEW trees and fauna.
6. We understand that there is perceived need for more apartment style residences in Tualatin. However Norwood Road is not the answer to this issue. High Rise apartments will not fit the surrounding home styles and community.
7. Traffic is already a daily problem and will be exacerbated by this project and the additional homes in the Sunrise Development. The recommendation of a traffic control light at Norwood and Boones Ferry will do nothing to reduce the additional traffic that comes with impending approval of these apartments.
8. Property owners will suffer in reduced values of their current homes along the Norwood Rood corridor. That will be no fault of their own but the direct result of government decisions overriding the home owners input into this project.
9. The green-light given the project in the annexing approval for the property in question amounts to a forgone conclusion that the rezoning will follow suit.
10. The developer is a Atlanta based company with no ties or concerns about the affect this high rise will have on the neighborhood or the residents.
11. This property resides in the Sherwood School District and they have stated the district can accommodate the additional students. Memo from Jim Rose of Sherwood to Glen Southerland of AKS engineering.  
*How long before the new residents apply for exemption status to enroll their children in Tualatin High School and Byrom Elementary that are actually within walking distance of the new developments? We know we would. We believe that both schools are at capacity or near it.*
12. Vehicular access to this property will require additional egress points. The current recommendation does not meet the 600 foot spacing requirement and requires right of ways on current lots 101 and 102 to provide flow also to lot 109.
13. The removal of existing trees will be the next variance requested much like the Sunrise Development received to remove trees under the guise that they were not healthy.
14. The stated services and amenities by AKS makes several overstated availability. The most glaring is that Tualatin High School and Edward Byrom Elementary school are close by when in fact they received notification from the Sherwood School District that they could accommodate the additional students in their schools. The project is in their district. Also basing park availability on a park that hasn't been properly approved or designed yet.
15. Our concerns are in step with other neighborhood residents in regards to traffic and building heights. The traffic study stated that the traffic light at Norwood and Boones Ferry is required without the apartment project in consideration. So then it adds no real benefit to the additional vehicles associated with this project..As usual developers lay the responsibility for traffic improvements on the city and it will always lag behind the growth experienced with new homes and apartments. The proposed height of 4 stories of 50 feet will still limit the visibility of those residents in homes on the Norwood Road elevation.
16. We completely disagree with this statement by AKS "The proposed code height limitation would reduce the visual impacts of the future site improvements on the surrounding area. Along with the

transportation improvements, the proposed plan map and text amendments consciously consider the characteristics of this and other areas of the City, and this criterion is met." Question: Do any of these people believe that this would be acceptable in their own communities? We don't expect a response would be forth coming.

With the comments we've provided we're completely against the rezoning approval that would give this development the authorization to proceed with the project that would have a negative impact on the city and my community.

Thanks for the opportunity to provide or opinions and comments in this all important process.

Danny and Joni O'Neal  
MCPO, USN Retired  
[dtcme99@comcast.net](mailto:dtcme99@comcast.net)

## **Madeleine Nelson**

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**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 8:05 AM  
**To:** Danny O'NEAL  
**Cc:** Steve Koper  
**Subject:** RE: Public Hearing Input on PMA 23-0001 &PTA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** Danny O'NEAL <dtcme99@comcast.net>  
**Sent:** Wednesday, April 19, 2023 3:58 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Public Hearing Input on PMA 23-0001 &PTA23-0001

Our personal Information.

Danny and Joni O'Neal  
22625 SW 94th Terrace  
Tualatin, OR 97062  
503-692-0908

We live in the adjacent area that will be affected by this project,

We will provide bullet point comments rather than a long narrative.

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1. We've lived in Tualatin since July 1995 in the same home.
2. I attended the Byrom CIO meeting on February 28, 2023 expecting to hear Mayor Bubenik and Councilor Reyes comments on this project. Neither were in attendance as they were advised not to by the City legal counsel. I was disappointed that we couldn't hear directly from our cities leaders on this.
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at times. Now we are faced with more homes on Boones Ferry Road and a high rise muti-family complex on Norwood.

4. We both know that the increased population will put a strain on our already saturated community. We're very disappointed in our City Government's decision to approve these projects, sometimes it seems to be ignoring current zoning regulations and processes to accommodate the developers over the residents. We're not against increasing the availability of homes. We are against the rapid increase and heavy concentration in one area and high rise buildings. It doesn't need to happen all at once and in a already heavily populated area.
5. We loved all of the big beautiful trees that populated our city and Boones Ferry and Norwood Road. They are quickly disappearing at an alarming rate so that developers can build more while ignoring the concerns of Tualatin residents. Didn't we used to claim to be "America's Tree City"? Not true anymore!
6. We cringe now when we drive along Norwood Road at the complete destruction of all the senior trees and foliage. Their removal has ruined a landscape that can't and won't be replaced by the proposed addition of NEW trees and fauna.
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17. We completely disagree with this statement by AKS "The proposed code height limitation would reduce the visual impacts of the future site improvements on the surrounding area. Along with the transportation improvements, the proposed plan map and text amendments consciously consider the characteristics of this and other areas of the City, and this criterion is met." Question: Do any of these people believe that this would be acceptable in their own communities? We don't expect a response would be forth coming.

With the comments we've provided we're completely against the rezoning approval that would give this development the authorization to proceed with the project that would have a negative impact on the city and our community.

Thanks for the opportunity to provide our opinions and comments in this all important process.

Danny and Joni O'Neal  
MCPO, USN Retired  
[dtcme99@comcast.net](mailto:dtcme99@comcast.net)

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:33 AM  
**To:** Darilyn Houfmuse  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Darilyn Houfmuse <[queenmommad@icloud.com](mailto:queenmommad@icloud.com)>  
Sent: Thursday, April 13, 2023 10:31 AM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Darilyn Berray

10960 sw Wilsonville rd #60  
Wilsonville, OR 97070

(206)673-7836

Sent from my iPhone

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, March 22, 2023 8:17 AM  
**To:** DAVID TULLY  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023, attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: DAVID TULLY <[davidallentully@hotmail.com](mailto:davidallentully@hotmail.com)>  
Sent: Tuesday, March 21, 2023 4:49 PM  
To: Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>  
Cc: Council <[council@tualatin.gov](mailto:council@tualatin.gov)>; Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: No to PTA23-0001 and PMA23-0001 Applications

I am opposed to the applications and what they stand to do to our neighborhood and city. These applications will first of all make my neighborhood and Norwood road worse off then it will be after the homes of Autumn Springs get built and residences are filled. This alone will cause us all huge traffic congestion and issues since no traffic studies were done to comprehend the impact of such a large amount of housing being placed on this two lane Road.

The thought of high rises being placed not only along Norwood Road but also anywhere in our great city sickens me. Is this a developers community or are we a community made up of People that have been in this city and contributed to this city?

We are a community of people that are willing to work together to help make growth decisions for our community that are smart and reasonable.

Not because the church has some financial incentive to sell off property to a developer that can make the money and turn the city council to change its current policies and not represent the people that voted them in the position they have been elected to.

If this were to pass my 16 years in this community will end and I and my family will have no choice but to leave this community we love. I'm certain I am not alone.

I ask that you all really consider these applications very carefully and consider not only what they will do immediately, but the future of Tualatin as we know it.

I have heard a rumor that this council has never seen application that they never liked.  
Let's START with these TWO!!

Let's say NO to these applications!

Sincerely  
Dave Tully  
8994 SW Stono Dr.

# **Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

David Boyle / Debbie Boyle

Address:

810 S.W. Tatawa Dr. Tualatin  
45123

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:24 AM  
**To:** judiwick@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Judi Wick <[judiwick@gmail.com](mailto:judiwick@gmail.com)>  
**Sent:** Saturday, May 06, 2023 10:06 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

## Subject: No to PTA23-0001 and PMA23-0001

Dear Tualatin City Council Members and Mayor Bubenik,  
We agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities.  
The website [Norwoodsaysno.org](http://Norwoodsaysno.org) shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community.  
We are requesting City Council deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.  
Thank you,  
David and Judi Wick  
22390 SW Martinazzi Ave  
Tualatin OR 97062

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: David & Judith Wile

Address: 22390 SW Martinazzi Ave

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Name:

David Chen & Elba Calixtro

Address:

10720 SW Kiowa Ct

121

4/29/23

## **Madeleine Nelson**

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**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:34 AM  
**To:** David M Conlee  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** David M Conlee <[disneydc1@yahoo.com](mailto:disneydc1@yahoo.com)>  
**Sent:** Friday, April 7, 2023 4:49 PM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

David Comlee  
13097 SW Jacob Court  
Tigard, OR 97224  
503.869.5970

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: DAVID E. DRESSER

Address: 21752 SW Fuller Dr.

*1-24-23*

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

DAVID E. Longtin

Address:

17929 SW 105<sup>th</sup> Ct., Tualatin, OR 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 8:21 AM  
**To:** David Ransdell  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** David Ransdell <randsell@gmail.com>  
**Sent:** Wednesday, April 12, 2023 4:10 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

David Ransdell

3791 SW Halcyon Rd  
Tualatin, OR 97062

503/799-1745

**Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: David Schauer

Address: 22215 SW Taylors Dr. Tualatin 97062

D.M.DD

4/25/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

*David Tully*

Address:

*8994 SW Stora Drive*

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Deann Kill & Danny Burns

Address:

9345 SW Quimby Ln Tualatin, OR  
Deann Kill  
5 11-5-2023

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:38 AM  
**To:** Deanna Cain  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Deanna Cain <dkiana@yahoo.com>  
Sent: Wednesday, April 12, 2023 4:29 PM  
To: Ext - Planning <Planning@tualatin.gov>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Deanna Cain

21254 SW Teton Ave  
Tualatin, OR 97062

503-913-5854

Sent from my iPhone

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Deanne Tillerman

Address: 21772 SW Martinazzi Ave, Tualatin

Deanne Tillerman

5/14/23

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Name: Debbie Reiss

Address: 19185 SW Mobile PL

Signature: D. Reiss

Date: 5/21/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Deborah P. Mayes

Address: 1830 S.W. Cheyenne Way

Signature: DPM

Date: 4-28-23

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Name: Deloris J Skeen

Address: 8500 S.W Froquois Dr

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:35 AM  
**To:** Denny Ghim  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Denny Ghim <[dennyghim@gmail.com](mailto:dennyghim@gmail.com)>  
Sent: Friday, April 7, 2023 4:53 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Denny Ghim

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:59 AM  
**To:** Denny Ghim  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Denny Ghim <[dennyghim@gmail.com](mailto:dennyghim@gmail.com)>  
Sent: Wednesday, April 12, 2023 5:06 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Denny Ghim

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:46 AM  
**To:** derekmccorkhill@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: High rise  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Derek McCorkhill <[derekmccorkhill@gmail.com](mailto:derekmccorkhill@gmail.com)>  
**Sent:** Thursday, April 27, 2023 11:37 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** High rise

I agree with the planning commission, the text amendment and plan amendment are not in the public's interest and this development is not appropriate for the area on Norwood Rd. A high-rise only belongs downtown as the current code allows.

## **Madeleine Nelson**

---

**From:** Derek McCorkhill <[derekmcckorkhill@gmail.com](mailto:derekmcckorkhill@gmail.com)>  
**Sent:** Monday, May 1, 2023 11:20 AM  
**To:** Madeleine Nelson  
**Subject:** Re: High rise

We already know what decision has been made, some administrator has already been lobbied and received payment in some fashion from the contractor. The rest of this is just wasting time and taxpayers money to make us think we have input, when we really don't.

On Mon, May 1, 2023, 8:47 AM Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)> wrote:

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**Madeleine Nelson**

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Derek McCorkhill <[derekmcckorkhill@gmail.com](mailto:derekmcckorkhill@gmail.com)>  
**Sent:** Thursday, April 27, 2023 11:37 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** High rise

I agree with the planning commission, the text amendment and plan amendment are not in the public's interest and this development is not appropriate for the area on Norwood Rd. A high-rise only belongs downtown as the current code allows.

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:26 AM  
**To:** Diana Fitts  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning - Please Consider the Needs of Your Residents!  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Diana Fitts <dianacfitts@gmail.com>  
**Sent:** Monday, April 10, 2023 7:07 AM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Subject:** Norwood for Smart Zoning - Please Consider the Needs of Your Residents!

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districited to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of

ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,  
Diana Fitts

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:24 AM  
**To:** Diana  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Diana <[dianahoober@gmail.com](mailto:dianahoober@gmail.com)>  
Sent: Wednesday, April 12, 2023 4:11 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Diana Hoober

14383 SW McFarland Blvd

Tigard, Or 97224

9718321602

Dianahoober@gmail.com  
Yorkiesofbullmountain.com

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name: DIANA WICKIZER

Address: 8540 SW Modoc Ct, Tualatin

Signature: Diana Wickizer Date: 4-22-23

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Name: Diego Valencia

Address: 22915 sw Mandan Dr Tualatin OR 97170

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:22 AM  
**To:** (null) donmershon  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: (null) donmershon <[donmershon@frontier.com](mailto:donmershon@frontier.com)>  
Sent: Friday, April 7, 2023 4:24 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Don Mershon

23683 Sw Red Fern Drive Sherwood, Or 97140

503-476-7685

Sent from my iPhone

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Donald S. Adams C. Diane Adams 97062

Address:

8565 S.W. Avery St., Tualatin, OR  
Donald S. Adams

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Name: Mr and Mrs Donald Bell

Address: 22675 SW 87th Pl

*Patricia Keeney Donald Bell*

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Name:

Donald K Sheetz

Address:

9155 SW Dowdy Dr.

Signature:

Donald K Sheetz

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Name:

Douglas C. Erikson

Address:

5060 SW Greenwood Circle, Tualatin  
Douglas C. Erikson      5/4/23

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Name: Dustin Higashi

Address: 22895 SW Mandan Dr. Tualatin, OR 97062

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: MR & MRS. Paul Meyer

Address: 17365 SW 108<sup>th</sup> place Tualatin

Signature: Mary B. Meyer Date: 04/25/23

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Name:

ED HATTERLE

Address:

22360 SW CHILKAT TERR.  
TUALATIN, OR. 97062

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Elizabeth Dithman

Address:

22785 SW 89th Pl. Tualatin

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 8:07 AM  
**To:** Julie  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Julie <randyjw@juno.com>  
**Sent:** Wednesday, April 19, 2023 8:47 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

### **Subject: No to PTA23-0001 and PMA23-0001**

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Elliott Welborn

**Sign and send today! This is our city!**

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Eric Beyerle

Address: 21690 SW Creek ct. Tualatin, OR 97062

E. Beyerle

Ward 1

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Name:

Eric Heyer

Address:

P.O. Box 1542 Tualatin OR  
97062

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Name: —



Eric Johansen  
22095 SW Taylors Dr.  
Tualatin, OR 97062

Address: —

Signature:

Date: 5/2/2023

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: ERIC PIT

Address: 1915 SW BYRON TERRACE

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:01 AM  
**To:** Erica Shafer  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Erica Shafer <[shafer00@gmail.com](mailto:shafer00@gmail.com)>  
Sent: Wednesday, April 12, 2023 7:57 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Erica Shafer

17555 SW Fulton Dr  
Tualatin

503-317-5289

Sent from my iPhone

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:35 AM  
**To:** maryofthelight  
**Cc:** Steve Koper  
**Subject:** RE: Subject: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** maryofthelight <[maryofthelight@frontier.com](mailto:maryofthelight@frontier.com)>  
**Sent:** Friday, April 28, 2023 9:27 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** Subject: No to PTA23-0001 and PMA23-0001

We agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website [Norwoodsaysno.org](http://Norwoodsaysno.org) shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.

Thank you,  
Fernando & Maria Herrera  
9360 SW Stono Dr  
Tualatin, OR 97062

Sent from my Verizon, Samsung Galaxy smartphone

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, March 15, 2023 1:59 PM  
**To:** Fletcher Johnson  
**Cc:** Steve Koper  
**Subject:** RE: I say NO to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Fletcher Johnson <fletcherjohnson2@gmail.com>  
**Sent:** Wednesday, March 15, 2023 12:30 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** I say NO to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

I would like to add my voice to those saying:

**High Rises BELONG in Tualatin Central Urban Renewal District ONLY.**  
High density high rise dwellings are limited to the core of Tualatin for good reason:

- Amenities within walking distance
- Shops and City services
- Mass transit
- Supporting City infrastructure
- Architecture that blends with existing urban environment
- Lighter dedicated parking requirements
- Livability and accessibility within a car-dependent suburb

They make NO SENSE anywhere else in Tualatin, especially on the edge of practically farmland and ON TOP OF ~600 units already approved for construction.

Let's not just make a decision because a developer wants us to. Let's be smart about our future, the future of our kids in the school district, the future of our safety, and the future of our community.

Thank you for time, consideration, and for your forthcoming vote of NO on this matter.

--

Fletcher C. Johnson  
Portland, Oregon  
C: 503-830-4621  
E: [Fletcherjohnson2@gmail.com](mailto:Fletcherjohnson2@gmail.com)

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:47 AM  
**To:** Fletcher Johnson  
**Cc:** Steve Koper  
**Subject:** RE: No code change for high-rise on Norwood

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Fletcher Johnson <[fletcherjohnson2@gmail.com](mailto:fletcherjohnson2@gmail.com)>

**Sent:** Thursday, April 27, 2023 11:31 AM

**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>

**Subject:** No code change for high-rise on Norwood

Good Morning Council,

I am writing you this morning to reiterate my support for what the Planning Commission recommended, which is that the text amendment and plan amendment are not in the public's interest and this development is not appropriate for the area on Norwood Rd. A high-rise belongs downtown as the current code allows for numerous reasons that the Planning Commission acknowledged with their recommendation.

Please make the right choice and make sure this high-rise is not allowed to go up on Norwood Road and that the code is not changed to allow high-rises anywhere outside of downtown.

Thank you for your work in helping keep Tualatin a vibrant community!

Cheers,

Fletcher

--

Fletcher C. Johnson  
Portland, Oregon  
C: 503-830-4621  
E: [Fletcherjohnson2@gmail.com](mailto:Fletcherjohnson2@gmail.com)

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Fletcher Johnson

Address:

9365 SW Stone Dr.

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:49 AM  
**To:** Gabriella Levasa  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Gabriella Levasa <gabriella.levasa@gmail.com>  
**Sent:** Wednesday, April 12, 2023 5:06 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission, As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments. As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too. I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please support and approve the Map and Text Amendments. Thank you,

Gabriella Levasa ,( 503) 939-0765 10695 Sw Meier Dr, Tualatin, OR 97062

# **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements:**

Name: Gary Del Rio

Address: 10405 SW Paulina DR.

Signature: G.D.R. Date: 4/24/23

**City Of Tualatin  
Planning Division**

**March 24, 2023**

**Subject: Notice Of Public Hearing, Case File PMA 23-0001 & PTA 23-0001  
Norwood Multi Family**

**Attn: Madeleine Nelson**

Upon receipt of the Notice I have given considerable thought to the proposed project. Probably not a good idea as I'm looking out my window at the current project on Norwood including the removal of the forest entirely, the construction on Norwood itself leaving temporary asphalt patches rough and messy.

I can't imagine the amount of traffic this project is going to add to Norwood and surrounding neighborhood streets and collectors. I'm guessing increasing the need for traffic signals and other traffic control. If that's the case I hope it's a requirement for the contractor to pay for those future traffic control projects. And that's just for the project under construction.

The proposed multi level multi family project will only add to the existing traffic and infrastructure problems. Considering this project again in my opinion is self serving and not in the best interest of neighboring residents. I'm guessing you won't receive any favorable comments from all those you sent notice. Most probably will just discard the information thinking it won't matter what they write or they'll say you are going to do what you want anyway. Have seen it before and certain will again.

I am not in favor of this project and request the City Of Tualatin reject the proposal.

**Gary Harrison  
8976 SW Stono Drive**

Sign and send today! This is our city!

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I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name: Gary Malonson

Address: 229 55 SW Vermillion Dr.

C M 5/1/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

GARY F NATHAN

Address:

5270 S. W. WICHITA ST

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

GARY ROTH

Address:

22416 SW Pinto DR.

D. Roth

2023-08-08-A-02

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:37 AM  
**To:** GIGI STEDMAN  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** GIGI STEDMAN <gggstedman@gmail.com>  
**Sent:** Wednesday, April 12, 2023 4:21 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Gigi & George Stedman

15475 SW Royalty Pkwy, King City, OR 97224

503-729-5435

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Cecile Macke

Address: 17990 SW 106th Ave TUALATIN, OR 97062

11/25/2022

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Giselle Williams  
22016 SW Grahams Ferry Rd.  
Tualatin, OR 97062

Address:

Giselle Williams  
22016 SW Grahams Ferry Rd.  
Tualatin, OR 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:03 AM  
**To:** Glenn & Nancy  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Glenn & Nancy <[gnreynolds@frontier.com](mailto:gnreynolds@frontier.com)>  
Sent: Friday, April 14, 2023 2:28 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: No to PTA23-0001 and PMA23-0001

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area.

A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Glenn & Nancy Reynolds

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:45 AM  
**To:** Glenn & Nancy  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Glenn & Nancy <[gnreynolds@frontier.com](mailto:gnreynolds@frontier.com)>  
**Sent:** Friday, April 28, 2023 8:10 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

I agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website Norwoodsaysno.org shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.

Thank you,  
Glenn & Nancy Reynolds  
22795 SW 92nd Place, Tualatin

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 8:20 AM  
**To:** Glenn Lancaster  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Glenn Lancaster <gmlt1958@gmail.com>  
**Sent:** Wednesday, April 12, 2023 4:09 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a former resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Glenn Lancaster

31098 SW Country View Ln, Wilsonville, OR 97070

503.709.7511

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, April 19, 2023 12:00 PM  
**To:** G Lucini; jwluci@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: Citizen Comments RE: City Tualatin Planning Commission 4-20-2023 Agenda Item Proposed (PMA) from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR)  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** G Lucini <grluci@gmail.com>  
**Sent:** Wednesday, April 19, 2023 11:13 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Cc:** John Lucini <jwluci@gmail.com>; Council <council@tualatin.gov>; Frank Bubenik <fbubenik@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>  
**Subject:** Citizen Comments RE: City Tualatin Planning Commission 4-20-2023 Agenda Item Proposed (PMA) from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR)

---

DATE: 4-19-2023

TO: CITY OF TUALATIN PLANNING COMMISSION  
C/O CITY OF TUALATIN PLANNING DEPARTMENT ([planning@tualatin.gov](mailto:planning@tualatin.gov))

We request the Planning Department to forward this submission to the individual members of the Planning Commission in a timely manner, that the Commissioners may have time to review prior to their meeting on Thursday.

