



May 1, 2014

**Land Use Application for Sagert Farms Property**

Dear Property Owner/Neighborhood Representative:

You are cordially invited to attend a meeting on **Tuesday, May 20, 2014 at 6:00 p.m.** at the Legacy Meridian Park Hospital Education Building, Room 104 located at 19300 SW 65th Avenue in Tualatin. This meeting shall be held to discuss a proposed land use application for a project located at 20130 SW 65<sup>th</sup> Avenue (Tax Lots 21E30B00300 and 21E30B00600) in Tualatin.

Lennar Homes is currently considering the submission of an application for a Comprehensive Plan Map Amendment to change the zoning for the site from Low Density Residential (RL) to Medium Low Density Residential (RML). The Developers of the property are seeking this change to allow for a slightly different lot size mix than what is currently permitted within the RL zoning district. Under the current subdivision proposal, the proposed plan amendment would result in the addition of six to ten additional lots for single family homes.

Please note this will be an informational meeting on preliminary plans with the developer and representatives only and is not intended to take the place of a public hearing before the Planning Commission or the City Council. You will have an opportunity to present testimony to these bodies when an application is submitted to the City for review.

We look forward to meeting you at the meeting and hearing your thoughts on the proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Tull', with a small blue dot at the end of the signature.

Andrew Tull  
Senior Planner  
3J Consulting, Inc.

## MEMORANDUM

To: Tualatin CIO 2 and our Neighbors

From: Andrew Tull  
Principal Planner

Date: May 20, 2014

**Project Name: Sagert Property**  
**RE: Neighborhood Meeting Agenda**

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1. Introductions
2. Lennar is proposing a Comprehensive Plan change from RL to RML.
  - a. Previously, 75 homes were proposed under RL zoning.
  - b. RML would allow Lennar between 85 to 88 single-family detached homes.
  - c. Previously 25 units were permitted to be less than 6,500 SF under the RL zone.
  - d. Under the RML district, 48-52 units will be less than 6,500 sf.
3. Proposed Development Controls:
  - a. No Condominiums proposed
  - b. No Townhomes proposed
  - c. No Chickens allowed
4. Mitigation Measures
  - a. In order to provide some certainty, Lennar is volunteering several conditions of approval for the zone change:
    - i. 6,500 sf lots along the eastern boundary
    - ii. Time limit upon zone change - if not developed within 3 years, automatic conversion back to RL
    - iii. No further condominium plats or further subdivision of any lots created as part of the subdivision.
  - b. Responding to the neighbor's comments, Lennar will pursue a curvilinear roadway configuration to reduce cut through traffic.
    - i. Lennar is willing to attempt to amend the Transportation System Plan to remove the planned extension of SW Sagert as a Minor Collector into the site.
    - ii. If not supported by the City, Lennar will install traffic calming devices along the extension of Sagert, as permitted by the City.
5. Summary
  - a. Lennar is proposing to rezone the site to achieve a slightly higher density.
  - b. Lennar is willing to pursue an alternative to the TSP's road alignment to help reduce opportunities for cut-through traffic.
  - c. No condominiums or townhomes are being contemplated or will be permitted.



## Meeting Minutes – Sagert Property – Tualatin

Date: May 20, 2014  
 Meeting No: Neighborhood Meeting  
 Project: Sagert Farms Subdivision  
 3J No.: 13159  
 Location: Legacy Meridian Park Hospital Education Building – Tualatin

Presenters	Company
Andrew Tull	3J
John Howorth	3J
Michael Anders	Lennar Northwest
Matt Hughart	Kittelson

In preparation for the submission of an application for a Transportation System Plan (TSP) Amendment and Comprehensive Plan Map Amendment to change the zoning of the subject property from Low Density Residential to Medium Low Density Residential, the applicant conducted a neighborhood meeting with the East Tualatin Citizen’s Involvement Organization and neighboring properties.

The meeting began with a presentation of the proposed development by Andrew Tull. A description of the existing conditions of the property as well as the proposed development, including proposed access and lot configuration was given. The general timeframe for the land use application and the development of the site was described.

Following the introduction of the project, neighbors and attendees openly asked questions of the project team. The following is a record of the questions and the project teams' responses.

Item	Question	Response
1	Will the streets be public or private?	All streets will be public.
2	Would a traffic circle help with the issues concerning the light on 65 <sup>th</sup> ?	A traffic circle is meant for an area where there is a steady flow of traffic. The existing light on 65 <sup>th</sup> would slow and stop the flow of traffic, which would stop the flow through the traffic circle. A light that is able to be programmed to correspond with the existing light is the best option.
3	Will there be parking on the site?	Each lot will have at least two parking spaces, as well as on street parking.
4	Why does the City not support the TSP and Comprehensive Plan Map Amendment?	The City is working within the current systems that are in place. The burden of proof falls on the Applicant to prove that the TSP and Comprehensive Plan Map Amendment will meet the needs of the community.
5	If the Comprehensive Plan Map Amendment were to be approved, how can the neighborhood be sure that the Applicant will not try to achieve a higher density than the single family subdivision that is being proposed?	There are two mechanisms for approval that can be used in order to insure that the development will be built with clear expectations. The Applicant is proposing either Conditions of Approval or a Development Agreement.

