

## **Madeleine Nelson**

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**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

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**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.

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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 \(ttsdschools.org\)](#)

Tualatin Zoning Map

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

Wes Route Map and Stations

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

Notice by AKS Engineering and Forestry, LLC

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

## Madeleine Nelson

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**From:** Pastor Alex Esquerra <aesquerra@horizoncommunity.church>  
**Sent:** Thursday, January 26, 2023 7:21 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Alex and Lisa Esquerra  
10840 Sw Brown St.  
Tualatin, Or. 97062.



## Madeleine Nelson

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**From:** Alex Esquerra <aesquerra6@gmail.com>  
**Sent:** Wednesday, February 8, 2023 5:17 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Alex Esquerra  
10840 Sw Brown St  
Tualatin, Oregon. 97062  
503-330-6443

## Madeleine Nelson

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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:** Alma Palma <palmaalma172@gmail.com>  
**Sent:** Sunday, February 5, 2023 12:41 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Alma Palma Douglass  
18051SW Lower Bones Ferry Road # 144  
5419997260

## Madeleine Nelson

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**From:** Amy Elbers <amyelbers0727@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:07 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Amy Elbers  
14848 SW Scholls Ferry Rd  
Apt N104  
Beaverton 97007  
2087899426

Amy Elbers

## Madeleine Nelson

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

Please consider my argument against this project.

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

## Madeleine Nelson

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**From:** Ana Bautista <ana.bautista7@yahoo.com>  
**Sent:** Sunday, February 5, 2023 12:29 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sincerely,

Ana Bautista  
10658 SW McKinney St.  
Tualatin, OR 97062

## Madeleine Nelson

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**From:** Andrew Malm <malm.andrew@gmail.com>  
**Sent:** Wednesday, January 25, 2023 9:56 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Andrew Malm  
22538 SW 96th Dr  
Tualatin OR 97062  
971-727-9344

Sent from my iPhone

## **Madeleine Nelson**

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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;**

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

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



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

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

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

Sincerely,

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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  
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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.

**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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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,  
Annilee Hyre

## Madeleine Nelson

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**From:** Anthony & Cindy <05tapias@canby.com>  
**Sent:** Wednesday, February 8, 2023 4:51 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Anthony & Cindy Tapia  
156 SE 16th Ave  
Canby, Or 97013  
971-645-2387

## **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.

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

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

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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

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

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

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

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

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

Sincerely,

Arthur Taylor  
22675 SW Vermillion Drive, Tualatin

## Madeleine Nelson

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**From:** Bell, Ashlie <Ashlie.Bell@nike.com>  
**Sent:** Monday, February 6, 2023 11:55 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

**Ashlie Bell | Technical Developer II, AP**  
[Ashlie.Bell@nike.com](mailto:Ashlie.Bell@nike.com) C:503.807.0395

*"Contains Confidential and Proprietary Nike Information. Do not distribute, copy, or forward without express permission."*

## Madeleine Nelson

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**From:** Azucena Javier <azucenajavier01@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:03 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Azucena Javier-Marquez  
19765 SW 65TH AVE. TUALATIN, OR 97062  
503-443-9562

## Madeleine Nelson

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

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Please approve these two land use applications.

Barbara Mardock  
8775 SW Avery St  
Tualatin, OR 97062  
503-748-9215

Sent from my iPhone

## Madeleine Nelson

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**From:** Becky Hess <hesshaven@hotmail.com>  
**Sent:** Friday, January 27, 2023 10:26 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Becky Hess  
9110 SW Apache Drive  
Tualatin OR 97062  
971-978-8769

Sent from my iPhone

## Madeleine Nelson

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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  
(530) 305-1593  
ben.richardson@chastel.com  
<https://benrichardson.chastel.com/>  
***Profit from my experience!***  
*Principal Broker license in Oregon*



January 23, 2023

Madeleine Nelson  
Planning Division  
City of Tualatin

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

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

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

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

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

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

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

With thanks and respect for your service and time,

Beth Dittman  
22785 SW 89th Place  
Tualatin, OR 97062  
541-337-7776  
beth.dittman@gmail.com

## **Madeleine Nelson**

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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.

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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**

---

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

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

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

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

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

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

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

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

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

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative

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

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

Sincerely,  
Bev Forsman

Sent from [Mail](#) for Windows



## **Madeleine Nelson**

---

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

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

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;**

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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,

**Beverly Feucht**

## Madeleine Nelson

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**From:** Bob Eittreim <bobeittreim1@gmail.com>  
**Sent:** Sunday, February 5, 2023 1:05 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Bob Eittreim, 11040 s.w. greenburg rd. #310, Tigard Oregon 97223 , 503 830 6251

## **Madeleine Nelson**

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

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, I have considerable concerns with this proposed zoning change, especially when there are other alternative options available in 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,

**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,

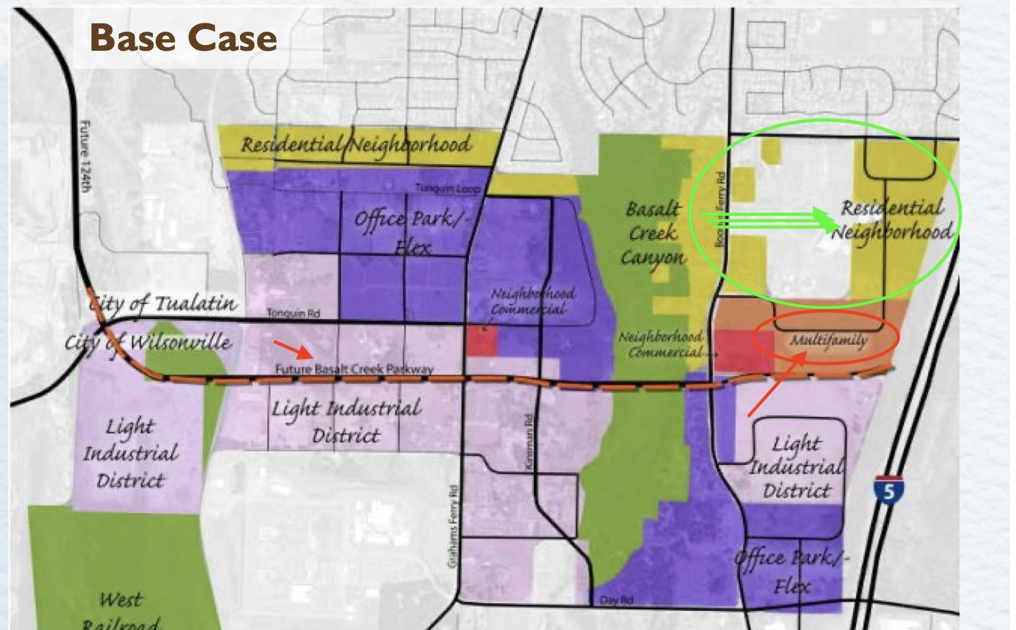
I would like to register my opposition to the zoning change to 10 acres alongside Norwood and Boones Ferry Roads as requested by AKS Engineering and Forestry. (See Figure 3, at bottom).

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. Rephann Regional Economist at the Center for Economic and Policy Studies Weldon Cooper Center for Public Service, University of Virginia. This second study **statistically shows that multifamily rentals actually do correlate to an increase in crime in nearby previously established neighborhoods.**

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

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

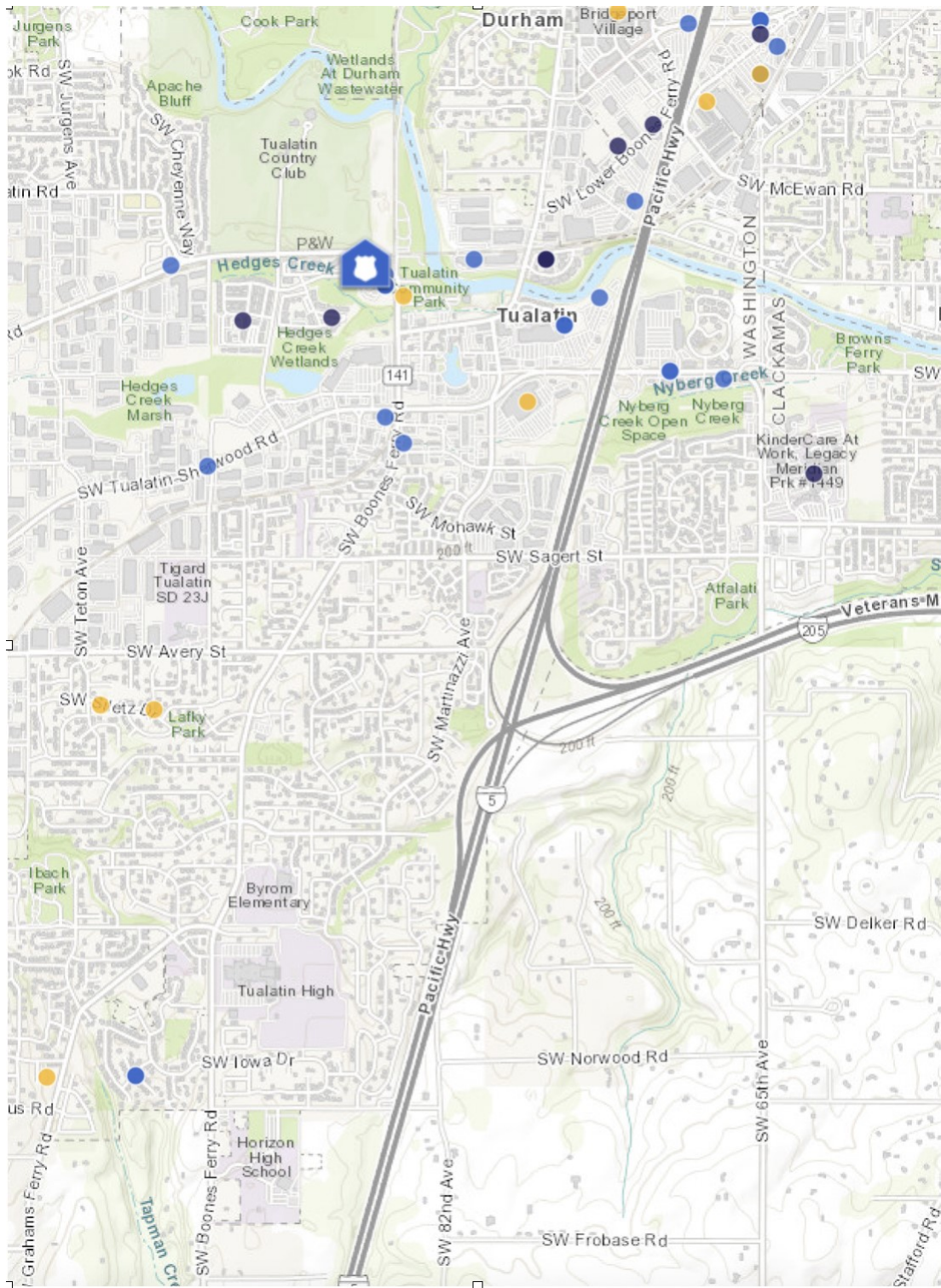


Figure 2 - Crime Map of Tualatin (as of date 4/11/2022).

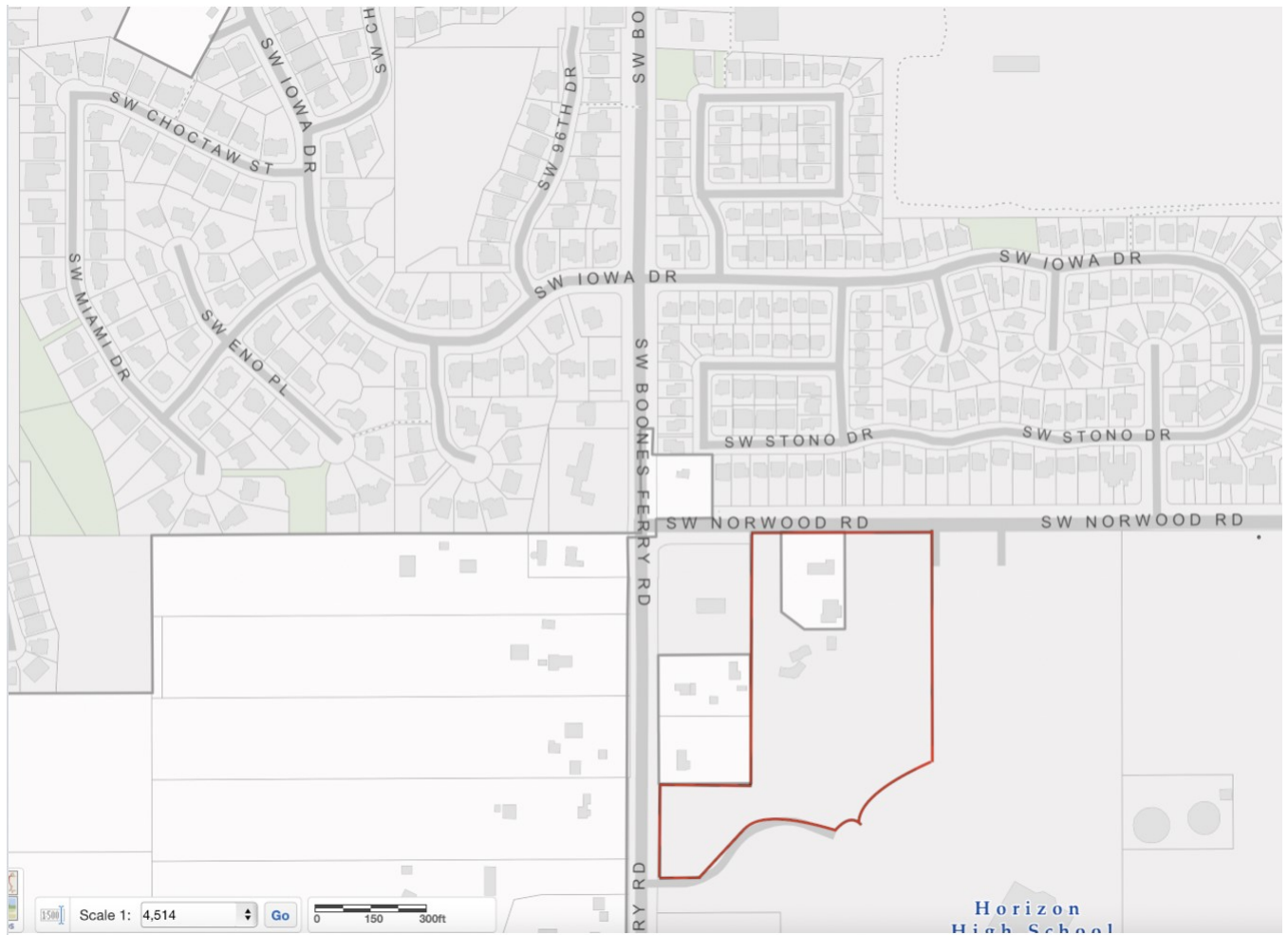
If increased density is the goal, I would not be opposed to a zoning change for **family** owned condominiums (but not speculators for rentals), as there is an inverse relationship between home ownership and criminal activity in a neighborhood.

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

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

Thank you for your time and best regards.

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



## Madeleine Nelson

---

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

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

To: The City Council of Tualatin

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

Honorable Mayor and Councillors,

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

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

**Figure 1.** From [https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/meeting/19061/agenda\\_packet\\_1-19.17\\_updated.pdf](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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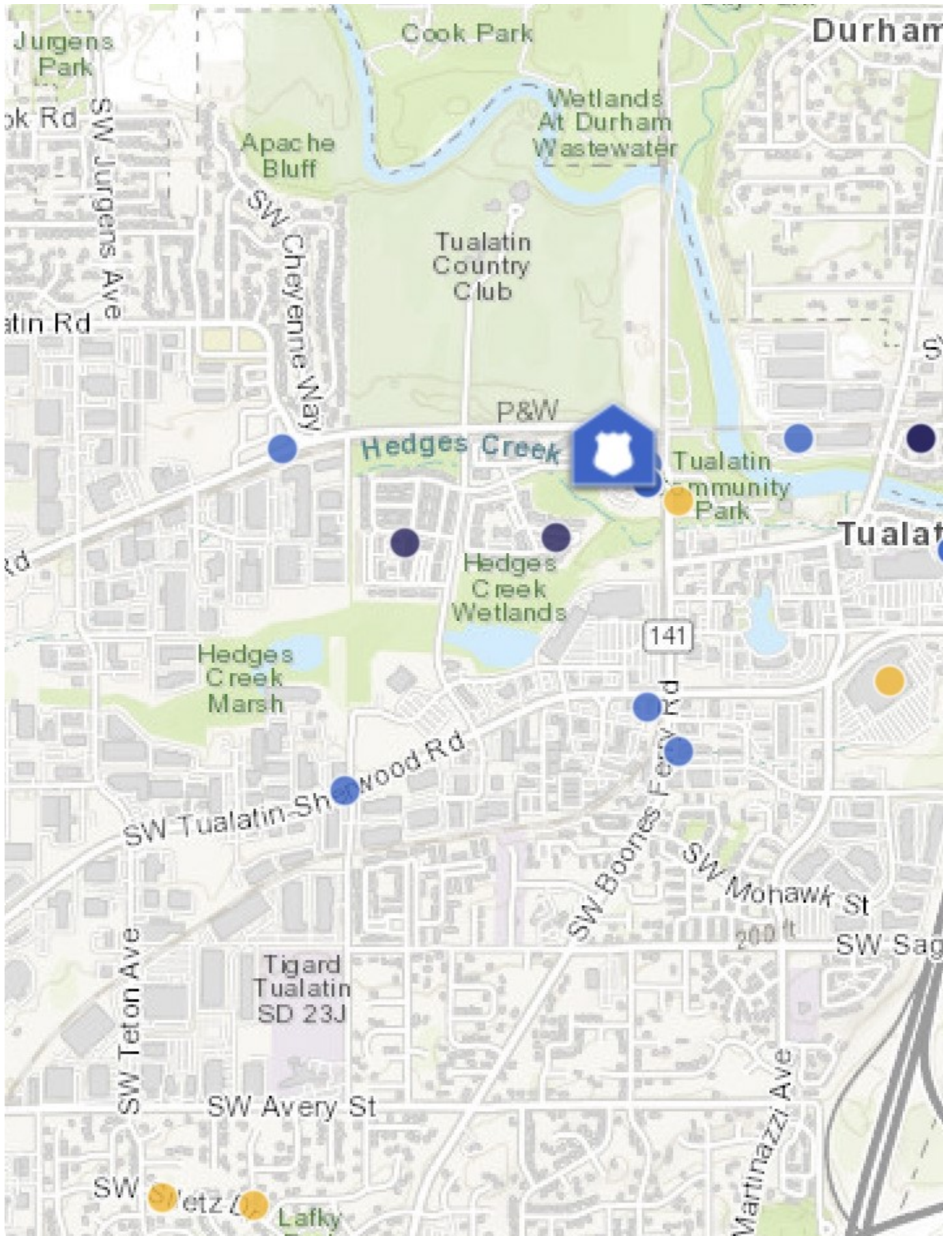
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**Figure 2:** *Crime Map of Tualatin* (as of date 4/11/2022).





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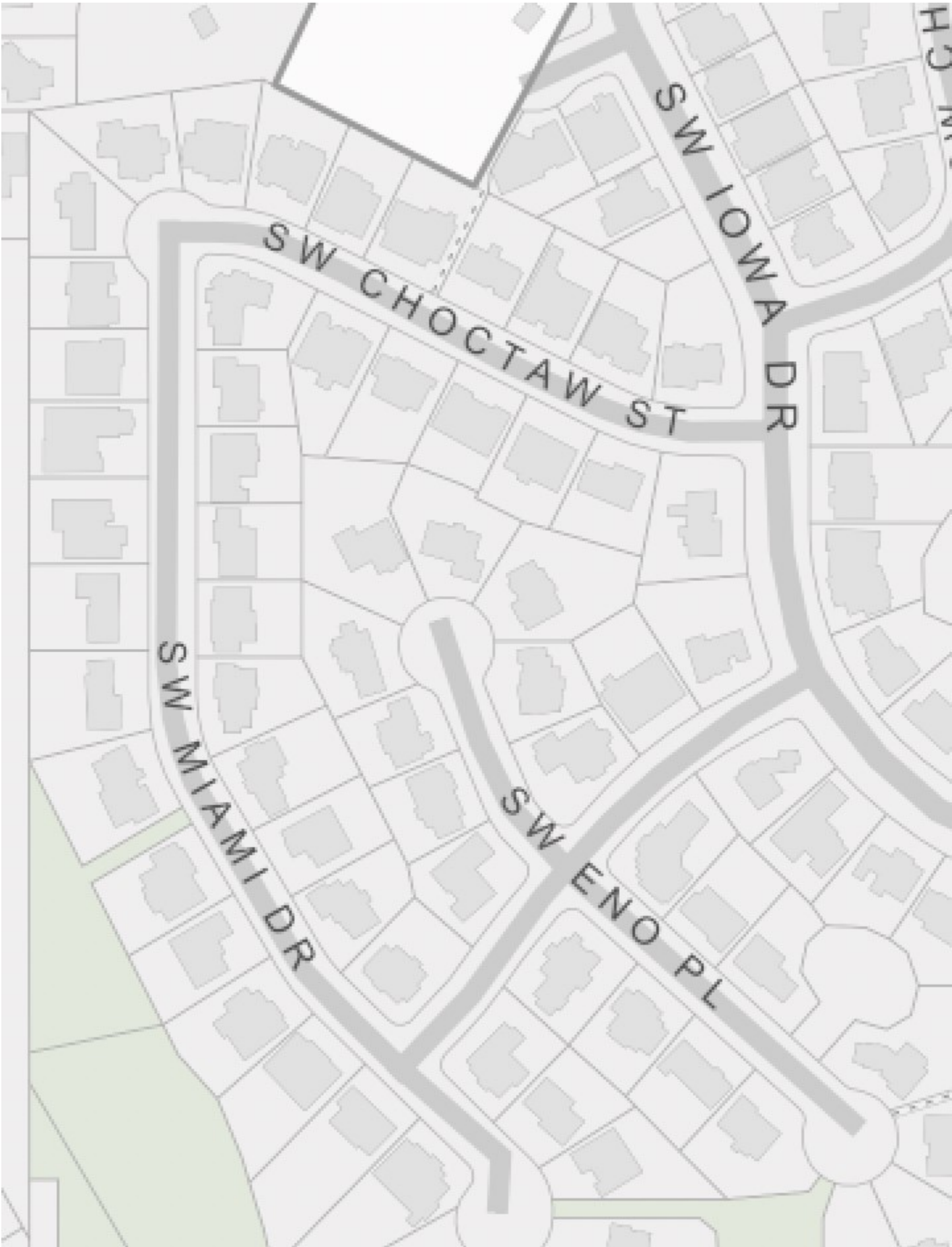
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Thank you for your time and best regards.

