

**Lynette Sanford**

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**From:** Daniel Bachhuber <daniel@bachhuber.co>  
**Sent:** Sunday, July 19, 2020 2:43 PM  
**To:** Mark and Janelle Thompson  
**Cc:** Mona St. Clair; william.beers@daimler.com; Steve Koper; Lynette Sanford; Alan Aplin; nippstik@hotmail.com; Tabitha Boschetti; Ursula Kuhn  
**Subject:** Re: Application For PTA

Hey folks,

I had originally sent my statement to Bill, Steve, and Lynette too. For the sake of posterity, here it is:

“This is an important and difficult decision because the PTA’s affected area represents a substantial portion of Basalt Creek’s, and Tualatin’s, buildable land. I voted against the PTA because it seems like it would produce more substantially single-family detached, which is inconsistent with our community’s housing goals. It would be a planning failure if the vast majority of Basalt Creek ended up as single-family detached a decade from now.”

Hope everyone is enjoying the sun!

Daniel

On Fri, Jul 17, 2020 at 8:16 PM Mark and Janelle Thompson <[markthomps@msn.com](mailto:markthomps@msn.com)> wrote:

Sorry, realized I sent the wrong write up I had prepared for the PTA statement. Here is my actual write up. Thanks

I voted in favor of denying the plan text amendment because I believe the developer was not able to prove why these changes best serve the community or city. While I might be able to be moved to agree with the smaller lot residential housing changes, I don't believe I have enough information as to the plans of what the developer is intending to do or what it will look like in the neighborhood with the set back and lot size modifications. More information and design intents would be helpful to envision what this would create for this area. It appears they want to create a homogeneous neighborhood set at a tighter configuration then the city has seen before, with no variation between building types or spacing. I believe more of a mixture of housing types might be better for the community, give greater housing options, more closely fit the neighborhood to the north, and give a more appealing configuration.

Janelle

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**From:** Mona St. Clair <[stclairmona@gmail.com](mailto:stclairmona@gmail.com)>  
**Sent:** Friday, July 17, 2020 4:24 PM  
**To:** [william.beers@daimler.com](mailto:william.beers@daimler.com) <[william.beers@daimler.com](mailto:william.beers@daimler.com)>; Steve Koper <[skoper@tualatin.gov](mailto:skoper@tualatin.gov)>; Lynette Sanford <[LSanford@tualatin.gov](mailto:LSanford@tualatin.gov)>; Alan Aplin <[aaplin@kerrcontractors.com](mailto:aaplin@kerrcontractors.com)>; Janelle Thompson <[markthomps@msn.com](mailto:markthomps@msn.com)>; Daniel Bachhuber <[daniel@bachhuber.co](mailto:daniel@bachhuber.co)>; [nippstik@hotmail.com](mailto:nippstik@hotmail.com) <[nippstik@hotmail.com](mailto:nippstik@hotmail.com)>; Tabitha Boschetti <[tboschetti@tualatin.gov](mailto:tboschetti@tualatin.gov)>; Ursula Kuhn <[ursulaakuhn@gmail.com](mailto:ursulaakuhn@gmail.com)>  
**Subject:** Application For PTA

## Lynette Sanford

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**From:** Mark and Janelle Thompson <markthomps@msn.com>  
**Sent:** Friday, July 17, 2020 8:16 PM  
**To:** Mona St. Clair; william.beers@daimler.com; Steve Koper; Lynette Sanford; Alan Aplin; Daniel Bachhuber; nippstik@hotmail.com; Tabitha Boschetti; Ursula Kuhn  
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Janelle

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**From:** Mona St. Clair <stclairmona@gmail.com>  
**Sent:** Friday, July 17, 2020 4:24 PM  
**To:** william.beers@daimler.com <william.beers@daimler.com>; Steve Koper <skoper@tualatin.gov>; Lynette Sanford <LSanford@tualatin.gov>; Alan Aplin <aaplin@kerrcontractors.com>; Janelle Thompson <markthomps@msn.com>; Daniel Bachhuber <daniel@bachhuber.co>; nippstik@hotmail.com <nippstik@hotmail.com>; Tabitha Boschetti <tboschetti@tualatin.gov>; Ursula Kuhn <ursulaakuhn@gmail.com>  
**Subject:** Application For PTA

Hello,

I voted to approve the Application for PTA last night because it appears that adding single-family detached housing on small lots to the RML zone complies with the zone's density requirements. As long as the change is limited to the proposed location, which is not ideal for apartments, I am comfortable with this proposal.

Warm Regards,

*Mona*

**Mona St. Clair, Oregon Licensed Broker**

The St. Clair Group At eXp Realty, LLC  
503-819-9596  
[www.MonaSells.com](http://www.MonaSells.com)

## Lynette Sanford

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**From:** william.beers@daimler.com  
**Sent:** Friday, July 17, 2020 11:47 AM  
**To:** Steve Koper; Lynette Sanford  
**Cc:** stclairmona@gmail.com; aaplin@kerrcontractors.com; markthomps@msn.com; daniel@bachhuber.co; nippstik@hotmail.com; Tabitha Boschetti; ursulaakuhn@gmail.com  
**Subject:** Comments on PTA 20-0003

Fellow commissioners,

Thank you for your prompt replies, I appreciate it. I'll draft up a summary of each side to present to Council to go along with your verbatim comments in their packet.

