

# Land Use Application For Hazelbrook Estates Subdivision

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**Date:** (Updated) December 2017

**Submitted to:** City of Tualatin  
18880 SW Martinazzi Avenue  
Tualatin, OR 97062

**Owner/Applicant:** Robert and Mary Bosak  
10605 SW Hazelbrook Road  
Tualatin, OR 97062



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Tualatin, OR 97062  
(503) 563-6151

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**Exhibit I:** Mailing List for 1000-Foot Radius Owners

**Exhibit J:** Signed Affidavit of Posting ([provided upon receipt of case file number](#))

**Exhibit K:** Previous Land Use Approvals (PLA17-0001)

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Planning Department  
18880 SW Martinazzi Avenue  
Tualatin, OR 97062

**Owner/Applicant:** Robert and Mary Bosak  
10605 SW Hazelbrook Road  
Tualatin, OR 97062

**Applicant's Consultant:** AKS Engineering & Forestry, LLC  
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**Site Location:** 10605 SW Hazelbrook Road, Tualatin, OR 97062

**Washington County  
Assessor's Information:** Assessor's Map: 2S115DA Tax Lot: 300

**Site Size:** ±4.20 Acres

**Land Use District:** Low Density Residential (RL)





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## I. Executive Summary

On behalf of the property owners, AKS Engineering & Forestry, LLC is submitting this application for a 5-lot subdivision (Hazelbrook Estates) in the City of Tualatin for the future construction of single-family detached residential homes on Lots 1 through 4 and retain the existing home on Lot 5. The project includes the necessary frontage improvements along SW Hazelbrook Road, services, utilities, and other improvements to support the project.

The essential components of this subdivision application are:

- 5 lots for the future construction of single-family detached homes (existing home to remain on Lot 5) consistent with the allowed density of the City's Low Density Residential (RL) zone
- Creation of a natural resource tract (Tract A) protecting natural resources identified on the City's Significant Natural Resources Map
- Creation and sale of a tract of land (Tract B) abutting the Tualatin River, to the City of Tualatin for the future extension of the Tualatin River Greenway Trail by the City
- Improvements to the property's frontage on SW Hazelbrook Road including the dedication of right-of-way, additional pavement, new sidewalk, and street trees

This written narrative describes how the application is consistent with the applicable approval criteria found in the City's Development Code. The narrative is complemented by other documentation that is required for the subdivision application. Considered together, this information is substantial and supports the City's approval of the application.

## II. Site Description/Setting

The subject property is approximately ±4.20 acres located along the bank of the Tualatin River to the north. Properties abutting the subject site to the east and northwest are located within unincorporated Washington County, zoned FD-10, and are underdeveloped with single-family detached homes. The southwest abutting property is located within the City of Tualatin, has an RL zoning designation, and is also underdeveloped with a single-family detached home. Properties to the south are part of the Jeffwood Estates No. 3 Subdivision also within the City's RL zone. The subject property is within close proximity (walking distance) to Hazelbrook Middle School, Jurgens Park, and within 1 mile of the nearest transit stop on Pacific Highway to the west.

## III. Applicable Review Criteria

### CITY OF TUALATIN DEVELOPMENT CODE

#### TDC Chapter 36: Subdividing, Partitioning and Property Line Adjustments

##### Section 36.070 Land Divisions and Property Line Adjustments.

- (1) All land divisions shall be created by a subdivision or partition plat and must comply with ORS Chapter 92 and this Chapter.

**Response:** This narrative, along with the preliminary plans, and other documentation in the application materials have been provided as evidence demonstrating that the project complies with the applicable regulations of the City of Tualatin and ORS Chapter 92. This standard has been met.

- (2) All property line adjustments shall be executed by deed and must comply with ORS Chapter 92 and this Chapter.

**Response:** A previous property line adjustment involving the subject property and the adjacent property to the west (17000 SW 108<sup>th</sup> Avenue) was processed through the City of Tualatin

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and approved under casefile number PLA17-00001. A copy of the City's decision and evidence of the recorded property line adjustment have been included in the application materials. This standard is met.

- (3) No subsequent land division or property line adjustment shall be approved on the same lot or parcel until the previously approved land division or property line adjustment has been filed and recorded in accordance with the provisions of this Chapter, or the previous approval is withdrawn, modified or otherwise invalidated.

**Response:** As mentioned above, a previous property line adjustment involving the subject property and the adjacent property to the west (17000 SW 108<sup>th</sup> Avenue) was processed through the City of Tualatin and approved under casefile number PLA17-00001, a copy of the City's decision and evidence of the recorded property line adjustment have been included in the application materials in accordance with the provisions of this Chapter. This standard is met.

Section 36.080 Approval of Streets and Ways.

- (1) The subdivision or partition plat shall provide for the dedication of all public rights-of-way, reserve strips, easements, tracts and accessways, together with public improvements therein approved and accepted for public use.
  - (a) The applicant shall comply with the requirements of TDC Chapter 74, Public Improvement Requirements.

**Response:** Right-of-way dedication, easements, tracts, accessways, and the requirements of TDC Chapter 74 are addressed later in this narrative. This criterion is met.

- (b) The applicant shall comply with the design and construction standards set forth in the Public Works Construction Code.

**Response:** As shown on the preliminary plans, improvements associated with this project have been designed in accordance with the design and construction standards of the Public Works Construction Code. This criterion is met.

- (c) The applicant shall provide evidence to the City that property intended to be dedicated to the public is free of all liens, encumbrances, claims and encroachments.

**Response:** A copy of the property's Statutory Warranty Deed has been included in the application materials, which indicates the property intended to be dedicated is free of liens, encumbrances, claims, and encroachments. This criterion is met.

- (2) The subdivision or partition plat shall indicate the ownership and location of private easements and tracts, and the ownership and location of private improvements within public rights-of-way and easements.

**Response:** Information mentioned in this standard is planned to be shown on the final subdivision plat. Tract B is planned to be sold to the City for the City's future construction of the Tualatin River Greenway Trail. Tract A is a natural resource tract, which will be owned by Lot 5. This standard is met.

- (3) Approval of the subdivision or partition plat by the City shall constitute acceptance of all public rights-of-way, reserve strips, easements, tracts and accessways shown thereon, as well as public facilities located therein.