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

---

**From:** Pastor Brogan Groth <bgroth@horizoncommunity.church>  
**Sent:** Tuesday, February 7, 2023 1:07 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

---

**Brogan Groth**

*Youth Pastor | Tualatin Campus*

**Horizon Community Church**

o: 503.612.6688

a: 23370 SW Boones Ferry Rd. Tualatin, Oregon 97062

w: [horizoncommunity.church](https://horizoncommunity.church) e: [bgroth@horizoncommunity.church](mailto:bgroth@horizoncommunity.church)



## **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

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**From:** Bryan Haag <Bryan.haag@hotmail.com>  
**Sent:** Sunday, February 5, 2023 11:41 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Bryan Haag  
29034 SW Villebois Dr S  
Wilsonville, OR 97070  
(503)936-1481

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## Madeleine Nelson

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

Dear Ms. Nelson,

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

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

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

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

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

### **Please do not let this partition go through.**

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

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

Can the City prove that this has been done?

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

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

Thank you,  
Carly

**Full name:** Carly Cais

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

**Tualatin Resident for:** 15 years

## Madeleine Nelson

---

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

Dear Mayor Bubenik,

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

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

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

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

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

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

***pursue science-based, sustainable forest and land management.***

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

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

**How do you want to be remembered?**

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

We're asking for a *reasonable* compromise.

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

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

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

Sincerely,

Carly J. Cais

SW Stono Drive, Tualatin resident since 2008

## Madeleine Nelson

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**From:** carolina@qhrei.com  
**Sent:** Monday, February 6, 2023 2:22 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Carolina Allen  
9655 SW Killarney Lane  
Tualatin, OR 97062  
503.914.7735

## **Madeleine Nelson**

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

### **Title of email:** Norwood for Smart Zoning

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

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

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

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

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

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

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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

---

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

Good morning Madeline,

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

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

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

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

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

Thanks,  
Chad Fribley



## Madeleine Nelson

---

**From:** Christian Neighbor <pray4u.christian@gmail.com>  
**Sent:** Wednesday, February 8, 2023 5:46 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sincerely,

Charles Redwing  
13250 Eastborne Dr  
Oregon City, OR 97045

Sent from my iPhone

## Madeleine Nelson

---

**From:** Cheryl Hoskinson <godsamongus2@gmail.com>  
**Sent:** Sunday, February 5, 2023 10:36 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Cheryl Hoskinson  
3240 Phyllis Ct, Lake Oswego, OR 97035

## Madeleine Nelson

---

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

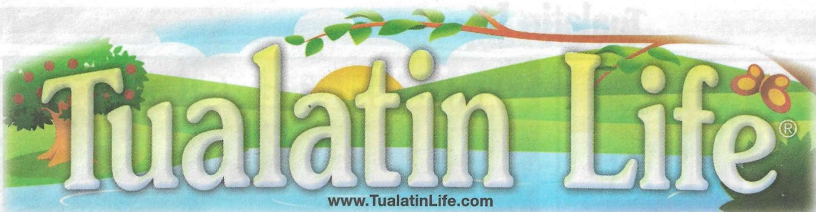
Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

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

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

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

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



**Tualatin Life**  
www.TualatinLife.com

**NEXT ISSUE APRIL 1 • Advertising & Submission Deadline: March 17**  
**WE WANT TO HEAR FROM YOU! Call 503-692-9215 or e-mail: [mike@tualatinlife.com](mailto:mike@tualatinlife.com)**

MARCH 2023 TUALATIN'S NEWS MONTHLY 503-692-9215

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# OPINION

Tualatin Life welcomes Letters to the Editor on various topics affecting Tualatin. Letters should be limited to 500 words and emailed to [mike@tualatinlife.com](mailto:mike@tualatinlife.com).

## Norwood Road Zoning Change

**BY BOB TAYLOR**

This all started when the City approved the Plambeck apartment project, where developers requested to bypass the city zoning for height restrictions. It's mind-boggling why this request was ever approved and set into motion a precedent that is unfolding recklessly. A money grab from non-local developers disguised as building "affordable housing," when in fact, they are salivating at the opportunity to build high-end apartments and townhomes in the suburbs (openly advertising as such), which were never designated for such developments. They are asking the City to change zoning to expand the area for such developments,

when the designated area already has plenty of lands available for these developments. These developers can't command high-end prices in these designated areas – this is a money grab – not "affordable housing."


They are requesting a change in the language of current zoning – specifically "CHAPTER 44 HIGH-DENSITY HIGH RISE ZONE (RH-HR) TDC 44.100" as follows:

The purpose of the High-Density High Rise (RH-HR) zone is to provide areas of the City that are suitable for high-density apartments or condominiums.

The original proposal the City approved on the Plambeck apartments on Norwood was good. It met the City's broader planning objectives for affordable housing, was within City codes, aesthetically appealing, and not detrimental to neighborhoods' property rights. But later, the developers said, "the property was difficult to develop due to challenging topography," and requested a "variance" to increase to 4 stories (2 stories about the zoning laws). That "argument" has been proven false. All anyone has to do is look at the Lennar new home development on Norwood (adjacent to this project) – I walked the cleared land before improvements – the topography revealed tremendous up & down elevation changes no different than what the adjacent Plambeck original development plan faced. While I'm not a fan of Lennar and how they removed their promised "tree preservation zone" (a whole other issue that should never have occurred), Lennar validated the ability to work within those parameters and the existing building codes. The Plambeck developers who purchased

the property knew the topography before they bought it, they just wanted to change the rules & the City obliged.

It's simply wrong that this project was approved and what appears to be leading to similar projects being approved. These developments are not benefitting those in need of affordable housing. They only add to an already extremely congested traffic area (trying to bypass I-5 rush hours) while benefitting developer's bottom line at the expense of neighbors of Norwood. We can hire lawyers, but it's time to ask our elected officials to represent the residents of Tualatin – not the non-local, money-grabbing developers!



**Bob Taylor** has lived in the Tualatin area since 1978.

Article is also attached.

Thanks,

-Chris McReynolds

## Madeleine Nelson

---

**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Friday, January 6, 2023 8:30 AM  
**To:** Sherilyn Lombos  
**Cc:** Steve Koper; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Madeleine Nelson; Erin Engman; Cody Field; holly@tualatinlife.com; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com; Octavio Gonzalez  
**Subject:** Re: No High Rise Zone on Norwood

Dear City Manager, Sherilyn Lambos;

You currently are the deciding factor for what will happen to the future of Norwood and the community. Since the planning department received a partition application for the address of 23370 SW Boones Ferry Rd, it requires a TYPE II review procedure and the decision comes down to you. We hope you deny the request as it is clear what will happen if approved. If you do not already know, your decision will start the process for AKS and Vista to submit a text amendment to change code language in Tualatin Development Code, so they can apply a High-Rise zone 'elsewhere' in the city. This was clearly stated in the partition application. The plan and text amendment application may also already be with the city per the planning department's response to the applicant. Therefore, Ms. Lambos...we ask you to not approve this partition request and stop the process from even happening.

[PAR22-0002 - 23370 SW Boones Ferry Road Partition | The City of Tualatin Oregon Official Website.](#)

**Clear intent for a RH-HR text and plan amendment change as stated in partition application:**

### *Partition`*

*The existing Horizon Community Church and Christian School campus is located on a ±38-acre lot (Tax Lot 106 of Washington County Assessor's Map 2S135D). This Partition application is to divide the existing lot into two parcels, resulting in a ±30-acre parcel for the school and church campus (Parcel 1) and an ±8.2-acre parcel planned for future multifamily housing (Parcel 2).*

### *Map and Text Amendment*

*In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW*

Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

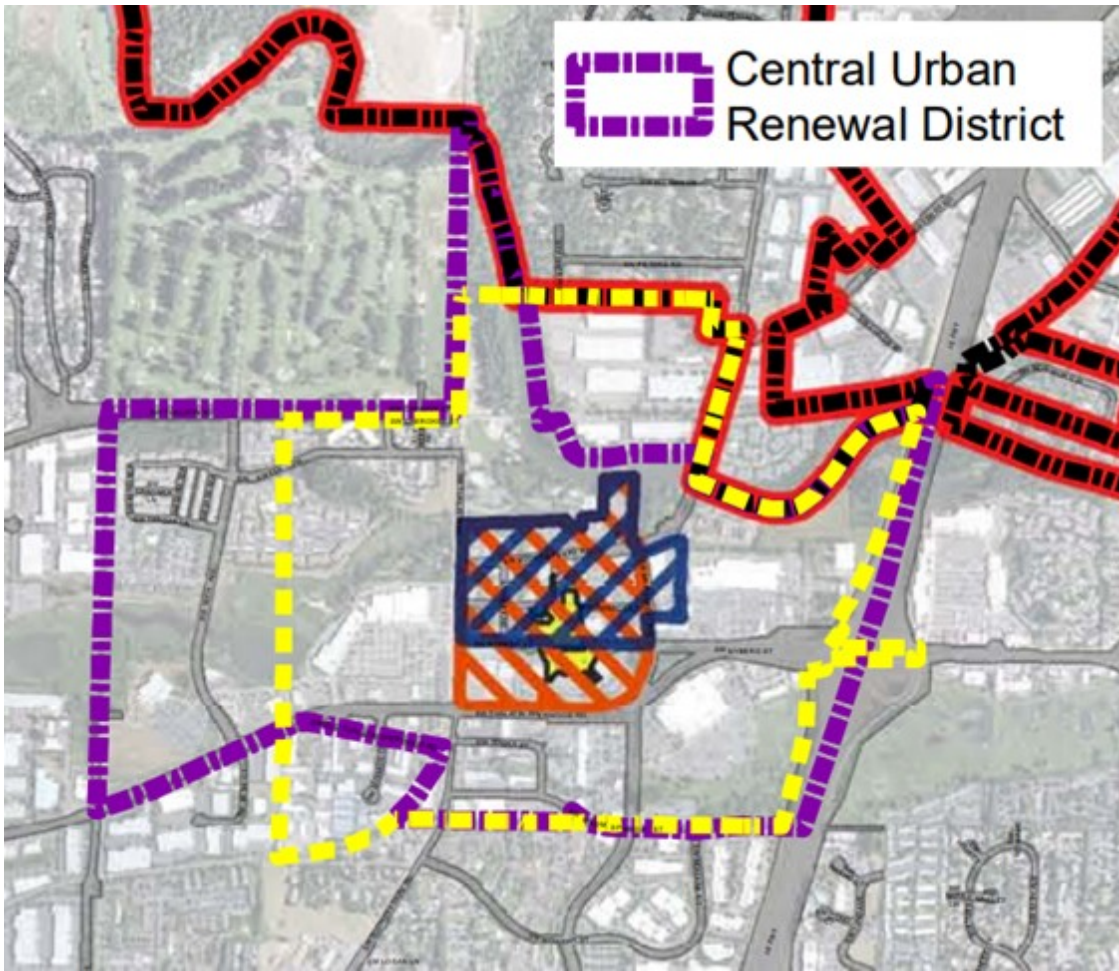
**Decision body for partitions:**

| Excerpt of Table 32-1—Applications Types and Review Procedures                                                                                    |                |                |               |                                     |                                     |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|---------------|-------------------------------------|-------------------------------------|-------------------------|
| Application/Action                                                                                                                                | Procedure Type | Decision Body* | Appeal Body*  | Pre-Application Conference Required | Neighborhood/Developer Mtg Required | Applicable Code Chapter |
| Annexations<br>• Quasi-judicial                                                                                                                   | TDC 32.260     | CC             | LUBA          | Yes                                 | Yes                                 | TDC 33.010              |
| Architectural Review<br>• Multifamily Housing Projects 100 units and above (or any number of units abutting a single family district)             | III            | ARB            | CC            | Yes                                 | Yes                                 | TDC 33.020              |
| Land Divisions<br>• Property line adjustment (PLA)                                                                                                | I              | CM             | Circuit Court | No                                  | No                                  | TDC Ch 36               |
| • Partitions (limited land use)                                                                                                                   | II             | CM             | CC            | Yes                                 | Yes                                 | TDC Ch 36               |
| Map or Text Amendments for a specific property                                                                                                    | IV-A           | CC             | LUBA          | Yes                                 | Yes                                 | TDC 33.070              |
| * City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA). |                |                |               |                                     |                                     |                         |

**Response:** As described in Table 32-1, a Partition application is subject to a Type II procedure and the City Manager is the decision-making body. As discussed above in the Executive Summary, Annexation and Map/Text Amendment applications are being submitted concurrent with this Partition application and will be processed separately. Planned future improvements are anticipated to be reviewed with separate Architectural Review applications.

**Current TDC code language: High-rises are reserved for the core only:**

*TDC 44.100. - Purpose. The purpose of the High-Density High Rise (RH-HR) zone is to provide areas of the City within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers.*



**Your decision:**

The ramifications of your decision will be lasting if you approve this partition, as the core of Tualatin is not even fully developed. This is not just a simple partition request. The future text amendment if granted will allow developers the opportunity to apply for high rise zones anywhere in the city. An example, instead of a 35% increase in housing density at Tualatin Heights apartments, a developer could apply for even higher densities. To also give you an idea, housing density around Norwood would increase by 300% to 500% based on current zoning. Not to mention losing land for schools and supporting infrastructure with this zone change. This also sets a precedent for the developer to continue this egregious practice of 'jamming' housing in areas, solely to maximize profit.

We also know the city has known about this plan since July of 2022 and has not impeded the process during the pre-application meeting. If this partition application is approved, it will also show that developers are more important to the city than the residents of Tualatin. It would also seem the city is only interested in building tax revenue versus serving the people.

Do not defer your responsibility on this decision. It is critically important to the future of the area and Tualatin as a whole. Do not let developers take control and run our city.

Sincerely,

Chris McReynolds

On Tue, Jan 3, 2023 at 10:53 AM Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)> wrote:

Good Morning,

Thank you for your patience. The applications for ANN 22-0003 and PAR 22-0002 have been deemed complete and the website has been updated to include all submitted application materials. The application materials can be accessed in a digital format through the links below;

[ANN 22-0003 – 9300 SW Norwood Road Annexation](#)

[PAR 22-0002 – 23370 SW Boones Ferry Road Partition](#)

Thanks,

**Madeleine Nelson**

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)>

**Sent:** Thursday, December 22, 2022 1:01 PM

**To:** Keith Leonard <[kleonard@tualatin.gov](mailto:kleonard@tualatin.gov)>

**Cc:** Steve Koper <[skoper@tualatin.gov](mailto:skoper@tualatin.gov)>; Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>; Joel Augee <[joelaugee@gmail.com](mailto:joelaugee@gmail.com)>; Catherine Holland <[tualatincio@gmail.com](mailto:tualatincio@gmail.com)>; Nicole J. Morris <[NMorris@tualatin.gov](mailto:NMorris@tualatin.gov)>; Sherilyn Lombos



## Mayor of Tualatin

[fbubenik@tualatin.gov](mailto:fbubenik@tualatin.gov)

Cell: 971.420.7443

This e-mail, including attachments, is intended for the exclusive use of the addressee and may contain proprietary, confidential, or privileged information. If you are not the intended recipient, any dissemination, use, distribution, or copying is strictly prohibited. If you have received this e-mail in error, please notify me via return e-mail, permanently delete the original message, and destroy all copies.

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**From:** Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)>  
**Sent:** Wednesday, November 30, 2022 10:34 AM  
**To:** Sherilyn Lombos <[slombos@tualatin.gov](mailto:slombos@tualatin.gov)>; Megan George <[mgeorge@tualatin.gov](mailto:mgeorge@tualatin.gov)>; Betsy Ruef <[bruef@tualatin.gov](mailto:bruef@tualatin.gov)>; Teresa Ridgley <[tridgley@tualatin.gov](mailto:tridgley@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)>; Nancy Grimes <[ngrimes@tualatin.gov](mailto:ngrimes@tualatin.gov)>; Valerie Pratt <[vpratt@tualatin.gov](mailto:vpratt@tualatin.gov)>; Steve Koper <[skoper@tualatin.gov](mailto:skoper@tualatin.gov)>; Keith Leonard <[kleonard@tualatin.gov](mailto:kleonard@tualatin.gov)>; Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>; Erin Engman <[eengman@tualatin.gov](mailto:eengman@tualatin.gov)>; Cody Field <[cfield@tualatin.gov](mailto:cfield@tualatin.gov)>; Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>; Catherine Holland <[tualatincio@gmail.com](mailto:tualatincio@gmail.com)>; [holly@tualatinlife.com](mailto:holly@tualatinlife.com) <[holly@tualatinlife.com](mailto:holly@tualatinlife.com)>; [mike@tualatinlife.com](mailto:mike@tualatinlife.com) <[mike@tualatinlife.com](mailto:mike@tualatinlife.com)>; [mmiller@pamplinmedia.com](mailto:mmiller@pamplinmedia.com) <[mmiller@pamplinmedia.com](mailto:mmiller@pamplinmedia.com)>; [amesh@wweek.com](mailto:amesh@wweek.com) <[amesh@wweek.com](mailto:amesh@wweek.com)>  
**Subject:** Re: No High Rise Zone on Norwood

Dear Mayor 'Blackout' Frank Bubenik,

I understand it seems legacy is important to you since around 2021-2022, during the mid-peak of COVID, you changed term limits for extending a council member's term in office if the person was going to run for mayor. This directly affected you at the time. Five Council members, including you, decided that it was easier to put this on a ballot versus people petitioning it first as the city's bylaws instructed, citing public safety because of COVID. I bring this up to you now because this seems directly related to how you are forming your legacy for the future.

To elaborate, today your legacy will be known by thousands as Mayor 'Blackout' Frank. The reason I say this is because at 2:40am this morning, thousands of people for the fourth time in the last month lost power due to weakened trees falling on power lines from the Autumn Sunrise development. My three-year-old daughter, scared, woke me up in the middle of the night because of loud crashing noises echoing throughout the neighborhood, caused by the faulted power lines. During the council meeting on 11/28/22 you indicated it was not the council's plan for that many trees to be removed. Unfortunately, that is not an excuse as the city now owns the plan. Council voted in favor of the plan unanimously, 7-0. The planning director recommended the plan, and the planning commission envisioned the plan, who, by the way, was selected by council as well. The caveat to all of this is it could have all been avoided if the planning commission's plan was followed. You see, the commission indicated that 59 acres of land would be dedicated to RML zoning per Ordinance 1418-19 or 59.83 acres to be exact. The current Autumn Sunrise development that council and you unanimously approved, was for 62 acres and 407 homes. Those approximate two acres in excess, could have easily been placed as a reserve buffer along Norwood, instead of jamming as many houses on that plot of land. Heaven forbid reducing the number of homes being built to 390, instead of 407...

I leave you with what you want your legacy to be. Today, thousands will have a different idea of what you might want your legacy to be perceived as in the end. I suggest saving the last part of Norwood forest and reserve it for Norwood Park and Community Gardens, as the website [norwoodsaysno.org](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)

Regards,

-Chris McReynolds

On Mon, Nov 21, 2022 at 10:48 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;

Because poor planning regarding the median zone on Norwood Rd Lennar Homes has indicated all the native trees adjacent to Norwood will be removed due to "Safety Concerns." This could have been avoided if the project was actually regulated per plan and an adequate buffer of trees was left instead of trying to jam as many homes as possible on the parcel.

The community has little faith in regards to the planning department watching out for the needs of the residents. This applies to all current and future projects with Tualatin.

More reasons to say no to an RH-HR zone along Norwood Rd.

Sincerely,

-Chris McReynolds

On Fri, Nov 4, 2022 at 4:31 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

Third time today along with 1400 other people. Now there is major damage to the lines on the road...

[20221104\\_160349.mp4](#)

Sincerely,

Chris McReynolds

On Fri, Nov 4, 2022 at 2:30 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

I sit here in the dark again because of your poor planning. Please notify AKS Engineering & Forestry and the general contractors of Autumn Sunrise that over harvesting the forest is unacceptable and causing damage and loss of productivity to the surrounding neighborhoods.

Sincerely,

Chris McCreynolds

On Fri, Nov 4, 2022 at 10:25 AM Chris McReynolds  
<[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

Due to the removal of 33 acres of trees and poor master planning a power outage occurred today for 1400 Tualatin residents. More reasons to stop removal of trees on Norwood and say no to a RH-HR zone.

Sincerely,

Chris McReynolds

On Mon, Oct 31, 2022 at 3:16 PM Chris McReynolds  
<[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

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

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

Sincerely,

Chris McReynolds

[Traffic\\_Fail.jpg](#)

## Madeleine Nelson

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**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Friday, January 20, 2023 7:16 AM  
**To:** Steve Koper  
**Cc:** Sherilyn Lombos; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Kim McMillan; Madeleine Nelson; Erin Engman; Cody Field; Octavio Gonzalez; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com  
**Subject:** Re: No High Rise Zone on Norwood

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

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

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

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

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

Sincerely,

-Chris McReynolds

## Madeleine Nelson

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**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Friday, January 27, 2023 11:46 AM  
**To:** Madeleine Nelson  
**Subject:** Re: Opposed to PAR22-0002 - 23370 SW Boones Ferry Road Partition

Thanks Madeleine,

I still oppose the partition since this is linked to a plan/text amendment change in the future. Please submit this as record.

-Chris

On Fri, Jan 27, 2023 at 11:43 AM Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)> wrote:

Good Morning,

The written notice of application and opportunity to comment is relative to the date of the issuance of the decision. For the PAR22-0002 application, the City must provide notice no fewer than 14 days before making a decision to allow the opportunity for written comments. The [Type II Procedures](#) will be followed for the Partition application.

The applicant does need to post signs to the subject site, but the sign posting has no relationship to the public notice period. The PAR22-0002 application was deemed complete on December 22, which was after the signs were posted.

Thanks,

**Madeleine Nelson**

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)



**From:** Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)>  
**Sent:** Friday, January 27, 2023 9:53 AM  
**To:** Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>  
**Subject:** Opposed to PAR22-0002 - 23370 SW Boones Ferry Road Partition

Ms. Nelson,

The applicant failed to notify the public within a timely manner per TDC32 when posting signage at the property site. The partition application was received by the city on November, 16th, 2022. A sign was not posted until December 15th, 2022. This information was withheld from the public for 19 days.

