



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028

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

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Date: 4/19/2023
To: Madeleine Nelson, Assistant Planner, City of Tualatin
From: Melissa Slotemaker, AICP
Project Name: Norwood Multifamily Plan Map and Text Amendment
AKS Job No.: 8723
Project Site: 9300 SW Norwood Road
Subject: Supplemental Information on School Capacity

Please add this memo as supplemental information to the Norwood Multifamily Plan Map and Text Amendment application (PMA 23-0001 and PTA 23-0001) that was originally submitted to the City in January 2023.

Criterion 33.070.5.e requires that “the appropriate school district must be able to reasonably accommodate additional residential capacity.” The Plan Map and Text Amendment application includes correspondence from the Sherwood School District (see Exhibit G) which states that the School District can accommodate additional students expected from the development of a 276 unit apartment project.

Additionally, ORS 195.110 dictates the rules regarding school capacity. [ORS 195.110\(12\)](#) states that a development moratorium cannot be based on school capacity. Under [ORS 195.110\(13\)](#), a city can deny an application for residential development based on lack of school capacity if three requirements are met: 1) the issue is raised by the school district; 2) the lack of school capacity is based on a school facility plan formally adopted under the statute and incorporated in the comp plan; and 3) the city has considered options to address school capacity.

The Sherwood School District has not raised the issue of lack of school capacity. Additionally, the Sherwood School District has over 2,500 students, which means it qualifies as a “large school district.” The City of Tualatin is therefore required to include as an element of its Comprehensive Plan a school facility plan per ORS 195.110(2). Tualatin does not have a school facility plan included within the Comprehensive Plan. Instead, there is a general policy related to coordination (see Policy 5.1.7). Therefore, pursuant to [ORS 195.110\(13\)](#), the City cannot deny the application based on lack of school capacity. TDC 33.070.5.e is not an independent basis for denial because it does not satisfy the standards in ORS 195.110.