Cc: City of Tualatin City Council (Collectively and Individually)

FROM: John and Grace Lucini-Residents & Property Owners Basalt Creek Area

RE: CITY OF TUALATIN PLANNING COMMISSION MEETING 4-20-2023  
AGENDA ITEM:

**The Planning Commission is asked to make a recommendation to the City Council on a request for a Plan Map Amendment (PMA) from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR) located on a 9.2-acre site at 23370 SW Boones Ferry Road**

**FOR INCLUSION INTO THE PUBLIC RECORD**

As residents and property owners in the Basalt Creek Area since 2006, we wish to make a clear statement that we are not against development in the Basalt Creek Area.

As we have commented on multiple occasions, it is our hope and goal that development in the Basalt Creek Area should be planned and implemented in a thoughtful, coordinated, and integrated manner and in spirit and compliance with the protections provided by the Oregon Statewide Land Use Planning Goals.

Relevant to the proposed changes to the City of Tualatin Land Use Designations and Plan Map Amendments include (but not limited to) the following Land Use Planning Goals:

- |       |                                       |                      |
|-------|---------------------------------------|----------------------|
| • #1  | Citizen Involvement                   | OAR 660-015-0000(1)  |
| • #2  | Land Use Planning                     | OAR 660-015-0000(2)  |
| • #5  | Protections Natural Resources         | OAR 660-015-0000(5)  |
| • #6  | Air, Water and Land Resources Quality | OAR 660-015-0000(6)  |
| • #7  | Areas Subject to Natural Hazards      | OAR 660-015-0000(7)  |
| • #11 | Public Facilities and Services        | OAR 660-015-0000(11) |
| • #12 | Transportation                        | OAR 660-015-0000(12) |
| • #14 | Urbanization                          | OAR 660-015-0000(14) |

For many years we have repeatedly presented to the City of Tualatin the need for effective Land Use Planning as part of the urbanization process for the Basalt Creek Area.

We again submit our concerns as to the lack of appropriate or incomplete Land Use Planning for the Basalt Creek Area, and potential negative impacts for local citizens, and property and natural resources/environment from the proposed changes to the City Code and Land Use Designation Map for the Basalt Creek Area.

**Due to the City of Tualatin's lack of a Stormwater Management Plan (as mandated by the State of Oregon) Publicly vetted and adopted for the Basalt Creek Area, these proposed changes should not be approved.**

**Prior to accepting and adopting these proposed changes to the City Code pertaining to Land Use in the Basalt Creek Area and/or make a change to the City Plan Map Amendment relating to the Basalt Creek Area, the City of Tualatin should prove it can ensure the safe and effective provision of the Public Service of Stormwater Management within the Basalt Creek Area- currently and throughout the entire urbanization process- in a timely coordinated, integrated manner; and in conjunction with Washington County, and the City of Wilsonville who have adjacent, overlapping and/or common downstream stormwater management responsibilities.**

**The public, including Basalt Creek Citizens and property owners, should have the right to review at this time- how the City of Tualatin has planned, documented, and memorialized their stormwater management planning for the Basalt Creek Area in coordination with other local governments who have adjacent, overlapping and/or downstream stormwater management responsibilities.**

These currently proposed Code and Land Use changes in land use designations will have a direct impact upon the assessment, calculation, and identification of current and future stormwater management needs. Increased density of housing and removing relatively undeveloped land being replaced by development which has larger buildings, and more impervious surfaces has a direct correlation with increasing stormwater runoff, collection, treatment, and conveyance needs.

Stormwater flow is not bound nor contained by City Limit Lines. Effective stormwater management planning should be a cooperative regional responsibility and goal. This is even more relevant during the multiple years/decades it will take for the full build out of the Basalt Creek Area by the City of Tualatin. In the meantime, the Basalt Creek Area will contain a patchwork of properties under various jurisdictions of both the City of Tualatin and/or Washington County. The impact of Land Use decisions regarding the Basalt Creek Area by the City of Tualatin upstream from these properties may have negative impacts downstream- regardless if the properties have been annexed into the City- or not.

A well written thoughtful Stormwater Management Plan for the Basalt Creek Area is needed to evaluate and address potential adverse stormwater impacts ----which exist today, AND which may occur throughout the entire urbanization process of the Basalt Creek Area to ensure the City will be able to address and mitigate identifiable issues timely and appropriately.

Any future proposed land use actions to be accepted by the City of Tualatin which may impact stormwater management needs in the Basalt Creek Area; or potentially cause negative impacts to citizens, property,; or natural resources which the city is charged to protect- either locally or downstream, should be halted until the city is compliant with all local, state, and federal requirements for stormwater management and the city can ensure the safe effective provision of this public service as needed currently and throughout the entire urbanization process.

**It is of importance to realize-the City of Tualatin continues to lack an adopted comprehensive, integrated and coordinated Stormwater Management Plan for the Basalt Creek Area, as required by the State for a municipality of greater than 2500 persons (*OAR 660-011-0010 Land Conservation and Development Department Chapter 660 Division 11 PUBLIC FACILITIES PLANNING.*)**

- The City Of Tualatin has had ample knowledge of the need to assess, develop and adopt a Stormwater Management Plan for the Basalt Creek Area as the Basalt Creek Area was brought into the urban growth boundary in 2004 (Metro 04 1040B). It is now 19 years later, and the City of Tualatin continues to lack an adopted Stormwater Management Plan for the Basalt Creek Area
- Since 2016, the City Of Tualatin has made numerous statements of the intention to adopt a stormwater management plan for the Basalt Creek Area –none of which have come to fruition.
- The 2019 City of Tualatin’s Basalt Creek Comprehensive Plan provided inadequate Stormwater Management information.
- The 2019-2020 City of Tualatin’s proposed Stormwater Master Plan (SWMP) Update was adopted by the Tualatin City Council in 2020.

Prior to the adoption of the SWMP Update, the City, the Tualatin Planning Commission, and the City Council had all received our written submissions as to the need for a Stormwater Plan for the Basalt Creek Area, and the inadequate and incomplete information and assessment of Stormwater Management Planning for the Basalt Creek Area within the scope of the document. Our submissions included a review and written comments by our Hydraulic/ Environmental Engineering Consultant who also supported our concerns as to the inadequacies of the proposed SWMP to identify and address stormwater management needs in the Basalt Creek Area within the City’s Land Use Planning Jurisdiction.

It should be noted, during the SWMP Update adoption hearing, a senior City staff member commented a Stormwater Management Plan for the Basalt Creek Area was not necessary, as the City has a relationship with Clean Water Services who review individual development plans for the City.

---

However, the piecemeal evaluation of individual proposed developments to provide for the provision of Public Services within a greater area is not supported by the State's Land Use Planning Goals and does not provide a Publicly vetted framework and guidance for the development of effective integrated stormwater systems within the entire region for current needs and future development.

- In 2020, the City's SWMP Update was legally challenged due to the lack of inclusion of the Basalt Creek Area within the scope of the newly adopted City's Stormwater Master Plan. The City agreed to rescind the adopted SWMP Update. The members of the City staff made later statements as to their intention to develop and adopt a Stormwater Management Plan for the Basalt Creek Area.
- In 2021, as part of the City of Tualatin SW Industrial and Basalt Creek Area Urban Renewal Bond Task Force, the City stated, "[The City of Tualatin intends to complete this project](#) [the assessment and development of a Stormwater Management Plan for the Basalt Creek Area] [under the Community Development budget and operation. Currently the City is expected to allocate \\$100,000 in FY 21-22.](#)" As of this date the City has not completed a Stormwater Management Plan for the Basalt Creek Area for Public Review prior to adoption- again failing to fulfill stated intentions for the adoption of this document in a timely manner.
- The City of Tualatin's Stormwater Master Plan which is now currently in force was adopted in 1972, when the Basalt Creek Area was not within the City's Land Use Planning jurisdiction. The City's 1972 SWMP has dated information and does not include the current or future land use designations identified for the Basalt Creek area upon which Stormwater Management Planning needs are determined.

The absence of a thoughtful, clearly written integrated stormwater management plan for the entire Basalt Creek area which meets or exceeds the state's requirements- continually places the city, and local citizens, property, and natural resources in jeopardy of the negative impacts from stormwater flows, erosion, land instability/ landslides, and water quality degradation.

**THIS PHOTO TAKEN ON 2-28-2022 IS ONE VISUAL EXAMPLE  
OF THE IMPACT OF 3 DAYS OF RAIN AND THE RESULTING DOWNSTREAM STORMWATER IMPACTS ON THE WETLANDS IN THE BASALT CREEK CANYON**

**- DISCOLORED BROWN STORMWATER DUE TO UPSTREAM EROSION CAN BE SEEN FLOWING FROM THE NORTH (Right side of photo)  
DOWN SOUTH INTO THE WETLANDS WITHIN THE CITY OF TUALATIN'S LAND USE PLANNING JURISDICTION AND WITHIN THE  
WILLAMETTE RIVER BASIN**

**RAIN IS A CURRENT AND RECURRING EVENT IN OREGON  
AND SUPPORTS THE NEED FOR A CURRENT STORMWATER MANAGEMENT PLAN FOR THE BASALT CREEK AREA  
WHICH INCLUDES COORDINATED PLANNING & IMPLEMENTATION BY LOCAL GOVERNMENTS**



The City of Tualatin has very recently stated, *"The City of Tualatin manages stormwater discharges in accordance with Clean Water Services (CWS) Municipal Separate Storm Sewer System (MS4) permit. The City is one of 12 member cities who operate under CWS's MS4 permit, which established regulations and standards for managing stormwater within the Tualatin River Watershed.*

*(City of Tualatin 4-24-2023 City Council Work Session Informational Packet-2024-2028 Capital Improvement Plan Review).*

Yet, a large majority of the Basalt Creek Area is located within the Willamette River Watershed- and not within the Tualatin River Watershed.

This 4-24-2023 City Council Work Session Document included a proposed *"Capital Improvement Plan 2023/24 – 2027/28"* for future Capital Improvements to be funded by the City and/or by other outside sources for the next four years. While this budgeting document for the City identified and included Capital Improvements needed within the Basalt Creek Area for improvements to provide for the provision of Public Services of water and sewer, fails to identify any stormwater project needed within the Basalt Creek Area to ensure the safe timely and effective provision of the Public Service of Stormwater Management in the Basalt Creek Area within the next four years.

The City's proposed *"Capital Improvement Plan 2023/24 – 2027/28"* document does not even include a Stormwater Management Project for the Basalt Creek within the Plan's *"Unfunded CIP Projects by Category."*

It is difficult to believe that one of the largest areas identified for growth within the City's Land Use Planning Area with .... With 194 developable acres within the City's Land Use Planning jurisdiction...

- where the Basalt Creek Concept Plan acknowledged the need for upgrades to the minimally existing stormwater infrastructure would be needed with development
- where the majority of land has been rural or underdeveloped

- 
- where there are concerns as to the finite carrying capacity of the land to absorb additional stormwater from new development when previously existing stormwater collections basins on undeveloped land are removed due to development
  - where the majority of the stormwater in the Basalt Creek Area flows south away from the City of Tualatin's existing infrastructure and into the Willamette River Basin
  - where the lands within the Basalt Creek Area contains multiple constraints and limitations including a large deep canyon with wetlands and steep walls some exceeding 25% grade divides the Basalt Creek Area; and includes large formations of basalt rock- which increase the difficulties and costs for construction of stormwater infrastructure within the area.

A Stormwater Management Plan, as identified by the Oregon Department of Environmental Quality, would contain components including necessary assessments, analysis and identification of major projects needed for the Basalt Creek Area currently and in the future.

It is concerning that the City has not adopted a Stormwater Management Plan for the Basalt Creek Area when it is reasonable and likely there are major stormwater management improvements which will be needed within the Basalt Creek Area to address current Stormwater Management needs or the needs for future development resulting from the City's urbanization process. The City continues to lack a mandated document which includes a process for clearly identifying needed major stormwater projects within specific timeframes.

In addition to the issues presented above, there are additional concerns as to the adequacy of Land Use Planning for the Basalt Creek Area by the City of Tualatin which have potential negative impacts to the various and natural resources/environment known to exist within the Basalt Creek Area, and which the City is charged for protecting and conserving by various Regional, State, and/or Federal requirements.

The Basalt Creek Area contains various resources including many listed within the State's Goal #5 Land Use Planning Goal for Natural Resources and Open Spaces and or in Metro Title #13 Maps. Many of these Natural Resources in the Basalt Creek Area can be negatively impacted by mismanaged stormwater flows. However, the City of Tualatin has not provided clear standardized identification as to type, location or condition of these various Natural Resources known to exist in the Basalt Creek Area, yet not clearly memorialized within the City's adopted Natural Resources Maps 72-1 Natural Resources Protection Overlay District (NRPO) Map or 72-3 Significant Natural Resources Map.

The inadequate mapping of various Significant Natural Resources and/or clear identification of areas of Natural Resources areas which are to be protected in the Basalt Creek Area, hampers effective Stormwater Management planning by the City in the Basalt Creek Area.

The concerns as to the incomplete/ inadequate memorialization in the City's Governing Documents of natural resources which are required to be protected or conserved in the Basalt Creek Area are amplified during the review process for proposed development in the Basalt Creek Area, when some of the City of Tualatin's City Codes and/or Erosion Control Requirements cite specific reference to the City's Natural Resources Protection Overlay Map, yet the City's Natural Resources Protection Overlay Map lacks complete accurate information on the various resources requiring protection within the Basalt Creek Area.

**There are very reasonable concerns that the City of Tualatin lacks completion or memorialization of major elements necessary for effective Land Use Planning for the Basalt Creek Area. These issues must be resolved prior to allowing future development--- or consideration of changes to the current Land Use Plans and**

Governing Documents when fundamental and essential Land Use Planning Documents have not yet been fully developed and memorialized for the Basalt Creek Area.

If the health, safety, and quantity of living for the citizens of the Basalt Creek Area and the health, protection and conservation of various highly valued Natural Resources which currently exist within the Basalt Creek Area have significance and meaning- then the City should not rush to adopt changes to the Basalt Creek Development Code or Land Use Designations within the Basalt Creek ----

- until the City has full use and power of a fully vetted and Publicly adopted Stormwater Management Plan for the Basalt Creek Area
- to use in effectively evaluating proposed Land Use Actions potential impacts within the Basalt Creek Area and/or downstream.

We realize the City and developers are anxious to propose changes Land Use Maps for the Basalt Creek Area or Code Changes which may initiate and allow more rapid development in the Basalt Creek Area, which will bring development fees more quickly into the City. However, this approach at the expense of thoughtfully planned and implemented development is very short sighted and may lead to long term negative outcomes for the region, and the City.

We appreciate the opportunity to present our concerns regarding the proposed changes to the City Code, and the proposed changes to Land Use Designations within the Basalt Creek Area being presented to the Tualatin Planning Commission on 4-20-2023.

To reduce the redundancy of the concerns we have previously made to the City, the Planning Commission and/or the City Council of Tualatin since 2016 regarding the need for effective Stormwater Management by the City of Tualatin in the Basalt Creek Area, we have included a partial list of our previously written submission. Please let us know if the City should wish us to provide copies.

We respectfully submit our concerns regarding the City adopting changes to the City Code, or changes to the City's Map Plan which may impact the Basalt Creek Area while the City continues to lack a Stormwater Management Plan for the Basalt Creek Area adopted and memorialized within the Public Process.

John and Grace Lucini  
23677 SW Boones Ferry Road  
Tualatin Oregon 97062

**PARTIAL LIST OF WRITTEN SUBMISSIONS TO THE CITY OF TUALATIN, THE TUALATIN PLANNING COMMISSION AND/OR THE TUALATIN CITY COUNCIL**

**-REGARDING THE NEED FOR THOUGHTFUL EFFECTIVE STORMWATER MANAGEMENT PLANNING BY THE CITY OF TUALATIN FOR THE BASALT CREEK AREA**

2016 Notice to the Cities of Tualatin and Wilsonville of Stormwater Flooding of our Basalt Creek Property from upstream stormwaters within the NE portion of the Basalt Creek Area and the need for thoughtful Stormwater Planning including an assessment of the stormwater flooding of our property by Hydraulic/Environmental Engineer Consultant

2016 Email chain with the City of Tualatin Engineer inquiring if the Professional Services Contract the City was executing to Update the City's Stormwater Master Plan, would include the Basalt Creek Area. A positive response including the rational for inclusion of the Basalt Creek Area within the scope of the contract was provided by the City Engineer.

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2019 Multiple Citizen Comments submitted to the Tualatin City Council prior to adoption of the Basalt Creek Comprehensive Plan

2019 Citizen Comments submitted to the Tualatin City Council prior to the annexation of the Autumn Sunrise Properties in the Basalt Creek Area

2019-2020 Citizen Comments submitted to the City of Tualatin, the Tualatin Planning Commission, and then to the City of Tualatin City Council regarding the City of Tualatin proposed Stormwater Master Plan Update, including a review and comments supporting our concerns by our Hydraulic/Environmental Engineer Consultant.

2021 Citizen Comments submitted to the Tualatin City Council prior to the annexation of the CPAH property in the Basalt Creek Area

2021 Dissenting Vote Submission to the City of Tualatin City Council, as a member of the City of Tualatin SW Industrial/Basalt Creek Urban Renewal Task Force

2021 Citizen Comments submitted to the Tualatin City Council prior to the Code Variances requested by the CPAH property in the Basalt Creek Area including a review and comments supporting our concerns by our Hydraulic/Environmental Engineer Consultant

2022 Multiple Citizen Comments and emails submitted to the Tualatin City Planning Department after the City had accepted, reviewed, and submitted for hearing the CPAH Architectural Review which included the developers Stormwater Plan for development in the Basalt Creek Area. These emails which we generated were requests for basic standard stormwater management planning information to be provided and which should have been included within a developers Stormwater Plan submitted for Architectural Review- (i.e., to how and where the developer planned to discharge offsite overflow and how and if the developer planned to connect to existing stormwater pipes or to use piping to be constructed in the future).

..

ReplyForward

**Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Hans J. Heyer

Address: 22775 SW Vermillion Dr.

Hans J. Heyer

5/5/23

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Name:  
Address:

HARRY MORGAN  
UNIT B  
22050 SW GRAHAMS FERRY ROAD  
TUALATIN OR 97062-8946

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:39 AM  
**To:** heather&kobly kabli  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: heather&kobly kabli <[kablifamily@yahoo.com](mailto:kablifamily@yahoo.com)>  
Sent: Monday, April 10, 2023 6:47 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Heather Kabli  
7293 SW Delaware Circle  
Tualatin OR 97062

503-718-1206

Sent from my iPhone (Heather Kabli)

**Sign and send today! This is our city!**

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A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Heidi Augee

Address: 8905 SW Iowa Av. Tualatin OR 97106-2

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Heidi Gonzalez

Address: 19146 SW 53rd Court Tualatin

*Heidi G*

*5-1-2023*

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*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Helen Francis

Address:

9130 SW Iowa Dr      Tualatin

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Helmut Koehn

Address: 10445 SW Meier Drive

*Helmut Koehn*

*5/3/22*

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

HENRIETTA K. GRIFFITH  
22905 SW VERNON, OR 97062

Address:

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:43 AM  
**To:** maryofthelight  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** maryofthelight <maryofthelight@frontier.com>  
**Sent:** Friday, April 14, 2023 11:28 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Herrera Family

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:24 AM  
**To:** 'HOLLY Schweitz'  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** HOLLY Schweitz <[schweitz\\_5@msn.com](mailto:schweitz_5@msn.com)>  
**Sent:** Friday, April 7, 2023 4:35 PM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Holly Schweitz

6910 SW Pine St. Tigard, 97223

503-502-3421

**Sign and send today! This is our city!**

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A High-Rise Belongs in Downtown Tualatin**

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*I will vote against any council person who  
[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects) votes for this  
change*

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Howard Nelson

Address: 20285 SW 90th Ave

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, March 14, 2023 9:50 AM  
**To:** jackiemathys@gmail.com  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Morning Jackie,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jackie Mathys <jackiemathys@gmail.com>  
**Sent:** Tuesday, March 14, 2023 8:50 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Dear Madeleine,

**As a property owner in Tualatin, I am writing to say NO to the PTA23-0001 and PMA23-0001 Applications.**

We have had unprecedented development of building new homes to alleviate the housing crisis here in our City, with almost 1,000 new units underway already in the past 2 years.

This meets 92% of Tualatin's 30-year growth plan.

92% of a 30 year plan - met already!

We also are already in compliance with the 2022 Oregon Housing Needs Analysis - which is what this developer is trying to use to push this code change.

I say NO to development that can't be supported by existing City infrastructure.

I say NO to development that opens the floodgates to high-rises everywhere and anywhere.

I say NO to development that hands our City over to developers to build what they want.

Keep high rises to the core of Tualatin - which has infrastructure, amenities, and provides the necessary quality of life for apartment/condo living.

Sincerely,

Jackie Mathys

24305 SW Boones Ferry Rd.  
Tualatin, OR 97062

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 3:22 PM  
**To:** Jackie Mathys  
**Cc:** Steve Koper  
**Subject:** RE: Addressing Tualatin Zoning Changes: Traffic, Schools, and Alternative Options  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jackie Mathys <jackiemathys@gmail.com>  
**Sent:** Thursday, April 13, 2023 2:50 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** Addressing Tualatin Zoning Changes: Traffic, Schools, and Alternative Options

Dear Tualatin Decision Makers,

I've written before but writing again. As a Tualatin resident and rental property owner, I'm writing on behalf of my neighbors and myself to express our concerns about the proposed zoning changes involving Tax Lots 106 and 108. We believe there are more suitable alternatives available in downtown Tualatin that would minimize the negative impact on our community.

Here are our main concerns:

**Traffic congestion:** The area around SW Boones Ferry Road already experiences significant traffic. Increasing housing density in this area would exacerbate the problem, affecting the quality of life for Tualatin

residents. Although the proposed stoplight at Norwood and Boones Ferry would help, it may not be enough to mitigate the added traffic.

**School capacity and public facilities:** Our schools are nearing capacity, and further residential development will put a strain on the education system. Additionally, the proposed zoning change would eliminate a space designated for public institutions without providing a suitable alternative location.

**Utilizing vacant spaces downtown:** There are already properties zoned for high-density residential development near the Westside transit station (8412, 8514, and 8538). These locations are conveniently located near transit, retail, and other amenities, making them a more appropriate choice for new housing.

We appreciate your commitment to the well-being of the Tualatin community and hope you will consider these concerns when making decisions regarding the proposed zoning changes. We believe that focusing development efforts on existing high-density zones in downtown Tualatin would better serve our community.

Thank you for your attention to this matter.

Sincerely,

Jackie Mathys  
24305 SW Boones Ferry Rd., Tualatin, OR 97062  
M: 503-781-2872  
[jackiemathys@gmail.com](mailto:jackiemathys@gmail.com)

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:44 AM  
**To:** Jackie Mathys  
**Cc:** Steve Koper  
**Subject:** RE: Strong opposition to PTA23-0001 and PMA23-0001 proposals  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jackie Mathys <jackiemathys@gmail.com>  
**Sent:** Friday, April 14, 2023 11:41 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Strong opposition to PTA23-0001 and PMA23-0001 proposals

Dear members of the Tualatin Planning Dept.,

I am writing to express my strong opposition to the PTA23-0001 and PMA23-0001 applications. As a long-time property owner and resident of Tualatin, I am extremely concerned that these proposals are not in the best interest of the public and are not suitable for the area in question.