**PRIOR TO APPLICATION SUBMITTAL**

- Attend a Pre-Application Meeting (TDC 32.110)
- Notice and host a Neighborhood/Developer Meeting (TDC 32.120)

Following submittal of the application, the applicant must post a sign on the subject property to provide notice of the pending land use application.

[certificate\\_of\\_sign\\_posting.pdf \(tualatinoregon.gov\)](#)

This is grounds that this decision process must be delayed for a minimum of 19 days based on the time passed for the required public notice.

Please use my email [chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com) for future correspondence regarding this matter.

Thanks,

-Chris McReynolds.

## Madeleine Nelson

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**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Monday, February 6, 2023 7:07 AM  
**To:** Steve Koper  
**Cc:** Sherilyn Lombos; Ext - Planning; Catherine Holland; Nicole J. Morris; Megan George; Keith Leonard; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Kim McMillan; Madeleine Nelson; Erin Engman; Cody Field; Octavio Gonzalez; Holly Goodman; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com  
**Subject:** Re: No High Rise Zone on Norwood

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

It has come to my attention that Horizon has indicated to their congregation the next deadline for comment is February 13th. The notice the public received in the mail for the annexation hearing is on Feb 27th (below). Either this is misinformation or the city or Council is discussing/working with the applicant. Mayor Bubenik, as you made it clear to me and others, the city cannot comment on this application until the hearing. Here is the code section for reference. If this is regarding the partition application the deadline has already passed to provide comments.

(1)

*Procedure Type—Annexations.*

(a)

Quasi-Judicial Annexations will be conducted by City Council under the Type IV-A process in TDC [32.240](#), as modified by this Section. The 120-day rule does not apply to annexations.

This is also a reminder that if the plan/text amendment application has been reviewed, post the information on the website. I can perform another public records request however, I think it is a waste of time at this point. 30 days will pass on 2/12 which Mr. Koper indicated was the time frame requirement to process this application.

Again, Council, say no to a high-rise on Norwood Rd. It does not comply with any of your planning documents within the Basalt Creek Comprehensive Plan. The highest density residential zone (RH-HR) per the city's code definitions can only be applied in the core. If you continue down this path you are letting developers do what they please and you are also not in compliance with HB2001 and missing the point. The intent was not to "jam" housing in every green space, but to provide housing "Choices."

Originally, If infrastructure funding was an issue, you could have easily applied for an extension to HB2001 however, now the deadline has passed per the bill.

On the corner of Norwood and Boones Ferry you approved 521 single family and multifamily housing units and the destruction of a 33 acre forest by clear cutting. What is another three acres of trees? We only lost a million acres during Oregon's 2020 wildfires.

When you look at this holistically the lack of infrastructure planning should not be put on the citizens as a burden to deal with. We hope we are not just tax revenue to you because at this point it sure feels like it. Council's standard of care to serve the citizens of Tualatin seems to have significantly lost perspective, especially if this zone change is approved...

## **Housing Choices (Housing Choices) Transition Likely Gradual**

While the law allows more housing types, DLCD expects the choices to be gradual. Cities have allowed some of these housing types for decades. Not many have been built. Local knowledge of

## **Infrastructure-Based Time Extension (IBTER)**

On August 5, 2020 LCDC adopted administrative rules (OAR 600-010-0100) that allow cities affected by House Bill 2001 to apply for an Infrastructure delay enactment of middle housing requirements in areas with storm drainage, or transportation facilities. Cities interested in Infrastructure-Based Time Extension must submit an application to DLCD for review. The application should address the timeline for remedying the deficient infrastructure, how to allow middle housing in other areas of the city, and how the application may impact opportunities for people who experience a disproportionate burden.

**NOTICE IS HEREBY GIVEN** that an application for Annexation (ANN 22-0003) will be heard by City Council:

**Monday, February 27th, 2023**

Tualatin City Services Building  
10699 SW Herman Road

To view the application material  
[www.tualatinoregon.gov/pro](http://www.tualatinoregon.gov/pro)

**TO PROVIDE COMMENTS:**

Email: [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)  
Phone: 503-691-3027

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

Sincerely,

-Chris McReynolds

On Fri, Jan 20, 2023 at 7:15 AM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

After attending the planning commission meeting yesterday regarding the land use changes for the Basalt Creek MP zone, it saddens me to see that when a developer flashes money, individuals in the planning department gush at the first opportunity and are willing to change code language to make it happen. I hope the commission and council really think about my testimony on record. As commissioner Bachhuber mentioned,

## Madeleine Nelson

---

**From:** Chris McReynolds <chris.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 condominium ~~s-towers~~.

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

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

Sincerely,

Chris McReynolds

On Fri, Feb 10, 2023 at 9:28 AM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

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

*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.*



## 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. See Exhibit B for more detail.

Issue three regarding existing RH-HR zones;

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

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

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

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

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

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

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

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

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

Link below provides the exhibits for reference regarding our concerns.

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

Sincerely,

Chris McReynolds

22720 SW 87th Pl

Tualatin, OR 97062

## Madeleine Nelson

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**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Thursday, October 20, 2022 8:43 AM  
**To:** Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning  
**Subject:** Norwood For Smart Zoning Practices

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

We have not seen a response, even a generic one regarding our concerns and objections of the text amendment change request for high density high rise (RH-HR) on Norwood Rd. I will make this email as straightforward as possible. There is already approximately 18 acres of RH-HR land zone for high rise apartments near our central transit station and Tualatin Community Park. It would be most judicious to place Plambeck Gardens apartments in that location which is within walking distance of transit, jobs, grocery stores, retail, and government services.

An RH-HR zone on Norwood Rd. also goes against the Planning Commissions Basalt Creek Ordinance No 1418-19.

*“Development Types---Housing. Most of the remaining land north of the proposed Basalt Creek Parkway (beyond employment land) is allocated to a mix of residential uses at varying densities. The Concept Plan organizes residential land uses into two general areas that are intended to have easy access to services and be connected to parks, schools, and natural areas. 1. The plan focuses the lowest density housing (a mixture of low-density and medium-low density) along the northern portion of the Planning Area and low density along the west side of Boone’s Ferry Road, adjacent to existing neighborhoods of Tualatin. This land is expected to accommodate 134 new households. 2. The eastern portion of the Tualatin future annexation area is anticipated to be a mixture of high and medium-low density residential; the land immediately east of Boones Ferry Rd is intended for high density housing; The remainder of the land east and south of Horizon School is planned for medium-low density residential. This eastern subarea is expected to accommodate 407 new housing units in Tualatin. This land is near the intersection between Boones Ferry Road and the new Basalt Creek Parkway.”*

Though Ordinance No 1418-19 mentions a RH zone, this does not equate to an RH-HR zone, which leaves the door open to unrestricted building heights.

Norwood For Smart Zoning Practices is not here to create problems, but to explore solutions that benefits our current and future residents. We have also requested meetings with the planning department and we are more than happy to discuss this with the planning commission. Consider this written testimony regarding this issue.

Sincerely,

Norwood For Smart Zoning Practices

Chris McReynolds

## Madeleine Nelson

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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 DLCDC to help cities figure out how to address their infrastructure gaps.”

Sincerely,

Chris McReynolds

 [Traffic\\_Fail.jpg](#)

## SUMMARY AND RECOMMENDATIONS

The traffic study for the Plambeck Gardens development containing 116 affordable housing apartment units has been prepared to determine the potential impacts at several study intersections along SW Boones Ferry Road. Development of the site is expected to generate a net of 612 daily trips, 41 AM peak hour trips, and 49 PM peak hour trips.

The traffic analysis has determined the following results.

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

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

## Madeleine Nelson

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**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Friday, November 4, 2022 4:31 PM  
**To:** Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning; Catherine Holland  
**Subject:** Re: No High Rise Zone on Norwood

Third time today along with 1400 other people. Now there is major damage to the lines on the road...

 [20221104\\_160349.mp4](#)

Sincerely,

Chris McReynolds

On Fri, Nov 4, 2022 at 2:30 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

I sit here in the dark again because of your poor planning. Please notify AKS Engineering & Forestry and the general contractors of Autumn Sunrise that over harvesting the forest is unacceptable and causing damage and loss of productivity to the surrounding neighborhoods.

Sincerely,

Chris Mcreynolds

On Fri, Nov 4, 2022 at 10:25 AM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

Due to the removal of 33 acres of trees and poor master planning a power outage occurred today for 1400 Tualatin residents. More reasons to stop removal of trees on Norwood and say no to a RH-HR zone.

Sincerely,

Chris McReynolds

On Mon, Oct 31, 2022 at 3:16 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:



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

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

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

Sincerely,

Chris McReynolds

 [Traffic\\_Fail.jpg](#)

## Madeleine Nelson

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**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Monday, November 21, 2022 10:48 AM  
**To:** Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning; Catherine Holland  
**Subject:** Re: No High Rise Zone on Norwood  
**Attachments:** Lennar.jpg; Lennar-1.jpg

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

Because poor planning regarding the median zone on Norwood Rd Lennar Homes has indicated all the native trees adjacent to Norwood will be removed due to "Safety Concerns." This could have been avoided if the project was actually regulated per plan and an adequate buffer of trees was left instead of trying to jam as many homes as possible on the parcel.

The community has little faith in regards to the planning department watching out for the needs of the residents. This applies to all current and future projects with Tualatin.

More reasons to say no to an RH-HR zone along Norwood Rd.

Sincerely,

-Chris McReynolds

On Fri, Nov 4, 2022 at 4:31 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

Third time today along with 1400 other people. Now there is major damage to the lines on the road...

 [20221104\\_160349.mp4](#)

Sincerely,

Chris McReynolds

On Fri, Nov 4, 2022 at 2:30 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

I sit here in the dark again because of your poor planning. Please notify AKS Engineering & Forestry and the general contractors of Autumn Sunrise that over harvesting the forest is unacceptable and causing damage and loss of productivity to the surrounding neighborhoods.

Sincerely,

Chris McReynolds

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

Due to the removal of 33 acres of trees and poor master planning a power outage occurred today for 1400 Tualatin residents. More reasons to stop removal of trees on Norwood and say no to a RH-HR zone.

Sincerely,

Chris McReynolds

On Mon, Oct 31, 2022 at 3:16 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

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

Sincerely,

Chris McReynolds

 [Traffic\\_Fail.jpg](#)

# LENNAR®

November 14, 2022

**RE: Tree Removal and Replanting along SW Norwood Road within Autumn Sunrise**

Dear Property Owner/Neighbor:

As you are likely aware, several trees along SW Norwood Road adjacent to the Autumn Sunrise subdivision were damaged and/or fell during the recent rainstorm on November 4, 2022. The fallen trees caused power outages and Portland General Electric (PGE) was called out to the site. Additional trees were trimmed by PGE after they were determined to be dangerous.

These trees were originally planned to be retained as part of the Autumn Sunrise subdivision design that was approved by the City of Tualatin in December 2021 and is currently under construction. The trees were located within a 60-foot landscape area that was designed to maintain a cohesive landscape corridor along SW Norwood Road. This landscape buffer design included the retention of these trees, as well as the planting of additional trees and shrubs after construction of the roadways and utilities is complete.

As a result of the damage from the storm, the remaining trees within the Autumn Sunrise open space tracts along SW Norwood Road have been deemed by arborists at both PGE and AKS Engineering to be hazardous and present a danger to the public. The City of Tualatin Development Code considers these to be emergency conditions that necessitate the immediate removal of the trees. Therefore, given the above and having consulted with City staff, the trees are planned to be removed this week under the emergency provision of the Tualatin Development Code Section 33.110.(6).

Attached to this letter is an updated landscape and open space plan for Tracts A, E, and F along SW Norwood Road. The landscape plan includes numerous evergreen and deciduous trees, as well as shrubs and street trees. The multi-use pathway is now designed to meander within the buffer to further enhance the pedestrian and cycling experience. The goal of the replanting design is to provide a soft natural edge to the neighborhood that will further benefit the community as the plantings mature.

Lennar Northwest desires to create a thoughtful neighborhood that will serve the community well into the future and is committed to continue to work with the City and be a good neighbor to the existing residents in Tualatin. Please let us know if you have any questions.

Sincerely,  
**LENNAR NORTHWEST, LLC.**



Andrew Davis  
Project Manager

Cc: File

11807 NE 99<sup>th</sup> Street • Suite 1170 • Vancouver, WA • Phone: 360-258-7900 • Fax: 360-258-7901

**LENNAR.COM**



AUTUMN SUNRISE SW NORWOOD ROAD OPEN SPACE TRACTS LANDSCAPE PLAN

11/11/2022 NTS

## Madeleine Nelson

---

**From:** Chris McReynolds <chris.mcreynolds1@gmail.com>  
**Sent:** Wednesday, November 30, 2022 10:34 AM  
**To:** Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field; Ext - Planning; Catherine Holland; holly@tualatinlife.com; mike@tualatinlife.com; mmiller@pamplinmedia.com; amesh@wweek.com  
**Subject:** Re: No High Rise Zone on Norwood  
**Attachments:** Ordinance No 1418-19.jpg; Term\_Limits.jpg; 20221130\_075658.jpg; 1875\_001.pdf

Dear Mayor 'Blackout' Frank Bubenik,

I understand it seems legacy is important to you since around 2021-2022, during the mid-peak of COVID, you changed term limits for extending a council member's term in office if the person was going to run for mayor. This directly affected you at the time. Five Council members, including you, decided that it was easier to put this on a ballot versus people petitioning it first as the city's bylaws instructed, citing public safety because of COVID. I bring this up to you now because this seems directly related to how you are forming your legacy for the future.

To elaborate, today your legacy will be known by thousands as Mayor 'Blackout' Frank. The reason I say this is because at 2:40am this morning, thousands of people for the fourth time in the last month lost power due to weakened trees falling on power lines from the Autumn Sunrise development. My three-year-old daughter, scared, woke me up in the middle of the night because of loud crashing noises echoing throughout the neighborhood, caused by the faulted power lines. During the council meeting on 11/28/22 you indicated it was not the council's plan for that many trees to be removed. Unfortunately, that is not an excuse as the city now owns the plan. Council voted in favor of the plan unanimously, 7-0. The planning director recommended the plan, and the planning commission envisioned the plan, who, by the way, was selected by council as well. The caveat to all of this is it could have all been avoided if the planning commission's plan was followed. You see, the commission indicated that 59 acres of land would be dedicated to RML zoning per Ordinance 1418-19 or 59.83 acres to be exact. The current Autumn Sunrise development that council and you unanimously approved, was for 62 acres and 407 homes. Those approximate two acres in excess, could have easily been placed as a reserve buffer along Norwood, instead of jamming as many houses on that plot of land. Heaven forbid reducing the number of homes being built to 390, instead of 407...

I leave you with what you want your legacy to be. Today, thousands will have a different idea of what you might want your legacy to be perceived as in the end. I suggest saving the last part of Norwood forest and reserve it for Norwood Park and Community Gardens, as the website [norwoodsaysno.org](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](#)

[Tualatin CIO President's Report - Tualatin Life](#)

Ordinance 1418-19 Exhibit for the Basalt Creek Master Plan Development Types (attached)

Term Limit exhibit (attached)

Picture of more trees cut (11/30) to restore power (attached)

AKS Engineering and Forestry Plan Text Amendment Change (attached)

Regards,

-Chris McReynolds



On Mon, Nov 21, 2022 at 10:48 AM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

Because poor planning regarding the median zone on Norwood Rd Lennar Homes has indicated all the native trees adjacent to Norwood will be removed due to "Safety Concerns." This could have been avoided if the project was actually regulated per plan and an adequate buffer of trees was left instead of trying to jam as many homes as possible on the parcel.

The community has little faith in regards to the planning department watching out for the needs of the residents. This applies to all current and future projects with Tualatin.

More reasons to say no to an RH-HR zone along Norwood Rd.

Sincerely,

-Chris McReynolds

On Fri, Nov 4, 2022 at 4:31 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

Third time today along with 1400 other people. Now there is major damage to the lines on the road...

 [20221104\\_160349.mp4](#)

Sincerely,

Chris McReynolds

On Fri, Nov 4, 2022 at 2:30 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

I sit here in the dark again because of your poor planning. Please notify AKS Engineering & Forestry and the general contractors of Autumn Sunrise that over harvesting the forest is unacceptable and causing damage and loss of productivity to the surrounding neighborhoods.

Sincerely,

Chris McCreynolds

On Fri, Nov 4, 2022 at 10:25 AM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:  
Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik;

Due to the removal of 33 acres of trees and poor master planning a power outage occurred today for 1400 Tualatin residents. More reasons to stop removal of trees on Norwood and say no to a RH-HR zone.

Sincerely,

Chris McReynolds

On Mon, Oct 31, 2022 at 3:16 PM Chris McReynolds <[chris.mcreynolds1@gmail.com](mailto:chris.mcreynolds1@gmail.com)> wrote:

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

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

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

Sincerely,

Chris McReynolds

## Exhibit 2 to Ordinance No. 1418-19

### Development Types

Table 3 Summary of Development Types Identified for Basalt Creek Planning Area by Jurisdiction

| Jurisdiction | Land Use Designation           | Buildable Acreage | Households |                        | Employment   |                     |
|--------------|--------------------------------|-------------------|------------|------------------------|--------------|---------------------|
|              |                                |                   | Count      | Density per Gross Acre | Count (jobs) | Jobs per Gross Acre |
| Tualatin     | High Density Residential       | 3.36              | 67         | 19.9                   | -            | -                   |
|              | Medium-Low Density Residential | 59.83             | 374        | 6.3                    | -            | -                   |
|              | Low Density Residential        | 24.83             | 134        | 5.4                    | -            | -                   |
|              | Neighborhood Commercial        | 2.89              | -          | -                      | 33           | 11.3                |
|              | Manufacturing Park             | 92.95             | -          | -                      | 1,897        | 20.4                |
|              | Functionally Unbuildable       | 10.37             | -          | -                      | -            | -                   |
|              | <b>Tualatin Subtotal</b>       | <b>194.23</b>     | <b>575</b> |                        | <b>1,929</b> |                     |
| Wilsonville  | Craft Industrial               | 1.25              | 6          | 4.8                    | 27           | 21.7                |
|              | Light Industrial District      | 35.30             | -          | -                      | 581          | 16.5                |
|              | High Tech Employment District  | 94.47             | -          | -                      | 1,916        | 20.3                |
|              | Functionally Unbuildable       | 5.62              | -          | -                      | -            | -                   |
|              | <b>Wilsonville Subtotal</b>    | <b>136.64</b>     | <b>6</b>   |                        | <b>2,524</b> |                     |
| <b>Total</b> |                                | <b>330.87</b>     | <b>581</b> |                        | <b>4,453</b> |                     |

**EXHIBIT 1**  
**RESOLUTION NO. 5582-21**

**MEASURE LANGUAGE**

Section 12(a) of the City of Tualatin Charter is amended as follows:

No person shall be eligible to serve on the City Council more than twelve (12) years in any twenty (20) year period, whether serving as Councilor, Mayor, a pro tem member, or a combination thereof, except if a person has served only two terms as a City Councilor, then that person shall be eligible to serve another two consecutive terms as Mayor. No person may be elected or appointed to an office on the City Council if completing that term of office would cause a violation of these term limits. The calculation of "years" shall include those preceding the passage of this Section, but shall not prevent any member of the City Council from completing a term of office that commenced prior to its passage. For the purposes of this Section, years of service on the City Council shall be calculated by first determining the aggregate number of days a person has served as a member of the City Council within an applicable window of twenty calendar years, and then attributing a year of service for every 365.25 days of service. This Section becomes effective immediately upon passage.



October 3, 2022

RE: **Neighborhood Review Meeting  
Annexation, Map & Text Amendment, and Partition Applications**



Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding two properties on the south side of SW Norwood Road and east of SW Boones Ferry Road in Tualatin, Oregon: the Horizon Christian School property (Tax Lot 106 of Washington County Assessor's Map 2S1135D) that is currently in the City of Tualatin and zoned Institutional (IN), and a one-acre lot (Tax Lot 108 of Washington County Assessor's Map 2S1135D) that is currently outside the Tualatin city limits and has Washington County zoning of Future Development 20-acre (FD-20). A map of the location is shown on the back of this letter. The project involves annexing Tax Lot 108 into the City of Tualatin, partitioning the school site (Tax Lot 106) into two lots, and amending the Tualatin Plan Map to apply the High Density High Rise (RH-HR) zone to ±9.2 acres of property along SW Norwood Road for future multi-family development. A Text Amendment to modify where the RH-HR zone can be applied will also be submitted.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before applications are submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Tualatin Development Code. This neighborhood meeting is scheduled for:

**October 25, at 6:30 p.m.  
Tualatin Public Library- 18878 SW Martinazzi Avenue, Tualatin, OR 97062**

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of applications to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to contact me at 503-563-6151 or by email at [slotemakerm@aks-eng.com](mailto:slotemakerm@aks-eng.com).

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

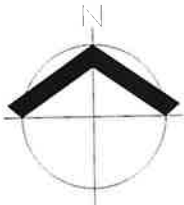
A handwritten signature in blue ink that reads 'Melissa Slotemaker'.

Melissa Slotemaker, AICP  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151 | [slotemakerm@aks-eng.com](mailto:slotemakerm@aks-eng.com)

Enclosure: Vicinity Map

cc: [planning@tualatin.gov](mailto:planning@tualatin.gov), City of Tualatin Community Development Department  
Tualatin Citizen Involvement Organizations (CIOs) by email

BEND, OR | KEIZER, OR | TUALATIN, OR | VANCOUVER, WA  
[www.aks-eng.com](http://www.aks-eng.com)



SCALE: 1" = 1200 FEET



DATE: 09/29/2022

**SITE VICINITY MAP NORWOOD MULTI-FAMILY**

FIGURE  
**1**

AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151 WWW.AKS-ENG.COM



DRWN: JAM  
 CHKD: AMC  
 AKS JOB:  
 8723

## Madeleine Nelson

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

Dear Tualatin City Council and Staff,

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

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

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

Please don't approve these two land use applications.

Thank you for your time.

Respectfully,

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

## Madeleine Nelson

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**From:** Becky Hess <hesshaven@hotmail.com>  
**Sent:** Sunday, February 5, 2023 10:38 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Craig Hess  
9110 SW Apache Dr  
Tualatin OR. 97062  
971-221-0256

Sent from my iPhone

## Madeleine Nelson

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

Thank you,

Cynthia Ray  
8878 SW Stono Drive  
Tualatin, OR 97062

## Madeleine Nelson

---

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

Attention Madeleine Nelson

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

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

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

Issue one regarding traffic;

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

Issue two regarding institutional infrastructure;

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

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

Issue three regarding existing RH-HR zones;

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

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

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

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

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

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

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

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

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

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

Sincerely,

Cynthia Ray  
8878 SW Stono Dr  
Tualatin, OR 97062

## Madeleine Nelson

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**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.