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**Response:** This application has been submitted for preliminary plat approval. Required right-of-way dedication, utility, and street improvements are planned to be completed in conjunction with the final subdivision plat process. This standard is satisfied.

Section 36.090 Issuance of Building Permits.

- (1) Except as provided in subsection (5) of this section no building permit or permits to connect to City utility services shall be is-sued for lots within a subdivision or partition plat until the City Engineer has determined that the corresponding public improvements are substantially complete to assure that the health and safety of the citizens will not be endangered from inadequate public facilities.
- (2) Subject to submittal and approval of, and compliance with, the subdivision plan, as well as sufficient security to assure completion of the public portions of the subdivision, the applicant or individual lot owners within the subdivision may receive a building permit or utility service for not more than 50 percent of the platted lots within the subdivision prior to:
  - (a) the completion of all required public improvements in accordance with the Public Works Construction Code; and
  - (b) the acceptance of the public improvements by resolution of the City Council.
- (3) No building permits shall be issued or utility service approved for any lot which together with previously approved lots would exceed 50 percent of the platted lots within the subdivision until:
  - (a) all required public improvements have been completed in accordance with the Public Works Construction Code; and
  - (b) the public improvements have been accepted by resolution of the City Council.
- (4) City approval for use of a public improvement prior to the final approval and acceptance by the City of the subdivision plat shall not be construed as a release or waiver of any security which has been filed to assure compliance with the subdivision plan approval or any related agreements.
- (5) For a subdivision or partition in commercial, institutional, or manufacturing planning districts or multi-family residential developments which require Architectural Review approval, the City Engineer may authorize building permits to be issued prior to the public improvements being substantially complete provided the following conditions are satisfied:
  - (a) A Public Works Permit for the public improvements has been issued;
  - (b) An Architectural Review for the development has been approved;
  - (c) The subdivision or partition plat is recorded;
  - (d) All easements and dedications required of any development approval have been recorded; and
  - (e) Such building permits are conditioned to deny occupancy until the public improvements in the subdivision are complete and are accepted by resolution of the City Council.

**Response:** Compliance with the standards of this section are planned to be obtained prior to submittal of building permit applications. This section is met.

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## PROCEDURE FOR SUBDIVIDING

### Section 36.120 Applications and Filing Fee.

- (1) A request for a Subdivision shall be subject to a Neighborhood/Developer Meeting pursuant to TDC 31.063.

**Response:** A neighborhood meeting to discuss the project with surrounding property owners was held on August 15, 2017. Approximately 4 interested persons were in attendance. The appropriate neighborhood meeting materials as outlined in TDC 31.063 have been included in the application materials. This standard is met.

- (2) The applicant shall discuss the preliminary plans with the City Engineer in a pre-application conference prior to submitting an application. An applicant for a subdivision shall conduct a Neighborhood/Developer Meeting subject to TDC 31.063. Following the pre-application conference and the Neighborhood/Developer Meeting, the applicant shall prepare and submit a City of Tualatin development application, available from the City Engineer.

**Response:** A formal pre-application conference was held with City staff to discuss the project in September 2016. Since the pre-application conference, multiple meetings and correspondence with City staff have been conducted to discuss and refine the planned subdivision layout. As mentioned previously, a neighborhood meeting was held on August 15, 2017, and a City of Tualatin development application has been included in the application materials. This standard is met.

- (3) The application shall contain:
  - (a) the proposed plat name, approved by the County Surveyor;
  - (b) the names, addresses and telephone numbers of the property owners and applicants, and when applicable, the name and address of the design engineer or surveyor;
  - (c) the signatures of the property owners and applicants; and
  - (d) the site location by address and current County Tax Assessor's map and tax lot numbers.
  - (e) A description of the manner in which the proposed division complies with each of the expedited criterion for an Expedited Subdivision Application.
  - (f) If a variance or minor variance is requested to the dimensional standards of the lots, or the minimum lot size, adequate information to show compliance with the approval criteria in TDC Chapter 33.
  - (g) A "Service Provider Letter" from Clean Water Services indicating that a "Stormwater Connection Permit" will likely be issued.
  - (h) The information on the Neighborhood/Developer Meeting specified in TDC 31.063(10).
  - (i) If a railroad-highway grade crossing provides or will provide the only access to the subject property, the applicant must indicate that fact in the application, and the City must notify the ODOT Rail Division and the railroad company that the application has been received.

**Response:** Applicable information listed in the standard above has been included in the application materials. This standard is met.

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- (4) The subdivision application shall be submitted to the City Engineer, along with:
- (a) the subdivision plan;
  - (b) preliminary utility plans for streets, water, sanitary sewer and storm drainage;
  - (c) a black and white 8&1/2" x 11" site plan suitable for reproduction;
  - (d) a completed City fact sheet;
  - (e) a Clean Water Services Service Provider letter; and
  - (f) other supplementary material as may be required, such as:
    - (i) deed restrictions; or
    - (ii) for all non-buildable areas or tracts to be dedicated or reserved for public use, a statement of ownership, use, covenants, conditions, limitations and responsibility for maintenance.

**Response:** Applicable information listed in the standard above has been included in the application materials. This standard is met.

- (5) The following general information shall be shown on the subdivision plan:
- (a) appropriate identification clearly stating the map is a subdivision plan;
  - (b) proposed plat name, approved by the County Surveyor;
  - (c) the names, addresses and telephone numbers of the property owners and applicants, and when applicable, the name and address of the design engineer or surveyor;
  - (d) the date the plan was prepared;
  - (e) north arrow;
  - (f) scale of drawing;
  - (g) location of the subdivision by 1/4 Section, Township and Range;
  - (h) existing streets (public and private), including location, name, centerline, right-of-way and pavement width on and abutting the site, and the location of existing and proposed access points;
  - (i) proposed streets (public and private), including location, centerline, right-of-way and pavement width, approximate radius of curves and approximate grades of proposed streets on the subject property and within three hundred feet of the site;
  - (j) an outline plan demonstrating that the adjacent property can be divided in the future in a manner that is consistent with the subdivision plan, and illustrating the connections to transit routes, pedestrian and bike facilities, and accessways to adjacent properties;
  - (k) easements, including location, width and purpose of all recorded and pro-posed easements in or abutting the site;
  - (l) public utilities, including the approximate location, size and grade of all existing and proposed sanitary sewers, the approximate location, size and grade of on-site and off-site storm drainage lines, and the approximate location and size of water lines;
  - (m) flood areas, including the location of any flood plain, drainage hazard areas and other areas subject to flooding or ponding;

