

May 7, 2021

Development Review Board Members & City of Wilsonville Planning Department

As I reflect on the last 2 months and the process in which we all have been engaged in, I am very relieved that the Citizens input, and the Development Review Boards thoughtful decision to continue the review process resulted in an in-depth look at what the developer was requesting. Clearly the Density transfer code and the restrictions on waivers could have been missed had the citizens input process not been in place. I am extremely concerned that the city attorney felt the need to Review “Protocol” for the upcoming DRB meeting and potentially limit or restrict citizens input. The process identified an error and had we not questioned setbacks and had an in-depth review the developer would be moving forward with 8 lots and potentially 8 homes that were not in compliance with code. Citizens input is valuable and even though the April 12th meeting was extremely long, the outcome is appropriate. The Density Transfer issue should have been identified prior to the DRB meeting. Moving forward I would hope that citizens input is respected and valued, and if protocols are put in place they are reasonable and allow fair and equitable time for quality review and discussion.

The proposed 5 lot subdivision and addition of a larger street with one side allowing on street parking is a better fit for the neighborhood. If the proposed re-zoning and plan are approved, we have concerns that without the proper city engagement at all levels, building and planning code violations will occur. We have seen that happen with Aspen Meadows II development and the length of the driveways as an example.

There appears to be a gap in accountability when it comes to enforcing code or putting supports in place to remove violations. The parking situation in Renaissance Canyon Creek development, specifically pertaining to the Aspen Meadows additions has not been addressed. Violations are occurring still.(see pictures below from the last 2 weeks) Have any citations been issued? Curbs painted by the city around fire hydrants, “No parking” signs that were removed put back in place? WHO IS ACCOUNTABLE?

Based on this experience our confidence in the city monitoring this proposed development for compliance is not good. We understand the challenges the city faces with all the development going on in the city, however there is no “do overs” when it comes to the codes and violations and the potential negative impact on the citizens in this great community. We would like to know what the city plans to do to correct this current situation.

We appreciate the planning department putting in specific actions to protect the trees in this proposed 5 lot development, and based on the increase in lot sizes +2000 sq ft there should be ABSOLUTELY NO need to impact the trees on lots 2-5. The trees on lot 1 could be saved if the lot is switched with the required open space. Thoughtful consideration in protecting the trees and wildlife is necessary for this proposed development. We hope the developer, future builder and the city have a very clear understanding of the need to protect these native trees and the impact removal of these will have on the surrounding neighbors as well as wildlife. Protecting the Urban tree canopy is a priority! This is also a priority for the city of Wilsonville being a “Sterling Tree City USA” Designation.

We would like more information on the following:

- The arborvitae bordering our property and the proposed development runs directly on the property line we would like that protected.
- Will a 6ft privacy fence be put in place bordering the length of all lots?
- Will we have communication on when the proposed development will start? This impacts our daily living greatly.

Once again we thank the Development Review Board for hearing our concerns and taking the time for an in depth review of this proposed re-zoning and potential 5 lot home development. The citizens of Wilsonville deserve to be part of this process, development of the city impacts all of us. We need to make sure our city leaders clearly

understand their mission and are not rushed to make decisions without thorough review and input from the community.

City Council Mission Statement

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

Thank You for your Consideration

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**Pictures from the last 2 weeks showing no change in the situation even though the Mayor, City planning and the fire Marshall were sent pictures and a letter on 4/8/2021