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

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

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

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

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

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

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

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

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

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

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



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

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

Sincerely,

Dainette Harris

## Madeleine Nelson

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**From:** Dale Solomon <Dale.Solomon@coldist.com>  
**Sent:** Sunday, February 5, 2023 10:04 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications. Thank you!

Dale Solomon - 951.809.7569

**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:** Dan <dwylan4@msn.com>  
**Sent:** Wednesday, February 8, 2023 4:02 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Dan wyland 8225 se Shenandoah way, Tualatin. Or 97062. 503-810-2457

Sent from my T-Mobile 4G LTE Device

## Madeleine Nelson

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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 with this complex exponentially increase the traffic on Norwood, which is a two-lane road. It will also increase the traffic throughout the neighborhood.

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

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

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

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

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

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

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

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

Sincerely, Danny Burns  
503. 807. 1231.

Sent from my iPhone

Danny Burns

## Madeleine Nelson

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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

—  
Dear Assistant Community Development Director, Steve Koper;

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

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

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

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

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

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

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

# PLAN AMENDMENT CRIT

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



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

*From the Tualatin's Transportation System Plan Update:*

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

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

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

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

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

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

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

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

8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT  
Tualatin, OR 97062 - Sherwood (Tualatin South) | 1,650-60,075 SF

Unoccupied retail space

WES Transit Station

Land Currently for sale

15.23 acres- for sale  
0 SW Chinook St, Tualatin, OR 97062

3.21 acres- for sale  
18615 SW Boones Ferry Rd, Tualatin, OR 97062

Zillow listing: \$8,000,000, 15.23 Acres, 0 SW Chinook St, Tualatin, OR 97062

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

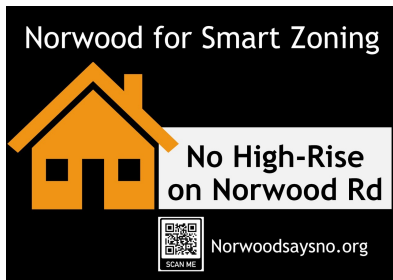
Commit to building a central Norwood Park like [we explain on our website](#) and try to rectify the Autumn Sunrise debacle.

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

Have a Happy New Year,

Norwood for Smart Zoning

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**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.

## Madeleine Nelson

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**From:** David Ransdell <ransdell@gmail.com>  
**Sent:** Friday, January 27, 2023 9:36 AM  
**To:** Frank Bubenik; Maria Reyes; Steve Koper; Kim McMillan; Madeleine Nelson; Sherilyn Lombos; Ext - Planning; Valerie Pratt; Octavio Gonzalez; Cyndy Hillier; Bridget Brooks; Christen Sacco  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

David & Sally Ransdell  
3791 SW Halcyon Rd  
Tualatin, OR 97062



## Madeleine Nelson

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**From:** David Ransdell <ransdell@gmail.com>  
**Sent:** Sunday, February 5, 2023 11:51 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

David Ransdell  
3791 SW Halcyon Rd  
Tualatin, OR 97062

David

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[Ransdell@gmail.com](mailto:ransdell@gmail.com)

## Madeleine Nelson

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**From:** David Smith <davidhsmith255@gmail.com>  
**Sent:** Sunday, February 5, 2023 10:38 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

## Madeleine Nelson

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**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:** hawksradio@aol.com  
**Sent:** Friday, January 27, 2023 4:25 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Dean and Janice Vrooman  
8720 SW Yakima Ct.  
Tualatin, OR 97062  
503-692-1823

## Madeleine Nelson

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**From:** Deanna Cain <dkiana@yahoo.com>  
**Sent:** Wednesday, February 8, 2023 4:02 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

Deanna Cain  
21254 SW Teton Ave  
Tualatin, OR 97062  
5039135854

Sent from my iPhone

## Madeleine Nelson

---

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

Ms Nelson and Mr Bubenik,

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

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

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

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

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

All,

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



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

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

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

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

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

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

Respectfully,  
**Debbie Burchfiel**  
**8858 SW Stono Drive**

## Madeleine Nelson

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**From:** Anonymous <gotigger86@gmail.com>  
**Sent:** Friday, January 27, 2023 10:34 PM  
**To:** Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Thank you!!  
Debbie K. Panther

@Tualatin Meadows Apartments

Note: I really!! want to move from my apartments-been here 5 years, they are “sort of” affordable- & nice-but not the best location for me or a friend, Laura, who lives in another apartment here at T. Meadows.)

Horizon Church has been a huge gift to the Tualatin community too, during the shutdowns & otherwise. Neighbors have been so grateful for the amazing events at Horizon to bless the community...(a fraction of the examples: Convoy of Hope food distribution, drive thru zoo, carnivals, trunk-or-treat, youth groups, & so much more.)

18755 SW 90th Ave #936  
Tualatin, OR 97062  
Phone #503.884.1864

## Madeleine Nelson

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**From:** Deirdre Totten <deirdre.totten@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:11 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Deirdre Rickard  
Real Estate Broker  
MORE Realty  
503 750-6296  
deirdre.totten@gmail.com

Licensed in the state of Oregon

## Madeleine Nelson

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**From:** Denise Ortiz <dortiz9652@gmail.com>  
**Sent:** Thursday, February 9, 2023 12:13 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Denise Ortiz, Paul Ortiz,  
21740 SW 109th Terrace, Tualatin, OR. 97062

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*Denise Ortiz*  
21740 SW 109th Terrace  
Tualatin, Oregon 97062  
503-810-7368

## **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;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

## Madeleine Nelson

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**From:** Denny Ghim <dennyghim@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:35 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Denny Ghim  
8725 sw Schmidt Loop  
Tigard Or 97234  
503-957-1143

Denny Ghim



## Madeleine Nelson

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**From:** Devin Tami Richardson <devinandtami@gmail.com>  
**Sent:** Wednesday, January 25, 2023 8:16 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Devin and Tami Richardson  
11100 SW Winya Ct.  
Tualatin, Oregon 97062  
(503) 312-9909

## Madeleine Nelson

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**From:** Diana <dianahooper@gmail.com>  
**Sent:** Monday, February 6, 2023 11:19 AM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

Diana hooper  
14383 sw McFarland Blvd  
Tigard or 97224  
9718321602

Dianahooper@gmail.com  
AKCYorkiePals.com

## Madeleine Nelson

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**From:** Don Harikian <dharikian@hotmail.com>  
**Sent:** Sunday, February 5, 2023 10:41 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Don Harikian  
21590 SW Lebeau Rd  
503-625-5924

Sent from my iPhone

## Madeleine Nelson

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**From:** (null) donmershon <donmershon@frontier.com>  
**Sent:** Wednesday, February 8, 2023 4:02 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Don Mershon,  
23683 Sw Red Fern Drive Sherwood,Or 97140  
503-476-7685

Sent from my iPhone

## Madeleine Nelson

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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> PI  
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;**

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

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

Sincerely,

*E Trent Toler*

## Madeleine Nelson

---

**From:** HOLLY Schweitz <schweitz\_5@msn.com>  
**Sent:** Sunday, February 5, 2023 10:38 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Thank you,

Earl and Schweitz  
6910 SW Pine St  
Tigard

503-502-3421

## 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

---

**From:** Edmund Kashi Jr <jrsokau@gmail.com>  
**Sent:** Wednesday, February 8, 2023 6:52 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Edmund Kashi  
503-828-7015  
8900 SW Sweek Dr #1722, Tualatin, OR 97062

## Madeleine Nelson

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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

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,  
Emily Jones

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Emily Jones - Owner

[Trauma Informed Certified Coach](#)

503-475-9970

[Free Spirit Coaching](#)

## **Madeleine Nelson**

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**From:** Emily Lapp <elapp03@gmail.com>  
**Sent:** Thursday, January 26, 2023 2:14 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

**Emily Lapp**

**10781 SW Nelson St**

**Tualatin OR 97062**

**503-522-6048**

## Madeleine Nelson

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**From:** Erica Shafer <ericashafer79@yahoo.com>  
**Sent:** Wednesday, February 8, 2023 4:15 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Erica Shafer, 17555 SW Fulton Dr, Tualatin, 503-317-5289.

Thanks!

Sent from my iPhone

## Madeleine Nelson

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**From:** Ethan Elbers <eelbers336@yahoo.com>  
**Sent:** Wednesday, February 8, 2023 4:41 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Ethan Elbers  
14848 SW Scholls Ferry Rd  
(208)616-4697

Sent from my iPhone



## **Madeleine Nelson**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Fernando Herrera  
Maria D Herrera

## Madeleine Nelson

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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.

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.

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:** Gabriella Levasa <gabriella.levasa@gmail.com>  
**Sent:** Sunday, February 5, 2023 12:35 PM  
**To:** Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Gabriella levasa 10695 SW Meier DR. Tualatin, OR  
97062 ( 503) 939-0765

## Madeleine Nelson

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**From:** Gail Delong <gail.delong@yahoo.com>  
**Sent:** Thursday, February 9, 2023 5:40 AM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use

Gail and Jerry Delong  
12525 SW Prince Edward ct. 97224

Sent from my iPhone

## Madeleine Nelson

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

Dear City Council,

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

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

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

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

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

Gillian Stratton

## Madeleine Nelson

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

Dear City Council Members,

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

Additionally, I live on Iowa Dr. behind the high school. I am a public school teacher in West Linn. I already leave my house before 7 to avoid the traffic jam that is Boones Ferry Rd. Please come and watch what happens to that area from say, 5-6pm. You can avoid making it worse for our neighborhood and I'm asking you to use your position to protect our life styles.

Thank you for reading this,

Gillian Stratton

## **Madeleine Nelson**

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**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.

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 3.1.5 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,

**Gina McAllister**



## **Madeleine Nelson**

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**From:** Glenn & Nancy Reynolds <gnreynholds@frontier.com>  
**Sent:** Wednesday, November 30, 2022 3:17 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
**Subject:** Norwood for Smart Zoning

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

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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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**

---

**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

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

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Sincerely,

**Gloria E. Perez**

## Madeleine Nelson

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**From:** ROSEMARIE HEYER <hey4414@comcast.net>  
**Sent:** Friday, December 2, 2022 8:35 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Ext - Planning; Sherilyn Lombos; Valerie Pratt  
**Subject:** Norwood for Smart Zoning  
**Attachments:** Norwood Zoning.pdf

Thank you for your consideration.

Sincerely,

Hans & Rosemarie Heyer

## Madeleine Nelson

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**From:** oilyartist <oilyartist@comcast.net>  
**Sent:** Monday, February 13, 2023 6:57 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Tualatin City Council and Staff,

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

I am a member of Horizon Community Church, and Iglesia Esperanza Horizon. My Husband Glenn and I lived in Tualatin from 1991 to 2019. We are currently residing in Wilsonville. We, however lived a majority of our adult lives and both raised our children in Tualatin.

As a family we strived to be caring and community minded residents of Tualatin. HCC has been a highly important part of our family's community experience. Our oldest son in his effort to give back to his outstanding experience as a resident of Tualatin, currently serves as a Corporal for Washington County Sheriff's Department.

Horizon Leadership encouraged my husband and I to serve at Esperanza Horizon, when the Church partnered with Wood Haven Church now Epic House of Sherwood. These 2 independent churches recognized needs of the growing Latino communities in Tualatin and surrounding areas. They partnered with members of these communities to launch the thriving ministry in 2012.

Glenn and I have served and have attended Esperanza Horizon weekly for all 11 years of the ministry's existence.

Horizon has been in tune with and moved to action for community concerns at many levels in the church's 48 year history in the town of Tualatin

These two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Glenn and Anna Lancaster 31098 SW Country View Lane Wilsonville, OR 97070, Glenn cell # 503-709-7511 Anna cell # 503-784-0149

Sent from my iPhone



**Title of email:** Norwood for Smart Zoning

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

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

Sincerely,



Rosemarie Reyer

## Madeleine Nelson

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**From:** heather&kobly kabli <kablifamily@yahoo.com>  
**Sent:** Wednesday, January 25, 2023 6:32 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Heather Kabli  
7293 SW Delaware Circle  
Tualatin  
503-718-1206

Sent from my iPhone (Heather Kabli)

## Madeleine Nelson

---

**From:** Heidi Augee <heidia1224@gmail.com>  
**Sent:** Sunday, October 30, 2022 5:59 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
**Cc:** Sherilyn Lombos; Ext - Planning; Megan George; Betsy Ruef; Teresa Ridgley; Steve Koper; Keith Leonard; Madeleine Nelson; Erin Engman; Cody Field  
**Subject:** Proposed High Rise, High Density Development at Norwood and Boones Ferry

Dear Mayor Frank and Tualatin City Council Members,

On the evening of Monday, October 24, 2022, I sat through a presentation by AKS Engineering and Vista Residential Partners at the Tualatin Community Library regarding their plans to file applications to develop the land at SW Norwood Road and SW Boones Ferry Road. They informed us that the proposal will include the following three parts: 1.) annexation, 2.) partition, and 3.) map & text amendment in an effort to change the existing zoning to that of high density high rise for additional apartments.

I am writing in opposition to this Proposed Development. I acknowledge growth and development is necessary within the urban growth boundary, but high density high rise does not seem appropriate for this property.

First, please seriously consider the traffic capacity of Boones Ferry Road. There is already a high density residential development (Autumn Sunrise) coming in across Norwood and the impact on that alone will be significant. For those of us who are a part of this community, it simply is not acceptable to those of us who live in the surrounding neighborhoods. Traffic already diverts through our neighborhood during peak hours. These neighborhood streets will be overrun with traffic avoiding an already over-congested Boones Ferry Road. Imagine the increase *after* Autumn Sunrise and the 116 units of multifamily next to it, are built and occupied.

Alternatively, you could allow a rezone for neighborhood commercial, which is allowed under the Basalt Creek Plan (high rise is not). Day care, restaurant, small retail, an essentially walkable and central mixed use for the surrounding neighborhoods, would be more welcome. It would be healthy and perhaps would decrease some traffic. Or better yet, given there was almost no green space required of the Autumn Sunrise development, a park would be suitable and welcome in that space. The nearest park is Ibach. A walkable park from Norwood Heights, Autumn Sunrise, and Hedges Creek would be central, valuable and appropriate, and would counterbalance the impact of Autumn Sunrise's high density.

High rise zoning should be limited to downtown, and adjacent to rail. By far the most logical place for that type of high density, high rise, would be the former Haggen's. A mixed use town center would be appropriate and attractive at that location. At Norwood, that type of density and high rise makes no sense.

As stewards of Tualatin, you have an obligation to consider the impacts of this type of development on our community's livability. Housing is very important to Oregon and our community but we need to do it in a thoughtful, deliberative manner that first and foremost does no harm to existing neighbors. I respectfully ask that you keep the zoning as-is, medium residential.

Thank you for your consideration of this matter throughout this process.

Regards,  
Heidi Augee  
8905 SW Iowa Drive

## Madeleine Nelson

---

**From:** Holly Stuart <hollyfarm05@gmail.com>  
**Sent:** Friday, January 27, 2023 2:19 PM  
**To:** Madeleine Nelson; Frank Bubenik  
**Subject:** SW Norwood Rd and Partition

To whom it may concern,

I object to the partition and future development of a highrise which is not in the best interest of the city nor the residents of Tualatin. Tualatin is in no way prepared nor will benefit from high density housing. The disregard and destruction of mature native trees is shameful to a city that claims to be the city of trees. Our city is being steam rolled by zelus developers without regard to the drastic effects it will have on the livability of Tualatin.

**Rest assured land value will not decrease if time, patience and diligence are taken in the planning and growth of our city.** Families primarily move to Tualatin for the community of people, not for the immediate industry.

Our schools are not prepared for this growth, our roads are not prepared for this growth, and surrounding neighborhoods will bear the brunt of it's impact.

My hope is that our voted in mayor, city commissioners, and the professionals our city employs will take deep consideration in listening to their neighbors and fellow residents in planning a community that we continue to be proud of and choose to stay in for generations.

*Growth is inevitable but we can do better.*

Thank you ,

Holly Stuart

19 years-Tualatin Resident

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

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

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

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

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

## **Madeleine Nelson**

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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?



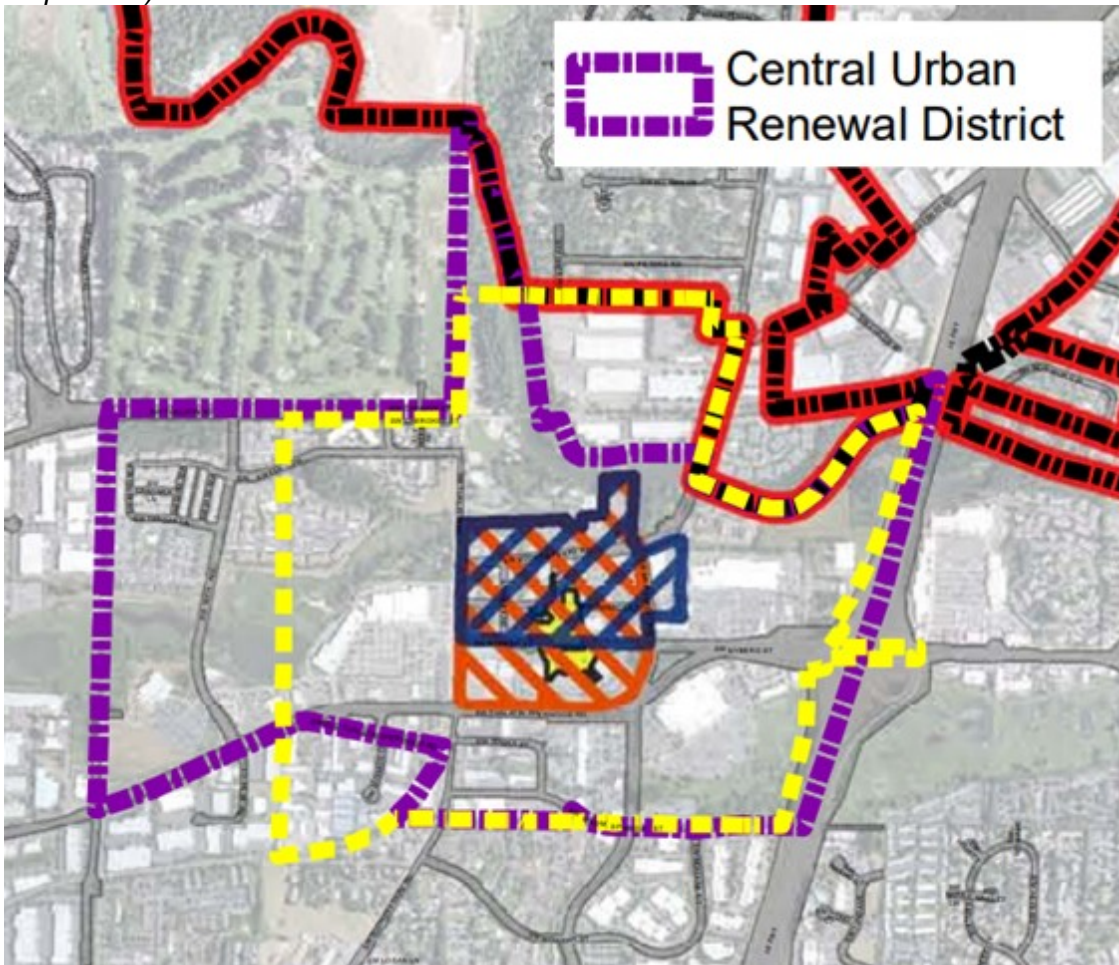
Currently the city is reviewing those applications associated with those signs and right now, the city could stop this whole arduous process from even happening. Also, right now, the public cannot interject directly due to the city code bylaws however, we can express our concern to the decision maker, 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 increase housing density by 300-500% from our current zoning.

The City of Tualatin has known about this plan since July 2022, and has not impeded this process...

Here is the petition stating these intentions:

[PAR22-0002 - 23370 SW Boones Ferry Road Partition | The City of Tualatin Oregon Official Website](#)

What to do...

Developers (and tax revenue) should not be more important to the city than the current residents!

## Madeleine Nelson

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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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**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,

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:** James Mardock <jimmardocksoffice@gmail.com>  
**Sent:** Friday, January 27, 2023 9:20 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

James G Mardock  
8775 SW Avery St  
Tualatin, OR 97062  
503-748-9215

Sent from my iPhone

## Madeleine Nelson

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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 it were (and more, given the two developments), that’s too many to put on an already overcrowded road with no solution in sight.

- **Table 1: Vehicle Trip Generation Estimates**

| Land Use                                   | ITE Code | Size (Units) | Daily Trips | Weekday AM Peak Hour |          |           | Weekday PM Peak Hour |           |          |
|--------------------------------------------|----------|--------------|-------------|----------------------|----------|-----------|----------------------|-----------|----------|
|                                            |          |              |             | Total                | In       | Out       | Total                | In        | Out      |
| <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; timneary@gmail.com  
**Subject:** Norwood for Smart Zoning; AKS proposal  
**Attachments:** norwood says no letter 1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attached is my first letter concerning the latest AKS proposal. I will continue to send to you the letters I've been sending to the city council.

Please read this letter and consider what is being stated here. We are directly impacted by the decisions that are made by the Mayor and the Tualatin City Council. We should have a voice.

Thanks in advance for your consideration.

Ken and Jan Perry  
Norwood for Smart Zoning

To MNelson@tualatin.gov,

I am writing to express my concerns about the latest proposal received for the partitioning on Horizon property and the annexation of the property on Norwood Road for the purpose of building high-rise apartment buildings on Norwood Road.

The proposal is concerning for so many reasons that many of us in the Bryom CIO Neighborhood have expressed to the City Council. But what is literally the most concerning on this proposal, is the following:

“A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC’s RH-HR language to allow the zoning district to be applied elsewhere in the City. It appears this request has been made (see below).”

This appears to be an attempt on the part of AKS and the builder to continue to remove all of the trees and build high-rise apartments everywhere in Tualatin. What AKS has demonstrated thus far:

- They have no regard for the environment. They will say anything to get their plans approved and then will do exactly what they want once the approval is in place, regardless of whether they’ve met the commitments/promises. Unfortunately, they clearly proved this with the Autumn Sunrise development. Below is text in the document. We have seen just the opposite so far with Autumn Sunrise and cannot believe that they will do what it says, or is right, in the future.