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- (n) natural resources, including the location of natural features, such as rock outcroppings, wetlands, water courses, creeks, wooded areas and trees having a trunk diameter of eight inches or greater, as measured at a point four feet above ground level, proposed to be removed and to be retained on site;
  - (o) approximate lot dimensions, including all existing property lines and their lengths and the approximate location and dimensions of all proposed lots;
  - (p) approximate area of each lot;
  - (q) proposed lot numbers;
  - (r) existing structures, including the location and present use of all structures, wells and septic tanks on the site and an indication of which structures, wells and septic tanks are to remain after platting; indicate all City-designated historic landmarks;
  - (s) all lots and tracts of land intended to be dedicated or reserved for public use;
  - (t) a vicinity map showing a minimum one- mile radius;
  - (u) contour lines with intervals at a minimum of two feet for slopes up to five percent and five feet for slopes over five percent; and
  - (v) other information required by the City Engineer.

**Response:** Applicable information listed in this standard have been included on the preliminary plans included in the application materials. This standard is met.

- (6) The subdivision application shall be accompanied by a nonrefundable fee as established by City Council resolution. The subdivision application shall not be accepted until the fee has been paid to the City. This fee does not apply towards any building permit or other fees that may later be required.

**Response:** The appropriate application fee has been submitted with the project's application packet. This standard is satisfied.

- (7) The applicant shall submit, along with the subdivision application:
  - (a) A list of mailing recipients pursuant to TDC .31.064(1).
  - (b) Proof of sign posting pursuant to TDC 31.064(2).

**Response:** A list of mailing recipients and proof of sign posting in accordance with TDC 31.064 has been included in the application materials. This standard is met.

- (8) Unless otherwise specified in the subdivision application, or approval, or in express direction from the City Engineer, any material submitted by the applicant with a subdivision application which exceeds the TDC requirements shall be considered a part of the subdivision plan approval.

**Response:** This standard is understood.

- (9) The applicant has the burden of demonstrating compliance with the applicable development regulations.

**Response:** This standard is understood. This written narrative describes how the application is consistent with the applicable approval criteria found in the City's Development Code. The narrative is complemented by other documentation that is required for the



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subdivision application. Considered together, this information is substantial and supports the City's approval of the application. This standard is met.

- (10) The applicable time period for action on the subdivision application shall not commence until the City Engineer has determined that the application is complete.
  - (a) If the City Engineer fails to make such determination of completeness within 30 days of the date of its submission, or re-submission, the subdivision application shall be deemed complete upon the expiration of the 30-day period for purposes of commencing the applicable time period, unless:
    - (i) the application lacks information required to be submitted; or
    - (ii) the required fees have not been submitted; or
    - (iii) the City Engineer has notified the applicant in writing of the deficiencies in the application within 30 days of submission of the subdivision application.
  - (b) The City Engineer may subsequently require correction of any information found to be in error or submission of additional information not specified in this Chapter, as the City Engineer deems necessary to make an informed decision.

**Response:** This standard is understood.

- (11) The City Engineer shall prepare the standard form of Development Application for subdivision plans, including provisions which will best accomplish the intent of this section.

**Response:** This standard is understood.

## LOT REQUIREMENTS

### Section 36.410 Double Frontage and Reverse Frontage.

- (1) Double frontage and reversed front-age lots should be avoided except where essential to provide separation of residential development from railroad tracks or crossings, traffic arterials or collectors, adjacent nonresidential uses, or to overcome specific disadvantages of topography and orientation.
- (2) Residences on double frontage lots shall be oriented towards the lower classification street adjacent to the lot:
  - (a) local street instead of collector or arterial; and
  - (b) collector street instead of arterial.
- (3) If two local streets are adjacent to a series of adjacent double frontage lots, then residences on all such lots shall be oriented towards the same local street.

**Response:** Double frontage or reversed frontage lots are not included in this project. This section does not apply.

### Section 36.420 Existing Structures and Appurtenances.

- (1) Any existing structures proposed to be demolished shall be removed prior to the City approval of the subdivision or partition plat. Any structures determined to be a historic City landmark shall be reviewed in accordance with TDC Chapter 68.

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**Response:** As shown on the preliminary plans, a small shed located at the south end of the subject property is planned to be removed prior to City approval of the final subdivision plat. The existing home and outbuildings located on Lot 5 are to remain. Existing structures located on the subject property have not been identified as “historic City landmarks.” This standard is met.

- (2) Any existing wells shall be abandoned in the manner prescribed by State and County regulations prior to the City approval of the subdivision or partition plat.

**Response:** The existing well associated with the single-family home located on Lot 5 is planned to be abandoned in accordance with State and County regulations prior to approval of the final subdivision plat. This standard is met.

- (3) Any existing underground fuel or oil tanks, septic tanks and similar underground storage tanks shall be removed or filled as required by the Department of Environmental Quality prior to the City's approval of the subdivision or partition plat.

**Response:** Underground storage tanks requiring decommissioning have not been identified on the subject property. This standard does not apply.

Section 36.430 Large Lots.

When subdividing, partitioning or adjusting land into large lots which at some future time are possible to be resubdivided, repartitioned or readjusted to a size which more closely conforms to the other lots in the subdivision or area, the applicant shall submit a future streets plan. The future streets plan shall indicate that proposed large lots be of such size and shape and contain such building site restrictions as will provide for the extension and opening of streets at such intervals and the subsequent division of any such large lot into smaller size lots which meet the requirements of the TDC.

**Response:** As shown on the preliminary plans, Lot 5 is large enough to be re-divided however, the constrained width of subject property and configuration of the planned lots does not allow Lot 5 to further partition or subdivide and still meet appropriate street frontage requirements on SW Hazelbrook Road. Therefore, this section does not apply.

Section 36.440 Monuments.