Steve and Lynette,

Please attach my comments below to Council's packet for PTA 20-0003.

I voted to deny PTA 20-0003 for the following reasons:

- Stakeholder feedback from the City of Tualatin 2040 Policy Priorities document (12/2019) identifies greater diversity of housing types as a high priority. Ceding a large swath of land to single-family homes doesn't feel in alignment with Tualatin's community plan.
- Single-family homes are still permitted in RML via the CUP process, which I think will allow the applicants to reach maximum density with a mix of multi-family and single-family homes.
- Our (TPC) discussion with both the applicants' representative and city staff indicated that our RML code is dated, and should be evaluated and likely revised. I think this should be a city led initiative with feedback from key stakeholders, including the PTA 20-0003 applicants. Stakeholder feedback from the Tualatin 2040 document above also expressed a desire to reduce lot sized specifically in the Basalt Creek area.

Sincerely,

Bill Beers

If you are not the addressee, please inform us immediately that you have received this e-mail by mistake, and delete it. We thank you for your support.

## Lynette Sanford

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**From:** william.beers@daimler.com  
**Sent:** Friday, July 17, 2020 11:04 AM  
**To:** Steve Koper; Lynette Sanford  
**Subject:** FW: TPC question

Hello Steve and Lynette,

Please find Mitch's comments below.

Sincerely,

Bill Beers  
Daimler Trucks North America  
Digital Mockup  
C2E-EVE  
4747 North Channel Ave.  
Portland, OR 97217  
503 745 6274

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**From:** mitch.greene@gmail.com <mitch.greene@gmail.com>  
**Sent:** Thursday, July 16, 2020 8:25 PM  
**To:** Beers, William (164) <william.beers@daimler.com>  
**Subject:** TPC question

Bill,

I voted no tonight because I think we should recommend the plan text amendment to City Council. I do not think having an extra hurdle for developers - the need for conditional use permits - to build detached single-family homes is productive for the developers or the community.

I am already concerned about the traffic impact that the developments will have on Lower Boones Ferry. I hope that single -family homes as opposed to multi-units will have less of an impact for those that live near LBF and need it to access Tualatin or I-5.

Please let me know if you have any questions.

Regards,

Mitch Greene

If you are not the addressee, please inform us immediately that you have received this e-mail by mistake, and delete it. We thank you for your support.

## Lynette Sanford

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**From:** Mona St. Clair <stclairmona@gmail.com>  
**Sent:** Friday, July 17, 2020 9:24 AM  
**To:** william.beers@daimler.com; Steve Koper; Lynette Sanford; Alan Aplin; Janelle Thompson; Daniel Bachhuber; nippstik@hotmail.com; Tabitha Boschetti; Ursula Kuhn  
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**From:** [Alan Aplin](#)  
**To:** [Steve Koper](#); [Janelle Thompson](#); [Daniel Bachhuber](#); [william.beers@daimler.com](mailto:william.beers@daimler.com); [Mona St. Clair](#); [nippstik@hotmail.com](mailto:nippstik@hotmail.com); [Tabitha Boschetti](#)  
**Subject:** PTA Comments from 7/16/2020 Meeting  
**Date:** Friday, July 17, 2020 6:05:59 AM  
**Attachments:** [image001.png](#)

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The Basalt Creek area was formed between Tualatin and Wilsonville. The Tualatin City council determined the zoning for this area. The PTA submitted by the applicants meets the zoning requirements for density. The location of the property is unique within the City and any revisions by this PTA affect only this unique area. The market determines what preferred housing units are built. This property is location constrained, without any real amenities in terms of commercial areas, parks, etc. Thus making the option for construction of small subdivisions a permitted option, without the added burden of requesting conditional use approval, is acceptable to me.

Alan W. Aplin  
Kerr Contractors  
P.O. Box 1060  
Woodburn, OR 97071  
[aaplin@kerrcontractors.com](mailto:aaplin@kerrcontractors.com)  
[971.216.0050](tel:971.216.0050) O  
[503.981.1161](tel:503.981.1161) F  
[971.235.5002](tel:971.235.5002) C



**From:** [Ursula Kuhn](#)  
**To:** [Steve Koper](#); [Janelle Thompson](#); [Daniel Bachhuber](#); [william.beers@daimler.com](mailto:william.beers@daimler.com); [Mona St. Clair](#); [Alan Aplin](#); [nippstik@hotmail.com](mailto:nippstik@hotmail.com); [Tabitha Boschetti](#)  
**Subject:** PTA Revision-denied  
**Date:** Thursday, July 16, 2020 11:10:39 PM

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To submit to Chair Beers to add to his presentation to the City Council:

Although my vote for the current PTA as written was a denial.

It could be changed to an approval if the following concerns are addressed:

The parcel in question being 60% of current RML zone would not work toward HNP 2040 without revisions.

Green space per acre is not addressed

Traffic, parking, and street maintenance is not addressed

Community uses and walkability is not addressed

Current infrastructure and future upgrades are not addressed including, sewer, water, power

Access to amenities is lacking

I am open to more affordable housing as part of the HNP and the zoning as it was decided when annexed into the city, however with a limited acreage that can be used to add housing and this being a majority of it, concerns need to be addressed prior to a PTA

Thanks

Ursula Kuhn