The layout, size, and dimensions of the parcels within the Tentative Partition Plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels.

- They have shown no concern for the community when it comes to the amount of traffic these endless building projects are placing on our roads. The traffic study concerning Alden Apartments read, from 220 added residences, it would only put 16 more trips on the road during morning rush hour and 18 trips during pm rush hour. This is beyond reason! Are we to believe that all these people are not working? That they’re just staying home all day? These estimates can’t be correct. Even if they were (and more, given the two developments here), that’s too many more cars to put on an already overcrowded road (SW Boones Ferry) with no solution in sight.

Tualatin will be unrecognizable and impossible to navigate if such egregious plans and changes are approved. We, the citizens of Tualatin, are saying “No!” to this ridiculous proposal for a change in wording AND to the proposed apartments that will sit on this land. We are trusting our City leaders to listen to our voice of concern and reason. The City Council needs to say “No!” to the wording change and the partition request.

Thank you,  
Ken and Jan Perry

## Madeleine Nelson

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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

---

**From:** Jan Perry <jrperry.perry11@gmail.com>  
**Sent:** Sunday, January 22, 2023 4:53 PM  
**To:** Madeleine Nelson  
**Cc:** Brent Beebe; Chris McReynolds; Cynthia Ray; timneary@gmail.com  
**Subject:** Norwood for Smart Zoning  
**Attachments:** Norwood says no 01222023 pdf.pdf

Madeleine,

Attached is a letter to you and the City Council concerning the request for partitioning and annexation.

Thank you for considering our feedback.

Ken and Jan Perry  
Stono Drive

**Planning Division, Attn: Madeleine Nelson,**

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

As has been stated several times, the potential development of another 276 residences on Norwood Rd. will cause even more cars to back up on SW Boones Ferry Rd. This after adding the already approved Autumn Sunrise. We've calculated over 2000 more trips up and down SW Boones Ferry Road each weekday.

What I hear from the City Council, AKS and the developer is "That's really not our problem." They cite that Wilsonville is part of the solution and, of course, ODOT. What I hear them saying is, the system is broken. We can't address our traffic issues (actually, the city of Tualatin's issues) because it's just too hard. There are too many parts and pieces.

We are suggesting that the City of Tualatin works with ODOT and Wilsonville to address this very real problem. Agencies and governing bodies should be able to work together to address this already untenable issue affecting both Wilsonville and Tualatin (as well as the freeway issues, which are a big part of the problem). All that has been done has served to exacerbate the problem with no clear solution (and adding a traffic light will not solve the problem, by the way).

It sounds like AKS and all traffic studies have washed their hands of anything having to do with Boones Ferry Rd. No more homes should be built, or added, until this issue is addressed. I think this may be the most disappointing part of this situation, that there has been no effort at all to work together on a problem that everyone acknowledges exists. I'd love to see the City of Tualatin be the ones who solve this problem and bring the parties together to make this happen.

As for the apartments proposed for Norwood Rd. (clearly the purpose of the request for annexation and partitioning): This small two-lane road cannot handle this added traffic. I envision the people of the apartment complex being unable to turn left onto Norwood due to traffic. This will lead to them turning right and likely cutting through our neighborhood. This will also need to be addressed with Autumn Sunrise added traffic and the temptation for them to go speeding through our neighborhood

to avoid the Boones Ferry traffic. This will be a very clear hazard for all of us living in the surrounding neighborhood.

I know the city leaders have pledged to protect the safety and quality of life of the people of Tualatin. We have placed our trust in them. I know they can find a way to work together with the other entities to address this issue. Even without these new neighborhoods and the proposed apartment complex, this needs to be addressed. The right thing to do is to say no to the partition and annexation requests. Anything else will only make things worse for everyone in Tualatin.

Thank you for considering our feedback.

Ken and Jan Perry  
8885 NW Stono Drive  
Tualatin, OR 97062

## Madeleine Nelson

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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; timneary@gmail.com; Jan Perry  
**Subject:** Norwood for Smart Zoning  
**Attachments:** Norwood Says No 01262023 .pdf

Madeleine,

Attached in an email concerning the request for partitioning and annexation. There are some really good reasons why high rise/high density housing is built in urban areas. Building them in suburban areas makes no sense and shows a lack of planning.

Thank you for considering our feedback in this matter.

Jan and Ken Perry  
8885 SW Stono Dr, Tualatin, OR 97062



Planning Division, Attn: Madeleine Nelson,

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

- **Increased traffic:** When populations are concentrated, traffic congestion is a given. **Public transportation and walkability of neighborhoods becomes increasingly important.** The traditional model of developers being required to provide a set number of parking spaces per anticipated user encourages more cars on the road, leading to more traffic issues. With no walkable services near these apartments, and 276 units, it will require people to use their cars causing a big increase of traffic on Norwood Road and SW Boones Ferry Rd.
- **Lack of services:** Traffic and suburban sprawl are already straining our resources. The most logical plan is in-fill urban centers with high density developments. This provides the renters access to critical services. Walkability is the key to high rise/high density housing location.
- **Lack of green spaces:** Amenities like parks and other green spaces don't in themselves provide income to developers and must be planned in high density developments to provide improved quality of life for would-be residents. There are many beautiful amenities and parks in our lovely downtown Tualatin. This is exactly why builders of high-density housing build in urban areas.

This planned development will not only make everyone in the surrounding neighborhoods unhappy, it will also not make the tenants happy. This is a poor plan (or a complete lack of a plan) and literally makes no sense.

Thank you for considering our input,  
Ken and Jan Perry  
8885 SW Stono Drive  
Tualatin, OR 97062

## **Madeleine Nelson**

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**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 hazard for all of us living in the surrounding neighborhood.

I know you pledged to protect the safety and quality of life of the people of Tualatin. We have placed our trust in you. I know you can find a way to work together with the other entities to

address this issue. Even without these new neighborhoods and the proposed apartment complex, this needs to be addressed.

Thank you in advance for working toward a better Tualatin.

Jan and Ken Perry  
Stono Drive



## Madeleine Nelson

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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 with Creek Master Plan. ❌*
  - *The proposed change does NOT comply with 1419-18. ❌*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other options are available in the core of Tualatin, zone with proper infrastructure. ❌*



CITY OF

**TUALATIN** OREGON

Sent from Jan's iPhone

## Madeleine Nelson

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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 heartbreaking. And my husband has been taking food for the squirrels who lost their homes and food source.

Those beautiful birds have relocated, many of them finding homes in the trees that you are now wanting to remove for high rise apartments. I hear lots of talk of respecting and caring for the environment, but those words seem very empty right now. This is not a little sacrificing of trees to provide some additional housing. This is just complete and total destruction of an environment in order to provide tax money for the city of Tualatin. A city once known as the City of Trees.

In addition to the impact to the ecosystem, there will be an enormous impact to the surrounding roads. The I5 freeway is already totally exposed, adding to the amount of exhaust fumes for the neighborhood. Without the shade from the trees, our temperatures have already risen.

Additionally, this and the Lennar development will pour thousands of additional cars onto our already overloaded roads. If you are driving East on Boones Ferry Road any time after 3 pm, you will encounter up to a five mile backup of cars heading to I5. We've been told no improvements to the roads are necessary. Really? This is a nightmare.

From what I understand, there are other areas already zoned for high density/high rise development. Why are you destroying this area when other land is available for similar housing without causing the destruction this will cause? And why do you zone land only to quickly turn your back on that plan and change the zoning? The only answer must be money.

Please consider the environment as well as the issues the added traffic will create for this area. It's not too late to do the right thing. **Please do the right thing.**

Jan Perry  
Byrom CIO Neighborhood

## Madeleine Nelson

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**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

## Madeleine Nelson

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**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

## Madeleine Nelson

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**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.

**What the Tree Preservation Zone at Autumn Sunrise actually looked like:**



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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:** Jared <jwcarkin@gmail.com>  
**Sent:** Monday, February 6, 2023 10:25 AM  
**To:** Maria Reyes; Christen Sacco; Bridget Brooks; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Cyndy Hillier; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

As a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. We also have a business in Wilsonville and our employees are looking for more housing! Please support more housing in our community!!

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Jared Carkin  
28107 SW Heater Rd  
Sherwood, OR 97140  
[Jwcarkin@gmail.com](mailto:jwcarkin@gmail.com)

## Madeleine Nelson

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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:** Jenna Anderson <jennalanderson10@gmail.com>  
**Sent:** Sunday, February 5, 2023 10:42 AM  
**To:** Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

As a resident of Tualatin (on and off for the past 12 years, but consistently since 2016), and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

I urge you to please approve these two land use applications.

Jenna Anderson  
8441 SW Chelan Ct, Tualatin, OR 97062  
503-415-9762

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*Jenna Anderson*  
503-415-9762

## Madeleine Nelson

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**From:** Jennifer Link Rachko <jlinkraschko@icloud.com>  
**Sent:** Wednesday, February 8, 2023 5:32 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Jennifer Link Raschko  
12145 SW Lausanne Street  
Wilsonville OR 97070

Sent from my iPhone

## Madeleine Nelson

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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;

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

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

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

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

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

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



# PLAN AMENDMENT CRIT

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



CITY OF

**TUALATIN** OREGON

## Madeleine Nelson

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**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:** Joe Mallett <joemtexas@gmail.com>  
**Sent:** Sunday, February 12, 2023 2:42 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Joe Mallett, 29141 Sw Costa Cir E, Wilsonville, OR 503-449-8626

## Madeleine Nelson

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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.

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

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

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

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

# PLAN AMENDMENT CRITERIA

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



We also look forward to you making the Norwood developer's application available to the public as soon as possible.

Thank you,

Joel Augee

## Madeleine Nelson

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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 Haggens. A mixed use town center would be appropriate and attractive at that location. At Norwood, that type of density and high rise makes no sense.

Thank you for your continued consideration of these very important matters,

Joel Augee  
8905 SW Iowa Drive



## Madeleine Nelson

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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

---

**From:** Jay Tatco-Nowak <jaytatconowak@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:54 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Joseph Tatco-Nowak  
9904 NE Heron Cir  
Vancouver, WA, 98664  
714-323-8504

## Madeleine Nelson

---

**From:** Joetta Harikian <jharikian@hotmail.com>  
**Sent:** Sunday, February 5, 2023 10:39 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Joetta Harikian  
21590 SW Lebeau Rd  
Sherwood, OR 97140  
503.328.5947

Get [Outlook for iOS](#)

## Madeleine Nelson

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**From:** John Pries <johnandpampries@gmail.com>  
**Sent:** Wednesday, January 25, 2023 6:04 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Cc:** John Pries  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

John and Pam Pries  
8535 SW Avery Tualatin Oregon 97062

[johnandpampries@gmail.com](mailto:johnandpampries@gmail.com)  
503-484-7349 John  
503-484-7937 Pam

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## Madeleine Nelson

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**From:** John Pries <johnandpampries@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:12 PM  
**To:** Madeleine Nelson  
**Cc:** John Pries  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

John and Pam Pries  
Missions Horizon Community Church  
[johnandpampries@gmail.com](mailto:johnandpampries@gmail.com)  
503-484-7349 John  
503-484-7937 Pam

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## Madeleine Nelson

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**From:** Jon Martinez <jonscare5@icloud.com>  
**Sent:** Wednesday, February 8, 2023 4:01 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Jon & Natasha Martinez  
4415 Lone Oak Rd Se  
Salem, Or 97302

Sent from my iPhone

## Madeleine Nelson

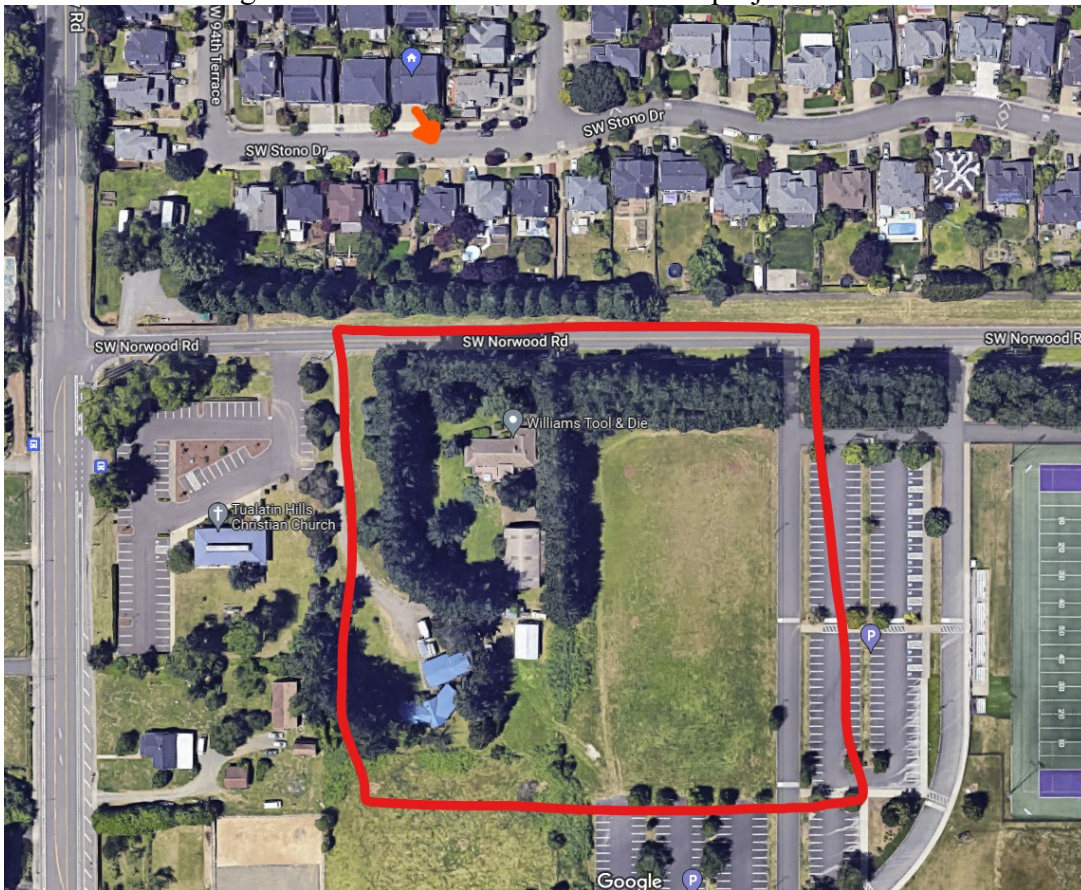
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**From:** J W <jdwong@gmail.com>  
**Sent:** Tuesday, January 24, 2023 10:20 AM  
**To:** Madeleine Nelson  
**Subject:** Norwood Developments

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.*

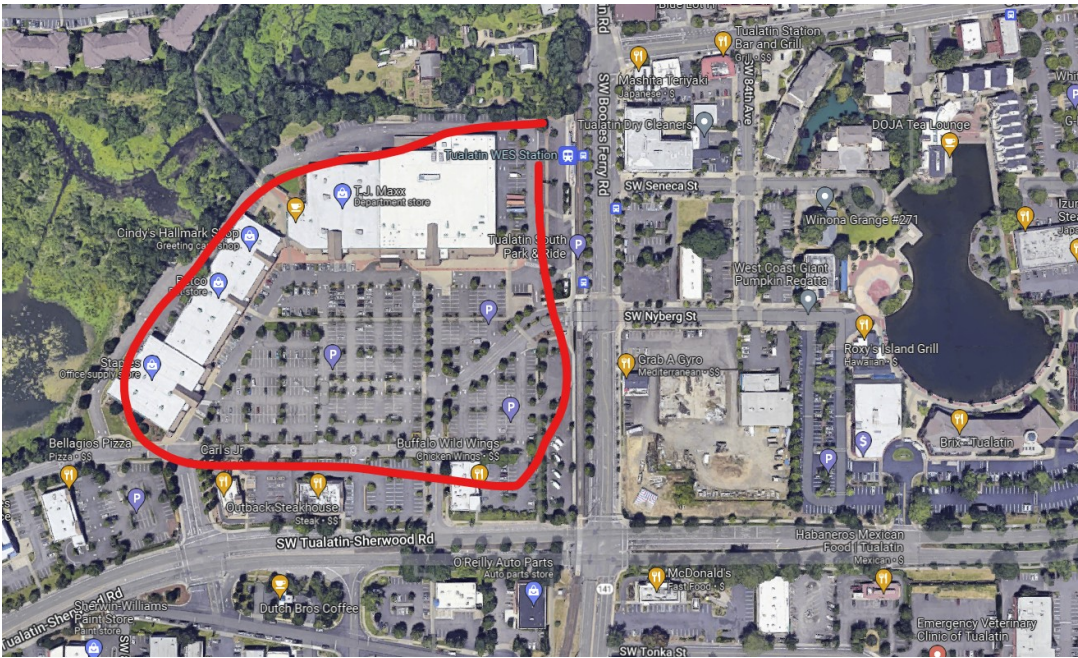
This parcel of land would serve better as a community gathering place or park, where kids and families of all abilities can enjoy. A splash-pad, a ADA play structure, a sand pit, an outdoor stage/auditorium for arts. Just a few suggestions for the acreage. Even a small market, coffee shop, or other small 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:** Joshua gerlach <jpgerlach@yahoo.com>  
**Sent:** Wednesday, February 8, 2023 5:48 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Joshua Gerlach  
12104 SW Tonquin Rd.  
Sherwood, OR 97140  
503-422-2450

Work Address:  
Portland General Electric  
12345 SW Blake St.  
Tualatin, OR 97062

[Sent from Yahoo Mail on Android](#)

## **Madeleine Nelson**

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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;**

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

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

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

Sincerely,

Julia Olson

## Madeleine Nelson

---

**From:** Julie Heironimus <jujuheir@aol.com>  
**Sent:** Wednesday, January 4, 2023 4:54 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
**Subject:** Proposed text amendment in Partition Application: par22-0002-23370

Hello,

### **The current text amendment proposal can catastrophically alter the future of development in our city.**

Please consider the consequences of approving the proposed text amendment in Partition Application: par22-0002-23370! If approved, developers could create high-density high-rise apartments **anywhere in Tualatin**. This is a lazy text revision that opens all of Tualatin up to potential high-rise development.

High-density high-rise apartments in Basalt Creek are not beneficial to current or new residents. Traffic will already be severely worsened with existing developments and will be further exacerbated by more high-density housing in an area of town where all residents have to be car dependent.

**Instead of allowing space to be zoned high density high rise, instead consider allowing areas outside of downtown to be rezoned to mixed use residential/ commercial.** If properties are constructed in the basalt creek area that have ground floor stores, restaurants, or groceries, residents in the area are less car dependent. A mixed use residential commercial zoning definition could also include a more appropriate height cap when properties are being developed outside of the downtown urban renewal area, such as a hard limit of 4 stories for mixed use commercial residential property.

**A more ideal use of this property for Horizon, developers, current residents and new residents, are buildings with ground floor commercial space, with a lower number of residential units.** This increases walkability and provides local options where residents do not have to drive 2 miles or more for any goods or services. **South Tualatin needs more commercial opportunities and community gathering space.** This property could be developed in a way that meets community needs, and still enables Horizon and developers to profit.

Following is a quote from the application highlighting that the text amendment request is to enable RH-HR to be built **anywhere** in the city:

"In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

**Allowing RH-HR zoning to be applied anywhere in the city would be disastrous to Tualatin.** A more appropriate text amendment would add a specific site or parcel to the current definition of

limiting the code to the City's Central Urban Renewal Area, so the text revision does not create a carte blanche for high rises to be built all over the city!

The Byrom CIO does wants to see development to the South be enhance the quality of life for current and future residents and businesses. Please consider the negative impacts of only enabling more high-density housing in an area where residents must drive for all basic needs!

Julie Heironimus  
Byrom CIO Interim Vice President



## Madeleine Nelson

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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 with Creek Master Plan. ❌*
  - *The proposed change does NOT comply with 1419-18. ❌*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other roads are available in the core of Tualatin, zone 1, and have proper infrastructure. ❌*



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

***From the Tualatin's Transportation System Plan Update:***

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

We also hope you work together with the DLCD and the public works department to develop a comprehensive traffic plan that provides new road construction instead of just “meandering sidewalks” and bike lanes on Boones Ferry. We also hope the city would spend our bond tax dollars more wisely when looking at new land use projects, especially with the drastic escalation of housing projects in Tualatin.

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

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

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

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

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

8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT  
Tualatin, OR 97062 - Sherwood (Tualatin South) | 1,650-60,075 SF



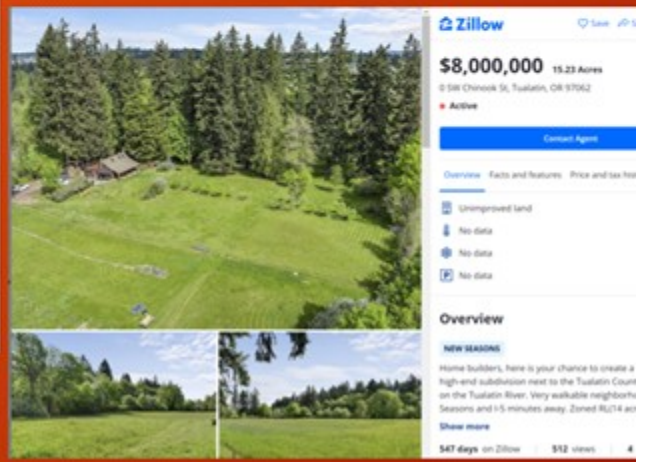
Land Currently for sale

15.23 acres- for sale

0 SW Chinook St, Tualatin, OR

3.21 acres- for sale

18615 SW Boones Ferry Rd, Tualatin, OR



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

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

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

Have a Happy New Year,

Norwood for Smart Zoning

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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

Dear Ms. Nelson,

I wish to state my objections in writing to "SW Norwood Road Partition" File No. PAR22-0002. The planned high-density high-rise is not a smart choice for this location. Here's why:

- **increased traffic congestion in one small area**
- **the City's lack of planning to accommodate the immediate increase in traffic**
- **zoning changes to a suburban residential area before the Tualatin Central Urban Renewal District is built up make no sense**
- **lack of a coordinated Basalt Creek master plan amongst the various developers and the City**
- **Class A high-density high-rise apartments do not meet the Governor's mandate for effectively reducing houselessness**
- **Tualatin residents' have opposed developments in this area for months but the City has allowed them to move forward regardless**
- **This partition opens the door to high-rises ANYWHERE in the City!**

We have zero trust in AKS, and any developer working with AKS. We are asking that these changes for the 8 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 PI  
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.