Survey markers and monumentation shall be placed as required by State law. Any monuments that are disturbed before all improvements are completed shall be replaced by the applicant to conform to the requirements of State law.

**Response:** This section is understood. Survey markers and monumentation associated with the project are planned to be placed in accordance with the requirements of State law. This section is met.

Section 36.450 Side Lot Lines.

The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

**Response:** As shown on the preliminary plans, the planned lots will be accessed by a shared private driveway that connects to the SW Hazelbrook Road. Side lot lines of the lots within this project are planned to run at right angles to the shared private driveway and SW Hazelbrook Road as far as practicable. This section is satisfied.



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Section 36.460 Size and Shape.

- (1) The lot size, width, shape and orientation shall be appropriate for the location of the lot and shall comply with the planning district standards for the type of development and use contemplated.

**Response:** As shown on the preliminary plans, dimensions of the planned lots within the project are appropriate and comply with the minimum standards of the Low Density Residential (RL) zoning district. This section is met.

- (2) These minimum standards shall apply with the following exceptions:

- (a) In areas that will not be served by public sewer or public water supply, the lots shall also conform to any special requirements developed by the County Health Department or the Department of Environmental Quality with respect to sewage disposal and water supply.

**Response:** Lots within the project are planned to be served by public sewer and water. In addition, the project plans to conform to required standards of the Washington County Health Department and/or Department of Environmental Quality with respect to sewage disposal and water supply. Compliance with Washington County and DEQ standards are planned to be addressed by obtaining necessary permits from the applicable agencies. This criterion is satisfied.

- (b) Where the planning district designation is for commercial, institutional, or industrial use, other lot sizes, widths and areas may be permitted at the discretion of the City Council. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

**Response:** The subject property is not located within a commercial, institutional, or industrial planning district. Therefore, this criterion does not apply.

- (c) Where the property constitutes or is part of a conditional use approval and fully complies with specific conditions imposed at the time of approval of the conditional use, other lot sizes, widths and areas may be permitted at the discretion of the City Council.

**Response:** This application involves subdivision approval to create lots for the future construction of detached single-family homes. Conditional uses are not associated with this application. This criterion does not apply.

Section 36.470 Frontage on Public Streets.

All lots created after September 1, 1979 shall abut a public street, except for the following:

- (1) Secondary condominium lots, which shall conform to TDC 73.400 and TDC 75;

**Response:** Secondary condominium lots are not associated with this application. This standard does not apply.

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- (2) Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72 Figure 3-4 of the Parks and Recreation Master Plan and the Surface Water Management Ordinance, TMC Chapter 3-5 respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan;

**Response:** As shown on the preliminary plans, this project includes two tracts. Tract A is planned to preserve the site's natural resource features. Tract B is planned to be sold to the City for the city's future construction of the Tualatin River Greenway Trail. Neither of the planned tracts associated with this project abut a public street as allowed by this standard. This standard is met.

- (3) Residential lots where frontage along a public street is impractical due to physical site restraints. Access to lots shall occur via a shared driveway within a tract. The tract shall have no adverse impacts to surrounding properties or roads and may only be approved if it meets the following criteria:

**Response:** As shown on the preliminary plans, this project consists of 5 lots with appropriate frontage on SW Hazelbrook Road, 3 of which (Lots 3 through 5) are planned to have frontage by way of flag poles (flag lots). Access to the project is planned to be provided by way of a shared private driveway over the pole portions of the planned flag lots. Therefore, this standard does not apply.

- (4) Lots in the Manufacturing Park Planning District which have access to the public right-of-way in accordance with TDC 73.400 and TDC Chapter 75 via permanent access easement over one or more adjoining properties, creating uninterrupted vehicle and pedestrian access between the subject lot and the public right-of-way.

**Response:** The subject property is not located in the Manufacturing Park Planning District. This standard does not apply.

#### TDC Chapter 40: Low Density Residential Planning District (RL)

##### Section 40.015 Permitted Density.

Housing density shall not exceed 6.4 units per net acre, except as set forth below:

- (1) The maximum density for small-lot subdivisions, and partitions and subdivisions affected by TDC 40.055, shall not exceed 7.5 dwelling units per net acre.
- (2) The maximum density for retirement housing in accordance with TDC 34.170(2) shall not exceed 10 dwelling units per net acre.

**Response:** The net acreage of the site, after the removal of land dedicated to SW Hazelbrook Road right-of-way, the natural resource tract (Tract A), area to be sold to the City of Tualatin for the future Tualatin Greenway Trail (Tract B), is approximately ±1.08 acres. The planned 5 lot subdivision results in a density of ±4.62 dwelling units per net residential acre, which is below the maximum 6.4 units per acre allowed by this section. This standard is satisfied.

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Section 40.020 Permitted Uses.

- (1) Single-family dwellings, including manufactured homes.

**Response:** This application involves the subdivision of the subject property for the future construction of detached single-family homes, which is an allowed use within the RL zoning district. This section is met.

Section 40.050 Lot Size for Permitted Uses.

Except as otherwise provided, the lot size for a single-family dwelling shall be:

- (1) The minimum lot area shall be an average of 6,500 square feet.

**Response:** As shown on the preliminary plans, the overall average lot area is greater than 6,500 square feet required by the RL zoning district. This standard is met.

- (2) The average lot width shall be at least 30 feet.

**Response:** As shown on the preliminary plans, each of the planned lots exceed the 30-foot average lot width of the RL zoning district. This standard is met.

- (3) When a lot has frontage on a public street, the minimum lot width shall be 50 feet on a street and 30 feet around a cul-de-sac bulb.

**Response:** As shown on the preliminary plans, Lots 1 and 2 exceed the minimum 50 feet of frontage on SW Hazelbrook Road. Lots 3 through 5 are considered flag lots, and are shown on the preliminary plans to have flag poles extending to SW Hazelbrook Road as allowed by subsection 40.050.5 addressed below. This standard is met.

- (4) The maximum building coverage shall be 45 percent.

**Response:** Building coverages of individual lots are planned to be reviewed at time of building permit issuance to ensure the 45% maximum building coverage is not exceeded. This standard is met.

- (5) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(7) - (12).