High-rise developments are better suited for downtown Tualatin, where the infrastructure is more capable of supporting increased population density and traffic. By concentrating such developments in the downtown area, we can ensure that the city's growth is sustainable, and our community's unique character is preserved.

I urge the committee to prioritize the needs of the entire city and its residents, and reconsider the approval of the PTA23-0001 and PMA23-

0001 applications. Instead, let us work together to find alternative solutions that are more compatible with our community's values and vision for the future.

Thank you for your time and consideration.

Sincerely,

Jackie Mathys  
20310 SW Boones Ferry Rd.  
Tualatin, OR 97062  
M: 503-781-2872  
[jackiemathys@gmail.com](mailto:jackiemathys@gmail.com)

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, April 24, 2023 8:46 AM  
**To:** Jackie Mathys  
**Subject:** RE: My comments from Thursday's meeting  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning Jackie,

Thank you for your email. Your comments have been received and will be added to the public record and will also be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jackie Mathys <jackiemathys@gmail.com>  
**Sent:** Saturday, April 22, 2023 10:36 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** My comments from Thursday's meeting

Hi Madeleine,

Please add my comments to the official record from Thursday's meeting.  
Attached. Thank you.

Jackie

Jackie Mathys  
M: 503-781-2872  
[jackiemathys@gmail.com](mailto:jackiemathys@gmail.com)

Thank you. My name is Jackie Mathys, and I live with my husband, Steve, at 24305 SW Boones Ferry Rd. We also own a second home at 20310 SW Boones Ferry, both in Tualatin. We have been homeowners in Tualatin since 2005, nearly 20 years.

I'm speaking today to express our strong opposition to the proposed Plan Map Amendment and Plan Text Amendment for the 9.2-acre site located at Norwood Rd. and Boones Ferry Road.

Our community's character is at stake. The proposed change from Medium-Low Density Residential and Institutional to High-Density High Rise would dramatically alter the very essence of our neighborhood. We moved to this area because of its quiet, residential atmosphere. The introduction of high rise buildings in this proposed location would be a jarring, ill-conceived departure from the Tualatin we've loved and valued for almost 20 years.

The increased density and the construction of high-rise buildings also pose a threat to our limited resources and infrastructure. This kind of development would exacerbate the existing daily gridlock and dangerous lane skipping on Boones Ferry to I-5. We personally have a front row seat to this nearly daily traffic jam and it's only gotten worse in the past few years.

Also, the construction of high-rise buildings on this 9.2-acre site means stripping what's left of the stand of trees on Norwood Rd. Our community has a responsibility to preserve our environment and maintain a healthy balance between development and conservation.

I implore the Planning Commission to take our concerns to heart when making a recommendation to the City Council. This proposed Plan Map Amendment and Plan Text Amendment are not just minor changes – they would drastically alter the character of our community, negatively impact our resources and infrastructure, and set a troubling precedent for future development.

We urge the commission to reject these amendments and preserve the integrity of our neighborhood that we've called home for so long.

Thank you.

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:23 AM  
**To:** Jackie Mathys  
**Cc:** Steve Koper  
**Subject:** RE: A Concerned Homeowner's Perspective on the Proposed High-Rise on SW Norwood Rd.  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jackie Mathys <[jackiemathys@gmail.com](mailto:jackiemathys@gmail.com)>  
**Sent:** Sunday, May 07, 2023 9:02 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** A Concerned Homeowner's Perspective on the Proposed High-Rise on SW Norwood Rd.

Dear Tualatin City Council Members,

As a 63-year-old woman approaching retirement, I have been proud to call Tualatin home since 2005. I am writing to express my concern regarding the high-rise development proposed for SW Norwood Rd. I stand with the Planning Commission in believing that a high-rise building is unsuitable for our community.

High-rise structures are more fitting for downtown locations with easy access to mass transit and various amenities. I encourage you to visit the website Norwoodsaysno.org, which illustrates the possibilities of well-planned development if the involved parties, such as Horizon Community Church and Vista Residential Partners, are open to reevaluating their intentions for the property.

As someone who deeply cares for our city's future, I strongly request that the City Council reject these applications for a high-rise and a code change that would impact all of Tualatin. Instead, I implore you to consider a plan that garners the support of our community.

We must not permit developers to amend our development code merely to augment their profits at the expense of our beloved community. I ask that you think of Tualatin as a whole, preserving the qualities that make our city a wonderful place to live, both for current residents and future generations.

Sincerely,

Jackie Mathys  
24305 SW Boones Ferry Rd., Tualatin, OR 97062  
20310 SW Boones Ferry Rd. (rental property)  
M: 503-781-2872  
[jackiemathys@gmail.com](mailto:jackiemathys@gmail.com)

**Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: JAMES DLAZEN

Address: 17755 SW 106<sup>TH</sup> AVE

9706

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:14 AM  
**To:** Jane Robinson  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

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### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Jane Robinson <trijems3@gmail.com>  
**Sent:** Thursday, April 13, 2023 5:41 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Ms. Nelson:

Have you been to Norwood lately? The housing development has recreated chaos for months. Constant dust on homes and cars last summer and assuming again this spring and summer. Forest lost and ugly water tanks exposed. Now we also have to watch the traffic on I-5...who wants to do that. Nothing good has come from the housing development. It is like looking at a development in IOWA...flat land with no trees...baron. And Norwood is undriveable always dug up and we can't even turn into our street we have to go to Boones Ferry and use Iowa Street to get home. And soon all those new home owners with their vehicles will empty out on Norwood. I imagine soon we will have to endure traffic lights on Norwood. It has ruined a once beautiful neighborhood. Hard to believe a town referred as a City of Trees could agree to this development.

AND IT APPEAR TO JUST BE THE BEGINNING

Now you want to let a high rise go up on Norwood. Do you have a limit as to how many cars you are willing to dump onto Norwood?

Where are all these cars going to be parked. This condensed living leads to more people swamping the neighborhood. Our neighborhood is not suppose to be downtown Tualatin with shops and restaurants and grocery

stores. Downtown Tualatin would be the place for a high rise. Renters could WALK to grocery stores, shops and restaurants. They wouldn't need their cars.

And on top of all these items the developers aren't even Oregonians. Why are you letting people who don't even call Oregon home into Tualatin to destroy this once beautiful city. Money is the answer, only money. Not what is best for Tualatin.

Jane Robinson

**Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Janet Clemente

Address:

8885 SW Stone Dr

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:37 AM  
**To:** Janet Johnson  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Janet Johnson <[janetjohnson2011@gmail.com](mailto:janetjohnson2011@gmail.com)>  
Sent: Wednesday, April 12, 2023 4:21 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Janet Johnson  
15578 Southwest Gardner Court  
Tigard, OR 97224

503-544-2545



**Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Janet Stuemke

Address:

22471 SW Pinto Dr., Tualatin, OR 97062

Signature:

Janet Stuemke

Date: 4/26/2023

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Name:

Janet Syska

Address:

9209 SW Talawa Ct. Tualatin OR

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:27 AM  
**To:** Jared  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jared <jwcarkin@gmail.com>  
**Sent:** Monday, April 10, 2023 9:40 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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Please support and approve the Map and Text Amendments.

Thank you,

Jared W. Carkin  
28107 SW Heater Rd, Sherwood, OR 97140  
503.209.6048

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Jason Louritt / Ruth Ann Louritt

Address: 20881 SW 5th ave Tualatin, OR 97062

Sign: ✓ Date: 04/15/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Jason Sanderson

Address: 8801 SW Talala OR 97041

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Name:

JEREMY PARKER

Address:

23008 SW Larchpole Ave

Tualatin, OR  
97062

Signature:

JPM

Date: 04-24-23

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Name:

Jerry A. Haekenbruck and  
Linda S. Haekenbruck

Address:

22680 SW 96th Dr, Tualatin 97062  
Jerry Haekenbruck 5/17/2022

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Name:

JERRY Scott

Address:

9080 SW Iowa Drive Tualatin 97062

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Name:

Don & Linda Piszer

*97062*

Address:

22730 SW 193RD TERRACE, TUALATIN OR

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:56 AM  
**To:** Jimbo  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Jimbo <[mtns4jb@aol.com](mailto:mtns4jb@aol.com)>  
Sent: Friday, April 7, 2023 10:28 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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Please support and approve the Map and Text Amendments.

Thank you,

Jim Brauch  
23612 S.W. Middleton Rd.  
Sherwood, OR 97140

512- 406-1741

Regards,

Jim Brauch

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Name:

Jim McCARTY

Address:

21910 SW 109<sup>th</sup> Terrace

04/25/2022

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Name: Jim McNeil

Address: 17875 SW 109TH AVE

*1/17/23*

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:10 AM  
**To:** Jim Munson  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Jim Munson <[munsonhighlander@outlook.com](mailto:munsonhighlander@outlook.com)>  
**Sent:** Saturday, April 8, 2023 7:35 AM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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Please support and approve the Map and Text Amendments.

Thank you,

Jim Munson

10600 SW Kiowa St., Tualatin, OR 97062

(503) 314-9998

Sent from my T-Mobile 4G LTE Device

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**join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Jim Switzer

Address: 10304 SW Whitebark Lane

Signature: Jim Switzer Date: 4/27/23

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:12 AM  
**To:** Jo Aust  
**Cc:** Steve Koper  
**Subject:** RE: Comments on Case File: PMA 23-0001 & PTA 23-0001-Norwood Multi-Family  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Jo Aust <jojuly12@gmail.com>  
**Sent:** Wednesday, April 26, 2023 7:48 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** Comments on Case File: PMA 23-0001 & PTA 23-0001-Norwood Multi-Family

Proposed code amendment:

The applicant proposes to amend Section 44.100 of the Code.

The purpose statement currently reads: “The purpose of the High Density High Rise (RH-HR) zone is to provide areas of the City within the City’s Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartments or condominium towers.” The proposed amendment would remove the restriction to the City’s Central Urban Renewal area and “towers” from the current language. In addition a 4-story height limit would be imposed south of SW Norwood Road.

The Central Urban Renewal Area is well served by transit, goods and services and parks; all within walking distance; suitable for residents who may not have access to or choose to limit their reliance on cars.

By contrast, the Norwood site is located in the Basalt Creek Plan area. The applicant's submittal materials refer to employment lands in the area which may not be fully developed for 16 years. There is only one small neighborhood commercial area planned within walking distance of the Norwood site shown on the Basalt Creek Plan map. There are no parks shown on the plan. Transit service to the Norwood site is currently not available on weekends or after 8 pm on weeknights. Residents of a multi-family project in this location will need to rely primarily on a car to access most services.

The City's Central Urban Renewal Area is well suited for High Density High Rise because of the proximity to services and transit. The Norwood site is not due to limited services within close proximity and the fact that a height limit will be required to ensure compatibility with surrounding development.

I respectfully request the city council deny the code amendment and focus High Density High Rise development in areas in closer proximity to services and transit.

Property Comp Plan/Zone Amendment:

Should the council vote to approve the code amendment I have some concerns about the proposed zone change.

How does this comp plan and zone change meet the city's needed housing inventory?

Goal 3.2 HOUSING FOR ALL reads:

"Encourage development and preservation of housing that is affordable for all households in Tualatin"

Page 3 of the applicant's submission refers to the city's housing needs assessment and the fact that half of renter households in our community are cost burdened. There is an identified need for multi-family units but even more, a need for affordable housing units. Changing the zoning on this site doesn't guarantee affordable housing here.

There was also a reference to commutes of 30 minutes into Tualatin for jobs. Is this because housing isn't available or is unaffordable?

Does the traffic analysis consider/include the impact of traffic from the 400+ single family unit Autumn Sunrise development now under construction in addition to this multi family development? Wouldn't peak traffic volumes occur at the same time for both developments – am/pm commuter hours?

Currently transit is limited to a commuter bus line to this site. Does Tri-Met have plans to increase service to this site?

In conclusion, at this time, this site is not well suited for a multi family development as this is not guaranteed to meet the affordable housing needs for our community, is not well served by transit, not close to goods and services, nor current employment opportunities.

Respectfully Submitted,

Jo Aust  
8846 SW Stono Drive  
Tualatin OR 97062

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## Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name:

S. Aust

Address:

8846 SW Stone Dr

Signature:

John Aust

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Josquin T. LORENTE

Address: 1746 S Washington Pl. TUALATIN 97062

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, February 28, 2023 2:26 PM  
**To:** Joel Augee  
**Subject:** RE: No High-Rise on Norwood Rd

Good Afternoon,

Thank you for your email. Your testimony last night is on the record for the annexation application. I will also have your comments submitted today added to the written record and case files for the Plan Map and Text amendment applications.

Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Joel Augee <joelaugee@gmail.com>  
**Sent:** Tuesday, February 28, 2023 9:35 AM  
**To:** Sherilyn Lombos <slombos@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; Frank Bubenik <fbubenik@tualatin.gov>; Teresa Ridgley <tridgley@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>; Cody Field <ccfield@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Holly Goodman <holly@tualatinlife.com>; Council <ccouncil@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>  
**Subject:** Re: No High-Rise on Norwood Rd

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

Thank you for your time and attentive listening at yesterday's hearing, and your thoughtful comments before the vote. Please know these were much appreciated.

In case you find it useful, below is the transcript from my 3 minute presentation laying the groundwork for our primary objections to the zone change application (FYI, I pulled the complete application from the City's website). I understood you had no choice but to approve the annexation. As we all know, the zone change application, is a much different matter, and with that in mind, I wanted to raise these key points sooner rather than later, so that you all have the time to digest them.

Rest assured, there are even more detailed reasons to reject the applicant's zone change (using the code criteria), but the 3 minute limit prevented me from getting into those details last night. Please know that we will share with you a full rebuttal of the application in the days and weeks to come.

Thank you for your service and all you do. Transcript is below.

Joel Augee  
Tualatin resident since 1998  
8905 SW Iowa Drive

## TRANSCRIPT

My name is Joel Augee. I live at 8905 SW Iowa Drive. I am here to speak out specifically against the applicant's annexation vis-à-vis its map and text amendment to change the zoning to High Density High Rise.

First, I want to say that I imagine how difficult it must seem, to be in your position. There is a lot being written and said about this proposed development. At the end of the day, though, the decision really isn't difficult. And here is why.

First, let's dispel a myth. The first myth is that we neighbors here are NIMBYs. But is that really the case? After Autumn Sunrise was approved, with nary an objection, and the same with Plambeck Gardens, the result is that we neighbors trusted the City and did not object to these developments. These two developments will result in over 500 housing units (in our back yards), which is over 50% of the City's entire housing needs for the next 20 years, per your own 2019 housing analysis. How in the world does that make us NIMBYs? It doesn't.

Second, let's understand why we neighbors no longer blindly trust the City to "do the right thing" with this application. The Autumn Sunrise approval has been a failure in a number of important regards. There are lessons to be learned. Not a stick of a tree was left in the middle – it is hideous, frankly, and nothing that our neighbor Wilsonville would have allowed. Second, no arborist was required to approve the plan to leave that thin strand of trees along Norwood, trees which ultimately knocked out power so many times that they had to be mowed down. And finally, as we can see by the developer's application here, even before another unit is approved, the traffic of Autumn Sunrise and Plambeck Gardens already requires, by the applicant's own traffic study, a signal at Norwood. A signal which was never required but clearly should have been required. And the developer's solution – let us build 276 more units of HDHR, so you can get your traffic signal. Wow. Really? That is bold.

Next, let's talk about the application. When you read through it, it plays heavily to the "housing crisis," and refers to the City's 2019 Housing Needs Analysis, as it should, but it offers ZERO, and that is the key here, ZERO data on where we currently stand in meeting those housing needs.

Where do we stand in? Since the study, 940 housing units have been approved.

- Alden Apartments – 45 town homes
- Plambeck Gardens – 116 multi family affordable housing
- Tualatin Height Apartments – 116 more units
- Autumn Sunrise, 407 housing units, some single family, some attached
- Nyberg Tualatin Apartments, 256 Units

So with 940 units already approved, that means, that in less than three years into a 20 year goal, you have reached 92% of that goal.

Looking at the facts and the data, your decision is easy. The re-zone application, and its extreme zoning, isn't in the public good. Leave the high density high rise for the city's downtown core where it is appropriate and needed. Please, use common sense, don't rubber stamp another proposal in our back yard, and reject the move to push the highest density, high rise zoning, into a place where it doesn't belong.

Thank you.

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:30 AM  
**To:** Joel Augee  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Joel Augee <joelaugee@gmail.com>  
**Sent:** Friday, April 14, 2023 9:31 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

To City of Tualatin Planning:

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Sincerely,

Joel Augee  
City Resident

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:36 AM  
**To:** Joel Augee  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Joel Augee <[joelauggee@gmail.com](mailto:joelauggee@gmail.com)>  
**Sent:** Friday, April 28, 2023 8:56 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

Dear Tualatin Mayor and City Council Members,

I am writing to encourage you to follow the direction of the planning commission's 4-1 recommendation to reject the developer's proposed text and zoning map amendments.

I attended the planning commission hearing on April 20 and also spoke (the text of my remarks is pasted below). I want to say how impressed I was with the planning commission members, especially the 4 who voted against the developer's proposal. I was impressed with the obvious time and careful thought that these 4 commissioners put into their analyses and decisions, and I especially want to recognize commissioner Randall Hledik and the time he put into his review of the application, his insights, and finally his written remarks that he asked to have entered into the record. These remarks, which I encourage all of you to read, clearly showed how the applicant has NOT met the applicable zone code criteria. Among other items, the attempt to move the HD-HR zoning designation outside the City's downtown core clearly and obviously moves it away from important transportation hubs, especially including rail, but also important commercial business concerns, the library, and the park, etc. We here in Norwood think this is common sense, but it is wonderful to have the planning commissioners recognize this.

Other commissioners provided informed and thoughtful remarks, and talked about the obvious traffic impacts here, which will be huge and devastating not only to our neighborhood, but all of Tualatin.

The bottom line is that an extreme zone change is not appropriate here in Norwood, or in any other periphery of Tualatin.

I also want to address one counter-argument that the developer has been making, and that Steve Koper also attempted to make. That is, that the current location of the HD-HR zone map is located within wetlands and non-buildable areas, and so it must be moved to an area with no development, which would include a place like the Norwood Road location. While it may be true that the current map is located, at least in part, in wetland or other non-buildable areas, it absolutely does not follow that the best place to move it is the periphery of town. Frankly, that type of argument feels disingenuous at best.

Clearly, the logical place to move it would be elsewhere in the downtown core area, an area that is appropriate and that needs it. Think of the old Ace Hardware location, or the vacant Hagan's building. There are plenty of incredible redevelopment opportunities for that appropriate zone designation. Further, as planning commission chair Bill Beers said, we don't have to move it only to an area with no development. It could be moved to an area that will be redeveloped. It was so nice to hear that common sense from our planning commission chair and members! However, we are puzzled and alarmed that the employees in the planning department don't appear to even consider these common sense positions. I do not say this lightly. So thank goodness for the objectivity, wisdom and decency of the planning commission members.

Finally, in addition to what should not be built at the Norwood Road location, I want to remind you that there is so much potential here to make Tualatin better, and in this regard, mixed use and green space is critical. I know so many people who would welcome the Neighborhood Commercial zoning here, with a little grocery store and coffee shop, day care, etc., all that could be walkable from both existing and new neighborhoods. Unlike our neighbors in Wilsonville, we have very, very little walkable mixed use here in Tualatin, especially on the periphery. If we are serious about cutting down traffic trips, changing the zoning to Neighborhood Commercial would make all the sense in the world. It also should have been part of the Basalt Creek Master Plan. Per that plan, there is neighborhood commercial, but it is farther south, which makes little sense. The solution is to move it here. It would be such a welcome and obvious solution.

So a huge thank you to the planning commission members, for all their time and effort, and for rejecting extreme zoning that really is just an attempt by the developer and church to maximize density by using the pretext of the "housing crisis," but which would harm the community and infrastructure in the short, medium and long term. Please, see the application for what it is -- extreme zoning, and reject the high density as inappropriate.

Thank you,

Joel Augee  
8905 SW Iowa Drive  
Tualatin, OR

Text of remarks made to planning commission on April 20, 2023

Good evening, planning commission members. My name is Joel Augee. I live on Iowa Drive and I have been a Tualatin resident since 1998 and Norwood Heights resident since 2003. That said, the concerns here are by not just long term residents, but new residents as well.

Tonight I am here to ask that you each vote to recommend AGAINST the two action items before you, specifically against the applicant's map and text amendment to change the zoning to High Density High Rise.

Frankly, the issues before you are not difficult. The application here contains the most extreme zoning possible – high density high rise – and attempts to remove it from the downtown core, where it is appropriate, to the outskirts, where it is not appropriate, and where it will absolutely overburden the already congested roads of Boones Ferry and Norwood Road. And this is before Autumn Sunrise and Plambeck Gardens have even been built.

As we can see by the developer's application here, even before another unit is approved, the traffic of Autumn Sunrise and Plambeck Gardens already requires, by the applicant's own traffic study, a signal at Norwood. A signal which was never required but clearly should have been required. And the developer's solution – let us build 276 more units of HDHR, so you can get your traffic signal. Wow. So we must agree to this project, to get the signal that we already deserve? Really? That is pretty bold.

So why would the developer push for such an extreme position, with such high density?

Let's look at the developer's application. When you read through it, it plays heavily to the "housing crisis," and refers to the City's 2019 Housing Needs Analysis, as it should, but it offers ZERO, and that is the key here, ZERO data on where we currently stand in meeting those housing needs.

Where do we stand in? Since the study, 940 housing units have been approved.

- Alden Apartments – 45 town homes
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- Autumn Sunrise, 407 housing units, some single family, some attached
- Nyberg Tualatin Apartments, 256 Units

So with 940 units already approved, that means, that in less than three years into a 20 year goal, the city of Tualatin has already reached 92% of that goal.

Now is not the time to panic. Now is not time to resort to extreme measures.

Looking at the facts and the data, your decision is easy. The re-zone application, and its extreme zoning, isn't in the public good. Leave the high density high rise for the city's downtown core where it is appropriate and needed. Please, use common sense, don't rubber stamp another proposal in our back yard, and reject the move to push the highest density, high rise zoning, into a place where it doesn't belong.

Thank you.

Joel Augee

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Virus-free.[www.avast.com](http://www.avast.com)

## **Madeleine Nelson**

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**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:13 AM  
**To:** Joetta Harikian  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Joetta Harikian <jharikian@hotmail.com>  
**Sent:** Friday, April 7, 2023 4:07 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Joetta Harikian Name Here

Type Your Address 21590 SW Lebeau Rd. Sherwood , OR 97140 Here

Type Your Phone Number 503-625-5924 Here

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

FERGUSON

Address:

21760 SW 106th Ave

Bl 2 fl

11-21-23

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:22 AM  
**To:** Pam Pries  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Pam Pries <[pamelapries@icloud.com](mailto:pamelapries@icloud.com)>  
Sent: Friday, April 7, 2023 4:21 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

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As a resident of this community and a constituent of Horizon Community Church, these two decisions are very important to the future plans for both Horizon and the city of Tualatin, as well. As you know, the lack of housing opportunities within the city severely impact the cost of apartment rentals. This in itself is an important reason for approving these amendments.