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,

**Julie Heironimus and George Valleck**  
**22710 SW 90th PI**  
**Tualatin, OR 97062**  
**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.

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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

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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,

**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 Hagen's parking lot is a perfect place for this type of project - mixed use commercial/residential in downtown Tualatin, close to public transit. Traffic is already a nightmare. People who live in southern neighboring cities are utilizing Boones Ferry as a thoroughfare and traffic by Tualatin Highschool has already become a safety concern. Vehicles speed through the school zone every day and often show no regard for students attempting to cross the street. Peak traffic hours are already over capacity along Norwood and Boones Ferry - this is prior to the further vehicular congestion Autumn Sunrise development will bring. Adding High Rise apartments on Norwood is just not well thought out.

I hope you consider the mentioned concerns. thank you,

Junior Carbajal

## Madeleine Nelson

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**From:** Stan and Karen Russell <stankarenrussell@comcast.net>  
**Sent:** Friday, January 27, 2023 7:58 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

My husband and I lived in Tualatin for 29 years, until 2022. At that time, we wanted to sell our home and move to something that would better suit our needs and stage of life, but, because of the shortage of housing, we were unable to find a home in Tualatin. We were therefore compelled to look outside of the city and eventually ended up moving to Wilsonville. Similarly, our son, who has also lived in Tualatin for multiple decades, had to look outside of Tualatin for affordable housing and ended up purchasing a home in Newberg in 2021.

Although we would have liked to stay in Tualatin, as that is where my husband and son are employed and where we attend church, we were not able to find housing and were both forced to relocate outside of the city.

## Please approve these two land use applications.

Karen Russell  
(29 year Tualatin resident)  
10215 SW Madrid Loop  
Wilsonville, OR 97070  
503.819.0038

## Madeleine Nelson

---

**From:** Ken Caylor <kencaylor21@gmail.com>  
**Sent:** Saturday, February 11, 2023 4:55 AM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Regards, Ken Caylor  
11110 SW Berlin Ave.  
Wilsonville, OR 97070  
541-661-5354

## Madeleine Nelson

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**From:** Ken Hawes <Ken.Hawes@rogers-machinery.com>  
**Sent:** Friday, January 27, 2023 9:48 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find an affordable housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Ken Hawes (an almost 29-year resident)  
21366 SW Martinazzi Avenue  
Tualatin Oregon 97062  
503-380-9810

Sent from my Verizon, Samsung Galaxy smartphone

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## Madeleine Nelson

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**From:** Ken Allen <kenallenproperty@gmail.com>  
**Sent:** Thursday, January 26, 2023 2:50 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Ken Heitman-Allen  
503-519-4684

## Madeleine Nelson

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**From:** Kevin J Holtzman <kevinjholtzman@gmail.com>  
**Sent:** Wednesday, February 8, 2023 6:15 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Kevin J Holtzman  
That's "Holtzman" with a | Z |  
(503) 367-5959  
kevinjholtzman@gmail.com

Forgive me for any errors; sometimes my smartphone is not so smart!

## Madeleine Nelson

---

**From:** Kim Eldridge <bnkeldridge@gmail.com>  
**Sent:** Thursday, January 26, 2023 1:58 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

As a resident of Tualatin for the past 18 years and a part of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many of our family and friends in the Horizon community wish they could find affordable housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Kim Eldridge  
20920 SW 89th Ct, Tualatin  
503.544.4787



## Madeleine Nelson

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**From:** Lohia Levasa <rlevasa@me.com>  
**Sent:** Thursday, January 26, 2023 6:44 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Kimberly Levasa  
503-341-1103  
10695 sw Meier drive  
Tualatin

Sent via iPhone

## Madeleine Nelson

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**From:** Gabriella Levasa <gabriella.levasa@gmail.com>  
**Sent:** Sunday, February 5, 2023 12:39 PM  
**To:** Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Kimberly Levasa  
10695 SW Meier Dr. Tualatin, OR 97062  
(503) 341-1103

## Madeleine Nelson

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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 benefity 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:** Kristen Kridner <Kristen\_Kridner@hotmail.com>  
**Sent:** Sunday, February 5, 2023 10:52 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Kristen Kridner  
6910 Winfield Ct  
Gladstone, OR 97027  
503-951-9747

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## **Madeleine Nelson**

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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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Larry and Dana



## Madeleine Nelson

---

**From:** Leah Blodgett <leah@pasmal.com>  
**Sent:** Wednesday, February 8, 2023 5:00 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Leah Blodgett  
10394 Madrid Loop, Wilsonville, OR 97070  
478-318-8279

## Madeleine Nelson

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**From:** Leslie Gertner <lesgertner@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:10 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use

Sent from my iPhone

## Madeleine Nelson

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**From:** Leslie Hering <leslie@heringhealth.com>  
**Sent:** Sunday, February 5, 2023 11:21 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Cyndy Hillier; Bridget Brooks; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Leslie Dove Hering  
13620 SW Wrightwood Ct  
Tigard, OR 97224  
503-481-3945

Leslie Dove Hering  
QMHA Therapist & Life Coach  
503-481-3945  
Leslie@Heringhealth.com

## Madeleine Nelson

---

**From:** Liberty Wright <libertynance@gmail.com>  
**Sent:** Wednesday, November 16, 2022 5:48 PM  
**To:** Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Frank Bubenik  
**Subject:** Norwood for Smart Zoning

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

I have lived in Tualatin for the past 7 years and I have stayed here because it still has a small town feel nestled in the forest. I own two properties here and am very invested in the future of this little oasis. I am saddened at every tree felled as we learn so much about the importance of the age and maturity of the woodlands to our lives. It would be a tragic to lose old growth forest, of all things. While I'm not sure that downtown is the place for a highrise either, citing traffic and future plans of Tualatin's own to revitalize the area, and proximity to the park and woods along the river, it seems like there are definitely opportunities that don't sacrifice our precious, unreplaceable, non-renewable old growth forest. Thank you for your attention to the concerns from the community in keeping Tualatin the City of Trees.

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Liberty Wright

## Madeleine Nelson

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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.

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

Sincerely,

Linda Kennedy  
22735 SW 87th Place  
Tualatin, OR 97062

## Madeleine Nelson

---

**From:** Linda McKean <Linda.McKean@pemco.com>  
**Sent:** Monday, January 9, 2023 11:16 AM  
**To:** Madeleine Nelson  
**Subject:** high rise zoning notice

Hi,

I am writing to say I appose the approval of the high rise that is proposed at the corner of Norwood and Boones Ferry road. Why would this be changed from a low rise to a high rise? The Lennar development has already shown how many trees were lost that were not part of the project and all the power outages. The Lennar development is not bringing any road improvements and the 500 homes are going to drastically increase traffic on Boones Ferry Road and 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

---

**From:** Lino Pena <lpena6@msn.com>  
**Sent:** Friday, January 27, 2023 8:58 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Lino Pena,

19355 SW 65th Ave # 181 Tualatin Oregon 97062  
503 536 5897

## Madeleine Nelson

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**From:** Lino Pena <lpena6@msn.com>  
**Sent:** Monday, February 13, 2023 11:03 AM  
**To:** Madeleine Nelson  
**Subject:** Fwd: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002  
Annexation # ANN 22-0003

**From:** Lino Pena <[lpena6@msn.com](mailto:lpena6@msn.com)>  
**Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002  
Annexation # ANN 22-0003**  
**Date:** January 27, 2023 at 8:58:18 PM PST  
**To:** [fbubenik@tualatin.gov](mailto:fbubenik@tualatin.gov), [mreyes@tualatin.gov](mailto:mreyes@tualatin.gov), [csacco@tualatin.gov](mailto:csacco@tualatin.gov),  
[bbrooks@tualatin.gov](mailto:bbrooks@tualatin.gov), [chillier@tualatin.gov](mailto:chillier@tualatin.gov), [ogonzalez@tualatin.gov](mailto:ogonzalez@tualatin.gov),  
[vpratt@tualatin.gov](mailto:vpratt@tualatin.gov), [planning@tualatin.gov](mailto:planning@tualatin.gov), [slombos@tualatin.gov](mailto:slombos@tualatin.gov),  
[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov), [kmcmillan@tualatin.gov](mailto:kmcmillan@tualatin.gov), [skoper@tualatin.gov](mailto:skoper@tualatin.gov)

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Lino Pena,

19355 SW 65th Ave # 181 Tualatin Oregon 97062  
503 536 5897



## Madeleine Nelson

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**From:** Lisa Esquerra <lisaesquerra@yahoo.com>  
**Sent:** Thursday, January 26, 2023 9:00 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
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Please approve these two land use applications.

Lisa Esquerra  
10840 SW Brown Street  
Tualatin, OR 97063  
503-612-1860

Sent from my iPhone

## **Madeleine Nelson**

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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;

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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

---

**From:** Lois Chauncey <lchaun99@gmail.com>  
**Sent:** Sunday, February 5, 2023 10:39 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Lois Chauncey  
17890 SW 1112th Ave  
Tualatin, OR 97062  
843-478-8946

## Madeleine Nelson

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**From:** Sheryl Russell <letfreedomring.us@gmail.com>  
**Sent:** Sunday, February 5, 2023 12:16 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Loren and Sheryl Russell  
12335 SW Tooze Rd  
Sherwood, OR 97140  
(503)682-2315



## Madeleine Nelson

---

**From:** lorylittlejohn <lorylittlejohn@yahoo.com>  
**Sent:** Sunday, February 5, 2023 10:37 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Lory Littlejohn  
17419 SW Granada Dr.  
Beaverton, OR 97007  
(971) 226-0501

Sent from my Verizon, Samsung Galaxy smartphone

## Madeleine Nelson

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**From:** Loyd Matthey <loydmatthey@yahoo.com>  
**Sent:** Friday, January 27, 2023 9:21 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

Loyd Matthey  
10645 SW Meier Dr., Tualatin, OR 97062  
503-341-7820

## **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.

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,

**Lucas McAllister**

## Madeleine Nelson

---

**From:** RUSSELL MCGILLVREY <45ram@msn.com>  
**Sent:** Sunday, February 5, 2023 10:37 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Lynda and Russell McGillvrey  
(Member)  
16194 Apperson Blvd  
Oregon City, OR. 97045  
(503)957-5637

Sent from my iPhone

## Madeleine Nelson

---

**From:** RUSSELL MCGILLVREY <45ram@msn.com>  
**Sent:** Thursday, February 9, 2023 10:59 AM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Lynda McGillvrey  
16194 Apperson Blvd  
Oregon City, OR. 97045  
(503) 957-5637.

Sent from my iPhone

## Madeleine Nelson

---

**From:** Mallory Buck <buck.mallory@outlook.com>  
**Sent:** Sunday, February 5, 2023 2:04 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

Mallory Buck  
17995 SW Upper Boones Ferry Rd.  
Durham, OR 97224  
503-998-7188

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)



## Madeleine Nelson

---

**From:** Maria Lathrop <marialathrop@hotmail.com>  
**Sent:** Friday, January 27, 2023 3:49 PM  
**To:** Madeleine Nelson  
**Subject:** Attn Madeleine Nelson - I Oppose the Partition Application

From: Maria Lathrop  
9265 SW Iowa DR. Tualatin

I strongly oppose the partition. This area of Tualatin does not have the infrastructure to support this many new dwellings. Traffic is already so backed up on Boones Ferry. We hardly have any parks that serve this area of Tualatin. Before any developments are made the city of Tualatin needs to improve current conditions. We are really falling behind other cities in terms of livability. Please do not make it worse.

## Madeleine Nelson

---

**From:** Maria Lathrop <marialathrop@hotmail.com>  
**Sent:** Saturday, December 10, 2022 12:46 PM  
**To:** Ext - Planning  
**Cc:** Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
**Subject:** No high-rise on Norwood! I agree with Norwood for Smart Zoning

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

I have lived in Tualatin for over twenty years. I would like to stay a lot longer but am very concerned about this development and how it will effect the quality of life here.

Thank you.

## Madeleine Nelson

---

**From:** Mario Bautista <virkinc.dm@gmail.com>  
**Sent:** Sunday, February 5, 2023 12:25 PM  
**To:** Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sincerely,

Mario Bautista  
10658 SW McKinney St.  
Tualatin, OR 97062

## Madeleine Nelson

---

**From:** Mario Juarez <mwaris818@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:28 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Mario Juarez  
20048 SW 71st Ave  
Tualatin, OR. 97062  
503-740-9179

Sent from my iPhone

## Madeleine Nelson

---

**From:** Marisa Simoes <marisarsimoes@gmail.com>  
**Sent:** Wednesday, January 25, 2023 6:01 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

Sincerely,

Marisa Simoes  
5758 SW Lee St  
Tualatin, OR 97062

(559) 920-4227

## Madeleine Nelson

---

**From:** Marissa Katz <katzmari22@gmail.com>  
**Sent:** Friday, January 27, 2023 4:33 PM  
**To:** Madeleine Nelson  
**Subject:** SW Norwood Rd. Partition 22-0002

Hi Madeleine,

I am writing in opposition of the sw Norwood rd partition.

I live near Norwood rd. and we have an immense amount of development going on near our Tualatin community with Autumn Sunrise and Plambeck Gardens. We do not have the infrastructure to support this extreme amount of growth in such a short time. Our roads, public transit, emergency services, and community spaces cannot support the growth. On top of the development already occurring, there is now another development being pushed through increasing our population even more.

One of the big reasons I enjoy living in Tualatin is because of the beautiful trees. Many of the gorgeous trees have been removed and the once beautiful forest off Norwood is gone. The trees that are left and the open space left is now being petitioned to be a high rise.

When I purchased my home in Tualatin, I did not expect to be living near extremely dense housing and a high rise. The parks are already heavily used and the new development has very little open space for the residents.

Please preserve some of what I enjoy about living in Tualatin and do not allow this partition to occur.

Sincerely,

Marissa

## Madeleine Nelson

---

**From:** Charles Redwing <charles.redwing@gmail.com>  
**Sent:** Friday, February 10, 2023 1:59 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Marlene Redwing  
13250 Eastborne Dr  
Oregon City, OR 97045  
503-656-3400

## Madeleine Nelson

---

**From:** Mary Wengel <mmwengel@icloud.com>  
**Sent:** Thursday, February 9, 2023 10:06 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Tualatin City Council and Staff,

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

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Mary M. wengel

8040 SW Avery Street Apt. 131

Tualatin OR 97062

Sent from my iPhone503-317-5708



## Madeleine Nelson

---

**From:** Matthew rickard <shakrmakr@gmail.com>  
**Sent:** Sunday, February 5, 2023 10:54 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Matt Rickard  
3234 Jonah Pl  
Woodburn, OR 97071  
503-330-8627

## **Madeleine Nelson**

---

**From:** Matthew Majewski <twig101@yahoo.com>  
**Sent:** Thursday, October 27, 2022 7:03 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
**Subject:** Zoning

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

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

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,  
Matt Majewski

Sent from my iPhone

## Madeleine Nelson

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**From:** Randy Campbell <rmc1984@comcast.net>  
**Sent:** Wednesday, January 25, 2023 5:54 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Megan Campbell  
11003 SW Oneida St.  
Tualatin, OR 97062  
503-593-9886

## **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

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;**

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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,

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 as 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.

## Madeleine Nelson

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

Dear Tualatin City Council and Staff,

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

As a lifelong resident of Tualatin and the surrounding area and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. Tualatin has integrated multiple types of housing on the west side where I live and it has been very successful.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sincerely,

Michael (Mike) Hannegan  
17992 SW 110<sup>th</sup> PL  
Tualatin, OR 97062

503-746-1876

## Madeleine Nelson

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**From:** Michaela Zacher <kella@kellazacher.com>  
**Sent:** Thursday, January 12, 2023 4:54 PM  
**To:** Ext - Planning  
**Cc:** Sherilyn Lombos; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Valerie Pratt; Octavio Gonzalez  
**Subject:** I hope you care about Zoning!

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

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

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

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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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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 “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 Basalt Creek master plan amongst the various developers and the City
- Class A high-density high-rise apartments do not meet the Governor's mandate for effectively reducing houselessness
- There are designated areas in Tualatin that are already zoned for this kind of development. Why are these areas not being utilized???
- Tualatin residents' have opposed developments in this area for months, but the City has allowed them to move forward regardless. It's time to take matters into the residents' hands! We can no longer rely on the City to make choices for us.
- *This partition opens the door to high-rises ANYWHERE in the City!*

We know that this partition is **just a step in the process** and if the City does not oppose, it opens the door for AKS and other developers to proceed through this process of re-zoning.

Thank You,

**Michaela “Kella” Zacher**

*Licensed Real Estate Broker*

**RE/MAX Equity Group**

503.409.7451 Mobile

[kella@kellazacher.com](mailto:kella@kellazacher.com)

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

## Madeleine Nelson

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**From:** Michaela Zacher <kella@kellazacher.com>  
**Sent:** Wednesday, December 7, 2022 10:23 AM  
**To:** Ext - Planning  
**Cc:** Sherilyn Lombos; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Frank Bubenik  
**Subject:** Norwood for Smart Zoning

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

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

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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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**Michaela “Kella” Zacher**

*Licensed Real Estate Broker*

**RE/MAX Equity Group**

503.409.7451 Mobile

[kella@kellazacher.com](mailto:kella@kellazacher.com)

5800 Meadows Rd, Suite 100 / Lake Oswego, OR 97035

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

## **Madeleine Nelson**

---

**From:** Michaela Foeller <mfoeller@hotmail.com>  
**Sent:** Monday, December 12, 2022 10:40 AM  
**To:** Ext - Planning  
**Cc:** Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
**Subject:** No high-rise on Norwood! I agree with Norwood for Smart Zoning

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

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

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

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

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,

*Michaela Zacher*

9325 SW Quinault Lane, Tualatin

[kella@kellazacher.com](mailto:kella@kellazacher.com)

## Madeleine Nelson

---

**From:** Michele Leisman <mleisman52@gmail.com>  
**Sent:** Sunday, February 5, 2023 10:37 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Michele Leisman  
503 475 6917

## Madeleine Nelson

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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

[Sent from Yahoo Mail for iPhone](#)

## Madeleine Nelson

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**From:** mike.dempster@comcast.net  
**Sent:** Wednesday, November 30, 2022 5:11 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos  
**Subject:** Norwood project

I am writing you about the proposed development at Norwood and Boones Ferry. As a resident (22830 SW Mandan Drive) since 1994 my take on this project is that we are going to have all the effects of traffic, school attendance, and all anyways because we are a growing city! So I am in favor of these apartments if reasonable planning is considered; infrastructure, whether this kind of housing is right for the area, and all the things I will assume any resident is concerned about. The narrative that tells you “we need housing, but not in MY neighborhood” should be dismissed.

So I trust as our city officials, if something is right for our city, you will do the right thing.

Thanks,

Mike Dempster

Get [Outlook for iOS](#)



## Madeleine Nelson

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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.

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

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

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

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

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

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

Sincerely,

The Murray Family

## Madeleine Nelson

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**From:** Natalie Kramer <nataliekramer777@gmail.com>  
**Sent:** Wednesday, February 8, 2023 11:44 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use

Natalie Kramer  
8093 Sw Chestnut st.  
Portland, Oregon 97223

206-795-2939

## Madeleine Nelson

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**From:** Bell, Nathan <Nate.Bell@trane.com>  
**Sent:** Monday, February 6, 2023 10:19 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

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Please approve these two land use applications.

Nate Bell  
Cell : 503.319.0253  
12181 Fargo Rd. NE Aurora, OR 97002

## **Madeleine Nelson**

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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.

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;**

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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,

**Nikki Tzantarmas Smario**

--  
~ 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.

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,

Pam Varney  
4500 SW Saum Way  
Tualatin, OR 97062

## Madeleine Nelson

---

**From:** John Pries <johnandpampries@gmail.com>  
**Sent:** Wednesday, January 25, 2023 7:13 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Pamela Pries  
8535 SW Avery  
Tualatin  
503-484-7937

Sent from my iPhone

Madeline Nelson,

My name is Patricia Galver and I live at 22995 SW Vermillion Drive in Tualatin. I am the corner house at the intersection of Norwood and Vermillion and the Autumn Sunrise project is 2 lanes of traffic away from my house, which means every window of my house looks into this project. I received the blue post card with details of the apartment complex project and I don't believe it should proceed. I am living through an incredible mess here and not one house has been built yet. No one seems to have any oversight over this project and no one seems to care with what we are putting up with up here. I have addressed several people, including the mayor and the city council several times and the project manager. Currently, I have tried to get in contact with the Lennar project manager and the Tualatin manager and haven't heard from either.

Firstly, the noise is incredible-I am thinking of hiring a sound specialist to check the decibel levels-no one in the city can seem to respond to this level of noise. Several people who have come to my house have had to yell at my front door and say "How can you stand this?". It goes on 6-8 hours a day.

Secondly, my house has turned into the spare parking lot for the project. Since day 1, I have had as many as 3 trucks/cars each day parking there, but no where else on the street-I have many photos to back this up. The mayor told me this wasn't supposed to happen- but I'm the one who has to be Karen and several workers have been incredibly obnoxious about it. I had one worker who had his Malamute dog in his truck and at lunchtime, he was eating lunch on the tailgate with his dog running around my front yard. I'm tired of no one backing the community up.

Thirdly, where are the trees? This was promised at all the talks pre-project, that they would preserve as many as possible. Oops, we took them all down. I know they paid a big fine-where did that go? I have no shade in my yard and we now have a wind tunnel that comes down the hill and right into our houses. From my living room, I now have a view of every car on the freeway, and the noise is so bad, it's almost impossible to use our front bedroom. I hear freeway noise 24 hours a day. I didn't buy a house on the freeway, but I have one now. There are only 2 houses that actually look into this site, mine is one. My front yard and the whole side of my house face the project. I also have a new view of the water towers and the high school.