**Response:** Lots 3 through 5 are considered flag lots, and are shown on the preliminary plans to have 10-foot flag poles extending to SW Hazelbrook Road. A shared private driveway over the flag poles is shown to provide sufficient access to the planned lots in accordance with the applicable standards of TDC 73.400(7) – (12) addressed later in this narrative. This standard is met.

Section 40.055 Lot Size for Greenway and Natural Area Tracts and Lots.

- (1) The decision authority for partitions and subdivisions may allow one small lot for each 6,500 square feet of Tract created in the subdivision or partition process, provided the following criteria are met:

- (a) Each Tract must be:

- (i) wholly in the Natural Re-source Protection Overlay (NRPO) District (TDC Chapter 72), or
- (ii) wholly in an Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or
- (iii) wholly in a Clean Water Services Vegetated Corridor.

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- (b) The ownership of each Tract must be one of the following:
    - (i) dedicated to the City at the City's option, or
    - (ii) dedicated in a manner approved by the City to a non-profit conservation organization, or
    - (iii) retained in private ownership by the developer.
  - (c) The small lot:
    - (i) Shall be no less than 5,000 square feet and no more than 5,999.99 square feet.
    - (ii) The average lot width shall be at least 30 feet.
    - (iii) The minimum lot width shall be 50 feet on a street and 30 feet around a cul-de-sac bulb.
    - (iv) The maximum building coverage for lots less than 6,000 square feet shall be 45 percent.
    - (v) The subdivision's or partition's density, net of the Tracts, shall not exceed 7.5 dwelling units per acre.

**Response:** As shown on the preliminary plans, approximately ±2.84 acres (±123,819 square feet) of the subject property is planned to be placed in a natural resource tract (Tract A) to be owned and maintained by the future owner of Lot 5. Additionally, ±0.27 acres (±11,809 square feet) of the subject property is planned to be sold to the City of Tualatin for the city's future construction of the Tualatin River Greenway Trail (Tract B). However, the application does not involve the creation of a "small lot" in accordance with this section. Therefore, this section does not apply.

**Section 40.070 Setback Requirements for Permitted Uses.**

Except as otherwise provided, the setbacks for permitted uses shall be:

- (1) The front yard setback shall be a minimum of 15 feet, except to an unenclosed porch, which shall be 12 feet.
- (2) The setback to a garage door shall be a minimum of 20 feet.
- (3) The side yard setback shall be a minimum of five feet.
- (4) For a corner lot, the following provisions shall apply:
  - (a) one front yard setback shall be a minimum of 15 feet; it shall be determined by the orientation of the structure based on the location of the front door.
  - (b) the second front yard setback shall be a minimum of 10 feet.
- (5) The rear yard setback shall be a minimum of 15 feet.

**Response:** As shown on the preliminary plans, conceptual building areas for Lots 1 through 4 meet the minimum setbacks listed in this section. The existing home on Lot 5 meets minimum setbacks except for the side yard setback of 5 feet from the adjacent property to the west. Because the home is pre-existing and the project does not increase the non-conforming setback, this section is met.

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Section 40.090 Projections Into Required Yards.

Cornices, eaves, canopies, decks, sun-shades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, and other similar architectural features may extend or project into a required front or rear yard setback area not more than three feet and into a required side yard not more than two feet, or into the required open space as established by coverage standards in this chapter.

**Response:** This section is planned to be reviewed for compliance at time of building permit issuance for future homes. This section can be met.

Section 40.100 Structure Height.

Except as otherwise provided, the maximum structure height is 35 feet.

**Response:** This section is planned to be reviewed for compliance at time of building permit issuance for future homes. This section can be met.

Section 40.110 Access.

Refer to TDC 36.470 and 73.400.

**Response:** TDC Section 36.470 has been addressed previously in this narrative. TDC Section 73.400 is addressed later in this narrative. This section is met.

Section 40.120 Off-Street Parking and Loading.

Refer to TDC Chapter 73.

**Response:** Off-street parking standards of TDC Chapter 73 are addressed later in this narrative. This section is met.

Section 40.150 Landscape Standards.

Refer to TDC Chapter 73.

**Response:** Landscape standards of TDC Chapter 73 are addressed later in this narrative. This section is met.

### TDC Chapter 34: Special Regulations

Section 34.210 Application for Architectural Review, Sub-division or Partition Review, or Tree Removal Permit.

(1) Architectural Review, Subdivision, or Partition. When a property owner wishes to remove trees, other than the exemptions permitted under TDC 34.200(3), to develop property, and the development is subject to Architectural Review, Subdivision Review, or Partition Review approval, the property owner shall apply for approval to remove trees as part of the Architectural Review, Subdivision Review, or Partition Review application process.

(a) The application for tree removal shall include:

(i) A Tree Preservation Site Plan, drawn to a legible scale, showing the following information: a north arrow; existing and proposed property lines; existing and proposed topographical contour lines; existing and proposed structures, impervious surfaces, wells, septic systems, and stormwater retention/detention facilities; existing and proposed utility and access locations/easements; illustration of vision clearance areas; and illustration of all

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trees on-site that are eight inches or more in diameter (including size, species, and tag i.d. number). All trees proposed for removal and all trees proposed for preservation shall be indicated on the site plan as such by identifying symbols, except as follows:

- (A) Where Clean Water Services (CWS) has issued a Service Provider Letter that addresses the proposed development currently under consideration, and
  - (B) Where CWS has approved delineation of a “sensitive area” or “vegetated corridor” on the subject property, and
  - (C) Where CWS has required dedication of an easement that prohibits encroachment into the delineated area, then
  - (D) All trees located within the CWS-required easement need not be individually identified on the Tree Preservation Site Plan if the CWS-required easement boundary is clearly illustrated and identified on the Tree Preservation Site Plan.
- (ii) A tree assessment prepared by a qualified arborist, including the following information: an analysis as to whether trees proposed for preservation can in fact be preserved in light of the development proposed, are healthy specimens, and do not pose an imminent hazard to persons or property if preserved; an analysis as to whether any trees proposed for removal could be reasonably preserved in light of the development proposed and health of the tree; a statement addressing the approval criteria set forth in TDC 34.230; and arborist’s signature and contact information. The tree assessment report shall have been prepared and dated no more than one calendar year preceding the date the development application is deemed complete by the City. Where TDC 34.210(1)(a)(i)(A) through (D) are applicable, trees located within the CWS-required easement need not be included in the tree assessment report.
- (iii) All trees on-site shall be physically identified and numbered in the field with an arborist-approved tagging system. The tag i.d. numbers shall correspond with the tag i.d. numbers illustrated on the site plan. Where TDC 34.210(1)(a)(i)(A) through (D) are applicable, trees located in the CWS-required easement need not be tagged.
- (b) The application for tree removal shall be approved or denied based on the criteria in TDC 34.230.
- (c) The approval or denial of an application to remove trees shall be a part of the Architectural Review, Subdivision Review, or Partition Review decision.