6	Will the electrical transformers cause an issue for the houses located along the border of the PGE property?	Currently there are no known restrictions for located lots along the edge of the property owned by PGE.
7	What traffic measures will be used to help with the current traffic issues, as well as the new traffic loads created by the development?	<ul style="list-style-type: none"> <li>• A traffic signal will be used at the intersection of Sagert and 65<sup>th</sup> Avenue, as per the TSP.</li> <li>• The applicant is also hoping to amend the TSP so that Sagert will no longer be a straight shot through the development and into the neighboring subdivision, in order to reduce the amount of through traffic cutting through the site.</li> <li>• The access along Borland Drive will be a limited access, allowing only right – in and right – out traffic.</li> <li>• The applicant will do full frontage improvements along the property which will allow for safe pedestrian travel across the development.</li> </ul>
8	What will the impact be on the schools if a new development were to be created, as the number of students is already very high in the district?	Schools are required to create a Capital Facilities Plan, which is an analysis of the developable land in the district, and they are required to plan for this land being developed. Moving forward with the development application will require coordination with the school district, as well as other public services to insure that the needs of the community can be met.
9	Will the two land bridge south of the property be improved?	Under the previous proposal the analysis of this bridge was not required in the scope of this project, it will be up to the city to determine whether the zone change will warrant analysis of this bridge.
10	Under the zone change the maximum density of the site will actually be 117-127 dwelling units, what will prevent the Applicant from building the maximum density on the site.	The developer's intent is to work with the City to control density through conditions of approval or through a development agreement. Should the application be approved, the conditions of approval will determine the number of lots and the size of the lots allowed for the site. Any changes to the conditions of approval would have to be brought to the neighborhood and city council for approval.
11	Will there be any widening 65 <sup>th</sup> Avenue north of the site?	Any widening north of the property would affect existing businesses and properties so it is not likely to be widened.
12	Will the site be able to be served by police and fire service?	We'll need to check in with the Police Department to see if there are any capacity issues.
13	If a proposal for 85 lots were to be approved, what would prevent the Applicant from changing the proposal to create a higher density?	If a development agreement were to be reached with the neighbors, the Applicant would only be able to change the density with the approval of all parties that entered into the development agreement. If the Applicant violated this development agreement, the parties involved would be able to take legal



		action against the development. Should no development agreement be reached with the neighborhood, and the proposal is approved with conditions of approval, the Applicant would be required to get the approval of the City Council to change the proposal.
<b>14</b>	Should the Applicant choose to sell this property instead of developing it, what would prevent the new owner from developing at a higher density than proposed with the zone change?	The Applicant is proposing that if the project should not be developed by the Applicant in a proposed time frame the site would revert back to the previous zoning per the conditions of approval.
<b>15</b>	Why should the public be interested in a rezone of the site?	The Applicant is looking to amend the TSP to create a safer and more desirable connection to the neighborhood. In order to account for this change, and the loss of lots, the Applicant is looking to rezone the property to allow for lots within the 4,500 – 6,500 SF range, rather than the 5,000SF – 6,500 SF range that is allowed outright by the current zoning.
<b>16</b>	What size homes will be built, and what will be the price range?	The houses will likely fall within the 2,200 – 3,000 SF range and a price range of \$375,000-\$450,000, consistent with the neighborhood. The product that will be used is likely to be similar to the community of Churchill Forest in Beaverton.
<b>17</b>	A comment was made that with the zone change, the lot coverage percentage also changes from 35% to 45%.	The developer is aware of the change.
<b>18</b>	A comment was made that this property will be developed, by Lennar or by another developer as it is a large property that is zoned outright for residential development. The commenter expressed an interest in working with the developer to create a quality development that fits within the neighborhood.	The developer agrees.
<b>19</b>	The site is primarily land locked. Will connectivity be an issue?	As a part of the application, the Applicant will be required to submit a full traffic analysis and report, by a licensed traffic engineer that will address issues with connectivity, and how these issues should be addressed.
<b>20</b>	What will the impact on the Hospital be?	We cannot answer this question as we're not sure what the Hospital has planned.
<b>21</b>	What finishes will be used on the homes?	The product will be very similar to the homes at Churchill Forest in Beaverton.

The meeting concluded at 7:10 pm.