Fourthly there has been minimal oversight here, and when there is a problem, no one wants to address it-I've heard lots of "man-splaining " but none solves the problem, we're just supposed to suck it up. Traffic issues haven't been addressed, tree issues haven't been addressed, no one has ever asked the residents how things are going, what issues need to be addressed. For example-when we had all the wind/rain after Christmas, there were 3 trees behind my fence that were badly leaning-2 were on the edge of the street, beyond the sidewalk on Norwood. They were pushing the tree behind my fence so that it was falling over. I called the city-they looked at it but it wasn't "their" tree. They gave me the county's number-because it wasn't in the street yet or on a power line, they weren't going to do anything. By the next day they were leaning so badly, that I paid to have them taken down at my expense-ridiculous. I have a window on the construction side of my house that has separated the frame from the glass which was noted. My neighbor directly across from me also has a new broken window on the same side of his house and both started when they were using the huge rolling machines, which also caused my house to shudder and my floors to vibrate-no one cares. On the Wednesday morning before Thanksgiving, I had a Porta-Potty delivered to the front of my house-couldn't find anyone in the city of Tualatin who was working that day. Finally found 4 sub-contractors working along the freeway side and they made phone calls for me to find out where it was supposed to go. Luckily they were very kind and used their front loader to move it back across the street. Of course-no apologies from anyone. I've had rodents who chewed up

my car's hose and wiring harness that was 500\$ to fix-while there isn't a direct correlation, it's a big coincidence.

And lastly, if you build that project, that is the last green spot on the block. There is no park/trail up here. Ibach Park is almost 1.5 miles away and lots of old/broken equipment there for little ones. There;s no place to go sit in a park on a bench; Little Woodrose is also about 1.5 miles away. We have 2 high schools within a mile of us and traffic is abominable. I know that I pay for parks/trails in my taxes and there are neither here and it needs to be more than a swing, a slide and a picnic bench because it seems like you're trying to appeal to families with Autumn Sunrise. In just the 5 years I've been here, there are too many changes being made to increase population, with little support for infrastructure, and needs. You can't squish 600 plus new residences into the same area. I'm so disappointed with what's going on that I hate where I live now-we didn't get a voice in increasing housing density, we didn't get a voice in housing zoning, and the city does not listen to the people who live here. Maybe it's time to pay more attention to the residents who are already paying taxes. I'm already looking at moving-we're taking at multiple years of construction in the same area

Sorry for such a negative response, but the last 7-8 months have been hell-the noise, the dirt, the traffic, the rodents, and we're all on our own up here. And the message to residents is basically, sorry, you have to suck it up. This is not the place for a high rise of more than 250 units. Boones Ferry and Norwood need a traffic signal already. Lots of teenage drivers and rushing parents due to 2 high schools in the area. You're destroying the last stand of old trees, so we might as well pull down the Tualatin Woods sign on our subdivision because they don't exist anymore. The sadder part is that there seems to be a disconnect between the city and its residents.

Patricia Byrne Galver  
22995 SW Vermillion Drive  
Tualatin  
1/24/2023

## Madeleine Nelson

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**From:** Pat Smith <pat.rainmont@gmail.com>  
**Sent:** Friday, January 27, 2023 9:45 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Patricia Smith  
10320 SW Meier Dr, Tualatin, OR 97062  
5033125922

## Madeleine Nelson

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**From:** Pati Elwell <e.pati@yahoo.com>  
**Sent:** Wednesday, January 25, 2023 8:10 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Patricia Sykes  
8135 SW Lummi Street  
Tualatin, Oregon. 97072  
503-317-7738

Sent from my iPhone

## 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.

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,  
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

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**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 Baldwin <rlmbaldwin@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:00 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use

Rachel Baldwin  
7155 SW Sagert St, Tualatin, OR 97062  
805-801-6196

## Madeleine Nelson

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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 of both these land use decisions.

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are not just important to the plans for the church but have a tremendous impact on the the community of Tualatin, which the church is failing to recognize.

While these decisions do not approve of any specific future projects for these properties, I would like to state my concern that Horizon's message that this land use application will lead to affordable housing for our region is misleading to the public. Vista residential partners is seeking to build class A residential structures, which are not affordable housing, but considered a high rent opportunity. In addition, they are seeking to have this property rezoned as high density housing.

There are currently over 500 residential single-family homes and town houses being built in the Autumn Sunrise development. There will also be an additional 100 apartments in the Plannbeck apartments development. The Norwood infrastructure cannot support a high density housing development, in addition to all which is being added.

Horizon Church is under contract with Vista residential services, an out-of-state developer with no ties or investment to supporting our local community. There are numerous lawsuits against Vista residential services in other states, due to their lack of ethical and responsible building. This is something that we as Oregonians and Tualatin residents take very seriously, and should be carefully considered be our elected officials.

Please do not approve these two land use applications.

Rachel Neill  
9350 SW Stono Dr  
Tualatin OR 97062  
5039707853

## Madeleine Nelson

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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.

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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,

**Ragnhild McAllister**

## Madeleine Nelson

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**From:** Randy Campbell <randycampbell@outlook.com>  
**Sent:** Wednesday, January 25, 2023 6:05 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. We all know Tualatin needs new housing of various types.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. People I know personally, including my daughter, have had to move to other area cities because of a lack of good housing options in Tualatin, including nice apartments. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. We also understand that other apartments have already been approved on Boones Ferry Road and near Norwood so it's fair and reasonable that these apartments are approved as well. We must think about growth and the future development of Tualatin and these projects will play positively in that.

Please approve these two land use applications.

Sincerely,  
Randy Campbell  
11003 SW Oneida St.  
Tualatin, OR 97062  
503-593-9887

## Madeleine Nelson

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**From:** Pastor Randy Campbell <rcampbell@horizoncommunity.church>  
**Sent:** Sunday, February 5, 2023 1:16 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Randy Campbell  
11003 SW Oneida St., Tualatin 97062  
503-593-9887

## Madeleine Nelson

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**From:** hsapitan@yahoo.com  
**Sent:** Sunday, February 5, 2023 11:41 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Respectfully,

Randy Sapitan  
4720 Masters Dr,  
Newberg, OR 97132  
(503) 487-2631

## **Madeleine Nelson**

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**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.

### **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,

**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.

### **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,

**Rebecca Kimmel**

## Madeleine Nelson

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**From:** (null) donmershon <donmershon@frontier.com>  
**Sent:** Wednesday, February 8, 2023 4:03 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Rebecca Mershon  
23683 SW Redfern Dr  
Sherwood, OR 97140  
503-867-3254

## Madeleine Nelson

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**From:** Rebekah Baleilevuka <bekahbalei@gmail.com>  
**Sent:** Sunday, February 5, 2023 1:06 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

Sincerely,  
Rebekah Baleilevuka  
15211 S Burkstrom Rd, Oregon City, OR 97045  
5039530657

## Madeleine Nelson

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**From:** Rick Stokes <gladimsavedbytheone@gmail.com>  
**Sent:** Wednesday, February 8, 2023 3:59 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Sent from my iPhone

## Madeleine Nelson

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**From:** Rick Stokes <gladimsavedbytheone@gmail.com>  
**Sent:** Thursday, February 9, 2023 8:12 AM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER  
Richard Stokes



## 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;**

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

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

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

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:** Robert Holtzman <holtzman.robert@gmail.com>  
**Sent:** Monday, February 6, 2023 2:35 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Subject: Pending Partition and Annexation Decisions Partition # PAR-(22)-0002  
Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Robert Holtzman  
12350 SW Waterford Loop  
Wilsonville, OR 97070  
503-621-8147  
[Holtzman.robert@gmail.com](mailto:Holtzman.robert@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:** Pastor Roger Levasa <RLevasa@horizonchristian.school>  
**Sent:** Thursday, January 26, 2023 6:42 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Sincerely  
Roger Levasa  
10695 SW Meier Dr  
Tualatin 97063  
503-250-0306

Sent via iPhone

## Madeleine Nelson

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**From:** Gabriella Levasa <gabriella.levasa@gmail.com>  
**Sent:** Sunday, February 5, 2023 12:43 PM  
**To:** Bridget Brooks; Cyndy Hillier; Christen Sacco; Frank Bubenik; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff, As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please accept my comments in support of both these land use decisions. As a resident of Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too. While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please approve these two land use applications.

Roger Levasa  
10695 SW Meier DR. Tualatin, OR 97062  
(503)250-0306

## Madeleine Nelson

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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.

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,  
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:** Ryan Kirkpatrick <ryan@shwoodshop.com>  
**Sent:** Thursday, February 9, 2023 8:48 AM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Ryan Kirkpatrick  
19847 Santee Ct  
Tualatin, OR 97062  
541.231.1551

**Madeleine Nelson**

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**From:** Marquez, Ryan <rmarquez@kpmg.com>  
**Sent:** Wednesday, February 8, 2023 4:29 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

As a resident of the Tualatin/Wilsonville area and a member of Horizon Community Church, these two decisions are very important to the future plans for the greater Tualatin community (and our church community).

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,

Ryan Marquez  
4748 SW Homesteader Rd  
Wilsonville, OR  
(503) 810-7618

\*\*\*\*\*

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. When addressed to our clients any opinions or advice contained in this email are subject to the terms and conditions expressed in the governing KPMG client engagement letter.

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## Madeleine Nelson

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**From:** S BELL <spoetree7@comcast.net>  
**Sent:** Friday, January 27, 2023 4:39 PM  
**To:** Madeleine Nelson  
**Subject:** Norwood Road Partition - PAR 22-0002 -- (part of Tax Lot 106 & 108 - Norwood Road proposed development???)

This appears to be part of Tax Lot 106 & 108 - Norwood Road proposed development. Am I correct?

The application for the planned Type II Partition is from the same developer (AKS) that wants to build a 4-story in the same area - a 4-story that residents have continually & strongly objected to. We chose to live here because we liked what the community represented and how it was laid out. We trusted the city to be as concerned about all these new developments as we are. We do not expect the city to add more issues & negatively to already existing/unsolved problems.

Will there be enough water and/or water pressure to serve all the many proposed new buildings? **Will the city build an additional reservoir** for drinking water, washing machines, cooking, watering lawns, washing cars, etc. Approving more buildings **would seriously impact all of Tualatin** except that **as of now**, the city is installing larger water pipes to take the water away from current residents & new residents in the new developments. It seems the city **plans to alleviate or eliminate the impact on water usage - by making sure residents in other areas of the city gets enough water. In the process it will affect and/or impact nearby established residents next to the new developments.** That causes more problems for some of us - other residents of the city will benefit - I believe solutions should be fair to all residents.

**How does your proposed development plan to address traffic & parking issues.?** Parking by students at Tualatin school already crowds neighboring streets. Boones Ferry has a traffic back up from the I5 Freeway, past Norwood Road and beyond during to-and-from work and school start & stop hours. **Do you propose to widen Boones Ferry again???** **How many traffic lights will we need?**

The already large, partially completed development near the water reservoirs will severely stress sewer systems in the area. **How do you propose to add all the developments' sewage without more impact to already existing neighborhoods?"**

**\*\*\* Note:** *The more developments we put in this area, the more infrastructures we will need and the more unhappy Tualatin residents/ Tax Payers we will have. . It will impact not just the already established tax-paying residents near Norwood but most of Tualatin's citizens in a number of ways.*

**Traffic, water & sewer issues** are #1 issues. **BUT, there are more issues:** *We are experiencing more **electrical outages** with electric out longer and longer hours (spoiled food sometimes even, and NO heat). We also are experiencing more **noise** from the freeway since all our beautiful old growth trees were cut down to allow for the larger development now being built. Our climate seems to be already changing because of the changes. Tall condos, and other developments will not only block sun & alter wind patterns but contribute negatively to the (once) beautiful area we live(d) in. Their plan for a "buffer" of trees between their development and the residents across Norwood is*



laughable. The first partially completed new development has descimated the old growth trees next to Norwood Road and the freeway.

One can easily see that the old growth trees along Norwood to Boones Ferry are marked for removal.

There will be a **need for more police , fire personnel & equipment.** Current staffing would not be adequate. What about **911 services???**

Most families have more than 1 car. Additional families moving close by will need parking round the clock. Will established residents and their guests be able to park in front of their own house? Congestion and traffic to our neighborhood streets will increase as people attempt to find better ways to travel in and out of our city.

***PLEASE..... RE-ZONE AREAS THAT ARE NOT SO CONGESTED!!! Do not allow more changes until we have resolved the problems that clearly exist and will continue to grow.***

***Please consider what this is doing to many of the city's tax payers. Consider what all this lower priced housing will do to the values of our houses and the neighborhood. There is other land that could be rezoned for some of these developments that would not impact already established resident tax payers!!***

Sincerely,  
S Bell, long time Iowa Drive resident

## Madeleine Nelson

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**From:** S BELL <spoetree7@comcast.net>  
**Sent:** Sunday, November 13, 2022 6:31 PM  
**To:** chrispdxgal@gmail.com; Frank Bubenik; hartj@cleanwaterservices.org; Katie Selin; Liliand.muna@gmail.com; lindaschick@juno.com; Mar; marissa@houlbergdevelopment.com; Marilyn O; Ext - Planning; Thea Wood  
**Subject:** Modification of Tax Lot 106 & 108 - Norwood Rood proposed development

I attended the meeting on Oct 25 at the Library. There were at least 50 Tualatin citizens there to speak **against the proposed development**. It was a very rainy night or there probably would have been more. The developer did not even have the courtesy to have a microphone there to present their proposal so all could hear!

.... Here is an excerpt of a memo I sent when another developer expressed interest in developing in the area of Norwood Road & Boones Ferry. Please, take the time to read it.

"It is my understanding that the reservoir near Horizon Church & near your planned development, supplies a big % of the city's water. The area has a very large housing development being built in that area - there is already concern there will not be enough water and/or water pressure to serve so many new buildings. **Are there plans to build an additional reservoir?** Water is not only used for drinking, but for washing machines, cooking, watering lawns, washing cars, etc. Additional development, I believe, **would seriously impact all of Tualatin** and its existing reservoirs. **How does the company plan to alleviate or eliminate the impact on water usage?**

Since the already planned and approved large high-density will cause parking problems as well as traffic problems, **How does your proposed development plan to address traffic and parking issues.?** Parking by students at Tualatin school already crowds neighboring streets. Boones Ferry has a traffic back up from the I5 Freeway, past Norwood Road and beyond during to-and-from work hours. The road has already been widened. **Do you propose to widen it even further?**

Also, the already large, planned development will severely stress sewer systems in the area. **How do you propose to add the development's sewage without more impact to already existing neighborhoods?"**

**\*\*\* Note:** *I believe the more development we put in this area, the more infrastructure we will need and the more unhappy Tualatin residents/tax payers.. It will impact not just the already established tax-paying residents near Norwood but most of Tualatin's citizens in a number of ways.*

**Traffic, water & sewer issues** are #1 issues, but there are more: *We are experiencing more **electrical outages** with electric out longer and longer hours (spoiled food sometimes even, and NO heat). We also are experiencing more **noise** from the freeway since all our beautiful trees were cut down to allow for the larger development now being built. Our climate seems to be already changing because of the changes. Tall condos will not only block sun & alter wind patterns but contribute negatively to the (once) beautiful area we live(d) in. Their plan for a "buffer" of trees between their development and the residents across Norwood is a joke if their "buffer" is like the "buffer" in the development already being built. -- Drive over and take a look for yourselves.*

What about the **need for more police and fire personnel & equipment??** Surely, the current staffing would not be adequate. What about **911 services???**

Where will people park? Most families have more than 1 car. As stated, school children already use some of **our residential parking**. Additional families moving close by will need parking at night as well as during the days. Will established residents and their guests be able to park in front of their own house? Congestion and traffic to our neighborhood streets will increase as people attempt to find better ways to travel in and out of our city.

**PLEASE.....**

**IF THERE IS A NEED FOR MORE DEVELOPMENT, THEN RE-ZONE AREAS THAT ARE NOT SO CONGESTED!!!**

Sincerely,  
S Bell, long time Iowa Drive resident

## Madeleine Nelson

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**From:** Sally Ransdell <seransdell@gmail.com>  
**Sent:** Friday, January 27, 2023 10:03 AM  
**To:** Bridget Brooks; Cyndy Hillier; Christen Sacco; Kim McMillan; Madeleine Nelson; Maria Reyes; Octavio Gonzalez; Ext - Planning; Steve Koper; Sherilyn Lombos; Valerie Pratt  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents.

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

Please approve these two land use applications.

Sally Ransdell  
3791 SW Halcyon Rd, Tualatin, OR 97062  
503-799-1286

## Madeleine Nelson

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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 in increased speed coming down the hill. I've experienced it multiple times when trying to cross the street as well. The pedestrian crosswalk was a start but there needs to be something better. I cant imagine thousands of extra cars being forced to use Boones Ferry Road and Norwood each day with the proposed high density housing project. Please consider the residents immediately impacted by this proposal and what it means to us. These new projects will only make it worse, traffic congestion wise and safety wise. I believe the increased traffic will be a deterrent to non-Tualatin residents to visit our great city and support our local businesses. I ask that this project NOT be approved.

I look forward to your response.

Respectfully,  
Sara Gregory

## **Madeleine Nelson**

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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

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.

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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,

**Shane Hanzlik MD**

Sent from my iPhone



## Madeleine Nelson

---

**From:** Sharla Wyland <swyland4@msn.com>  
**Sent:** Sunday, February 5, 2023 11:23 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER Dan and Sharla Wyland  
Tualatin OR 97062 503 810 2757

P. O. Box 2268

Get [Outlook for iOS](#)

## Madeleine Nelson

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**From:** Sheila Matthey <sheilamatthey@yahoo.com>  
**Sent:** Thursday, January 26, 2023 4:43 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Sheila Matthey  
10645 SW Meier Dr  
TUALATIN 97062  
503-490-9406

Sent from my iPhone

## Madeleine Nelson

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**From:** Pastor Stan Russell <SER@horizoncommunity.church>  
**Sent:** Thursday, January 26, 2023 7:26 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
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I personally lived in TUALATIN for 29 years. I just moved out of town to Wilsonville, after a long search to find a home to downsize and move to in TUALATIN. Finding no new housing, I relented and moved a little farther out to Wilsonville. I am a good testimony to the need for new housing in TUALATIN.

Please approve these two land use applications.

Stan Russell  
10215 SW Madrid Loop, Wilsonville, Oregon 97070  
503-307-8414

Sent from my iPhone

## Madeleine Nelson

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**From:** Steve Carns <steve.carns@gmail.com>  
**Sent:** Friday, January 27, 2023 11:08 AM  
**To:** Madeleine Nelson  
**Subject:** High rise apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I'm letting you or whoever know that I'm totally against city of Tualatin rezoning so they can put in high rise apartments off of Norwood Rd. I moved to this city 20 years ago because it was quite and rural. Now whoever is in charge of the zoning should know that this isn't right. Just like the high density housing that is also occurring on Norwood. They were suppose to leave a buffer of trees along the road. But instead they clear cut them and lied by saying the wind blew them down. Is this what Tualatin is coming to? It's totally disgusting.  
Sincerely, Steve Carns

## Madeleine Nelson

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**From:** Sue Hawes <shawes955@gmail.com>  
**Sent:** Friday, January 27, 2023 9:19 AM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
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Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

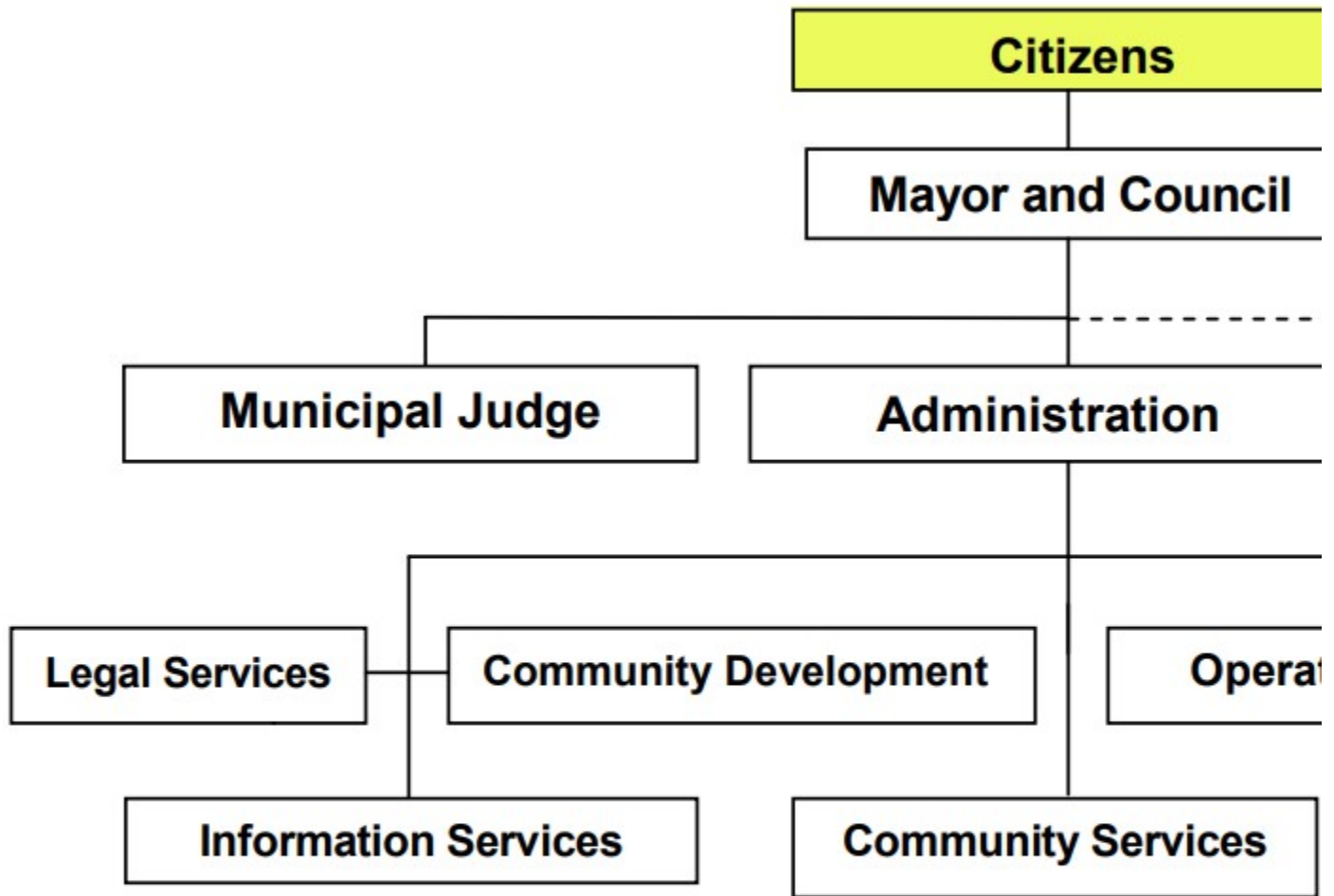
Susan Hawes  
21366 SW Martinazzi Ave, Tualatin, OR 97062

**Madeleine Nelson**

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**From:** susantaylorhill@gmail.com  
**Sent:** Tuesday, February 21, 2023 10:02 PM  
**To:** Madeleine Nelson  
**Subject:** Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

# City of Tualatin Org



\*The Citizen Advisory Committees include the Tualatin Library Advisory Committee, Tualatin Arts Advisory Committee, Tualatin Planning Commission, Architectural Review Board, Tualatin Urban Renewal Advisory Commission, Tualatin Tomorrow Advisory Committee, and Transportation Task Force.