Currently, the most important housing option missing in Tualatin is multi-family development, those between affordable housing projects and single-family homes.

For these reasons we ask you to support and approve the Map and Text Amendments.

John and Pam Pries  
8535 SW Avery  
Tualatin 97062 Your Address Here<BR><BR>Type Your Phone Number Here  
593-484-7937 or 593-484-7349

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: JOHN & SHARON RHOADS

Address: 18210 SW SHAWNEE TRAIL TUALATIN

John W Rhoads

11/29/2023

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Name:

John F. Casebeer

Address:

20944 SW 875 Ct. Tualatin

OR 97174

4-30-23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, March 13, 2023 3:25 PM  
**To:** John Fronius  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Thanks,

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: John Fronius <jfronius@comcast.net>  
Sent: Monday, March 13, 2023 2:41 PM  
To: Madeleine Nelson <mnelson@tualatin.gov>  
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
Subject: No to PTA23-0001 and PMA23-0001 Applications

No to zoning changes for high rise buildings in Tualatin.

John Fronius

Concerned Citizen and Tualatin Resident

[jfronius@comcast.net](mailto:jfronius@comcast.net)

**Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

John Fronius

Address:

22650 SW 87th Place, Tualatin

11/22/23

11/22/23

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: John Gilkey

Address: 21132 SW 86<sup>th</sup> Ct, Tualatin, OR 970

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 9:43 AM  
**To:** jjudkins503@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: I say "No" to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** John Judkins <[jjudkins503@gmail.com](mailto:jjudkins503@gmail.com)>  
**Sent:** Monday, May 08, 2023 8:52 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>; Frank Bubenik <[fbubenik@tualatin.gov](mailto:fbubenik@tualatin.gov)>; Maria Reyes <[mreyes@tualatin.gov](mailto:mreyes@tualatin.gov)>; Christen Sacco <[csacco@tualatin.gov](mailto:csacco@tualatin.gov)>; Bridget Brooks <[bbrooks@tualatin.gov](mailto:bbrooks@tualatin.gov)>; Cyndy Hillier <[chillier@tualatin.gov](mailto:chillier@tualatin.gov)>; Octavio Gonzalez <[ogonzalez@tualatin.gov](mailto:ogonzalez@tualatin.gov)>; Valerie Pratt <[vpratt@tualatin.gov](mailto:vpratt@tualatin.gov)>  
**Subject:** I say "No" to PTA23-0001 and PMA23-0001

Mayor Bubenik and counselors,  
I say "No" to PTA23-0001 and PMA23-0001 because these applications are not appropriate.  
A high-rise belongs in downtown Tualatin only where infrastructure can support it.  
John Judkins  
19730 SW 49th Avenue  
Tualation, OR 97062

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:36 AM  
**To:** Jon Martinez  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Jon Martinez <[jonscare5@gmail.com](mailto:jonscare5@gmail.com)>  
Sent: Friday, April 7, 2023 5:21 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here  
Jon & Tasha Martinez  
Type Your Address Here  
4415 Lone Oak Rd Se Salem, Or 97302

Type Your Phone Number Here

503-779-6003

My wife and would love to live and move closer to the area and this location would be amazing. I trust and hope that this new development would be approved.

Sent from my iPhone

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Friday, April 21, 2023 9:17 AM  
**To:** Jon Klapp  
**Cc:** Steve Koper  
**Subject:** RE: Norwood Expansion  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Jon Klapp <jeklapp@sbcglobal.net>  
**Sent:** Thursday, April 20, 2023 7:39 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Norwood Expansion

Tualatin Planning members,

Please take the time to read this message. Please do not simply scan through and delete...

I am very concerned about the new development coming to the Norwood/Boones Ferry intersection. As I am sure you are very aware, Tualatin has a LARGE traffic congestion issue. Allowing this development to be built is simply going to overload our already fragile and damaged local infrastructure.

My home is on SW 82nd Ave. and have lived here for several years, now. Before this development was started, SW Boones Ferry Rd. suffered (suffers) from daily commuter build-up from I-5 to various parts of Boones Ferry Rd., sometimes all the way to Tualatin High School. SW Norwood Rd. is often used by commuters who feel they must be moving- they will apparently get home faster. So, they use Norwood Rd., then 82nd Ave, then Frobase to get to 65th. From there, they sit in traffic at Elligsen/65th/Stafford Rd. with no gain to their commute.

My issue isn't that a commuter wants to feel like they're moving. My concern is that when they use 82nd & Frobase to get there, they travel at seriously excessive speeds- I have witnessed cars travelling at speeds in excess of 90 MPH. If you don't believe me, I invite you to park in my driveway for any given weekday (preferably when the weather is nice) from 2:00pm to 4:30pm and observe. I would imagine that you wouldn't have to wait too long before you see someone rushing to get home...in the military, we called that "Hurry up and wait."

This concern is felt by ALL residents on 82nd Ave. This development will only worsen the issue. Although we are a rural neighborhood, we still have small children living on this street. As a matter of fact, the Tualatin High School Track & Field runners practice on these roads. They are simply being put in harm's way. The travel on these roads will be increased. There will most assuredly be more speeding vehicles. These students are already at risk of being hit by a car. Now, they are even more vulnerable as this development is installed.

Additionally, For those of us who live in this area have been dealing with the construction on Norwood, between Boones Ferry and I-5. The construction company responsible for the roadwork should be fired. I invite you to drive YOUR PERSONAL VEHICLE on this portion of the road- IT IS HORRIBLE. The construction company doesn't care- they're being paid. As well, they recently poured the curbs for this portion of the road. If the road is any wider than previous, it is only a few feet. Are they planning on adding a bike lane? Yet another target for all these additional vehicles...

Please DO NOT allow any more construction in this area. I understand that contracts have been written, etc. However, YOU HAVE THE AUTHORITY TO RESTRICT AND REGULATE WHAT IS BEING BUILT IN THIS CITY! DO NOT ALLOW ANY TALL BUILDINGS (nothing more than residential two-story homes) TO BE BUILT HERE! I am sure you have seen what has been happening in Portland, Salem and Eugene...these types of areas have become dumps for those less fortunate (I need not go into how they typically live, nor do I need to remind you of the panhandling, drugs & alcohol, filth, etc.). My family and I are seriously considering leaving Tualatin if this poor management continues...

PLEASE DO THE RIGHT THING AND STOP THE OVER DEVELOPMENT OF TUALATIN. You are all representatives of this once fine city. Please represent us and do the right thing. Don't be blinded by \$\$. Keep Tualatin a wonderful city.

Thank you and sincerely,

Jon Klapp, concerned Tualatin resident.

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

JONATHAN & BETH WONG

Address:

9345 SW STONO DR

6473

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Beth Stone

Address: 10305 SW 5th St., #101, Tualatin, OR 97062

Signature: Beth Stone

Date: 4/28/22

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Judy Hilgendorf

Address:

9450 SW Pawnee Path, Tualatin

Tues 11/10/2023, May 1 2023

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*Our roads cannot support it especially  
www.tualatinoregon.gov/projects with all the new  
distribution centers/trucks.*

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Judy Edgerly

Address: 21285 SW Killarney Ln, Tualatin, OR

97062

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Name:

Judy STEVENSON

Address:

9027 SW TAUPAWA DR

1512051

11-25-22

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Julie Bosket

Address: 9355 SW Stono Dr

Julie Bosket

5/11/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Julie Cooper

Address: 9390 SW DOWNTOWN DRIVE TUALATIN OR 97120

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

JULIE HEIRONIMUS

Address:

22710 SW 90<sup>th</sup> PL TUALATIN

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 8:07 AM  
**To:** Julie  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Julie <[randyjw@juno.com](mailto:randyjw@juno.com)>  
**Sent:** Wednesday, April 19, 2023 8:43 PM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

### **Subject: No to PTA23-0001 and PMA23-0001**

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area.

A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Please consider the needs of the entire City.

Julie Welborn

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, March 16, 2023 11:01 AM  
**To:** Junior Carbajal  
**Cc:** Steve Koper  
**Subject:** RE: I say NO to PTA23-0001 and PMA23-0001 Applications

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Junior Carbajal <jrcarbajal06@gmail.com>  
**Sent:** Thursday, March 16, 2023 10:34 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** I say NO to PTA23-0001 and PMA23-0001 Applications

**High Rises BELONG in Tualatin Central Urban Renewal District ONLY.**

High density high rise dwellings are limited to the core of Tualatin for good reason:

- Amenities within walking distance
- Shops and City services
- Mass transit
- Supporting City infrastructure
- Architecture that blends with existing urban environment
- Lighter dedicated parking requirements
- Livability and accessibility within a car-dependent suburb

They make NO SENSE anywhere else in Tualatin, especially on the edge of practically farmland and ON TOP OF ~600 units already approved for construction.

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:37 AM  
**To:** jrcarbajal06@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Junior Carbajal <[jrcarbajal06@gmail.com](mailto:jrcarbajal06@gmail.com)>  
**Sent:** Friday, April 28, 2023 8:36 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

I agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website Norwoodsaysno.org shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.

Thank you,  
Junior Carbajal  
8925 SW Iowa Dr, Tualatin, OR 97062

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:23 AM  
**To:** Stan and Karen Russell  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Stan and Karen Russell <[stankarenrussell@comcast.net](mailto:stankarenrussell@comcast.net)>  
Sent: Friday, April 7, 2023 4:33 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Karen Russell

10215 SW Madrid Loop  
Wilsonville, OR 97070

503.819.0038

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Karla Doering

Address:

9770 SW Pawnee Path

Karla Doering

11-30-2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Kate Pneumonti

Address: 10240 SW Fulton Drive

Signature: K. Pneumonti Date: 4/27/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Kathy Arnold

Address:

21438 SW 90<sup>th</sup> Ave.

4/25/23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:26 AM  
**To:** 22katpet@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: pta23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Kathy Peterson <[22katpet@gmail.com](mailto:22katpet@gmail.com)>

**Sent:** Saturday, May 06, 2023 3:38 PM

**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>

**Subject:** pta23-0001

Dear Mayor and Council –

Please Vote NO on pta23-0001. This will ruin Tualatin forever! Please do not approve this application. I live in sandalwood condos and as I understand it the alder townhomes are going to be expanded right across from me! Traffic is going to be worse on Martinazzi avenue! Please VOTE NO....

Thank you

Kathy Peterson

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Kaylee Johnson + Dean Johnson

Address:

20044a Sw Siletz Ct  
Tualatin OR 97043

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

KEITH POTTS

Address:

22965 SW MIAMI PL TUALATIN

KP/PB

5/1/28

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Kellie and Aaron Browne

Address: 11035 SW Wishram Ct. 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, March 16, 2023 8:28 AM  
**To:** Jan Perry  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jan Perry <jrperry.perry11@gmail.com>  
**Sent:** Wednesday, March 15, 2023 7:02 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Cc:** Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>  
**Subject:** Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

As has been stated several times, the potential development of another 276 residences on Norwood Rd. will cause even more cars to back up on SW Boones Ferry Rd. This after adding the already approved Autumn Sunrise. We've calculated over 2000 more trips up and down SW Boones Ferry Road each weekday.

What I hear from the City Council, AKS and the developer is “That’s really not our problem.” They cite that Wilsonville is part of the solution and, of course, ODOT. What I hear them saying is, the system is broken. We can’t address our traffic issues (actually, the city of Tualatin’s issues) because it’s just too hard. There are too many parts and pieces.

We are suggesting that the City of Tualatin works with ODOT and Wilsonville to address this very real problem. Agencies and governing bodies should be able to work together to address this already untenable issue affecting both Wilsonville and Tualatin (as well as the freeway issues, which are a big part of the problem). All that has been done has served to exacerbated the problem with no clear solution (and adding a traffic light will not solve the problem, by the way).

It sounds like AKS and all traffic studies have washed their hands of anything having to do with Boones Ferry Rd. No more homes should be built, or added, until this issue is addressed. I think this may be the most disappointing part of this situation, that there has been no effort at all to work together on a problem that everyone acknowledges exists. I’d love to see the City of Tualatin be the ones who solve this problem and bring the parties together to make this happen.

As for the apartments proposed for Norwood Rd. (clearly the purpose of the request for annexation and partitioning): This small two-lane road cannot handle this added traffic. I envision the people of the apartment complex being unable to turn left onto Norwood due to traffic. This will lead to them turning right and likely cutting through our neighborhood. This will also need to be addressed with Autumn Sunrise added traffic and the temptation for them to go speeding through our neighborhood to avoid the Boones Ferry traffic. This will be a very clear hazard for all of us living in the surrounding neighborhood.

I know the city leaders have pledged to protect the safety and quality of life of the people of Tualatin. We have placed our trust in them. I know they can find a way to work together with the other entities to address this issue. Even without these new neighborhoods and the proposed apartment complex, this needs to be addressed. The right thing to do is to say no to the partition and annexation requests. Anything else will only make things worse for everyone in Tualatin.

Thank you for considering our feedback.

Ken and Jan Perry  
8885 NW Stono Drive  
Tualatin, OR 97062

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, March 16, 2023 8:30 AM  
**To:** Jan Perry  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jan Perry <jrperry.perry11@gmail.com>  
**Sent:** Wednesday, March 15, 2023 7:06 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Cc:** Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>  
**Subject:** Norwood for Smart Zoning

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I am opposing this change, specifically, for the following reasons:

- **Increased traffic:** When populations are concentrated, traffic congestion is a given. **Public transportation and walkability of neighborhoods becomes increasingly important.** The traditional model of developers being required to provide a set number of parking spaces per anticipated user encourages more cars on the road, leading to more traffic issues. With no walkable services near

these apartments, and 276 units, it will require people to use their cars causing a big increase of traffic on Norwood Road and SW Boones Ferry Rd.

- **Lack of services:** Traffic and suburban sprawl are already straining our resources. The most logical plan is in-fill urban centers with high density developments. This provides the renters access to critical services. Walkability is the key to high rise/high density housing location.
- **Lack of green spaces:** Amenities like parks and other green spaces don't in themselves provide income to developers and must be planned in high density developments to provide improved quality of life for would-be residents. There are many beautiful amenities and parks in our lovely downtown Tualatin. This is exactly why builders of high-density housing build in urban areas.

This planned development will not only make everyone in the surrounding neighborhoods unhappy, it will also not make the tenants happy. This is a poor plan (or a complete lack of a plan) and literally makes no sense.

Thank you for considering our input,  
Ken and Jan Perry  
8885 SW Stono Drive  
Tualatin, OR 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, March 16, 2023 8:31 AM  
**To:** Jan Perry  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jan Perry <jrperry.perry11@gmail.com>  
**Sent:** Wednesday, March 15, 2023 7:15 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Cc:** Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>  
**Subject:** Norwood for Smart Zoning

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My concern with this, and all projects involving AKS, are the following:

I sent a message to AKS asking that they reach out to the neighboring community to discuss the plan following their completely failed approach at a Tree Preservation Zone. The neighborhood would like large, native trees and a sufficient buffer, as promised.

Needless to say, I have heard nothing back from them. They clearly don't care about this community or about the importance of being wise in how you blend a community in with an existing environment. They continue to take trees down next to the freeway. This is the worst possible action to take when you are near a greenhouse gas producing roadway.

My request is that you do not trust AKS as they will say anything to get approved and then fail to deliver on their promises and do whatever they want. They have continued to prove that they cannot be trusted. Please say "No!" to any of their proposals. We don't need more of what they have given us with Autumn Sunrise.

Please stand up for your constituents and communities. Please just say "No!" And please say no to HD/HR zoning changes that would remove all the remaining trees and build HD/HR apartments anywhere in Tualatin without consideration of appropriate planning and services for these apartment residents and neighboring communities.

Thank you,  
Ken and Jan Perry, Stono Drive

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, March 16, 2023 8:38 AM  
**To:** Jan Perry  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning

Good Morning,

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### Madeleine Nelson

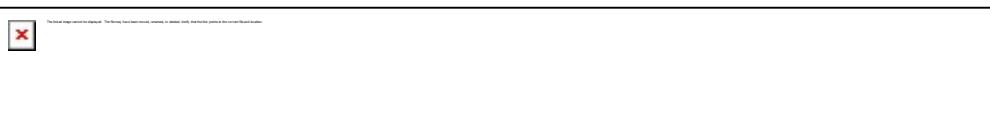
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jan Perry <jrperry.perry11@gmail.com>  
**Sent:** Wednesday, March 15, 2023 7:22 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Cc:** Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>  
**Subject:** Norwood for Smart Zoning

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The proposal is concerning for so many reasons that many of us in the Bryom CIO Neighborhood have expressed to the City Council. But what is literally the most concerning on this proposal, is the following:



This appears to be an attempt on the part of AKS and the builder to continue to remove all of the trees and build high-rise apartments everywhere in Tualatin. What AKS has demonstrated thus far:

- They have no regard for the environment. They will say anything to get their plans approved and then will do exactly what they want once the approval is in place, regardless of whether they've met the commitments/promises. Unfortunately, they clearly proved this with the Autumn Sunrise development. Below is text in the document. We have seen just the opposite so far with Autumn Sunrise and cannot believe that they will do what it says, or is right, in the future.



- They have shown no concern for the community when it comes to the amount of traffic these endless building projects are placing on our roads. The traffic study concerning Alden Apartments read, from 220 added residences, it would only put 16 more trips on the road during morning rush hour and 18 trips during pm rush hour. This is beyond reason! Are we to believe that all these people are not working? That they're just staying home all day? These estimates can't be correct. Even if they were (and more, given the two developments here), that's too many more cars to put on an already overcrowded road (SW Boones Ferry) with no solution in sight.

Tualatin will be unrecognizable and impossible to navigate if such egregious plans and changes are approved. We, the citizens of Tualatin, are saying "No!" to this ridiculous proposal for a change in wording AND to the proposed apartments that will sit on this land. We are trusting our City leaders to listen to our voice of concern and reason. The City Council needs to say "No!" to the wording change and the partition request.

Thank you,  
Ken and Jan Perry

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, March 16, 2023 8:42 AM  
**To:** Jan Perry  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning

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**From:** Jan Perry <jrperry.perry11@gmail.com>  
**Sent:** Wednesday, March 15, 2023 7:27 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
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Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

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Imagine living in a neighborhood where you paid good money for your home and you have done so surrounded by trees. You then learn that the City Council has approved a huge, high-density neighborhood and all the trees will be gone.

This changes everything for your neighborhood and for the market price of your home. The approved neighborhood will have some apartment complexes and higher-density homes but the price of the homes will reflect this fact. This is how it should work as it impacts home prices in

that **new** neighborhood. But this is all having an impact on existing neighborhoods and home owners.

For us who are living in long standing surrounding neighborhoods, adding a high-rise apartment complex has an even more profound impact. It causes our home prices to drop for many reasons.

- Regardless of what you may think or say, we know that apartments bring a higher level of crime. My husband **is former law enforcement**. It could not be more clear to him based on experience that neighborhoods with apartment complexes have higher rates of crime. (*Please refer to an earlier email sent to you by Brent Bebee showing crime rates in neighborhoods with apartments.*)
- The impact to the traffic, which I've previously noted, is another negative impact to our home values. (*Please refer to my earlier email on traffic impacts*)
- The **esthetics to** the neighborhood as you drive to your home also has an impact. Where tall evergreens once stood you now have the eye sore of a 4-7 story imposing apartment building. This is not what someone wants to see when looking for a home in a safe and quiet neighborhood.

The answer to this 8 ½ acres: A park

We don't have nearly enough parks in our area. Well, to be accurate, none. Although we know there is a park possibly being planned a half mile plus from here, that is not good enough. (The location of the park in the current plans won't be near any of the neighborhoods.)

This entire area has no park. You continue to raise money for parks (a recent bond measure was just approved) and we continue to only wish that we could have one near us.

This property would be perfect for a park. You cannot ethically continue to build homes without also providing a comprehensive plan that includes parks and open space. Doing so is how cities become concrete jungles with no plan and no open space that no one wants to live in. I've lived in areas where this has happened, and the cities have become low-income, low-quality communities. Do you want that for Tualatin?

We would like for you to consider putting together a comprehensive plan for Tualatin that includes parks and open spaces. This is so critical for the quality of life of those living here. This is what you were elected to do. Please show us you care about all of Tualatin and preserving this lovely community and our quality of life.

Thank you,  
Ken and Jan Perry, Stono Drive

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Friday, March 17, 2023 8:35 AM  
**To:** Jan Perry  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jan Perry <jrperry.perry11@gmail.com>  
**Sent:** Thursday, March 16, 2023 6:54 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Cc:** Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>  
**Subject:** Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

I have been walking around this area for over 3 years. This was a beautiful area with tall evergreens and an amazing ecosystem of animals and birds. I watched the birds (hawks and eagles) as they fed their young and then pushed them out of the nest to fly on their own.

I've also watched as that ecosystem was destroyed to build high density housing. Not a single tree was spared. I watched as the hawks and eagles flew in circles above the devastation which

was formerly their home. It was heartbreaking. And my husband has been taking food to the squirrels who lost their homes and food source.

Those beautiful birds have relocated, many of them finding homes in the trees that you are now wanting to remove for high rise apartments. I hear lots of talk of respecting and caring for the environment, but those words seem very empty right now. This is not a little sacrificing of trees to provide some additional housing. This is just complete and total destruction of an environment in order to provide tax money for the city of Tualatin. A city once known as the City of Trees.

In addition to the impact to the ecosystem, there will be an enormous impact to the surrounding roads. The I5 freeway is already totally exposed, adding to the amount of exhaust fumes for the neighborhood. Without the shade from the trees, our temperatures have already risen.

Additionally, this and the Lennar development will pour thousands of additional cars onto our already overloaded roads. If you are driving East on Boones Ferry Road any time after 3 pm, you will encounter up to a five mile backup of cars heading to I5. We've been told no improvements to the roads are necessary. Really? This is a nightmare.

From what I understand, there are other areas already zoned for high density/high rise development. Why are you destroying this area when other land is available for similar housing without causing this destruction? And why do you zone land only to quickly turn your back on that plan and change the zoning? The only answer must be money.

Please do the right thing. Please say "No!" to the change in the code that will bring HR/HD apartments to all of the open areas across Tualatin with no consideration to the destruction this will cause.

Ken and Jan Perry  
Norwood for Smart Zoning

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Friday, March 17, 2023 8:38 AM  
**To:** Jan Perry  
**Cc:** Steve Koper  
**Subject:** RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Jan Perry <jrperry.perry11@gmail.com>  
**Sent:** Thursday, March 16, 2023 7:04 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Cc:** Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>  
**Subject:** Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

A couple of observations as to the track record of the City Council and Tualatin's (lack of) planning:

- The first plan we looked at, published by the development company (2020?), concerning the property just south of I5, included a mix of lower to higher density housing; some single-family dwellings mixed with some duplexes. Although it is extremely sad to see the beautiful trees torn down and the disruption of the many ecosystems and wildlife habitats, the plans seemed not to be too disruptive to the area; somewhat similar to what we have in our current neighborhood.