**Response:** As shown on the preliminary plans, trees located in the project area are planned to be removed except for the few trees located on Lot 5, which are located away from site disturbance associated with the project. Based on conversations with City staff, an arborist report is required and therefore is provided in the preliminary plans. Trees to be removed are planned to be marked with yellow flagging in the field. This section is met.

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Section 34.230 Criteria.

The Community Development Director shall consider the following criteria when approving, approving with conditions, or denying a request to cut trees.

- (1) An applicant must satisfactorily demonstrate that any of the following criteria are met:
  - (a) The tree is diseased, and
    - (i) The disease threatens the structural integrity of the tree; or
    - (ii) The disease permanently and severely diminishes the esthetic value of the tree; or
    - (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or esthetic value.
  - (b) The tree represents a hazard which may include but not be limited to:
    - (i) The tree is in danger of falling;
    - (ii) Substantial portions of the tree are in danger of falling.
  - (c) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.

**Response:** As mentioned previously and shown on the preliminary plans, trees within the project area are planned to be removed, which is necessary to construct project improvements, infrastructure, and accommodate future dwellings on the planned lots. This section is satisfied.

Section 34.270 Tree Protection During Construction.

- (1) Any tree required to be retained either through Architectural Review, Subdivision or Partition Review, or permit process that will be impacted by nearby construction activities must be protected in accordance with the TDC 73.250(2).

**Response:** Tree protection measures for those trees outside the project construction area and/or on adjoining properties is planned to be installed in accordance with TDC 73.250.2 Tree Preservation, as necessary. This standard is met.

Section 34.330 Fence Standards.

The following standards are minimum requirements for fences in a RL (Low Density Residential) or a RML (Medium Low Density Residential) Planning District, where an access-restricted lot line or property line abuts a public street classified as a major arterial, minor arterial, major collector, minor collector, or expressway by the Tualatin Functional Classification Plan, or abuts a state-owned interstate highway (I-5 or I-205).

- (1) Subdivision or Partition of Property in a RL or RML Planning District.  
Where property is the subject of a subdivision or partition application, and has an access-restricted property line(s) or lot line(s) that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way or an interstate highway property line for a distance greater than 60 feet, a masonry fence shall be installed along the arterial/



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collector/expressway/interstate highway frontage, in conformance with design standards set forth in TDC 34.340 and the fence standards set forth below:

- (a) Required fencing shall be in-stalled along the entire length of the access-restricted property line(s) or lot line(s) abutting the arterial/collector/expressway right-of-way or interstate highway property line, except as provided in TDC 34.330(3), prior to issuance of any building permit on any parcel or lot created by the partition or subdivision.

**Response:** The subject property has frontage on SW Hazelbrook Road, which is classified as a minor collector street. Therefore, a masonry fence designed in accordance with TDC 34.340 is planned to be installed along the entire length of the project's frontage on SW Hazelbrook Road, except at the intersection of the project's shared private driveway and SW Hazelbrook Road. A detail of the masonry fence is shown in Figure 34-2 on Sheet P07 in the preliminary plans. This criterion is met.

- (b) Except as provided in TDC 34.330(3), required fencing shall be located entirely outside of the public right-of-way or state-owned interstate highway property, and as close as physically possible to, approximately parallel with, either the property line or lot line abutting the arterial/collector/expressway right-of-way or interstate highway property line, or in the case of an arterial/collector/expressway street the ultimate right-of-way line, which-ever is located furthest from the centerline of the street right-of-way.
- (c) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.

**Response:** As shown on the preliminary plans, the required masonry fence to be installed along the project's frontage on SW Hazelbrook Road is planned to be outside the public right-of-way, as close to and parallel with the project's south property line, and will not alter the pattern and/or flow rate of stormwater drainage. These criteria are met.

Section 34.340 Fence Design.

- (1) Masonry Fence Design. (See Figure 34-2 for illustration)
  - (a) Material and Color. All components of fence visible from the public vantage point shall be constructed of stone, brick, stone-look or brick-look cast masonry or stone-look or brick-look cast vinyl or composite material. The color of the fence shall be that of natural stones, red clay brick, neutral brown-tones, or gray earth-tones.
  - (b) Finished Face. Fence shall be constructed such that the finished side of the fence faces the public right-of-way or state-owned interstate highway, and any structural components (metal brackets, etc.) are not visible from the public or highway vantage point.
  - (c) Slopes. Fences constructed on slopes shall be installed using a stair-step method, whereby each fence panel steps up or down the slope and remains level (zero-slope) rather than parallel to the grade of the underlying terrain.
  - (d) Height. For public streets classified as an arterial/collector/expressway, height of fence panels shall be six feet, and for interstate highways (I-5 or I-205) height of fence panels



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shall be a minimum of eight feet, measured from the underlying ground surface directly beneath the fence panels to the top edge of the cornice cap. (Any fence over six feet in height requires a building permit and engineered drawings.)