Tualatin Planning Commission meeting on 1/19/23. The meeting agenda: discuss a significant zone change that would allow heavy manufacturing behind residents' homes on Boones Ferry Rd.(Tualatin City Council will also be discussing this issue on 2/27/23).

You know what happened? The developer ***brought an attorney to the meeting***. It seemed to attendees that the developer was implying they would file a lawsuit if they didn't get their way.

At the same meeting a resident had concerns and questions regarding the zone change, and they accidentally spoke out of turn.They were quickly silenced by one planning commissioner. Thankfully the Chair let this person speak, but at the end of the meeting when the Commission was supposed to deliberate on a recommendation to council, the ***developers***spoke out of turn to sway the commission one more time.

It wasn't enough that the developer received more than half an hour for their presentation earlier, it was that they had ***so much clout to basically walk all over the process***. And they were not silenced by any planning commissioner and were allowed to speak out of turn.

***We hope you see the issue here...***

From our perspective it seems as if Council has forgotten who is really in charge of the city.

It is supposed to be **the citizens**, not developers.

A high-rise is not a smart choice on SW Norwood Rd when ***this type of development is supposed to be in the core of Tualatin***.

Kind regards,  
Susan Pitt  
8883 SW Iowa Drive

Sent from my iPhone

## **Madeleine Nelson**

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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 with Creek Master Plan. ❌*
  - *The proposed change does NOT comply with 1419-18. ❌*
  - *Norwood Rd does NOT have the proper infrastructure to support the amendment change. Other roads are available in the core of Tualatin, zone does not have proper infrastructure. ❌*



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

***From the Tualatin's Transportation System Plan Update:***

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

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

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

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

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

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

**Current properties for sale that could be zoned RH-HR adjacent to the core of Tualatin. Walking distance to services.**

Current Commercial that has been unoccupied for 8 years (Hagen's) could rezone to CC/RH-HR  
8515-8805 SW TUALATIN SHERWOOD RD - SHOPPING CENTER FOR RENT

Land Currently for sale for over a year in the core...  
15.23 acres- for sale available in the core of Tualatin  
0 SW Chinook St, Tualatin, OR 97062 | MLS #21383176 | Zillow

3.21 acres- for sale available in the core of Tualatin  
18615 SW Boones Ferry Rd, Tualatin, OR 97062 | MLS# 19079549 | Redfin

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

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

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

Have a Happy New Year,

Susan Pitt  
8883 SW Iowa Drive

Sent from my iPhone

## Madeleine Nelson

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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

---

**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.

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Sincerely,

Susan Pitt  
8883 SW Iowa Drive

Sent from my iPhone

## **Madeleine Nelson**

---

**From:** susantaylorhill@gmail.com  
**Sent:** Friday, December 16, 2022 9:21 AM  
**To:** Ext - Planning  
**Cc:** Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; peter.jones@yourcompany.com  
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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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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

## Madeleine Nelson

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**From:** Syd Heitman Allen <syd@sydsconstructionco.com>  
**Sent:** Thursday, January 26, 2023 2:52 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Octavio Gonzalez; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Madeleine Nelson; Kim McMillan; Steve Koper  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Syd Heitman

## Madeleine Nelson

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**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

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 3.1.4 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, I AGREE

Theresa Moller



## Madeleine Nelson

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**From:** Thomas Douglass <tmd9743963@gmail.com>  
**Sent:** Wednesday, February 8, 2023 4:02 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Thomas Douglass  
18051 SW Lower Boones Ferry Rd. #144  
Tualatin, OR 97224  
5419999665

## Madeleine Nelson

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**From:** Tim Haag <tim\_haag@comcast.net>  
**Sent:** Friday, February 10, 2023 5:42 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Hello Tualatin City Council and Staff,

As you consider the annexation into the city of the parcel at 9300 SW Norwood and the proposed partition of 23370 SW Boones Ferry Road, please include the following in your decision making in support of both of these land use decisions.

As a long-time resident of Tualatin and a member of Horizon Community Church, these two decisions are very important for the greater community within the City of Tualatin, and the future plans for HCC as well.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

*Tim*

Tim Haag  
21478 SW Christensen Ct.  
Tualatin, OR 97062  
(503) 351-1847 – Mobile

## Madeleine Nelson

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**From:** Sherilyn Lombos  
**Sent:** Wednesday, February 22, 2023 11:02 AM  
**To:** timneary@gmail.com  
**Cc:** Chad Jacobs; Steve Koper; Madeleine Nelson; Kim McMillan; Megan George  
**Subject:** FW: Procedural Concern RE: Proposed Ordinance No. 1472-23

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Tim,

Thank you for your inquiry. Because your email relates to a quasi-judicial matter, your comments need to be included as part of the record of the proceedings, and members of the Council may not respond to such inquiries outside the scope of the public hearing. To that end, staff is responding to your email, and both your email and this response will be included as part of the record for the public hearing.

In direct response to your inquiry, the annexation must occur first because the City has no authority to change the zone until the property is annexed. The City currently plans for this area under a planning agreement that is in place with the County. As part of that planning process, the area has been designated to be zoned as Medium Low Density Residential (RML) upon annexation. Should a property owner desire to have the property rezoned to a separate designation, they can submit an application to do so, but the City doesn't have authority to approve such a request until after annexation. As a result, the annexation application must be considered first, and upon annexation, the map/text amendment can be considered.

Sincerely,  
Sherilyn Lombos  
Tualatin City Manager

----- Forwarded message -----

From: "Tim N." <[timneary@gmail.com](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. <timneary@gmail.com>  
**Sent:** Wednesday, January 4, 2023 12:10 PM  
**To:** Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning; Sherilyn Lombos; Megan George; Jonathan Taylor; Catherine Holland  
**Subject:** URGENT: Do not allow high rises to be built anywhere in Tualatin!

Hello,

**The current text amendment proposal can catastrophically alter the future of development in our city.**

Please consider the consequences of approving the proposed text amendment in Partition Application: par22-0002-23370! If approved, developers could create high density high rise apartments **anywhere in Tualatin**. This is a lazy text revision that opens all of Tualatin up to potential high rise development.

High density high rise apartments in Basalt Creek are not beneficial to current or new residents. Traffic will already be severely worsened with existing developments, and will be further exacerbated by more high density housing in an area of town where all residents have to be car dependent.

**Instead of allowing space to be zoned high density high rise, instead consider allowing areas outside of downtown to be rezoned to mixed use residential/ commercial.** If properties are constructed in the basalt creek area that have ground floor stores, restaurants, or groceries, residents in the area are less car dependent. A mixed use residential commercial zoning definition could also include a more appropriate height cap when properties are being developed outside of the downtown urban renewal area, such as a hard limit of 4 stories for mixed use commercial residential property.

**A more ideal use of this property for Horizon, developers, current residents and new residents, are buildings with ground floor commercial space, with a lower number of residential units.** This increases walkability, and provides local options where residents do not have to drive 2 miles or more for any goods or services. **South Tualatin needs more commercial opportunities and community gathering space.** This property could be developed in a way that meets community needs, and still enables Horizon and developers to profit.

Following is a quote from the application highlighting that the text amendment request is to enable RH-HR to be built **anywhere** in the city:

"In conjunction with the Partition and Annexation applications, a Plan Map Amendment will be submitted to the City that will apply the High-Density High Rise (RH-HR) zoning district to the new ±9.2-acre site on SW Norwood Road (this ±9.2-acre site combines Parcel 2 of the subject Partition Application and adjacent Tax Lot 108, as described above). Currently, the RH-HR zoning district is defined as a specific area within the City's Central Urban Renewal Area. A Text Amendment to the Tualatin Development Code (TDC) will also be submitted that modifies the TDC's RH-HR language to allow the zoning district to be applied elsewhere in the City.

**Allowing RH-HR zoning to be applied anywhere in the city would be disastrous to Tualatin.** A more appropriate text amendment would add a specific site or parcel to the current definition of limiting the code to

the City's Central Urban Renewal Area, so the text revision does not create a carte blanche for high rises to be built all over the city!

The Byrom CIO does want to see development to the South be enhance the quality of life for current and future residents and businesses. Please consider the negative impacts of only enabling more high density housing in an area where residents must drive for all basic needs!

Tim Neary  
Byrom CIO Interim President

## Madeleine Nelson

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**From:** Tim N. <timneary@gmail.com>  
**Sent:** Wednesday, January 18, 2023 1:33 PM  
**To:** Madeleine Nelson  
**Cc:** Steve Koper  
**Subject:** Recommend Denial of Partition application: PAR22-0002  
**Attachments:** 20221025\_183829.jpg; 20221025\_184733.jpg

Hello,

I encourage the planning division to deny partition application PAR22-0002.

I encourage the application to be denied as the application materials includes statement of intention that is beyond the scope of the partition decision, and the intended use of the partition is not consistent with present Tualatin Development Codes. Approval of a partition application that includes content of intention for future development that is in violation of Tualatin Development Code could be construed as the city giving approval for the proposed, illegal, development plan in addition to the plan to create the partition itself.

The partition application references intent to create a "multifamily housing development." At the developer meeting and in subsequent communications and materials, the applicants clearly identified intent to create a 'multifamily housing development' that is consistent with the definition of residential high density high rise. The application materials for the partition identify a plan to rezone the land as RML, however this is not consistent with the use plan portrayed to residents at the developer meeting. The application does not specify how the applicant defines "multifamily housing development," and given the information presented at the developer meeting, this must be interpreted as an intention to develop property to be zoned as a residential high density high rise. The developer meeting specifically disclosed plans to build a "276 unit, 4 story 'class A' apartment complex," consistent with a residential high density high rise definition. See attached images from the developer meeting. Given this evidence, the applicant's term, "multifamily development" must be construed as "a 276 unit, 4 story 'class A' apartment complex."

Specifically, the partition application includes the language in the attached memo: "This letter is to serve the purpose of Horizon Community Church, authorizing Ken Allen, of Norwood Horizon Holdings, LLC as our official representative as pertaining to matters of land use and development of the proposed multifamily land approval process with the City of Tualatin." This statement is beyond the partition decision itself, and should more appropriately read as "This letter is to serve the purpose of Horizon Community Church, authorizing Ken Allen, of Norwood Horizon Holdings, LLC as our official representative as pertaining to matters related to this partition application." This revised statement would not indicate that the city is approving the ongoing plan for multi family development housing, and is focused solely on the presented partition plan. Including this language cannot be approved, as presently the city does not allow for a multi family housing complex to be developed on this property. Furthermore, the partition application identifies the partition area will be zones medium to low density residential, inconsistent with a multi family housing development.

Additionally, the Executive Summary includes a statement of intent to create multifamily housing. Executive Summary: Vista Residential Partners (Applicant) is submitting this Partition application for the Horizon Community Church and Christian School site. The Partition application is the first of several applications needed to create a new parcel for future multifamily residential dwellings within the Basalt Creek Planning Area of the City of Tualatin. The following is an outline of the anticipated applications." Again, based on the

zoning plan of the partition and current city zoning restrictions, it is not possible to build a multi family development on the proposed lot.

The city has not yet completed any action to enable the proposed lot to be zoned to enable a multifamily development. A multifamily development is consistent with a residential high density high rise zoning classification. This partition application should be denied, and should be resubmitted by the applicant ONLY AFTER the city identifies that a multifamily development is able to be built in the proposed area.

According to Tualatin Development Code, TDC 44.100, "The purpose of the High Density High Rise (RH-HR) zone is to provide areas of the City within the City's Central Urban Renewal area, an area west of the Central Urban Renewal area, north of the wetlands, and south of the Tualatin Country Club that are suitable for high density apartment or condominium towers." Presently, High density High Rise zoning is not permitted on or near the proposed partition. Approving the application identifying the intention to create multifamily development consistent with the definition of high density high rise zoning cannot be done as it violates present city development code.

In summary, the applicant uses the term, "multifamily development" to mean a 276 unit, 4 story apartment complex, which is not consistent with the zoning requested in the partition application, and is not permitted under current Tualatin Development codes. As such, the partition application should be denied since it cannot be developed as intended.

Tim Neary  
Interim Byrom CIO President  
22780 SW 92nd Place, Tualatin OR 97062  
503 320 6223  
[timneary@gmail.com](mailto:timneary@gmail.com)



## Madeleine Nelson

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**From:** Tim N. <timneary@gmail.com>  
**Sent:** Wednesday, January 25, 2023 4:06 PM  
**To:** Madeleine Nelson  
**Subject:** Comment re: PAR 22-0002

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

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

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

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

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

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

The partition application should be rejected, and resubmitted by the applicants with an aim to meet this provision of the Tualatin Comprehensive Plan, ONLY after approval for the area to be zoned as mixed-use commercial has been granted: POLICY 3.4.2 MIXED-USE COMMERCIAL. Support the application of mixed-use commercial designations in areas of Tualatin that are suitable for a mix of office, retail commercial, and high density housing.

The city should re-evaluate standards for building apartment homes outside of the downtown development area, as it is unreasonable to apply downtown Tualatin standards to developments on the edge of town. Mixed use commercial space would benefit current and new residents by creating retail, dining, and/or grocery

opportunities without needing to drive to the next nearest retail centers, which are over 2 miles away. A review of the mixed use commercial zone designation should occur, to limit structure height and stories when outside of the downtown development zone.

## Madeleine Nelson

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**From:** Tim N. <timneary@gmail.com>  
**Sent:** Saturday, October 15, 2022 8:24 AM  
**To:** Ext - Planning; Sherilyn Lombos; Megan George; Betsy Ruef; Teresa Ridgley; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt  
**Subject:** No Rezoning of tax lots 106, 108 to RMH from RML

Hello,

I apologize for including so many of you in this message, I am not well versed in all the roles of city government, and as this is of great importance to myself and my neighbors, I believe it more important to overcommunicate than risk not being heard.

The neighborhoods in the south of Tualatin have been informed and engaged in the planning of the Autumn Sunrise development under the current plans to develop the area as low-medium residential, to include development of multi-family dwellings such as townhomes, duplexes, and triplexes.

The proposal to rezone the properties to medium- high residential amounts to a "bait and switch" of these neighbors. Increased density would further strain infrastructure, including traffic, police, fire, water, sewer, and electrical.

An argument has been made that increasing higher density housing is a goal of the city. If that were true, then why initially approve the lots as RML? As others have pointed out, there is RMH land available for development at and around the site of the former Hagen's grocery store. Rezoning unused commercial property closer to the WES station and other municipal resources makes more sense than creating a higher density pocket on the outskirts of town.

If rezoning is even to be considered, all impact studies need to be recompleted and all recommended infrastructure adjustments made, including environmental impact studies, traffic studies, crime studies, and utility use studies. These studies must also include the limits of what Tualatin and Washington county can do to accommodate increased density, and what the impact is when Clackamas County roads and infrastructure remain unchanged.

Mayor Bubenik, City Councillors, Tualatin Planning Commission, please go with the plans as originally made, please do not allow your neighbors to be misled by developers. Do not allow tax lots 106 and 108 south of Norwood Rd and East of Boones Ferry Rd to be rezoned as medium high residential, keep these lots zoned as medium low residential.

Thank you,

Tim Neary  
Tualatin Resident of Norwood Heights

## Madeleine Nelson

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**From:** Tim N. <timneary@gmail.com>  
**Sent:** Wednesday, October 19, 2022 8:55 AM  
**To:** Ext - Planning; Sherilyn Lombos; Valerie Pratt; Nancy Grimes; Cyndy Hillier; Bridget Brooks; Christen Sacco; Maria Reyes; Frank Bubenik; Teresa Ridgley; Megan George; Betsy Ruef  
**Subject:** No Apartments South of Norwood

Hello City Officials,

Thus far I have not heard of any comment from the city on the proposal to build additional apartments south of Norwood between I5 and SW Boones Ferry.

I request a response from the City to the following concerns about the proposal to rezone the area and build apartments, myself and other Tualatin residents are very concerned about the impact on the community.

**Concern: Traffic.** The traffic study for the Autumn Sunrise development did not consider additional high density apartments. At minimum, a traffic impact study needs to be completed again factoring in the increased density.

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

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

Overall, although Tualatin needs more high density housing options, it does not make sense to locate high density apartments so far away from police stations, transportation hubs, and other public resources near the center of town when already zoned property is close to the town center.

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

Thank you,

Tim Neary  
Norwood Heights Resident

## Madeleine Nelson

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**From:** Tim N. <timneary@gmail.com>  
**Sent:** Friday, November 4, 2022 10:40 AM  
**To:** Jonathan Taylor; Nadya Dowd; Erin Engman; Cody Field; Keith Leonard; Sherilyn Lombos; Madeleine Nelson; mvon@tualatin.gov; Frank Bubenik; Maria Reyes; Christen Sacco; Bridget Brooks; Cyndy Hillier; Nancy Grimes; Valerie Pratt; Ext - Planning  
**Subject:** Norwood Apartments Plan - The 5x Win by including commercial space!

Hello,

You are all already aware of the concerns neighbors have about an additional 276 unit apartment complex being built on Norwood.

**The Issue:** The biggest concern tends to be about traffic. 500+ homes in Autumn Sunrise and another 276 apartments here would require everyone, plus the existing neighborhoods, to be car dependent for everything. As the plan is for higher end apartments, it is unlikely that any of this income bracket will be interested in using public transportation.

**The Solution:** Everyone wins if the proposed apartment land is instead zoned as combination commercial and medium - high density residential. This would reduce the number of apartments, while enhancing the quality of life for new and old neighbors.

**We have seen this solution work in Mercato Grove in Lake Oswego!** Although existing plans propose a small commercial space, such as Plaid Pantry, this is not adequate nor enriching for the proposed number of residents. The addition of ground floor commercial space provides restaurant, shop, and potentially high end grocery opportunities that would make the community more walkable and less car dependent. Having local retail and restaurant options benefits both existing neighbors and new ones at the proposed apartment site and Autumn Sunrise, and fits well with existing plans for the Basalt Creek Development and Parks plan.

Given the number of units, it may even be worthwhile for the city to implement an auxiliary police station at one of the commercial spaces, given that Autumn Sunrise and the apartments could increase the city's population by 20% in a small area that is furthest from existing police.

This plan could be even further enhanced by improved traffic solutions, such as a second southbound lane on Boones Ferry, or creating an I5 onramp at Norwood.

### **Stakeholders:**

Horizon Christian: They are still able to sell their land, their needs are met.

Developers: They can still create a profitable series of structures. Their needs are met.

Existing neighbors: They benefit from a more walkable neighborhood, have an improved quality of life. New and old neighbors alike have options where they don't have to drive for shops, restaurants, and possibly groceries. If further traffic interventions occur, their needs are met.

New Neighbors: Improved quality of life by having walkable shops and restaurants and improved traffic. Their needs are met.

The City of Tualatin: More businesses in the city create additional revenue, the creation of a quality restaurant and shopping space fits with the vision of the city. Additional housing units are created. In the recent meeting, the developers attempt to make a case that this site is the only opportunity to add apartments in the city. This is not correct, especially if land can be rezoned. There are over 20 acres of undeveloped lots in the city currently zoned RML, and existing vacant commercial properties, such as the Hagen's grocery site could be rezoned for additional housing. The city has plenty of solutions for additional housing development. The needs of the city are met.

## Madeleine Nelson

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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:** tomcarlisle@comcast.net  
**Sent:** Sunday, February 5, 2023 6:40 PM  
**To:** Frank Bubenik; Bridget Brooks; Cyndy Hillier; Ext - Planning; Octavio Gonzalez; Valerie Pratt; Kim McMillan; Sherilyn Lombos; Madeleine Nelson; Steve Koper; Christen Sacco  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

As a resident of Tualatin for over 20 years. and a member of Horizon Community Church, these two decisions are very important to the future plans for our church and the greater community within the City of Tualatin too.

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

Thank you,  
Tom Carlisle  
21442 SW Martinazzi Ave.  
Tualatin, OR 97062  
503.313.2262

## Madeleine Nelson

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**From:** Tracy Kashi <tskashi@icloud.com>  
**Sent:** Wednesday, February 8, 2023 4:09 PM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

ADD NAME, ADDRESS AND PHONE NUMBER

Tracy S. Kashi  
10375 SW McDonald St  
Tigard, Or 97224  
971-777-1861

Sent from my iPhone

## Madeleine Nelson

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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 as Hedges Creek. When we first moved here there was no Tualatin High School, no Ibach Park and minimal housing development in the area. But now over the years things have blossomed and changed to the point where certain things like the infrastructure have not kept pace with the increase in our population. Boones Ferry Rd. is now becoming the new SW Tualatin Sherwood Rd. where the traffic crawls at a snail's pace at certain parts of the day, and this will only become far worse with the increase in the population of the new additional developments. The infrastructure should come first with residential and business additions to follow, not the other way around.

There are times in the morning and afternoon at and near the high school that it takes me nearly 10 minutes to get onto Boones Ferry Rd. from my home which is only approximately five blocks west of the school.

And what about the over crowding of the schools due to the new increased population of students? Their education will be compromised to a lower standard. And will teachers flee their profession due to the increase in classroom sizes?

These things along with many other issues must be considered before moving ahead with anymore development.

Please listen to, and consider the request of your people listed below. After all, we elected you to represent us, the people of Tualatin, not big money and over crowded development!

Thank you,  
Vern & Teri Boomer

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

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local

infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

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

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

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

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

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

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

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

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

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

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

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

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

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

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative

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

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

Sincerely,  
Vern and Teri Boomer

## Madeleine Nelson

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**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:** Bill Wilson <williamewilson@comcast.net>  
**Sent:** Thursday, February 9, 2023 6:36 AM  
**To:** Madeleine Nelson  
**Subject:** Pending Partition and Annexation Decisions Partition # PAR-(22)-0002 Annexation # ANN 22-0003

Dear Tualatin City Council and Staff,

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

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

While these decisions do not approve of any specific future projects for these properties, I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in our family and friends in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please approve these two land use applications.

William Wilson  
503-692-4674  
4515 SW Joshua Street  
Tualatin, Oregon 97062  
williamewilson@comcast.net

Sent from my iPhone

## **Madeleine Nelson**

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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;**

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personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

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

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

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

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

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

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

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

City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

Sincerely,

**Zack & Kendra Nell**