- The next plan had added even higher density housing as well as apartment buildings incorporated into the area. For those buying in that neighborhood, they would do so with awareness of the apartments and mixed high/low density. It might not be too big of an impact to us in our neighborhood. Although not great (especially given the current traffic on Boones Ferry Road), it was still something we could live with.
- The latest plan seems entirely focused on the highest possible density. Not the two-story apartments, but now 4 story apartments (and a request to change the zoning wording for all of Tualatin). These apartments would be nearer our neighborhood than earlier projected. This new plan is the most intrusive, highest impact to our neighborhood. It literally changes everything for us in the way of home value and safety (see Brent Bebee's earlier letter as it is well stated there).

This prompted a few questions:

- What seems to be driving these changes? Those defining the zoning are good with one plan and then, suddenly, more interested in another plan just to change the plan once again. What is the driver here? Do you consider, at all, the impact to the surrounding neighborhoods? To the roads and environment?
- The purpose of zoning is “to regulate and control land and property markets to ensure complementary uses.” The current plan seems to be the opposite of that. It does not consider what is **complementary** to those living nearby. It is not even a reasonable plan that is taking into consideration the impact not only to the neighborhoods, but also to roads, schools, etc.
- These many changes in plans have created a high level of distrust in, and lack of credibility with, the City Council. Many of us are asking ourselves “what is next?” Will the zoning changes continue until there is no resemblance to the community we love so much?

We, as a community, are trying to be flexible and would welcome the opportunity to provide our ideas and feedback in this process. Are you willing to hear us out? Or is this a done deal?

Thanks for the opportunity to provide this input. I hope it will serve as a starting point for further discussion.

Ken and Jan Perry  
Norwood for Smart Zoning

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 8:20 AM  
**To:** Ken Hawes  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Ken Hawes <Ken.Hawes@rogers-machinery.com>  
**Sent:** Wednesday, April 12, 2023 4:09 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Ken Hawes

21366 SW Martinazzi Avenue

503-380-9810

Sent from my Verizon, Samsung Galaxy smartphone

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**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Ken Hedge and Carol Robinson

Address: 9235 SW Stone Drive

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**join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Kenneth Shanahan

Address:

8455 S.W. Sammamish Trail - Tualatin, Ore

Signature:

Kenneth Shanahan

Date: 4/12/2023

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:26 AM  
**To:** 'Kevin J Holtzman'  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Kevin J Holtzman <[kevinjholtzman@gmail.com](mailto:kevinjholtzman@gmail.com)>  
Sent: Monday, April 10, 2023 6:04 AM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Good morning Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

Like many cities, Tualatin is no different in its lack of housing opportunities and the impact this shortage has on both prices and rents is a concern. Many in the Horizon Church community wish they could find and afford housing in the city.

The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Kevin J Holtzman  
That's "Holtzman" with a | Z |  
(503) 367-5959  
[kevinjholtzman@gmail.com](mailto:kevinjholtzman@gmail.com)

Forgive me for any errors; sometimes my smartphone is not so smart

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Kim Eller

Address: 10235 SW FULTON DRIVE

5/2/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Kim Talbot-Moon

Address: 20440 SW 93<sup>rd</sup> Ave Tualatin

Signature: K. Talbot-Moon Date: 4/22/22

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:25 AM  
**To:** Kimberly Levasa  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Kimberly Levasa <[kimberlylevasa@icloud.com](mailto:kimberlylevasa@icloud.com)>  
Sent: Wednesday, April 12, 2023 4:12 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Kimberly Levasa

10685 SW MEIER DRIVE  
TUALATIN

503-341-1103

Sent from my iPhone

# **Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

*Kimberly & Ahren Richards*

Address:

*8520 SW Seminole Trl*

Signature:

*K. Richards*

Date: *4-01-23*

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**join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: KIRK Michael

Address: 22438 SW 107<sup>th</sup> Ave, Tualatin 97062

Signature: K Michael

51.1.2023

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:47 AM  
**To:** kristintaggart@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: kristintaggart@gmail.com <kristintaggart@gmail.com>  
Sent: Wednesday, April 12, 2023 4:30 PM  
To: Ext - Planning <Planning@tualatin.gov>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

I do not support what is said below. I don't think it's fair that Horizon community church is sending this to their congregation. Most who do not reside within Tualatin City limits.

My children attend Horizon Christian School. And I do not support what horizon is doing. We live at 22545 SW Miami Drive and can barely get out of our neighborhood as it is.

We do not need apartments on this side of town. There is plenty of space downtown for that.

Thank you,  
Kristin Giboney  
22545 SW Miami Drive

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Sent from my iPhone

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A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name:

Kristina Danilova

Address:

8508 SW Umatilla St.

Signature:

Kristina Danilova

5/7/2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Kurt Messenger

Address: 22165 Sw Cole Ct Tualatin OR

K. D.

✓ 30-73

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Kyle Petersen

Address:

19275 SW Mobile Pl

Signature:

Kyle Petersen

Date: 5/7/2023

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Lara Kopacek

22095 SW Cole Ct

Tualatin, OR 97062

Address:

Jan Kopacek

5/21/23

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Larry & Joann Schultz

Address: 8890 SW Iowa Drive Tualatin, OR

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

LELAND & VALEERIE Richey

Address:

17911 SW 105th Pt Tualatin OR 97166

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Leslie Dave Todorin

Address:

8994 SW Siletz Dr.

Tualatin

7/1/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Leslie & Scott Brenton

Address:

22315 SW ChikAT TER

4-24-23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 1:15 PM  
**To:** linda@mckeanfamily.com  
**Cc:** Steve Koper  
**Subject:** RE: No to high density in Tualatin  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Linda McKean <linda@mckeanfamily.com>  
**Sent:** Thursday, April 20, 2023 12:42 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to high density in Tualatin

Dear Tualatin City Planning Commission,

Regarding the land use decisions for the proposed apartment development at 23370 SW Boones Ferry Road, please accept my comments below:

Residents in the area deserve to enjoy the benefits afforded to everyone in Tualatin resulting from rational zoning rules. Zoning rules exist for several important reasons, and this property should not be rezoned to the HIGHEST POSSIBLE DENSITY to allow a 276-unit, six-building, four-story complex to be built immediately across the street from a neighborhood of single-family homes. If this is approved, our quality of life will suffer greatly, and our property values will suffer as well.

This is especially true given that over 500 new residences have been already approved for construction within yards of this location. The resulting increase in traffic coming from roughly 900 additional households will turn the Norwood Rd – Boonesferry Rd intersection into the worst-rated intersection. Even with a traffic light, delays and backups at this intersection will be severe. This is also compounded greatly by Tualatin High School and Byrom Elementary located so close by.

This plot of land could be used to build duplexes and other multi-family units, without having to go to such high density. This would help address the housing need without so severely impacting the quality of life and property values for neighboring homeowners.

I respectfully request that the wishes of the many neighbors opposing this project, be honored. Please do NOT support the proposed Plan Map Amendment (PMA) from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR) at 23370 SW Boones Ferry Road.

V

Thank you kindly,  
Linda McKean

--  
Linda McKean  
[linda@mckeanfamily.com](mailto:linda@mckeanfamily.com)

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:04 AM  
**To:** LPurcell  
**Cc:** Steve Koper  
**Subject:** RE: Map and Text Amendments concerning Horizon Community Church  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** LPurcell <iblindap@yahoo.com>  
**Sent:** Friday, April 14, 2023 2:45 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Map and Text Amendments concerning Horizon Community Church

I have lived in Tualatin since 2004 and worked here since 2000. My husband and I purchased a home in the year 2004 and enjoy living here in Tualatin. I understand Horizon's mission and appreciate their commitment to the Tualatin and closely surrounding localities. But while I understand progress is always on going, I am not in favor of changing the zoning in the area in question from medium/low density to high density. In that area, there are over 500 new homes already started and if the zoning is changed, there will be that many more homes/apartments/condos that will build adjacent to the Norwood/Boones Ferry intersection. Boones Ferry already has a heavy traffic load and Norwood is also quite heavily travelled. My understanding is that changing the zoning to multiple density will result in taller apartment/condo complexes and also taller office buildings eventually. Having lived in the Bay Area in California, I've seen higher density zoning brings heavier traffic, more crime and less of a personal feel to a town. Please do not do that to Tualatin. Please maintain the current zoning of low to medium density in the area in question.

Thank you for your consideration.

Linda Purcell  
8957 SW Arapaho Rd.  
Tualatin, OR 97062

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*Keep original zoning to downtown only  
www.tualatinoregon.gov/projects  
No high rise anywhere else in Tualatin,  
I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.*

Name: Linda Russell

Address: 8957 SW Arapaho Rd

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Linville Family

Address:

Po Box 3833 Tualatin

Or Tualatin

4128122

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Lisa Martin

Address: 21719 SW Aspen Place - 97041

11/11/2023

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:15 AM  
**To:** ricecampdesign@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: Building  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Lisa Rice <[ricecampdesign@gmail.com](mailto:ricecampdesign@gmail.com)>  
**Sent:** Sunday, May 07, 2023 10:33 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** Building

Frank,

I say NO to PTA23-0001 and PMA23-0001 applications as these are NOT in the best interest of the public and these applications are NOT appropriate for the area. I high-rise belongs in downtown Tualatin ONLY where infrastructure can support it. Please consider the needs of the entire city.

Thank you,

Lisa Rice  
Tualatin resident

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:20 AM  
**To:** Liz Rockwood  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Liz Rockwood <lizrockwood@gmail.com>  
**Sent:** Friday, April 14, 2023 9:13 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Hello,

I wrote previously about my concerns for safety (traffic related) and environmental concerns in allowing for a high rise in this location of Tualatin. I also do not believe it's in the best interest of our city to allow for high rises to be built anywhere. And finally, although affordable housing is important, unless these are actually low income housing, based on the current market they will certainly not be affordable. In light of all of this and more, I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Thank you for your serious consideration on this matter.

Liz Rockwood  
22254 SW Pima Ave.  
Tualatin OR 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:47 AM  
**To:** L Callopy  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** L Callopy <lcallopy@gmail.com>  
**Sent:** Tuesday, April 18, 2023 9:26 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Ladies and Gentlemen,

As a resident of Tualatin for the past 17 years and a former resident of Portland, I am deeply concerned about the proposal to change the current zoning code. I live in the Byrom neighborhood and its appeal was obvious from the moment my family and I moved here: An abundance of trees, limited traffic, neighbors who care about their property, and a peaceful, lovely atmosphere of a smaller city.

I am concerned that the proposed changes could threaten those qualities. Already, traffic congestion along Boones Ferry Rd. can, at times, line up from Day Road all the way back to Norwood. With the addition of the Autumn Sunrise subdivision, nearly 500 new residences will be added to this area. Add into that 276 apartments from this proposal, and I fear that the livability of this section of Tualatin will be dramatically decreased.

Tualatin is a very special place, and I stand with our citizens who demand a lighter and more considerate approach to growth. To do otherwise is to risk destroying the qualities that make this area so attractive, and so different from the city of Portland, which, sadly, has become everything we abhor about large cities.

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Please consider the needs of the entire City.

**Please don't turn Tualatin into another Portland.**

Thank you for your time and attention,

Lorrie Callopy  
21865 SW Mandan Drive  
Tualatin, OR 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:13 AM  
**To:** lcallopy@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** L Callopy <[lcallopy@gmail.com](mailto:lcallopy@gmail.com)>  
**Sent:** Sunday, May 07, 2023 5:49 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

I agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website Norwoodsaysno.org shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting our City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.

Thank you,  
Lorrie Callopy  
21865 SW Mandan DR  
Tualatin, OR 97062

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:27 AM  
**To:** Lynda McGillvrey  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Lynda McGillvrey <[mcgillvrey51@icloud.com](mailto:mcgillvrey51@icloud.com)>  
Sent: Wednesday, April 12, 2023 4:09 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Lynda McGillvrey  
16194 Apperson Blvd  
Oregon City, OR. 97045  
(503) 957-5637

Sent from my iPhone

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to  
provide leadership and stop this action from continuing!**

*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Maggie Boozer

Address:

22050 SW Grahams Ferry Rd Unit 4  
Tualatin, OR 97062

Signature:

Maggie Boozer

Date: 4-30-23

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:45 AM  
**To:** bedrocklabradoodles@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No Highrise On Norwood Road  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Maggie Palmlad <[bedrocklabradoodles@gmail.com](mailto:bedrocklabradoodles@gmail.com)>  
**Sent:** Thursday, April 27, 2023 11:43 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No Highrise On Norwood Road

To Whom It May Concern:

I agree with the planning commission, the text amendment and plan amendment are not in the public's interest and this development is not appropriate for the area on Norwood Rd. A high-rise belongs downtown as the current code allows.

Maggie Palmlad

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:37 AM  
**To:** maggiepal@icloud.com  
**Cc:** Steve Koper  
**Subject:** RE: Subject: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Maggie Palmblad <[maggiepal@icloud.com](mailto:maggiepal@icloud.com)>  
**Sent:** Friday, April 28, 2023 8:45 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** Subject: No to PTA23-0001 and PMA23-0001

**I agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website Norwoodsaysno.org shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.**

Thank you,  
Maggie Palmblad  
7775 SW Frobese Rd, Tualatin

Sent from my iPhone

**Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: MANOLO B. DELOS REYES

Address: 20475 SW 86<sup>th</sup> AVE. TUALATIN, OR. 97062



1 APR 28 2022

## **Madeleine Nelson**

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**From:** Madeleine Nelson  
**Sent:** Thursday, March 30, 2023 8:20 AM  
**To:** Margie Humphrey  
**Cc:** Steve Koper  
**Subject:** RE: Please NO on PTA23-001 and PMA-001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Margie Humphrey <margiehumphrey@comcast.net>  
**Sent:** Thursday, March 30, 2023 7:20 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** Please NO on PTA23-001 and PMA-001

High Rises BELONG in Tualatin Central Urban Renewal District ONLY.

High density high rise dwellings are limited to the core of Tualatin for good reason:

- Amenities within walking distance
- Shops and City services
- Mass transit
- Supporting City infrastructure
- Architecture that blends with existing urban environment
- Lighter dedicated parking requirements
- Livability and accessibility within a car-dependent suburb

They make NO SENSE anywhere else in Tualatin, especially on the edge of practically farmland and ON TOP OF ~600 units already approved for construction.

Sincerely,  
Margie Humphrey, CPA

[linkedin.com](#)



Long time Tualatin resident (Since 1995), Daughter attends Tualatin public school

**Sign and send today! This is our city!**

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Margie J Humphrey

Address:

22820 SW 92nd Place

Tualatin, OR 97062

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Marilyn Robson

Address: 8415 5th Comanche Way

Signature: Marilyn Robson

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name: MARK EIMON

Address: 9600 SW ALABAMA

Signature: Mark Eimon

Date: 4-24-2023

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

MARK L. PHIFER

Address:

22020 SW Cole Ct., TUALATIN

Mark L. Phifer

5/1/23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:12 AM  
**To:** Christian Neighbor  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Christian Neighbor <[pray4u.christian@gmail.com](mailto:pray4u.christian@gmail.com)>  
Sent: Friday, April 7, 2023 4:04 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Marlene Redwing

13250 Eastborne Dr  
Oregon City, OR 97045  
503-309-3111

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A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Marsha Malonson

Address: 22955 SW Vermillion Dr.

# **Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Marsha McDaniel

MARSHALYNN MCCANDLESS  
100 SW 1ST AVENUE  
TUALATIN OR 97062

Address:

8625 SW Tach Ct Tualatin

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:49 AM  
**To:** marshamccorkhill@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: NO HIGH RISE ON NORWOOD.  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Wolf pro playz <[marshamccorkhill@gmail.com](mailto:marshamccorkhill@gmail.com)>  
**Sent:** Wednesday, April 26, 2023 6:09 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** NO HIGH RISE ON NORWOOD.

I agree with the planning commission, the text amendment and plan amendment are not in the public's interest and this development is not appropriate for the area on Norwood Rd. A high-rise belongs downtown as the current code allows. In addition, Horizon is continuing to push an email campaign and is being even more aggressive.

No high rise belongs in down town Tualatin.

Sincerely  
[MARSHAMCCORKHILL@GMAIL.COM](mailto:MARSHAMCCORKHILL@GMAIL.COM)

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:21 AM  
**To:** marshamccorkhill@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No high rise on Norwood.  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Wolf pro playz <[marshamccorkhill@gmail.com](mailto:marshamccorkhill@gmail.com)>  
**Sent:** Friday, April 28, 2023 8:52 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No high rise on Norwood.

I agree with the planning committee. Keep the high rise in downtown Tualatin. No high rise on Norwood and Boones Ferry.

# **Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Mary Ann Measher

Address:

19200 SW White Bark Lane

Signature:

Mark Dink Date: 4/23/23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, May 9, 2023 9:26 AM  
**To:** Mary Kruchoski  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 & PMA23-001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Mary Kruchoski <mary.kruchoski@gmail.com>  
**Sent:** Tuesday, May 9, 2023 8:55 AM  
**To:** Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Subject:** No to PTA23-0001 & PMA23-001

### Title of email: Norwood for Smart Zoning

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local

transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### **Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### **Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### **Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

Sincerely,  
Mary Kruchoski  
9595 SW Siuslaw Ln  
Tualatin, OR 97062

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Mary Sedillo

Address: 17915 SW Sioux Ct Tualatin

*Mary Sedillo*

*5/2/2023*

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 9:45 AM  
**To:** twig101@yahoo.com  
**Cc:** Steve Koper  
**Subject:** RE: No!  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** matt majewski <[twig101@yahoo.com](mailto:twig101@yahoo.com)>  
**Sent:** Monday, May 08, 2023 8:21 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No!

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Also, please remove all those stupid scooters from our town. I can't believe the A.D.A. hasn't complained about this horrible idea. They are blocking sidewalks constantly.

[Sent from Yahoo Mail for iPhone](#)

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:13 AM  
**To:** Randy & Megan Campbell  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Randy & Megan Campbell <[rmc1984@comcast.net](mailto:rmc1984@comcast.net)>  
Sent: Friday, April 7, 2023 4:05 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Megan Campbell

11003 SW Oneida St Tualatin OR 97062

503-593-9886

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:12 AM  
**To:** Pastor Randy Campbell  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Pastor Randy Campbell <rcampbell@horizoncommunity.church>  
**Sent:** Friday, April 7, 2023 4:04 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Megan Campbell

11003 SW Oneida St Tualatin OR 97062

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Megan Perond

Address: 17750 SW Yadina Ct., TUALATIN, OR 97062

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Michael & Sherie Ostrowski

Address: 9370 SW Stone DR Tualatin, OR

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:34 AM  
**To:** gallardo.mike@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: NO to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Michael Gallardo <[gallardo.mike@gmail.com](mailto:gallardo.mike@gmail.com)>  
**Sent:** Saturday, May 06, 2023 3:02 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** NO to PTA23-0001 and PMA23-0001

Hi Mayor Frank Bubenik,

My name is Michael Gallardo and I live in the Riverpark neighborhood in Tualatin.

I am writing because I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Please consider the needs of the entire city.

Thank you for your time and consideration.

Sincerely,  
Michael

**Sign and send today! This is our city!**

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

MICHAEL HARRETT

Address:

5566 SW NARCISS - TACOMA

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Michael Kelly

Address:

22005 SW Cole Court

Signature:

Rick L. Smith

1-2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Michael Mastro pierro

Address:

22105 S.W. 88TH PLACE

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Michael Nolop

Address:

22398 SW 106<sup>th</sup> Ave 97062

Michael Nolop

4/30/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Michael S. Tillerma

Address: 21880 SW Fuller Dr. Tualatin OR 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:00 AM  
**To:** Michele Leisman  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Michele Leisman <mleisman52@gmail.com>  
**Sent:** Wednesday, April 12, 2023 5:11 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank You,

Michele Leisman  
503 475 6917

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Name:



Address:



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Name: Mike + Cathy Eckard

Address: 52488 SW Pine Ave.

Mike + Cathy Eckard

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Name: Mike + Debbie Aman

Address: 17435 SW 108<sup>th</sup> Pl  
Debbie Aman

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 2:36 PM  
**To:** Sherie Chaney  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Sherie Chaney <[sheriechaney@yahoo.com](mailto:sheriechaney@yahoo.com)>  
**Sent:** Thursday, April 13, 2023 2:09 PM  
**To:** Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>  
**Cc:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>; Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

We strongly oppose rezoning in Tualatin for high rise apartments. Mike and Sherie Ostrowski. 9370 SW STONO Dr. Tualatin

[Sent from Yahoo Mail for iPhone](#)

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Mike Fregenbaum

Address: 5235 SW Natchez St

5-2-2023

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Name:

Mike McCormick

Address:

8630 SW Commons Way

Signature:

Mike McCormick Date: 22 Dec 2023

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 3:34 PM  
**To:** Mike Muralt  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Mike Muralt <mike@muralt.com>  
**Sent:** Thursday, April 13, 2023 7:30 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Mike Muralt

Tigard resident

503-616-2913

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: MOJTABA TAKALLOU

Address: 9625 S.W. IOWA DRIVE  
TUALATIN, OR 97062

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Name: MONIKA SUJCYNSKA

Address: 10555 SW BANNOCK CT

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Name:

Murphy W Moon

Address:

20440 SW 93<sup>rd</sup> Ave, Tualatin OR

Signature:

M W Moon

Date:

4/22/21

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Name:

N. GRANT & L. GRANT

Address:

31183 SW MARTINAZZI AVE

TUALATIN  
OR

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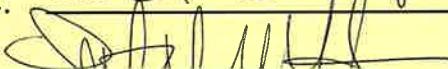
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Name:

DANIE Haymond

Address:

8521 SW Dakota Dr



4-23-22

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Name:

*Natalya Ramsey  
222 80 sw. Taylors Dr  
Tualatin OR 97062*

Address:

Signature:

*1/1/23*

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Name:

Nick & Courtney Derkemro

Address:

22755 SW 87<sup>th</sup> Pl. Tualatin, OR 97072

5/2/22

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Name:

Nick Sinnott

Address:

5582 SW Natchez St, Tualatin OR

97062

Signature:

Nick Sinnott

5/16/22

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Name: Nicole Ingram

Address: 17725 SW Shawnee TRL 97062

M. L. A.

5-1-23

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Name: Noel Stevens & Richard Stevens  
Address: 8627 SW DAKOTA DR.