- (i) For fences constructed on slopes, the height of fence measured at the up-slope end of each fence panel shall be six feet for public streets classified as an arterial/collector/express-way and a minimum of eight feet for interstate highways. (Any fence over six feet in height requires a building permit and engineered drawings.)
  - (ii) Pilasters, excluding pilaster caps, shall be no shorter than the shorter of the attached fence panels, including the cornice cap, and shall not extend more than six inches higher than the highest attached fence panel, including the cornice cap.
  - (iii) Height of pilaster caps shall be no greater than six inches, measured from the top of the underlying pilaster to the highest point on the cap.
- (e) **Ground Clearance.** There shall be no ground clearance or gap visible between the bottom of the fence panels and the underlying ground surface. Where a pre-cast panel system is used, any gaps that result beneath panels shall be filled in with earth, rock, evergreen vegetation, or similar material. This provision does not prohibit the use of stormwater drainage holes.
- (f) **Pilasters.** The horizontal run of fence must be broken up by pilasters, which shall be set at approximately regular intervals, no more than twenty feet apart on center. Pilasters shall be installed perpendicular to a zero-slope plane.
- (g) **Panels.** Panels shall be 100 percent solid and opaque. The finished face shall have the appearance of a stacked or mortared stone wall or brick wall.
- (h) **Cornice.** A cornice cap shall be installed on top of each of the fence panels. Cornice caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters.
- (i) **Pilaster Caps.** Decorative caps shall be installed on top of all pilasters such that the cap completely covers the surface area of the pilaster end. Caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters. Illuminated pilaster caps are allowed, provided the lighting element is an integral internal component of the cap (i.e., no exposed light bulb) and the light is low-voltage or solar powered. Caps shall be no taller than six inches, measured from the surface of the pilaster end to the highest point on the pilaster cap.

**Response:** A detail of the required masonry fence is shown in Figure 34-2 on Sheet P07 in the preliminary plans. The detail includes applicable design elements listed above. This standard is met.

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- (2) Variance Prohibited.
    - (a) Development unable to meet one or more of the design standards set forth in TDC 34.340(1) may alternatively submit application for Architectural Review.
    - (b) Application for Architectural Re-view shall be made pursuant to application procedures set forth in TDC 31.071. Approval or denial shall be based upon the criteria set forth in TDC 73.050, including objectives and standards set forth in TDC 73.221 and 73.222.

**Response:** Variances are not included or required with this application. This standard does not apply.

#### TDC Chapter 70: Flood Plain District (FP)

##### Section 70.110 Development Permit Required.

A development permit shall be obtained before construction or development begins within any area of special flood hazard established by TDC 70.050. The permit shall be for all structures, including manufactured homes, as set forth in the "Definitions," and for all other development, including fill and other activities, also as set forth in the "Definitions."

**Response:** As shown on the preliminary plans, the project's Lot 5 is located within the 100-year floodplain. Planned improvements associated with the existing home on Lot 5 include, driveway transition improvements, extension of a new water lateral, and relocation of existing domestic utilities (gas, electrical, etc.). In addition, a new rain garden and associated outfall are planned to be installed to treat and convey stormwater from the existing impervious area associated with the existing home and driveway of Lot 5. An additional rain garden is also planned to be installed within an existing landscape area on Lot 5 to treat stormwater from the project's shared private driveway. If required by City staff, a development permit can be obtained prior to site disturbance. This section is met.

##### Section 70.170 General Standards.

In all areas of special flood hazards, the following standards are required:

- (1) Anchoring.
  - (a) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
  - (b) All manufactured dwellings must likewise be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques.)

**Response:** Aforementioned improvements within the 100-year floodplain are planned to be anchored as necessary as to not allow flotation, collapse, or lateral movement. This standard is met.

- (2) Construction Materials and Methods.
  - (a) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

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- (b) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
  - (c) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
  - (d) AH Zone Drainage. Adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.

**Response:** Improvements within the 100-year floodplain are planned to be constructed of materials and methods that are to be resistant to flood damage. This standard is met.

(3) Utilities.

- (a) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- (b) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
- (c) On-site waste disposal systems shall be located so as to avoid impairment to them or contamination from them during flooding.

**Response:** As mentioned previously, utility improvements located in the 100-year floodplain have been designed to minimize infiltration of flood waters and are located to avoid impairments to them. This standard is met.

(4) Subdivision Proposals.

- (a) All subdivision proposals shall be consistent with the need to minimize flood damage.

**Response:** As shown on the preliminary plans, and addressed in the Preliminary Stormwater Report, planned improvements within the 100-year floodplain are consistent with the need to minimize the potential for flood damage. This criterion is met.

- (b) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed so as to minimize flood damage.

**Response:** Disturbance areas associated with utilities within the 100-year floodplain have been designed as to minimize any potential for flood damage. For additional information please refer to the preliminary plans and the Preliminary Stormwater Report. This criterion is met.

- (c) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

**Response:** As mentioned above, shown on the preliminary plans, and addressed in the Preliminary Stormwater Report, the project's drainage improvements have been designed to reduce exposure to flood damage. For additional information regarding storm drainage, please refer to the preliminary plans and the Preliminary Stormwater Report. This criterion is met.

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- (d) here base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

**Response:** The subject property is less than 5 acres and this application involved subdividing the property into 5 residential lots. Therefore, this criterion does not apply.

Section 70.180 Specific Standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in TDC 70.050, "BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD," or TDC 70.140(2), "USE OF OTHER BASE FLOOD DATA," the following provisions are required:

**Response:** This section refers to residential construction, nonresidential construction (commercial, industrial, or other nonresidential structures), manufactured dwellings, recreational vehicles, and the elevation of the lowest floor being elevated above the base flood elevation. This project does not include construction or placement of new structures intended to be habitable, or alteration of the existing home on Lot 5 within the 100-year floodplain. This section does not apply.

Section 70.190 Floodways.

Located within areas of special flood hazard established by TDC 70.050 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters that carry debris, potential projectiles, and erosion potential, the following provisions apply:

- (1) Prohibit encroachments, including fill, new construction, substantial improvements, and other development that will increase in flood levels during the occurrence of the base flood discharge.
- (2) If TDC 70.190(1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of TDC 70.170 to and including 70.190, Provisions for Flood Hazard Reduction.

**Response:** As shown on the preliminary plans, project improvements will not be located within the floodway located in the natural resource tract (Tract A) abutting Lot 5 to the north. Any stormwater conveyance to the floodway associated with the project's stormwater management system will be conveyed at a rate as to not increase flood levels. For additional information regarding stormwater, please refer to the Preliminary Stormwater Report included in the application materials. This section is met.

**TDC Chapter 72: Natural Resource Protection Overlay District (NRPO)**

Section 72.010 Purpose.

