



January 28, 2015

**Sagert Farms
Proposed Residential Subdivision**

Dear Property Owner/Neighborhood Representative:

You are cordially invited to attend a meeting on **Wednesday February 18th 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 the subdivision of the Sagert Farms property located at 20130 SW 65th Avenue (Tax Lots 21E30B00300 and 21E30B00600) in Tualatin. Lennar Homes is currently considering the submission of an application for a subdivision consistent with the Low Density Residential (RL) zoning on the property.

Before finalizing an application to the City's Planning Department for the proposed subdivision, we would like to take the opportunity to discuss this proposal with the adjacent property owners.

The purpose of this meeting will be to provide a forum for surrounding property owners and residents to review the proposal and to identify issues so they can be given property consideration. This meeting will provide the opportunity for the public to share with the project team any special information about the property involved. The project team will try to answer questions related to how the project meets the relevant development standards consistent with Tualatin's land use regulations.

Please note that this will be an informational meeting based on preliminary development plans and that these plans may change before the application is submitted to the City.

We look forward to discussing this proposal with you. Please feel free to contact us by emailing andrew.tull@3j-consulting.com if you have any questions.

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.

MEETING AGENDA

Date: February 18, 2015
Project: 13159 – Sagert Farms Subdivision

1. Introductions
 - a. Lennar Homes
 - b. 3J Consulting
 - c. Kittleson
 - d. Elected Officials
2. Overview of Subdivision Plans
 - a. Zoning – LDR
 - b. Lot size and count – consistent with the zoning district
 - c. New extension of Saum Creek Pathway
 - d. New Enhanced Pedestrian Walkway along SW 65th
 - e. Barn Demolition Application
3. Sagert Road Extension and New Signals
4. Timing
 - a. Land Use Application submitted this Spring
 - b. Hoping to start construction this summer
5. Questions from the Audience



Meeting Minutes – Sagert Property – Tualatin

Date: February 18, 2015
 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
Michael Loomis	Lennar Northwest
Matt Hughart	Kittelison

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 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. A description of the traffic impact analysis and road configuration was given by Matt Hughart. 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 condition of approval placed on the May Building requiring that access be closed on Borland and redirected to Sagert be beneficial to lower traffic impact in the area?	A traffic impact study was done showing a scenario where access to the May Building remains as it currently exists off of Borland road and a scenario where access closed on Borland and is taken from Sagert Road. While the traffic study doesn’t address whether it will be beneficial, it does show that this change in access can be accommodated by the proposed traffic signal at Sagert and 65 th . City Staff will look at the analysis and make a determination off of the relevant information.
2	Can traffic from driveways be limited to keep the users of the medical offices from turning towards the residential areas?	The logistics of where driveways are allowed to go can be very specific in this situation. As a part of the traffic study a recommendation can be made on whether it should be an open or limited access.
3	Is there an estimate on the number of cars that will be rerouted into the Sequoia Ridge Subdivision?	While exact numbers cannot be estimated, it is the best approximation that most new cars will use the new connection on Sagert and 65 th and along Borland and not reroute through

		Sequoia Ridge.
4	Will the meetings that the project team are holding with the medical building owners be open to residents?	These meetings will not be open to residents.
5	Are speed bumps being proposed	Traffic calming measures like speed bumps can be recommended as a part of the traffic study, but it is up to the City Staff to make the decision that speed bumps are warranted.
6	A comment was made regarding the likelihood that the proposed subdivision as well as Sequoia Ridge will be used as a cut through from 65 th in order to avoid the intersection lights on 65 th , especially for parents cutting through to Bridgeport elementary.	While it is possible that traffic will use the existing local street network as a cut through, it is more likely that they will use the higher designated roads, as they will likely have higher speed limits and the new signal will correlate with the existing signal at Borland and 65 th .
7	A comment was made that the extension of Sagert is not supported by members of the Sequoia Ridge neighborhood.	
8	The houses located along the eastern edge of the proposed subdivision are lower in elevation than the existing farmland. How will drainage issues be handled for the new subdivision?	All stormwater on site will be collected and treated on site. Grading will be done on the property in order for the extension of Sagert to meet the existing grades.
9	A comment was made about creating a parkway along the eastern boundary of the property between the existing houses and the proposed subdivision.	
10	Will the recommended right-in/right-out restricted access within the proposed development onto Borland Road require all traffic from the east to enter the subdivision either from Sagert or from the Sequoia Ridge neighborhood?	Vehicles coming from the east on Borland would be required to enter the proposed subdivision from either Sagert or 60 th avenue. In the traffic study it is shown that most of the commuting traffic in the existing neighborhood heads west, with only some heading east. It is not estimated that a significant amount of traffic would cut through Sequoia Ridge. The location of the mature Sequoia trees along Borland Road restrict the location and width of the proposed road exiting onto Borland Road.
11	Could it be proposed that both the new road along Borland Road and 60 th be restricted right-in/right-out access to reduce the number of people short-cutting through the neighborhoods?	A restricted access along both roads could be recommended but it will be up to the city to make the final determination.
12	A comment was raised about traffic from Oregon City and West Linn cutting through Sequoia Ridge.	While it cannot be determined what traffic will actually do, it can be reasonably estimated that most traffic will not use the lower designation roads, as they will have lower speeds and waiting times to make a left hand-turn onto 65 th would not make this an advantageous route. Traffic lights along 65 th will be correlated to reduce queue spill back.
13	Sagert will be designed as a collector from 65 th , is there a way to reduce the number of people who may use the road, not	A stop sign along Sagert may be an option, if it were determined to be warranted by the City Staff.

	knowing that it terminates in a residential neighborhood, possibly with a stop sign?	
14	At Fox Hill an entry monument was used as a median to indicate the transition into a residential neighborhood. Would it be possible to propose a wider section of Sagert Road, but provide a monument median at the entry into Sequoia Ridge?	The applicant can explore this idea.
15	Can the schools within the area handle the increased capacity? Specifically Bridgeport Elementary?	As a part of the zone change that was previously explored the applicant contacted the school district, who was in support of any increased growth within the area, as they are estimating the district may age out over time.
16	What is the proposed timeline for the project?	The applicant is hoping to submit for land use in the spring, and begin construction in late summer on the roads and utilities. Home construction will likely be phased over two years, starting in January 2016
17	What will be the average size of the homes and the price point?	There will be variation in the home sizes and design. Some will be single story, some may be masters on main. The houses will average around 2800-2900 square feet and the price point will fall around \$400,000+.
18	Will setbacks be maximized?	The applicant does not always maximize setbacks. Houses and yards are generally sized to fit the market. Larger rear yards are generally desirable.
19	Will fencing be constructed at the time of construction?	Lennar has an "everything is included" building standard including fencing and landscaping.

The meeting concluded at 7:40 pm.