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:56 AM  
**To:** Olivia Peterson  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Olivia Peterson <[oliviacatep16@gmail.com](mailto:oliviacatep16@gmail.com)>  
Sent: Friday, April 7, 2023 5:53 AM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Olivia Peterson

25481 SW Newland Pl

(503)709/2087



## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 1:09 PM  
**To:** Owen Enevoldsen  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Owen Enevoldsen <owene1940@gmail.com>  
**Sent:** Tuesday, April 11, 2023 12:23 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Owen Enevoldsen

105 NE 11th Ave. Canby, OR 97013

503-250-1423

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:41 AM  
**To:** Pamela Varney  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Pamela Varney <varney.pk@gmail.com>  
**Sent:** Tuesday, April 18, 2023 5:33 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Pam Varney  
4500 SW Saum Way  
Tualatin

Sent from my iPad

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

*Pamela Welch Raymond P. Welch Quintin Welch*

Address:

*8575 SW Maricopa Dr*

*Pamela Welch Quintin Welch*

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: PAT + DELEE HAUBINE

Address: 9215 SW STONE DR

Pat

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Patricia Ames

Address: 19110 SW 57<sup>th</sup> Ave Tualatin OR 97062

Signature: Patricia Ames

Date: 5/3/23

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Patricia Byrne Galver

Address: 21995 SW Vermillion Dr., Tualatin, OR

4/30/22 97 062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:37 AM  
**To:** Pat Smith  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Pat Smith <[rainmont@yahoo.com](mailto:rainmont@yahoo.com)>  
**Sent:** Friday, April 7, 2023 5:37 PM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission, As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments. As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too. I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please support and approve the Map and Text Amendments. Thank you,

Patricia Smith  
10320 SW Meier Drive  
Tualatin, Or 97062

503-312-5922

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:55 AM  
**To:** Pati Elwell  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Pati Elwell <[e.pati@yahoo.com](mailto:e.pati@yahoo.com)>  
Sent: Friday, April 7, 2023 10:02 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Patricia Sykes

8135 SW Lummi street, Tualatin, 97062

503-317-7738

Sent from my iPhone

**Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: PATRICK CHAMPAGNE

Address: 8880 SW TOWA DR, TUALATIN, OR 97062

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Patrick Martin

Address: 8986 SW Stone Dr Tualatin

Patrick Martin

111-5322

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Patrick Noyes

Address:

22810 SW 92<sup>nd</sup> Pl

4/29/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Ruth DeMerit    Jasun C. DeMerit

Address:

10335 2nd Kiowa St    97068

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:33 AM  
**To:** Paul Pedersen  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Paul Pedersen <lt302@icloud.com>  
Sent: Friday, April 7, 2023 4:39 PM  
To: Ext - Planning <Planning@tualatin.gov>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commissioners,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for Horizon (and the City of Tualatin, too).

I would like to express concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

I urge you to support and approve the Map and Text Amendments. Thank you for your consideration.

Thank you,

Paul and Vanita Pedersen  
19338 SW 55th Ct, Tualatin  
503 710-2130

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: MR & MRS. Paul Meyer

Address: 17365 SW 108<sup>th</sup> place Tualatin

Signature: Mary B. Meyer Date: 04/25/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Paul Ortiz

Address: 21740 109th Terrace Tualatin OR

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: PEGGIE J. WILKERSON

Address: 17925 SW YAQUINA CT.  
~~Guadalupe St. #9106~~

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, March 13, 2023 1:58 PM  
**To:** Penny Harper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Penny Harper <padgett.harper@gmail.com>  
**Sent:** Tuesday, March 7, 2023 5:53 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

▪ **Dear Ms Nelson**

I am writing in opposition to the planned SW Norwood annexations referenced above.

I have lived in the Norwood neighborhood for 28 years and use Norwood Road to access Boones Ferry Road several times a week. I am already nervous about how the Autumn Sunrise development will affect traffic in that neighborhood—adding a whole high rise on top of that will surely cause terrible daily traffic congestion, especially without major improvements to the surrounding roads.

Please consider the needs of the existing and new residents of this neighborhood and deny the annexation until a comprehensive traffic mitigation can be implemented.

Thank you

Penny Harper

7180 SW Norse Hall Rd., Tualatin 97062

503/939-9313

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Peter Wentzel

Address: 19173 SW Chesapeake Ct

5/2/22

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Philip & Heidi Lee

Address: 8715 SW Tachii Ct, Tualatin, OR 97062

Philip Lee

11-16-23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

R. M. Childs

Address:

22705 SW Vermillion Dr

Signature:

4/22/17

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:07 AM  
**To:** Rachel Neill  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Rachel Neill <[rachel.neill@icloud.com](mailto:rachel.neill@icloud.com)>  
Sent: Friday, April 14, 2023 4:14 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments against both the Map and Text Amendments.

As a resident of this community and a former constituent of Horizon "Community" Church and School, I am against rezoning a residential neighborhood to high rise buildings and permanently altering the Tualatin development code to allow for high rise, anywhere in the city of tualatin.

The due diligence to determine appropriate infrastructure as required by state law has not been conducted in order to ensure the proper services to support current and future residents of Tualatin.

Please do not recommend the Map and Text Amendments to City council.

Thank you,

Rachel Neill  
9350 SW Stono Dr  
Tualatin OR 97062

Sent from my iPhone

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Randy & Julie Welborn

Address: 22885 SW Vermillion Dr Tualatin 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:04 AM  
**To:** Pastor Randy Campbell  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Pastor Randy Campbell <rcampbell@horizoncommunity.church>  
**Sent:** Friday, April 7, 2023 4:02 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Randy Campbell

11003 SW Ondeida St Tualatin, OR 97062

503-593-9887

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 8:19 AM  
**To:** hsapitan@yahoo.com  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: hsapitan@yahoo.com <hsapitan@yahoo.com>  
Sent: Wednesday, April 12, 2023 4:09 PM  
To: Ext - Planning <Planning@tualatin.gov>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Randy Sapitan  
4720 Masters Dr,  
Newberg, OR 97132



## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:11 AM  
**To:** Julie  
**Cc:** Steve Koper  
**Subject:** RE: Opposed to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: randyjw@juno.com <randyjw@juno.com>  
Sent: Sunday, May 07, 2023 6:16 PM  
To: Council <council@tualatin.gov>  
Subject: Opposed to PTA23-0001 and PMA23-0001

We moved to this Tualatin neighborhood 22 years ago and we are opposed to applications PTA23-0001 and PMA23-0001 as these are not in the best interests of our local community.

I don't appreciate having an out-of-state developer, or those working on their behalf, coming in and attempting to gain a rezoning of our neighborhood and put in a high-rise, high-density development.

I am convinced that very few, if any, of those advocating for these applications actually live in this neighborhood. Regardless, this is just not a suitable area for a high-rise. The downtown area is already set for that.

I know growth will happen, but let it be done wisely, not just growth for growth's sake or for profit only.

Additionally, we still don't know what impact the Autumn Wind development will have in our community once it is complete and people have moved in.

When considering growth, please, let's not allow developers to indiscriminately alter the character of our neighborhoods.

Thank you,  
Randy Welborn

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 8:05 AM  
**To:** randyjw@juno.com  
**Cc:** Steve Koper  
**Subject:** RE: Subject: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: randyjw@juno.com <randyjw@juno.com>  
Sent: Wednesday, April 19, 2023 5:37 PM  
To: Madeleine Nelson <mnelson@tualatin.gov>  
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
Subject: Subject: No to PTA23-0001 and PMA23-0001

Hello,

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. It would change the entire character of our neighborhood and I am concerned it would allow for any other kind of high-rise development.

A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Also, I especially don't appreciate out-of-town developers dictating what and where development will occur.

Please consider the needs of the entire City.

Thank you,  
Randy Welborn

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Ray Willey

Address:

21767 SW Dakota Dr

1 1211

1-1211

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Rebecca Wyland

Address: 20784 SW Sunde Ct, Tualatin OR

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Richard Fraisse

Address:

20694 SW Siletz Ct. 97061

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

 Richard L. deBrauwere

Address:

1100 SW Lucas Dr., Tualatin, OR 97062

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Name: RICHARD MESSNER

Address: 21080 SW JAMCO CT. TUALATIN

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Richard Panach

Address:

22530 SW Mandarin Dr Tualatin, OR 970

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Rick Cady / Regina Chante

Address:

10230 SW Anderson G.

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: RICK DISTEFANO

Address: 9885 SW Iowa DR.

Signature: Rick Distefano

Page 5-1-23

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 8:18 AM  
**To:** Rick Stokes  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Rick Stokes <[gladimsavedbytheone@gmail.com](mailto:gladimsavedbytheone@gmail.com)>  
Sent: Wednesday, April 12, 2023 4:05 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Sent from my iPhone

# **Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Rob and Stephanie Ryan

Address:

8137 SW Seminole Trail

Fabbi Ryan

4/22/23

Signature:

4/22/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Michael Mastro pierro

Address:

22105 S.W. 88TH PLACE

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Robert Bryant

Address:

18150 SW Cheyenne Way

4/30/2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Robert Dixon

Address:

17967 SW ~~Paterson~~ 110<sup>th</sup> Place

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: ROBERT TAYLOR

Address: 22330 SW TAYLORS DR. 97062

Signature: RC

Date: 11/30/2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

*Robert Thompson*

Address:

*8475 SW Avery ST Tualatin  
OR 97062*

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

 Richard L. deBrauwere

Address:

1100 SW Lucas Dr., Tualatin, OR 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:46 AM  
**To:** Ron Dunevant  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Ron Dunevant <rondunevant@gmail.com>  
**Sent:** Tuesday, April 18, 2023 9:10 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Ladies and Gentlemen,

As a resident of Tualatin for the past 17 years and a former resident of Portland, I am deeply concerned about the proposal to change the current zoning code. I live in the Byrom neighborhood and its appeal was obvious from the moment my family and I moved here: An abundance of trees, limited traffic, neighbors who care about their property, and a generally peaceful atmosphere (even with the freeway just a block from our home.)

I am concerned that the proposed changes could threaten those qualities. Already, traffic congestion along Boones Ferry Rd. can, at times, line up from Day Road all the way back to Norwood. With the addition of the Autumn Sunrise subdivision, nearly 500 new residences will be added to this area. Add into that 276 apartments from this proposal, and I fear that the livability of this section of Tualatin will be dramatically decreased.

Tualatin is a very special place, and I stand with our citizens who demand a lighter and more considerate approach to growth. To do otherwise is to risk destroying the qualities that make this area so attractive, and so different from the city of Portland, which, sadly, has become everything we abhor about large cities.

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Please consider the needs of the entire City.

Thank you for your time and attention,

Ron Dunevant

--

Ron Dunevant  
Ron Dunevant, LLC  
Office: 503-692-5130 Cell: 971-678-1454  
[rondunevant@gmail.com](mailto:rondunevant@gmail.com)

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:12 AM  
**To:** Ron Dunevant  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Ron Dunevant <[rondunevant@gmail.com](mailto:rondunevant@gmail.com)>  
**Sent:** Sunday, May 07, 2023 6:04 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

Esteemed Members of the Tualatin City Council,  
I have written to you previously regarding the proposed change to the zoning of the land south of SW Norwood Road. Again, I ask you to consider the long range ramifications such a change will have on the quality of life that Tualatin offers its residents. Tualatin is a very special place, one that my family and I are grateful to have called home for the past 17 years. While I understand that some growth is necessary, I also believe a more moderate approach is imperative to ensuring that future residents are able to enjoy that same quality of life. I agree with the Planning Commission that a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website Norwoodsaysno.org shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting the City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community. Thank you for your time and your service to this community,

Ron Dunevant 21865 SW Mandan Dr, Tualatin, OR 97062 971-678-1454 [rondunevant@gmail.com](mailto:rondunevant@gmail.com)

--

Ron Dunevant  
Ron Dunevant, LLC  
Office: 503-692-5130 Cell: 971-678-1454  
[rondunevant@gmail.com](mailto:rondunevant@gmail.com)

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:09 AM  
**To:** Ron Kimmel  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

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Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Ron Kimmel <kimmel.dna@gmail.com>  
**Sent:** Saturday, April 8, 2023 6:26 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

Do not rezone this area! No one that actually lives in this area wants this type of housing. The greed of Horizon church is undeniable. Please do not be a part of this!

Thank you,  
Ron Kimmel  
23605 SW Boones Ferry Rd, Tualatin, OR 97062

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Name:

Ron Woody

Address:

10340 SW Meier Dr.

Ron Woody

5/2/2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Ronald & Jeanie Ingram  
Address: 10380 SW Meier Dr.  
Signature: Ronald C. Ingram Date: 5/11/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Ronald S. Wood

Address: 8701 S.W. Talawa Dr

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, March 15, 2023 8:23 AM  
**To:** Rose Toler  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Rose Toler <rose.toler@gmail.com>  
**Sent:** Tuesday, March 14, 2023 9:21 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

I am writing this to you and the city council to look at the long range ramifications of changing the zoning on Norwood Rd to build apartments/high rises.

This area is zoned for single family homes. High rises are zoned in Tualatin downtown, where there is plenty of land to build on and where there is better public transportation, and shopping.

Please understand that the citizens you represent are very much against this proposal. There are so many housing projects taking place on Norwood and Boonesferry Rd. that another one is not justified or needed.

Sincerely,  
Rose Toler

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:30 AM  
**To:** Rose Toler  
**Cc:** Steve Koper  
**Subject:** RE: Subject: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Rose Toler <rose.toler@gmail.com>  
**Sent:** Monday, April 17, 2023 9:35 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Subject: No to PTA23-0001 and PMA23-0001

I have lived in Tualatin for over 30 years. I have watched more and more apartments, condos, high rises be built mainly throughout the downtown area, as that is where they belong. Norwood Rd and Boonesferry Road are not zoned for high rises for good reason. It is an area of duplex and single homes. I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A high-rise belongs in downtown Tualatin ONLY where infrastructure can support it.

Rose Toler

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 8:08 AM  
**To:** Rose Toler  
**Subject:** RE: re-zoning  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Rose Toler <rose.toler@gmail.com>  
**Sent:** Wednesday, April 19, 2023 9:07 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** re-zoning

As a resident of Tualatin for over 30 years. I have watched more and more apartments, condos, high rises be built mainly throughout the downtown area, as that is where they belong. Norwood Rd and Boonesferry Road are not zoned for high rises for good reason. It is an area of duplex and single homes. I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A high-rise belongs in downtown Tualatin ONLY where infrastructure can support it and is already zoned for high-rises.

Also, has anyone even given any thought to the impact of all the traffic that this is going to create. South Boonesferry Road is already overwhelmed by the afternoon with traffic. This is just creating further congestion.

I urge you to vote NO this rezoning request. These companies can build the high-rise they want in the areas already zoned for it within Tualatin.

Rose Toler

**Madeleine Nelson**

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**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:09 AM  
**To:** ROSEMARIE HEYER  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** ROSEMARIE HEYER <heyer4414@comcast.net>  
**Sent:** Saturday, April 15, 2023 1:20 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001

**I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.**

Sincerely:

Rosemarie Heyer  
Hans J. Heyer

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, April 19, 2023 8:30 AM  
**To:** ROSEMARIE HEYER  
**Subject:** RE: No to PTA23-0001 and PMA23-0001

Good Morning,

Thank you for your response. Your additional comments will be added to the written record.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** ROSEMARIE HEYER <heyer4414@comcast.net>  
**Sent:** Tuesday, April 18, 2023 4:22 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** RE: No to PTA23-0001 and PMA23-0001

Dear Madeleine Nelson,

Thank so much for your reply. You can send us a email: [heyer4414@comcast.net](mailto:heyer4414@comcast.net) or send a note to Heyers at 22775 SW Vermillion Dr. Tualatin OR 97062  
We have lived in Oregon for more than 50 years and in Tualatin for over 21 years. We love Tualatin and hope we do not get High Rise Buildings, we have enough traffic with the project they are doing already. I can not drive now from Norwood in Boones-Ferry Rd around 4-5 to go Costco. Please think about that, a traffic light will not solve it, would even get worse. Thank you for your dedication and caring.

Rosemarie Heyer

On 04/18/2023 3:58 PM Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)> wrote:

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

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**Madeleine Nelson**

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** ROSEMARIE HEYER <[heyer4414@comcast.net](mailto:heyer4414@comcast.net)>  
**Sent:** Tuesday, April 18, 2023 3:34 PM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

How many units can you put on one acre by law?

There is a big empty field on corner Grahams-Ferry Rd.and Tonquin

There is a building from EX- Frye's Store in Wilsonville , close to shopping and also Transportation.

There is the old Albertson building in Tualatin where the Wes- Station is and shopping center and Red Line Bus around Tualatin.

If you add a 1000 people on Norwood and no park and no Sub Police, this area will get worse with more crime.

Last week our car door got broken when somebody wanted to steal our car and it was locked.

If the builder gets the change they can build not only 4 story high, even up to 7. Nowhere else are 4 story buildings next to single houses here. First they said high end apartments and the Church says now low housing apartments, this is all wrong.

If you live here across the street, you would never approve it, I know.

Thank you for listening and thinking hard to make a decision.

Sincerely

Rosemarie Heyer

Harold Eric Heyer

## **Madeleine Nelson**

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**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:55 AM  
**To:** Rosie Juarez  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** Rosie Juarez <rosiejuarez30@yahoo.com>  
**Sent:** Friday, April 7, 2023 9:19 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission, As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments. As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too. I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please support and approve the Map and Text Amendments. Thank you, Type Your Name Here Type Your Address Here Type Your Phone Number Here

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Rey Loop

Address: 21090 SW 86 TH CT.

11/11/23

11/11/23

## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:00 AM  
**To:** Marquez, Ryan  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Marquez, Ryan <[rmarquez@kpmg.com](mailto:rmarquez@kpmg.com)>  
Sent: Wednesday, April 12, 2023 6:58 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Ryan and Shae Marquez

4748 SW Homesteader Rd.  
Wilsonville, OR

503-810-7618

\*\*\*\*\*

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. When addressed to our clients any opinions or advice contained in this email are subject to the terms and conditions expressed in the governing KPMG client engagement letter.

\*\*\*\*\*

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Ryan Griffiths

Address:

21702 SW Fuller Dr.

TM 11/23/23

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:22 AM  
**To:** sbartholomew@orclinic.com  
**Cc:** Steve Koper  
**Subject:** RE: NO to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** Bartholomew, Samuel <[sbartholomew@orclinic.com](mailto:sbartholomew@orclinic.com)>  
**Sent:** Sunday, May 07, 2023 10:13 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** NO to PTA23-0001 and PMA23-0001

Dear Mayor Bubenik,

I am writing to express my strong opposition to the applications from a developer from Georgia changing the city building codes. The codes were put in place by our city government to prevent exactly this kind of situation.

These changes are solely for the purpose of maximizing profits for an out of state developer. The proposed building changes are far too dense and would allow for a high rise next to residential homes and over 40 units per acre.

This change ruins plans to concentrate future development downtown. Traffic is already a nightmare the Lower Boones Ferry and Stafford areas and would only get worse. The Norwood area is not prepared for this type of unfettered growth and negatively impact those who live around it.

Don't turn Tualatin into Portland in the name of "progress" or profits. Continue with intelligent, responsible city planning that will not turn our beautiful, forested community into an urban nightmare.

Sincerely,  
Sam Bartholomew  
22900 SW Stafford Rd  
Tualatin, OR 97062

**Samuel V. Bartholomew, MD, FACS**  
**Plastic and Reconstructive Surgeon**  
**OFFICE [\(503\) 488-2345](#) | DIRECT [\(503\) 488-2366](#)**  
**THE OREGON CLINIC PLASTIC SURGERY EAST**  
**[5050 NE Hoyt Street, Suite 422 Portland OR 97213](#)**

# **Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: SAM BEAUMI

Address: 14482 SW 104th AVE Tualatin OR 97062

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, March 6, 2023 8:27 AM  
**To:** Steve Hamm  
**Subject:** RE: No high rise on Norwood

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Steve Hamm <sshambone@aol.com>  
**Sent:** Friday, March 3, 2023 3:59 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Subject:** No high rise on Norwood

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local

transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### **Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### **Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### **Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

**Sandi Hamm**  
**22725 SW Vermillion Dr.**

Sent from my iPad

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, March 14, 2023 1:55 PM  
**To:** Steve Hamm  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Steve Hamm <sshambone@aol.com>  
**Sent:** Tuesday, March 14, 2023 12:28 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Sent from my iPad Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic:**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

**Sandi Hamm  
22725 SW Vermillion Dr.**

**Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Sara Corrigan

Address: 19480 SW 51st AVE, TUALATIN

Signature: Sara Corrigan Date: 4-20-23

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:19 AM  
**To:** sara gregory  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** sara gregory <saragregory07@gmail.com>  
**Sent:** Friday, April 14, 2023 9:01 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:34 AM  
**To:** 'sara gregory'  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** sara gregory <[saragregory07@gmail.com](mailto:saragregory07@gmail.com)>  
**Sent:** Friday, April 28, 2023 12:17 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** No to PTA23-0001 and PMA23-0001

I agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website Norwoodsaysno.org shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.

Thank you,  
Sara Gregory  
9825 Sw Choctaw St

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Sara Gregory  
3825 SW Choctaw St  
Portland, OR 97219  
4128123

Address:

Signature:

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:35 AM  
**To:** saramiele101@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: NO to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

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**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Sara Miele <[saramiele101@gmail.com](mailto:saramiele101@gmail.com)>  
**Sent:** Saturday, May 06, 2023 2:58 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** NO to PTA23-0001 and PMA23-0001

Hi Mayor Frank Bubenik,

My name is Sara Miele and I live in the Riverpark neighborhood in Tualatin.

I am writing because I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Please consider the needs of the entire city.

Thank you for your time and consideration.

Sincerely,  
Sara

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Dave & Shemie Nelson

Address:

9712 SW Alabama St TUALATIN

4/28/23

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[www.tualathoregon.gov/projects](http://www.tualathoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Scott & Marty Campbell

Address: 10925 SW Byrom Terrace, Tualatin, OR 97062

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Sean Robins

Address:

21886 SW Martinazzi Ave

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:35 AM  
**To:** shane hanzlik  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

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### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** shane hanzlik <hanzlikshane@yahoo.com>  
**Sent:** Friday, April 14, 2023 11:05 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

To Whom It May Concern,

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

Sincerely,  
Shane Hanzlik MD

Sent from my iPhone

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name: Shannon Churchill

Address: 9890 SW Iowa Drive Tualatin, OR

Signature: 

Date: 4/24/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Sharon Culley

Address:

21935 SW Mandan Ct

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Sharon Koch

Address: 21888 SW Blankfoot Driv

Signed: Sharon Koch

Date: 5/2/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Sharon L Roberts

Address: 17618 SW Shastavail

Tualatin  
OR

No High-rise

4/28/2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Sharon M. Thorson

Address:

21233 SW Martinazzi Av. 97062

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:19 AM  
**To:** Sheila Matthey  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Sheila Matthey <[sheilamatthey@yahoo.com](mailto:sheilamatthey@yahoo.com)>  
Sent: Thursday, April 13, 2023 3:30 AM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you  
Sheila Matthey  
10645 SW Meier Dr Tualatin  
5034909406  
Sent from my iPhone

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Shelby Bell

Address: 8930 SW Iowa Dr., Tualatin

**Sign and send today! This is our city!**

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A High-Rise Belongs in Downtown Tualatin**

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Shelley and Ryan Glaze

Address:

21845 SW Mandan Ct

111

1122122

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:27 AM  
**To:** Sherrie nelson  
**Cc:** Steve Koper  
**Subject:** RE: Norwood Project  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Sherrie nelson <[sherrie@wasatchcredit.com](mailto:sherrie@wasatchcredit.com)>  
**Sent:** Monday, April 17, 2023 8:50 AM  
**To:** Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
**Cc:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** Norwood Project

Good Morning,

I am writing to you about the proposed high rise on Norwood Road. I am 100% against it. A huge apartment complex doesn't belong there. It isn't zoned for it and that alone should be enough to stop it. I feel like the planning department and city council have turned a blind eye to what the citizens of Tualatin want. There is huge opposition to this project and no one at the city level seems to care.

