



November 19, 2013

**Land Use Application for Sagert Farms Property**

Dear Property Owner/Neighborhood Representative:

You are cordially invited to attend a meeting on **Thursday, December 5, 2013 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. The property owner will be discussing the potential subdivision of the property and the potential removal of a historic structure.

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. 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 December meeting and hearing your thoughts on the proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Tull', is positioned above the typed name.

Andrew Tull  
Senior Planner  
3J Consulting, Inc.



| SITE STATISTICS           |                    |
|---------------------------|--------------------|
| Property:                 | 21e30b 00300/00600 |
| Size:                     | 21.11 Acres        |
| Jurisdiction:             | City of Tualatin   |
| Address:                  | 20130 SW 65th Ave  |
| Dimensional Requirements: |                    |
| Zoning:                   | RL                 |
| Minimum Lot Size:         | 6,500 SF           |
| Setbacks:                 |                    |
| Front:                    | 15'                |
| Side:                     | 5'                 |
| Street Side:              | 10'                |
| Rear:                     | 15'                |

**SITE NOTE**

Site map has been prepared using data from existing tax maps and Metro's RLIS GIS Data. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.



Sagert Property - Option 1  
Preliminary Subdivision Concept

November 2013



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Sagert Property - Option 2  
Preliminary Subdivision Concept

November 2013



## Meeting Minutes – Sagert Property – Tualatin

Date: December 5, 2013  
 Meeting No: Neighborhood Meeting  
 Project: Sagert Farms Subdivision  
 3J No.: 13159  
 Location: Legacy Meridian Park Hospital Education Building – Tualatin

| Presenters   | Company            |
|--------------|--------------------|
| Andrew Tull  | 3J                 |
| Jesse Nemec  | JT Smith Companies |
| John Howorth | 3J                 |

In preparation for the submission of a land use application for the subdivision or partitioning of the subject property, the applicant conducted a neighborhood meeting with the East Tualatin Citizen's Involvement Organization.

The meeting began with a presentation of the proposed development by Andrew Tull and Jesse Nemec. A description of the existing conditions of the property as well as the proposed development, including proposed access and lot configuration was given. The Applicant also discussed the historic structure located on the property – going through the history of the building and its designation on the City's landmark register. 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    | A comment was made about the site appearing to be denser than the neighboring subdivision. | The applicant explained that the site was impacted by a Significant Natural Resource Area, which allowed for a density transfer and a number of smaller lots.  |
| 2    | How large are the lots?  | The lots are expected to fall within a range of 5,000SF-7,000SF.   |
| 3    | What is the expected home square footage and price range?                                  | The applicant explained that it was hoping for a house range within 2000-2400 SF with a price range of \$350,000-\$400,000   |
| 4    | What will be done with the historic barn on the site?                                      | The applicant explained that the barn will be offered for public sale and relocation. If the barn will not be relocated the applicant will apply for the demolition of the barn, per the City's development code.  |
| 5    | The barn will be missed – we've gotten used to looking at the barn from our office complex | The barn had a professional evaluation completed to look at relocation. Currently, it looks like retention of the barn is going to be cost prohibitive. The structure was never constructed to be used for anything other than agricultural purposes. The Applicant indicated that they would be meeting with the Tualatin |

|           |  |  |
|-----------|--|--|
|           |  | Historic Society and the City to discuss the structure.  |
| <b>6</b>  | Will fencing and screening be provided for the property?   | Each lot will likely have a perimeter fence that will either tie into existing fences, per an agreement with the neighboring property, or will have a fence set in 6 inches from the property line.  |
| <b>7</b>  | Will the significant trees on the site be preserved?   | An inventory of all significant trees on the site will be done to determine the condition and significance of each tree. The applicant will attempt to retain significant trees on the site, within reason. Many of the significant trees within the northeast corner of the property are located within a city owned protection easement. |
| <b>8</b>  | A number of comments were made about the issues that may arise should Sagert Street be constructed as a collector through across the property. | The applicant explained that the City has proposed the road connections through the site, but that the applicant hopes to work with the City to create a layout that minimizes cut through traffic on the property   |
| <b>9</b>  | A comment was made about the potential for speed bumps.  | The applicant fully supports the addition of speed bumps to the property, and will work with the City to see if they are applicable to the site.   |
| <b>10</b> | What will the width of the lots and the houses be?   | The lots will be no smaller than 50 feet in width a, with the proposed homes having a 40 foot frontage.  |
| <b>11</b> | What will the style of the homes be?   | The applicant explained that all homes will be built by Lennar Homes, and will be similar in character to other projects they have completed.  |
| <b>12</b> | When will construction begin?  | Preliminary construction on the site will likely begin in the summer of 2014, with home construction likely beginning in the fall.   |
| <b>13</b> | Where will the path connections be?  | A 6 foot gravel path will run the perimeter of the stream located at the southern end of the property and will connect with the proposed sidewalk along 65 <sup>th</sup> avenue.   |

The meeting concluded at 7:00 pm.