

**NOTICE OF HEARING  
CITY OF TUALATIN, OREGON**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, January 24, 2022, streamed online and additionally accessible at the Juanita Pohl Center (8513 SW Tualatin Road, Tualatin, OR 97062).

**You are invited to attend and** participate in the public hearing. Under consideration is **File No. PMA 21-0001**: To consider a Plan Map Amendment (PMA) to change the existing zoning of Medium-Low Density Residential (RML) to Medium-High Density Residential (RMH). If the PMA is approved, the proposal would increase the allowable development density of 10 dwelling units per acre to 15 dwelling units per acre. The property owner, Andrew Lavaux of UDR, Inc., is being represented by Frank Angelo of Angelo Planning Group.

The location of this proposed map change is at 9301 SW Sagert Street, including Tax Map 2S123DC, Lots 600.



No specific development or construction proposal is being reviewed as part of this application. Any additional development or redevelopment of the subject property would require submittal, review, and approval of an Architectural Review application.

**The public is invited to comment by e-mail, writing, or by testifying at the hearing.** Written comments can be made and sent by email to Keith Leonard at [kleonard@tualatin.gov](mailto:kleonard@tualatin.gov) or submitted at the hearing. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to allow the City Council to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA). Legislative hearings begin with the Mayor opening the hearing, presentation of the staff report, public testimony, questions of staff or anyone who testified by Council, after which the Mayor closes the public hearing, and Council may then deliberate to a decision and a motion would be made to either approve, deny or continue the public hearing. The time of individual testimony may be limited.

For those who would prefer to make a verbal comment at the hearing, there are two options:

- Zoom teleconference. Instructions on how to provide comments will be provided during the meeting itself.
  - o Full instructions and a current link are available at: <https://www.tualatinoregon.gov/citycouncil/council-meetings>
- Attend in person at the Juanita Pohl Center. Masking guidelines will be followed physical distancing measures will be implemented for those attending in person, and City staff will be available to answer any questions.

**To view the application materials visit:** <https://www.tualatinoregon.gov/planning/pma-21-0001-tualatin-heights-apartments> (also navigable from [www.tualatinoregon.gov/projects](https://www.tualatinoregon.gov/projects))

A staff report will available seven days prior to the public hearing. This meeting and any materials being considered can be made accessible upon request.

**If approved, File No. PMA 21-0001** would modify the Zoning and Comprehensive Plan Map designations from Medium-Low Density Residential (RML) to Medium-High Density Residential (RMH).

**To grant the amendment,** Council must find the proposal meets the applicable criteria of the Oregon Statewide Planning Goals, Oregon Administrative Rules, Metro Code, and the Tualatin Comprehensive Plan and Development Code, including Tualatin Development Code Sections 32.240 and 33.070.