When I replace a water heater at my house I have to get a permit to do it and follow the rules. If I wanted to add a 3 or 4<sup>th</sup> story to my home I would ultimately be turned down and not able to secure the permits needed. Why then does the developer and Horizon Church not have to follow the same rules that I do? It's not zoned for that and shouldn't be approved. There is no bus service to areas around Tualatin from that location. There is only Tri-met service Monday through Friday. There are no grocery stores etc anywhere around there.

If you approve this type of development on Norwood Road then you will be approving this type of development everywhere in Tualatin. Do you really think this is what the citizens of Tualatin want? Remember we the citizens of Tualatin do not have access to high priced downtown Portland attorneys like the developer or Horizon Church do. We only have our elected officials to represent us. I don't feel that you are doing that at all!

Norwood road is 100% wrong for such a huge complex. The traffic is already awful and at times the traffic line to get through day roads backs up back to Norwood road. There are no plans that I have heard of to help alleviate the traffic issues that will be caused by more traffic. The solution of adding lights will not help this. It will make matters worse.

As a concerned citizen who has lived in Tualatin for over 30 years I am pleading with you to say no to this development and make the developer and Horizon Church follow the rules and zoning that are already in place.

Thank You,

Sherrie Nelson

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 9:08 AM  
**To:** Sheryl Bunfill  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Sheryl Bunfill <[sbunfill@gmail.com](mailto:sbunfill@gmail.com)>  
Sent: Saturday, April 8, 2023 6:12 AM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Sheryl Bunfill

15331 SW Clifford Ct.  
Sherwood, Or. 97140

503-453-7716

Sent from my iPhone

**Sign and send today! This is our city!**

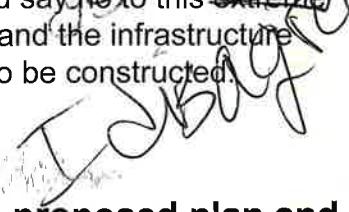
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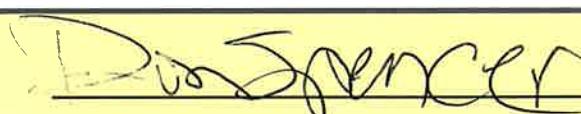
**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

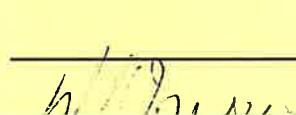
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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying ~~NO~~ to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: 

Address: 

## **Madeleine Nelson**

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**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:18 AM  
**To:** Stacie Anderson  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Stacie Anderson <sadiethegolden@hotmail.com>  
**Sent:** Wednesday, April 12, 2023 9:18 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Stacie Anderson  
21363 SW Baler Way  
Sherwood, OR 97140

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Stacy Collett

Address:

22483 SW Pinto Dr

AK

Nov 11, 11

H-11-123

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 8:23 AM  
**To:** Pastor Stan Russell  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Pastor Stan Russell <[SER@horizoncommunity.church](mailto:SER@horizoncommunity.church)>  
Sent: Friday, April 7, 2023 4:33 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Stan Russell

Type Your Address Here

10215 SW Madrid Loop TUALATIN, Oregon.

Type Your Phone Number Here

503-307-8414

Sent from my iPhone

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, April 26, 2023 4:16 PM  
**To:** Stephanie Kotka  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Stephanie Kotka <[steph.kotka@gmail.com](mailto:steph.kotka@gmail.com)>  
Sent: Wednesday, April 26, 2023 4:08 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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Please support and approve the Map and Text Amendments.

With Warm Regards,  
Stephanie Kotka  
10344 SW Barber St  
Wilsonville, OR 97070

503-970-6452

**Sign and send today! This is our city!**

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A High-Rise Belongs in Downtown Tualatin**

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Stephen W. Cooper  
Margaret A. Jones

Name: Stephen W. Cooper 97062  
Address: 10300 SW Paulina Dr. Tualatin, OR  
Margaret A. Jones

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: David Schauer

Address: 22215 SW Taylors Dr. Tualatin 97062

D.M.DD

4/25/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Steve & Tricia Windhorn

Address: 10920 SW Byrum Ter. Tualatin, OR 97062

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Steve Day

Address: 5712 SW Calusa Loop Tualatin

Signature:  

4/22/23

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: STEVE KUNISHIGE

Address: 9172 SW ARAPAHO RD.

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Steve Whittaker

Address:

22000 SW Cole Ct., Tualatin OR 97062

Steve Whittaker

6/28/23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 8, 2023 8:25 AM  
**To:** sworral@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: To Mayor Frank Bubenik - No to PTA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Steve Worral <[sworral@gmail.com](mailto:sworral@gmail.com)>  
**Sent:** Saturday, May 06, 2023 4:51 PM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** To Mayor Frank Bubenik - No to PTA23-0001

I say NO to PTA23-0001 andPMAA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, March 20, 2023 8:17 AM  
**To:** 'Steve Zimmerman'  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Steve Zimmerman <steveazee@gmail.com>  
**Sent:** Sunday, March 19, 2023 1:52 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Hello,

As an owner of properties on Boones Ferry Rd on both sides of this proposal, I can say for certain that this is a really, really bad idea.

Not only do we not need this project, it will make traffic so much worse than it already is. I have had six car accidents on my property south of the project and increased traffic flow will only make this worse. There are already evenings when the traffic backs up as people try to get onto I5. With this additional increase over what's already in the works, traffic will get worse to the point of intolerable.

It makes much more sense to put such a development elsewhere in Tualatin, where car traffic can be mitigated with bus/foot/bike transportation and a multi-story building won't look out of place. I understand that there are times when owners and developers want to push or stretch the boundaries of what is zoned... it's understandable. It's also understandable when elected officials push back with the support of the will of the people to hold firm to the current zoning.

I would expect any elected official to do what's best for their constituents.

Steve Zimmerman



Virus-free.[www.avast.com](http://www.avast.com)

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Steven Boos

Address: 22155 SW Martinazzi

1/27/22

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Monday, March 6, 2023 8:27 AM  
**To:** Steve Hamm  
**Subject:** RE:

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Steve Hamm <sshambone@aol.com>  
**Sent:** Friday, March 3, 2023 3:53 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Subject:**

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

**Issue one regarding traffic:**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

**Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districited to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

**Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Steven R Hamm  
22725 SW Vermillion Dr.

Sent from my iPad

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, March 14, 2023 2:49 PM  
**To:** Steve Hamm  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Steve Hamm <sshambone@aol.com>  
**Sent:** Tuesday, March 14, 2023 12:25 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Sent from my iPad Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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Sincerely

Steven R Hamm  
22725 SW Vermillion Dr.

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, March 14, 2023 1:54 PM  
**To:** Steve Hamm  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Steve Hamm <[sshambone@aol.com](mailto:sshambone@aol.com)>  
Sent: Tuesday, March 14, 2023 12:51 PM  
To: Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>  
Cc: Council <[council@tualatin.gov](mailto:council@tualatin.gov)>; Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: No to PTA23-0001 and PMA23-0001 Applications

Dear Mayor and Tualatin city council and Planners

I have been a citizen of Tualatin for over thirty years. I have seen many changes over the years, some for the good, many for the worst in regards to the livability of its citizens. Traffic being one such issue, no surprise there I'm sure. The latest attempt to ruin our livability in this fine city is the re-zoning of property to allow High-rise dwellings to be located anywhere in the city. This I am totally against. There is one being purposed on the corner of Norwood and boones ferry road. With a huge neighborhood already being built, having a High rise located on the corner would be a traffic and livability disaster. There other other places in Tualatin like downtown that would be better suited like where the old Hagans store was located. Close to transit and amenities. I say NO to any development that can't be supported by existing city infrastructure as well as city zoning. I say NO to development that opens floodgates to High-rise everywhere. I say NO to development that hands our wonder city of Tualatin over to Developers to ruin our city and lessen our livability. There are better choices out there lets do the right thing by our community and not developers who don't even reside in our state.

Sincerely,  
Steve Hamm  
22725 SW Vermillion dr.

Sent from my iPad

**Sign and send today! This is our city!**

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A High-Rise Belongs in Downtown Tualatin**

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. By saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Sue + Randy Hebert

Address: 22230 SW 103rd Ave Tualatin OR 97062

Sue + Randy Hebert

11/24/22

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I am a resident of Tualatin I do not want developers changing the Tualatin Development code (TDC) to allow the most dense zoning (RH-HR) as defined in the TDC, anywhere in Tualatin. It is not in the best interest of the public. I am voting NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

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**Join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Suzanne S. Greenspan  
Address: 23097 SW 104th Terrace  
Signature: Suzanne S. Greenspan Date: 04/25/23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:45 AM  
**To:** susan.e.humphrey@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: me, Susan regarding the land use decisions: For the Record  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Susan Humphrey <[susan.e.humphrey@gmail.com](mailto:susan.e.humphrey@gmail.com)>  
**Sent:** Monday, April 17, 2023 11:11 PM  
**To:** Megan George <[mgeorge@tualatin.gov](mailto:mgeorge@tualatin.gov)>  
**Subject:** me, Susan regarding the land use decisions: For the Record

Tualatin City Planning Commission,

Regarding the land use decisions for the proposed apartment development at 23370 SW Boones Ferry Road, please accept my comments below:

Residents in the area deserve to enjoy the benefits afforded to everyone in Tualatin resulting from rational zoning rules. Zoning rules exist for several important reasons, and this property should not be rezoned to the HIGHEST POSSIBLE DENSITY to allow a 276-unit, six-building, four-story complex to be built immediately across the street from a neighborhood of single-family homes. If this is approved, our quality of life will suffer greatly, and our property values will suffer as well.

This is especially true given that over 500 new residences have been already approved for construction within yards of this location. The resulting increase in traffic coming from roughly 900 additional households will turn the Norwood Rd – Boonesferry Rd intersection into the worst-rated intersection. Even with a traffic light, delays and backups at this intersection will be severe. This is also compounded greatly by Tualatin High School and Byrom Elementary located so close by.

This plot of land could be used to build duplexes and other multi-family units, without having to go to such high density. This would help address the housing need without so severely impacting the quality of life and property values for neighboring homeowners.

I continue to worry about the accidents and the near misses I have witnessed along Boones Ferry Road and Norwood. One accident I witnessed was at the intersection of Boones Ferry and Norwood - a young woman swerved to avoid an oncoming car, She hit a curb and was unconscious. I immediately gave her first aid and called

911 and waited until the EMTs took over. I have also witnessed near misses with children on their bikes on Boones Ferry, some running when crosswalks because cars are speeding and disregard crosswalks.

Please tell me where the nearest crosswalk will be between Boones Ferry and Norwood and Boones Ferry Road and Boones Ferry and Boeckman Road? I feel it is unsafe to pass this decision and explain to the next driver that gets hurt or killed - blood on your hands!

I respectfully request that the wishes of the many neighbors opposing this project be honored. Please do NOT support the proposed Plan Map Amendment (PMA) from Medium-Low Density Residential (RML) and Institutional (IN) to High-Density High Rise (RH-HR) at 23370 SW Boones Ferry Road.

Thank you kindly,

Susan Humphrey RN

8801 SW Stono Drive

Tualatin, OR 97062

**Sign and send today! This is our city!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: SUSAN HUMPHREY

Address: 8801 SW STONE DRIVE TUALATIN OR 97062

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Susan McCall

Address:

22260 SW 102,J Place

429/63

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, February 22, 2023 11:09 AM  
**To:** susantaylorhill@gmail.com  
**Subject:** RE: Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

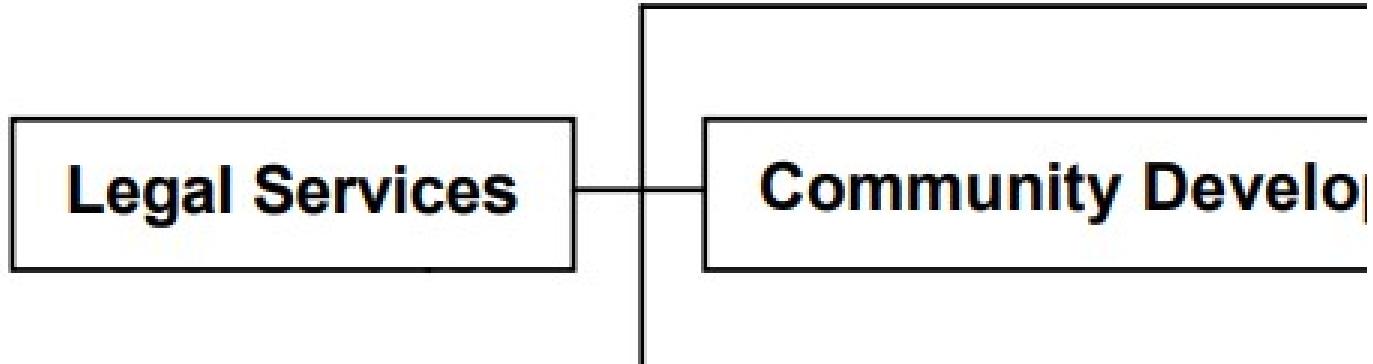
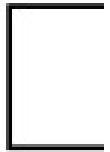
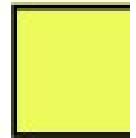
Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** susantaylorhill@gmail.com <susantaylorhill@gmail.com>  
**Sent:** Tuesday, February 21, 2023 10:02 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

# City of



Tualatin Planning Commission meeting on 1/19/23. The meeting agenda: discuss a significant zone change that would allow heavy manufacturing behind residents' homes on Boones Ferry Rd.(Tualatin City Council will also be discussing this issue on 2/27/23).

You know what happened? The developer **brought an attorney to the meeting**. It seemed to attendees that the developer was implying they would file a lawsuit if they didn't get their way.

At the same meeting a resident had concerns and questions regarding the zone change, and they accidentally spoke out of turn. They were quickly silenced by one planning commissioner.

Thankfully the Chair let this person speak, but at the end of the meeting when the Commission was supposed to deliberate on a recommendation to council, the *developers* spoke out of turn to sway the commission one more time.

It wasn't enough that the developer received more than half an hour for their presentation earlier, it was that they had *so much clout to basically walk all over the process*. And they were not silenced by any planning commissioner and were allowed to speak out of turn.

***We hope you see the issue here...***

From our perspective it seems as if Council has forgotten who is really in charge of the city.

It is supposed to be the citizens, not developers.

A high-rise is not a smart choice on SW Norwood Rd when *this type of development is supposed to be in the core of Tualatin*.

Kind regards,  
Susan Pitt  
8883 SW Iowa Drive

Sent from my iPhone

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Friday, March 17, 2023 2:03 PM  
**To:** Susan Hill  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Susan Hill <susantaylorhill@gmail.com>  
**Sent:** Friday, March 17, 2023 12:59 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Susan Hill <susantaylorhill@gmail.com>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon.

I wish to state that I strongly oppose altering the City Code as proposed. **Changing the text of the Tualatin Development Code opens the entire city to high rise development anywhere and is not just relative to the proposed high rise apartment building on Norwood**, but goes much further than that. It affects all of Tualatin and the surrounding unincorporated areas, as well as our neighboring cities. It affects all of our community and everyone who lives, works, shops or visits this city.

Tualatin has already done our part to alleviate the housing crisis with almost 1,000 new units already underway here in the past two years. We have already met 92% of the City's 30-year growth plan!

Additionally, we are already in compliance with the 2022 Oregon Housing Needs Analysis. We do not need to do more.

Our existing city infrastructure cannot support this level of growth.

**Any new high rises should be built in the core of Tualatin, where infrastructure and amenities provide quality of life for apartment/condo living.**

Kind regards,

Susan Pitt  
8883 SW Iowa Drive  
Tualatin, OR 97062  
503-351-5915

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, March 21, 2023 11:32 AM  
**To:** susantaylorhill@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023, attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: susantaylorhill@gmail.com <susantaylorhill@gmail.com>  
Sent: Tuesday, March 21, 2023 10:26 AM  
To: Ext - Planning <Planning@tualatin.gov>  
Subject: No to PTA23-0001 and PMA23-0001 Applications

Hello Planning Department,

>

> Increasing the residential density on Norwood Rd. by nearly 500% will most certainly negatively affect the entire area, with markedly increased traffic throughout the neighborhood streets, as well as on Boones Ferry Rd. What improvements are planned to mitigate these issues?

>

> My husband and I stand firmly against allowing a high rise on Norwood Rd. and changing the zoning for the church-owned property currently zoned institutional to high-density residential.

>

> Kind regards,

> Susan Pitt

> 8883 SW Iowa Drive

>

>

> Sent from my iPhone

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:21 AM  
**To:** susantaylorhill@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: susantaylorhill@gmail.com <susantaylorhill@gmail.com>  
Sent: Friday, April 14, 2023 9:17 AM  
To: Madeleine Nelson <mnelson@tualatin.gov>  
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
Subject: No to PTA23-0001 and PMA23-0001 Applications

Hello Planning Department,

>  
> Increasing the residential density on Norwood Rd. by nearly 500% will most certainly negatively affect the entire area, with markedly increased traffic throughout the neighborhood streets, as well as on Boones Ferry Rd. What improvements are planned to mitigate these issues?  
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> My husband and I stand firmly against allowing a high rise on Norwood Rd. and changing the zoning for the church-owned property currently zoned institutional to high-density residential.  
>  
> Kind regards,  
> Susan Pitt  
> 8883 SW Iowa Drive  
>

Sent from my iPhone

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:29 AM  
**To:** susantaylorhill@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** susantaylorhill@gmail.com <susantaylorhill@gmail.com>  
**Sent:** Friday, April 14, 2023 9:18 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon.

I wish to state that I strongly oppose altering the City Code as proposed. **Changing the text of the Tualatin Development Code opens the entire city to high rise development anywhere and is not just relative to the proposed high rise apartment building on Norwood**, but goes much further than that. It affects all of Tualatin and the surrounding unincorporated areas, as well as our neighboring cities. It affects all of our community and everyone who lives, works, shops or visits this city.

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8883 SW Iowa Drive

Tualatin, OR 97062  
503-351-5915

Sent from my iPhone

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 8:20 AM  
**To:** susantaylorhill@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** susantaylorhill@gmail.com <susantaylorhill@gmail.com>  
**Sent:** Friday, April 14, 2023 9:14 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001

I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A High-Rise belongs in downtown Tualatin ONLY where infrastructure can support it. Consider the needs of the entire City.

**Susan Pitt**  
**8883 SW Iowa Drive**

Sent from my iPhone

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

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As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Susan Rupert

Address: 8225 SW Cheyenne Way, Tualatin

4/2/22

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Suzanne Zaslaw

Address: 8721 SW Takawa Dr

# **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: S. BAUMANN + R. DIALE-BAUMANN

Address: 10500 SW KIDZ-A ST.

Signature: S. Baumann Date: 4/25/23

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:19 AM  
**To:** 'Tavita Laasaga'  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Tavita Laasaga <uso23@yahoo.com>  
Sent: Thursday, April 13, 2023 7:09 AM  
To: Ext - Planning <Planning@tualatin.gov>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here TAVITA LAASAGA

Type Your Address Here 13020 SW DICKSON ST KING CITY OREGON

Type Your Phone Number Here 808-333-1493

Sent from my iPhone

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:38 AM  
**To:** Ted Shafer  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Ted Shafer <unkatedddy@gmail.com>  
**Sent:** Wednesday, April 12, 2023 4:23 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:48 AM  
**To:** Ted Shafer  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Ted Shafer <unkateddy@gmail.com>  
**Sent:** Wednesday, April 12, 2023 4:39 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:38 AM  
**To:** Ted Shafer  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Ted Shafer <unkatedddy@gmail.com>  
**Sent:** Wednesday, April 12, 2023 4:23 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

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Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here  
Ted Shafer  
Type Your Address Here  
17555 SW Fulton Dr, Tualatin, OR 97062  
Type Your Phone Number Here 503 317 6421

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:19 AM  
**To:** Ted Shafer  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Ted Shafer <unkateddy@gmail.com>  
**Sent:** Thursday, April 13, 2023 8:00 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
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Type Your Name Here

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Type Your Phone Number Here

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

TERESA DAVIS

Address:

5214 SW Bushbaum St  
Tualatin, OR 97062

512123

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: TERRENCE DONAVON FRANKS

Address: 22730 SW 90<sup>th</sup> PL, Tualatin

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 10:28 AM  
**To:** Terry Swartout  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Terry Swartout <terryswartout68@gmail.com>  
**Sent:** Tuesday, April 11, 2023 10:05 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Terry Swartout

Sherwood OR 97140

503-625-3966



## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, May 1, 2023 8:20 AM  
**To:** tessiemoller@comcast.net  
**Cc:** Steve Koper  
**Subject:** RE: Subject: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** THERESA MOLLER <[tessiemoller@comcast.net](mailto:tessiemoller@comcast.net)>  
**Sent:** Saturday, April 29, 2023 4:53 AM  
**To:** Council <[council@tualatin.gov](mailto:council@tualatin.gov)>  
**Subject:** Subject: No to PTA23-0001 and PMA23-0001

## Subject: No to PTA23-0001 and PMA23-0001

I agree with the Planning Commission, a high-rise does not belong on SW Norwood Rd. and the City of Tualatin development code should not change to allow a high-rise anywhere in Tualatin. A high-rise was specifically designed to be located downtown near mass transit and amenities. The website Norwoodsaysno.org shows what smart development can look like if Horizon Community Church is willing to change their minds about who to sell the property to, or if Vista Residential Partners withdraws the application for a high-rise and code change for all of Tualatin and implements a different plan approved by our community. For now I am requesting City Council to deny these applications and think of our City holistically. Developers should not be able to change codes to maximize profit at the expense of the community.

Thank you,

Theresa Moller  
22825 SW 93rd Terrace  
Tualatin, Oregon 97062

# **Sign and send today! This is our city!**

## **Tualatin needs YOU to be a Leader... A High-Rise Belongs in Downtown Tualatin**

Today a developer is trying to change Tualatin's Development Code to allow the highest density land use zone anywhere in Tualatin (RH-HR). Currently this zoning is only allowed in the core of the city (30units/acre) for good reason. Downtown Tualatin is not fully developed. In the past 2-3 years Tualatin has also already approved almost 1,000 apartments and single family homes that are yet to be constructed. Developers should not be able to remove restrictions in the development code to build whatever they want, wherever they want, to maximize profits at the expense of the community.

