



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT, CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that on December 20, 2017, the City of Tualatin Engineering Division received a complete application for a proposed subdivision to be known as:

SB17-0001, Hazelbrook Estates

The property is located north of SW Hazelbrook Road between SW 105th Avenue and SW 107th Avenue.

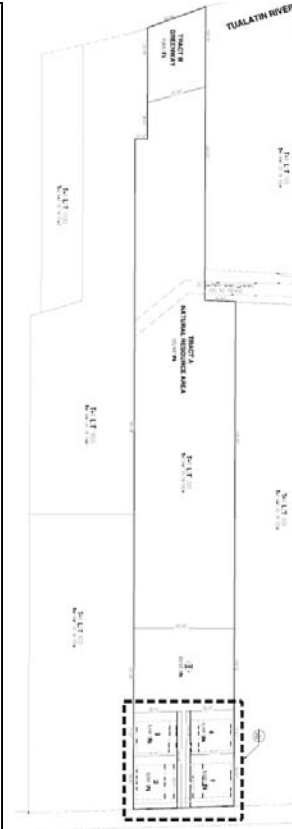
**10605 SW Hazelbrook Road
TLID 2S115DA00300**

The deadline for submitting comments on the proposed application is:

**5:00 p.m.
January 3, 2017**

Those wishing to file written comments on the proposed subdivision must submit comments to:

**City Engineer
Attn: Tony Doran, Engineering Associate
City of Tualatin
18880 SW Martinazzi Avenue**



The land use decision application is to subdivide one low density residential lot into five lots and two tracts. To view the application materials visit www.tualatinoregon.gov/projects. You received this mailing because you own property within 1,000 feet of the site.

In reviewing the subdivision/partition plan, the City Engineer must find that:

(1) The subdivision/partition plan meets the requirements of the planning district:

- minimum average lot area
- minimum average lot width
- minimum lot width

(2) The subdivision/partition plan meets the requirements of the TDC:

- Chapter 11, Transportation, regarding street width and volume;
- Chapter 12, Water Service;
- Chapter 13, Sewer Service;
- Chapter 36, Subdividing, Partitioning and Property Line Adjustment Standards and Procedures;
- Chapter 64, Erosion Control; and
- Chapter 74, Public Improvement Requirements

(3) The subdivision/partition plan meets the requirements of the Public Works Construction Code.



City of Tualatin
18880 SW Martinazzi Ave
Tualatin, OR 97062

Only persons who submitted comments within the specified time frame, with sufficient detail and clarity and who indicated how they may be adversely affected, may appeal the final decision. Failure to raise an issue in writing, by signed letter or fax, or failure to provide sufficient detail and clarity to afford the decision-maker an opportunity to respond to the issue precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals (LUBA). A request for review hearing is *de novo*. All requests of review are first heard by the City Council. The Oregon Land Use Board of Appeals hears appeals of City Council decisions.

Copies of all evidence relied upon by the applicant are available for review and can be obtained at cost by contacting the Engineering Division. Any materials being considered can be made accessible upon request. **To view the application materials visit www.tualatinoregon.gov/projects.** For additional information, contact Tony Doran at 503-691-3035 or tdoran@tualatin.gov

Unless the City of Tualatin is otherwise advised, all future communications between the City and the applicant concerning the proposed subdivision will be directed to:

**AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
Contact(s): Chuck Gregory (chuckg@aks-eng.com)
Phone: (503) 563-6151
Fax: (503) 563-6152**

CITY OF TUALATIN, OREGON
By: **Tony Doran**
Engineering Associate

PLEASE PASS THIS NOTICE UNTO NEIGHBORS AND INTERESTED PARTIES.