**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

*If you agree please sign this notice, add a stamp, and mail it to the address shown on the back to make sure your voice is heard.*

As a resident of Tualatin I do not want developers changing the Tualatin development code (TDC) to allow the most dense zoning (RH-HR) as defined by TDC, anywhere in Tualatin. It is not in the best interest of the public. I am saying NO to the plan and text amendment applications PTA23-0001 and PMA23-0001. A high-rise belongs ONLY in downtown Tualatin as the current code allows. Council, please provide leadership and say no to this extreme overreach by developers. The City is yet to understand the infrastructure impact for almost 1,000 new approved homes still to be constructed.

[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**



**Theresa Moller  
22825 SW 93rd Terrace  
Tualatin, Oregon 97062**

Name:

\_\_\_\_\_  
*(Handwritten signature)*

Address:

\_\_\_\_\_  
*(Handwritten address)*

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Theresa Paxton

Address: 1905 SW Chesapeake Dr  
Tualatin Oregon 97127 512122

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Thor Thorsen

Address:

19253 SW Chesapeake Drive

Signature:

Thor D. Thorsen

5/3/2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Tim & Suzanne Kitch

Address: 8350 SW Seminole Trl Tualatin  
Suzanne Kitch  
Tim Kitch

A11-22

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, February 16, 2023 12:10 PM  
**To:** Tim N.  
**Cc:** kapaluapro@aol.com; mwestenhaver@hotmail.com; Marissa Katz; Julie Heironimus  
**Subject:** RE: Concern with application PTA 23-0001  
**Attachments:** CIO Contact.pdf

Hi Tim,

Thank you for your email. The comment has been received and will also be provided to the applicant. Attached is the letter the applicant provided in their application submittal.

Thanks,

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Tim N. <timneary@gmail.com>  
**Sent:** Thursday, February 16, 2023 11:33 AM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Chad Fribley <kapaluapro@aol.com>; Mary Lyn Westenhaver <mwestenhaver@hotmail.com>; Marissa Katz <katzmari22@gmail.com>; Julie Heironimus <jujuheir@aol.com>  
**Subject:** Concern with application PTA 23-0001

Hi Madeleine,

I am concerned that the application is still incomplete, as those involved with the project did not make any known attempts to contact any of the executive committee members of the Byrom CIO.

This is in violation of TDC 32.140 criterion h:

A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the **application** and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with **land use** committee, presentation at neighborhood association meeting), and the result.

I have CC'ed the other Byrom CIO board members, who can also confirm that they have not been contacted regarding this project.

## **Madeleine Nelson**

---

**From:** Tim N. <timnearly@gmail.com>  
**Sent:** Thursday, February 16, 2023 10:53 AM  
**To:** Madeleine Nelson  
**Subject:** Re: PTA23-0001

Thank you Madeleine!

As a community member, I would appreciate it if planning department procedure changed and posted materials publicly as soon as possible, even if that includes a clear indicator that the application is not yet complete and moving forward. The goal in this change would be to create a greater degree of equality for project applicants and community members, as applicants likely put significant time and effort, at their own pace, to put their materials together, whereas delays in a proposed change drastically limits community members' time to research the project and its impact from their perspective.

On Thu, Feb 16, 2023 at 10:13 AM Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)> wrote:

Good Morning Tim,

Public notice will be issued for the PTA and PMA applications once the public hearing is scheduled. This notice will look similar to the ANN22-0003 public notice and it will provide instructions on submitting public comments for the applications ahead of the hearing. Comments submitted will be added to the written record and will be shared with the applicant and Council.

Land use applications are posted to the Projects Page once the applicant has provided all of the necessary materials to deem the application "complete". At the time of initial submission, the applicant was missing application materials.

Thanks,

**Madeleine Nelson**

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Tim N. <[timnearly@gmail.com](mailto:timnearly@gmail.com)>  
**Sent:** Thursday, February 16, 2023 9:27 AM

**To:** Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>

**Subject:** PTA23-0001

Hi Madeleine,

Are there public comment opportunities related to PTA23-0001 beyond the public hearing?

I am concerned as the submitted public meeting summary as written does not capture the significant neighborhood opposition to the project.

Additionally, could you provide insight as to why it took over a month after application submission to make the text revision application public?

Thank you,

Tim Neary, Byrom CIO President

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 1:57 PM  
**To:** timneary@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: Comment for Planning Commission re: DO NOT APPROVE PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Tim N. <timneary@gmail.com>  
**Sent:** Thursday, April 13, 2023 12:20 PM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Kim McMillan <kmcmillan@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; Madeleine Nelson <mnelson@tualatin.gov>  
**Cc:** Catherine Holland <tualatincio@gmail.com>  
**Subject:** Comment for Planning Commission re: DO NOT APPROVE PTA23-0001 and PMA23-0001

Hello Planning Commission, Planning Staff, and City Council:

The proposed text and map amendments will be harmful to the community if approved.

The proposed text amendment is particularly problematic in that it removes the restriction for residential high rises to be built anywhere in the city. This is not consistent with the context of most of Tualatin, and based on approval criteria, should not be approved.

The proposed map amendment is similarly problematic, in that approving the building of high rise residential housing is not in context with the community, and there are precedents that the construction of high rise apartments will adversely impact neighboring home values.

Please see below as I will speak to each point for consideration of approval as outlined by the TDC.

### TDC 33.070(5) Approval Criteria.

- a. Granting the amendment is in the public interest.

**Comment: Hundreds of residents have expressed opposition, as well as leadership of all of the Tualatin Residential CIOs. The message from the residents of Tualatin is clear, these amendments are not supported by the people, and are not in the public interest.**

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

**Comment:** Given the approved and in development housing units that have yet to be occupied and that these units are well in excess of the anticipated need of the city by 2040, it is not critical or necessary to change the restriction on residential high rises at this time. Furthermore, public interest would be harmed by granting the amendments, as traffic will worsen on Boones Ferry, adversely impacting quality of life.

(c) The proposed amendment is in conformity with the applicable goals and policies of the Tualatin Comprehensive Plan.

**Comment:** The comprehensive plan does not call for building residential high rises outside of the downtown area, and the area for the proposed Norwood high rise is specifically left as undeveloped on the maps associated with the comprehensive plan. Per the Tualatin 2040 Comprehensive plan, high density residential/ high rise zone is specifically supposed to be in areas with the greatest access to amenities. The site at Norwood Rd has no access to amenities. See the description copied from the 2040 developmental plan.

High-Density Residential/High-Rise Planning District (RH-HR)

This district supports a wide range of housing types at the greatest density of household living in areas with the greatest access to amenities.



34 TUALATIN 2040

(d) The following factors were consciously considered:

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

**The Norwood apartments project is not in context with the neighborhood and would not match the characteristics of the community.**

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

**The area is not suitable for use as a residential high rise due to the poor traffic infrastructure, inadequate parking plan, lack of access to amenities, and lack of support by public transportation.**

(iii) Trends in land improvement and development;

**There are no trends of building high rise apartments in any other areas of Tualatin, including presently in the only approved area in downtown. High rise apartment projects should focus on the area where zoning is already approved before considering expanding the zoning area.**

(iv) Property values;

**There are precedents that construction of a high rise apartment complex is associated with negative impacts on nearby single family home property values:**

1. **St. Charles County v. Breeze Park Senior Living Communities, LLC:** In this case, the construction of a high-rise senior living complex was found to have a negative impact on the property values of neighboring single-family homes. The court ruled that the high-rise complex, which obstructed the view and privacy of the neighboring homes, caused a reduction in property values, and awarded compensation to the affected homeowners.
2. **Murr v. Wisconsin:** In this case, the construction of a high-rise condominium complex was found to have diminished the value of a neighboring single-family home. The court determined that the high-rise complex, which restricted the development potential and

- use of the neighboring property, resulted in a "taking" of property rights without just compensation.**
- 3. Hobart v. Hobart West Group:** In this case, the construction of a high-rise residential building was associated with a decrease in property values of nearby single-family homes. The court found that the high-rise building obstructed views, created noise and traffic, and resulted in a loss of privacy for the neighboring homeowners, leading to a reduction in property values.

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

**As the 2040 comprehensive plan, which includes economic development of the Basalt Creek Planning area, does not include the Norwood property, there is no support for the creation of the Norwood high rise apartments having been factored into consideration of economic enterprises and other future development.**

(vi) Natural resources of the City and the protection and conservation of said resources;

**A forest was destroyed to build Autumn Sunrise, and what remains of the forest is on the proposed land for development. The city has provided no evidence that protection and conservation of natural resources was considered in the proposed map amendment. The proposed text amendment could have far reaching impact on natural resources throughout the city if it enables remaining natural land to be developed as high rise apartments.**

(vii) Prospective requirements for the development of natural resources in the City;

(viii) The public need for healthful, safe, esthetic surroundings and conditions; and

**South Tualatin has already experienced a drastic reduction in healthful, safe, aesthetic surroundings. A view of a forest is replaced by a field of mud and two looming water tower eye sores. On dry days, construction dust covers the adjacent neighborhoods. Road noise is much louder, and wind blows harder with the trees gone, resulting in many residential fences along Norwood being blown over and homeowners being saddled with repair costs. Removing the remaining forest would further reduce the healthful, aesthetic surroundings of South Tualatin.**

(ix) Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.

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

**Comment: The Sherwood school district commented the ability to accommodate additional students; however TTSD was not contacted to identify how they could accommodate students that may petition to enroll in TTSD so they would not have to travel to Sherwood district schools. There is also no assurance that school district boundary lines will remain in place into the future, so TTSD should also be consulted should boundary lines change.**

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

**Comment: The increased population would overburden Norwood and Boones Ferry Roads. There is already inadequate public transportation. The proposed apartments are not consistent with the Transportation Planning Rule.**

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

**Comment: The proposed Norwood apartments, and the building of any high rise in Tualatin, is not needed given at this time or in the foreseeable future given Tualatin's forecasted housing needs as outlined in the 2040 comprehensive plan. Most significantly, the proposed Norwood Apartments are contradictory to the**

**Metropolitan Service District's Urban Growth Management Functional Plan, specifically Title 12: Protection of Residential Neighborhoods, and Title 13: Nature In Neighborhoods.**

(h) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (Comprehensive Plan Map 10-4), and E/E for the rest of the 2040 Design Types in the City's planning area.

**Comment:** This project integrated data from Autumn Sunrise to complete the traffic study, however this study gathered data during the pandemic when driving patterns were drastically different. Additionally, Traffic impact from the Norwood apartments project was not comprehensively considered with the impact of Plambeck Gardens and industrial development in the Basalt Creek Planning area. It is probable that if a comprehensive study were completed, significant failures on both Boones Ferry and Norwood Road would be observed.

(i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to applicable goals and policies in the Tualatin Comprehensive Plan, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.

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

**As you can see, the proposed text and map amendments do not meet many of the approval criteria s outlined in Tualatin Development Code, and therefore cannot be approved.**

As a final note, neighbors have become aware that Horizon Christian School has launched an e-mail campaign. **Please note, many, if not most Horizon members do not live in Tualatin and do not have a vested interest in our town and community.** Please be aware that the motivation for this campaign is **not focused on community benefit**, but rather focused on the church raising capital to build a new sanctuary. As evidence of this, here is a screen grab from the page instructing Horizon members to write the city:

---

from those of us in support of this project as well.

To send an email, **simply click the button below**, it will open a new email on your device that will include a letter to the Planning Commission and their email address already populated. Then just **add your name, address, and phone number at the end of the email** and send it **no later than Friday, April 14**. You may add personal comments if desired.

Thanks for your help with this important effort that we believe will help us secure a new sanctuary for Horizon and bring new residents to our area!

Blessings,

Pastor Stan

[\*\*EMAIL THE CITY OF TUALATIN HERE\*\*](#)

**Email the City of Tualatin Here**

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For all of the above reasons, the city cannot approve the proposed map and text amendments: PMA23-0001, and PTA23-0001.

Thank you, and you are welcome to contact me for further information.

Tim Neary,  
President, Byrom CIO District  
(503) 320-6223

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 10:21 AM  
**To:** Tim N.  
**Subject:** RE: Comment for Planning Commission re: DO NOT APPROVE PTA23-0001 and PMA23-0001

Good Morning Tim,

Thank you for your email. I will add your additional comment to the original comment submitted on 4/13.

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Tim N. <timneary@gmail.com>  
**Sent:** Sunday, April 16, 2023 7:22 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** Re: Comment for Planning Commission re: DO NOT APPROVE PTA23-0001 and PMA23-0001

Hello Madeleine,

I wanted to amend my previous comment, as I could not find support for one of the sources that was relayed to me about the potential for negative impact on property values. I could not verify the Hobart v. Hobart West Group case. That said, the construction of an apartment complex could adversely impact nearby home values by creating oversupply in the market in the short term. With over a thousand units aimed to be available in Tualatin in the coming years, it is a recipe to create at least a short term oversupply of housing. It is also possible that the creation and visibility of an apartment complex could impact the resale values of nearby family homes, as up until a year ago all homes with backyards on Norwood had picturesque forest views behind their homes..

It is important that the city council and planning commission are aware that the burden to demonstrate that property values were adequately considered falls to the developer. The developer should need to demonstrate with adequate support, reference, and precedent that their plan will minimize impact to property values, to only provide a statement that such values were considered. The city council must be aware that they decide how to interpret that property values were 'adequately considered.'

On Thu, Apr 13, 2023 at 1:57 PM Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)> wrote:

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

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**NOW is the time for the community of Tualatin to provide leadership and stop this action from continuing!**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

*Timothy M Davidson*

Address:

*22006 SW 6th Adams Ferry Rd, Tualatin OR  
5-3-13*

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Monday, March 20, 2023 11:31 AM  
**To:** Todd Coleman  
**Cc:** Steve Koper  
**Subject:** RE: Norwood Growth and Traffic  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023, attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

**Madeleine Nelson**  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Todd Coleman <gearhd@yahoo.com>  
**Sent:** Monday, March 20, 2023 9:54 AM  
**To:** Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; chiller@tualatin.gov; ogonzales@tualatin.gov; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>  
**Subject:** Norwood Growth and Traffic

Dear Mayor and council members,

I have lived in Tualatin for over 25 years in three different homes. I could have moved from Tualatin several times, but I live here because I love it. I live near Ibach Park for reference.

I am writing to you because I feel some of your recent decisions are not in the best interest of the city. I'm not necessarily for or against the Norwood development, but I am strongly against your recent projects around the city. You have continued to spend untold amounts of money on improving sidewalks and crosswalks with little to no consideration for traffic and road improvements. The roads need repaired all over town and some need widened. And yet you continue to spend money on sidewalks that will need to be removed and redone as soon as you realize the traffic issues. This will only get worse with new the new development on Norwood.

Your decisions are not improving the lives of the people of Tualatin. If so, why is the old Haggens store still empty. Why do restaurants continue to go out of business around the commons?

Let's focus on traffic flow that encourages people to shop and eat in Tualatin, not stay out of Tualatin due to traffic!

If you would like an example of road repairs that are needed and have been needed for years, please drive over the freeway headed East and get on I5 Northbound. Just before the ramp is a seam that has developed into a massive pothole. You can't avoid it and it continues to get worse.

Thank you for your time and all the many things you do for our community.

Todd Coleman

**Sign and send today! This is our city!**

**Tualatin needs YOU to be a Leader...  
A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

*Tom & Carolyn Wicks*

Address:

*21066 SW 86th Ct Tualatin 97062*

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 11, 2023 11:20 AM  
**To:** tomcarlisle@comcast.net  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** tomcarlisle@comcast.net <tomcarlisle@comcast.net>  
**Sent:** Tuesday, April 11, 2023 10:55 AM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Tom Carlisle

21442 SW Martinazzi Ave. Tualatin

503.313.2262



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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: TOM CORRY

Address: 22905 SW MIAMI DR. TUALATIN

Signature: Tom Corry - Date: 04/24/22

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Name: Tom Simpson

Address: 8894 S.W. STONE DRIVE

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Tracy Lopp

Address:

9194 SW Talawa Ct, Tualatin, OR 97070

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:24 AM  
**To:** Tracy Kashi  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Tracy Kashi <[tskashi@icloud.com](mailto:tskashi@icloud.com)>  
Sent: Wednesday, April 12, 2023 4:12 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Tracy S. Kashi

10375 SW McDonald St  
Tigard, Or 97224

971-777-1861

Sent from my iPhone

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 20, 2023 8:08 AM  
**To:** Rose Toler  
**Cc:** Steve Koper  
**Subject:** RE: Subject: No to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

**Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Rose Toler <rose.toler@gmail.com>  
**Sent:** Wednesday, April 19, 2023 9:01 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** Fwd: Subject: No to PTA23-0001 and PMA23-0001

I have lived in Tualatin for over 30 years. I have watched more and more apartments, condos, high rises be built mainly throughout the downtown area, as that is where they belong. Norwood Rd and Boonesferry Road are not zoned for high rises for good reason. It is an area of duplex and single homes. I say NO to PTA23-0001 and PMA23-0001 applications as these are not in the best interest of the public and these applications are not appropriate for the area. A high-rise belongs in downtown Tualatin ONLY where infrastructure can support it.

Trent Toler

## **Madeleine Nelson**

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:24 AM  
**To:** vernboomer@comcast.net  
**Cc:** Steve Koper  
**Subject:** RE: NO to PTA23-0001 and PMA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### **Madeleine Nelson**

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** vernboomer@comcast.net <vernboomer@comcast.net>  
**Sent:** Sunday, April 16, 2023 2:10 PM  
**To:** Ext - Planning <Planning@tualatin.gov>  
**Subject:** NO to PTA23-0001 and PMA23-0001

I know that you have received the letter listed below from many of our Tualatin residents stating their concerns regarding the massive development of Autumn Sunrise and the proposed multi-store apartment complex on SW Norwood Rd. and SW Boones Ferry Rd.

My wife and I have owned a home near Ibach Park for the last 27 years in a development known a Hedges Creek. When we first moved hear there was no Tualatin High School, no Ibach Park and minimal housing development in the area. But now over the years things have blossomed and changed to the point where certain things like the infrastructure have not kept pace with the increase in our population. Boones Ferry Rd. is now becoming the new SW Tualatin Sherwood Rd. where the traffic crawls at a snails pace at certain parts of the day, and this will only become far worse with the increase in the population of the new additional developments. The infrastructure should come first with residential and business additions to follow, not the other way around.

There are times in the morning and afternoon at and near the high school that it takes me nearly 10 minutes to get onto Boones Ferry Rd. from my home which is only approximately five blocks west of the school.

And what about the over crowding of the schools due to the new increased population of students? Their education will be compromised to a lower standard. And will teachers flee their profession due to the increase in classroom sizes?

These things along with many other issues must be considered before moving ahead with anymore development.

Please listen to, and consider the request of your people listed below. After all, we elected you to represent us, the people of Tualatin, not big money and over crowded development!

Thank you,  
Vern & Teri Boomer

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

### **Issue one regarding traffic;**

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

### **Issue two regarding institutional infrastructure;**

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

### **Issue three regarding existing RH-HR zones;**

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

**POLICY 3.1.1 DENSITY.** Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

**POLICY 3.1.2 ZONING FOR MULTIFAMILY.** Provide zoning for multifamily development, which may be located in areas adjacent to transit.

**POLICY 3.1.3 COMMERCIAL ACTIVITY.** Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where

compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

**POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW.** Provide for clear and objective review standards for all residential development and redevelopment.

**POLICY 3.1.5 FUNCTIONAL PLANNING.** Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

**POLICY 3.1.6 INFRASTRUCTURE PLANNING.** Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,  
Vern and Teri Boomer

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Tuesday, April 18, 2023 9:24 AM  
**To:** 'vernboomer@comcast.net'  
**Cc:** Steve Koper  
**Subject:** RE: No to PTA23-0001 and PMA23-0001 Applications  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** vernboomer@comcast.net <vernboomer@comcast.net>  
**Sent:** Sunday, April 16, 2023 1:56 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** No to PTA23-0001 and PMA23-0001 Applications

Currently high-density high-rise zoning is the **maximum** zone density allowed in Tualatin - and it is only reserved for downtown (for good reason: walking amenities and shops, public transportation, less need for parking spaces, adequate infrastructure to support high-density living, and architectural congruent with the downtown skyline).

Please maintain the current high-density, high rise zoning regulations. To allow them to change to the proposed new zoning rules will in time destroy the liability of the city of Tualatin.

Thank you,  
Vern & Teri Boomer

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**join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name: Verin & Teri Boomer

Address: 10355 SW Meier Dr, Tualatin OR

Signature: Teri Boomer

Date: 5-1-23

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Victoria Bubel

22035 SW 100th PL.

Address:

V.Bubel

4/30/2023

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**I join the community in saying NO to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.**

Name:

Victoria King

Address:

22335 SW 106th Ave, Tualatin OR 97062

1/20/2027

1/20/2027

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 10:48 AM  
**To:** Victoria Soderstrom  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: Victoria Soderstrom <[victorias@posim.com](mailto:victorias@posim.com)>  
Sent: Wednesday, April 12, 2023 4:45 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Victoria Soderstrom

4322 Silver Ct

Lake Oswego, OR 97035

503-807-4721

Victoria

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A High-Rise Belongs in Downtown Tualatin**

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[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

I join the community in saying  to the proposed plan and text amendments PTA23-0001 and PMA23-0001 and I agree with these statements.

Name: Wanda Hughes

Address: 20942 SWS, Letz Dr, Tualatin

Signature: Wanda Hughes

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Name:

WARREN L HARVEY

Address:

10275 SW Anderson Ct  
Tualatin OR 97062

11-28-2023

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Name:

William K. Johns      Teresa M. Johns

Address:

2234D SW Chilkat Ter

4/25/23

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Name: WILLIAM COLLINS

Address: 20335 SW COMMERCIAL TER, TUALATIN, OR 97082

Signature: W.W.C.

Date: 04/22/22

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Name:

William Johnson

Address:

9241 SW Aransas Rd

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 13, 2023 11:18 AM  
**To:** William Wilson  
**Cc:** Steve Koper  
**Subject:** RE: Proposed Map and Text Amendments for Vista Residential Partners  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson  
Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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

From: William Wilson <[wew1951@icloud.com](mailto:wew1951@icloud.com)>  
Sent: Wednesday, April 12, 2023 9:01 PM  
To: Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>  
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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Please support and approve the Map and Text Amendments.

Thank you,

William E Wilson

4515 SW Joshua St  
Tualatin, Oregon 97062

502-692-4674

Sent from my iPhone

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Name: WILLIAM STACKS

Address: 2659 SW DAKOTA CIRCLE

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Name: ZUNG NGO

Address: 22160 SW MARTINAZZI, AVE

TUALATIN OR 97062

5/5/2023