- (1) To identify and protect by preservation and conservation the designated significant natural resources and Other Natural Areas. The designated significant natural resources are greenways and natural areas, which include the riparian areas and scenic areas of the Tualatin River and certain creeks and drainage swales, wetlands, upland forests, meadows, fish and wildlife resources, and the geologic features of the Tonquin Scablands. Significant

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Natural Resources are identified on the Significant Natural Resource List and Map TDC 72.013 and Map 72-3, TDC). The significant natural resources designated for protection are shown on Map 72-1, TDC. Other Natural Areas are identified on Figure 3-4 of the Parks and Recreation Master Plan.

**Response:** The central portion of the subject property has been identified on the City of Tualatin's Map 72-3: Significant Natural Resources Map as containing a seep or spring located in the floodplain (W-21). Additionally, the Wetland Summary Sheet for W-21, also included in the City's Local Wetland Inventory, has categorized W-21 as a small relic wet prairie categorized as "high" in wildlife habitat value and having potential recreation and education value.

The north portion of the subject property has been identified on Map 72-3 as containing a riparian corridor (F43), which is identified as a providing, "important wildlife habitat for resident and migratory species, wildlife travel corridors, and aesthetics for the community."

As shown on the preliminary plans, the central portion of the property containing the site's "small relic wet prairie" (W-21) is planned to be protected within a natural resource tract (Tract A) to be owned and maintained by the future owner of Lot 5. The north portion of the site containing the "riparian corridor" (F43) is planned to be sold to the City of Tualatin for the city's future extension of the Tualatin River Greenway Trail (Tract B).

**Section 72.020 Location of Green-ways and Natural Areas.**

- (1) The designated significant natural resources are the Greenways and Natural Areas on Map 72-1, which shows the general location of the NRPO District. The general locations of Other [n] Natural Areas are shown on the Recreation Resources Map (Figure 3-4) of the Parks and Recreation Master Plan.

**Response:** Based on the City's Natural Areas Map 72-1, the northern portion of the subject property abutting the Tualatin River has been identified as the location of the Tualatin River Greenway. In addition, Figure 3-4 of the Parks and Recreation Master Plan has also identified the north portion of the subject property as containing a riparian forest. As shown on the preliminary plans, the north portion of the property containing the Tualatin River Greenway and riparian forest is planned to be located within a tract (Tract B) and sold to the City for the city's future extension of the Tualatin River Greenway Trail.

- (2) Lands in the Wetland Protection District (WPD) are subject to Chapter 71, and other applicable regulations, but not Chapter 72.

**Response:** The subject property is not located within the Wetland Protection District (WPD). Therefore, Chapter 71 has not been addressed in this narrative. This standard does not apply.

**Section 72.030 Greenways.**

- (1) Greenways can exhibit diverse characteristics. Those along the Tualatin River and Hedges, Nyberg and Saum Creeks can be natural in some sections and have pedestrian and bike paths in other sections. Greenways in built-up areas such as in subdivisions are typically landscaped with lawn and often include concrete pedestrian/bike paths.
- (2) Riverbank Greenway (NRPO-GR).

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- (a) Except as provided in Subsection (b), the NRPO District along the south bank of the Tualatin River, beginning at the City's western Urban Growth Boundary (UGB) and extending to the City's eastern UGB, and along the north bank of the Tualatin River from the northwest corner of Tax Lot 1007 to the southeast corner of Tax Lot 1006, Washington County Tax Map 2S1 24B, shall have a width as measured from a line 40 feet inland from the top of the bank extending to the middle of the river. The top of the bank shall be where the landform called "the bank" changes from a generally up-slope feature to a generally flat feature. The NRPO District shall automatically apply to property annexed to the City, except as provided for in Appendix G to the Parks and Recreation Master Plan.
  - (b) For the area 300 feet east and west of the I-5 right-of-way as shown on Map 72-1, the NRPO District on the south bank of the Tualatin River shall have a width as measured from a line 75 feet in-land from the top of the bank extending to the middle of the river.

**Response:** As mentioned previously, the northern portion of the subject property abutting the Tualatin River has been identified on Map 72-1: Natural Resource Protection Overlay District (NRPO) and Greenway Locations, as the location of the Tualatin River Greenway. As shown on the preliminary plans, the portion of the site containing the Tualatin River Greenway is planned to be located within a tract (Tract B) and sold to the City for the city's future extension of the Tualatin River Greenway Trail. The size of Tract B is in accordance with the dimensional requirements of this standard. This standard is met.

**Section 72.040 Natural Areas.**

- (1) Natural Areas are the wetlands and upland open space areas on Map 72-1. They provide flood control, water quality, erosion control, fish and wildlife habitat, and valuable scenic qualities. Natural Areas may include restored and enhanced wetlands, park sites and other areas accessible by the public for passive recreation.

**Response:** Based on the City's Natural Areas Map 72-1, no natural areas other than the Tualatin River Greenway have been identified on the subject property. This standard does not apply.

- (2) **Wetland Natural Areas.**

- (a) Wetland Preservation Natural Areas (NRPO-WPNA) are shown on Map 72-1. They include all land within a delineated wetland boundary.
- (b) Wetland Conservation Natural Areas (NRPO-WCNA) are shown on Map 72-1. Except as provided in Subsection (c), they include all land within a delineated wetland boundary.

**Response:** Wetland Natural Areas (NRPO-WPNA) of Map 72-1 have not been identified on the subject property. This standard does not apply.

- (3) **Open Space Natural Areas.**

- (a) Open Space Natural Areas (NRPO-OSNA) are shown on Map 72-1. They include upland forests, upland forests associated with slopes or streams, upland meadows, upland meadows associated with slopes or streams, the geologic features of the Tonquin Scablands, areas



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with slopes greater than 25%, areas within 50 feet of a delineated wetland and areas within 50 feet of a stream top of bank.

- (b) The top of bank for the Tualatin River is as stated in TDC 72.030 and for all other streams is the bankfull stage. Slope is the vertical elevation divided by the horizontal distance of vertical change and is measured for a horizontal distance of 100 feet.
- (c) Land use and permit applications shall show the NRPO-OSNA Boundary and shall include information on wetland delineations, location of streams, top of bank, topography and a vegetation inventory.

**Response:** Open Space Natural Areas (NRPO-OSNA) of Map 72-1 have not been identified on the subject property. This standard does not apply.

Section 72.055 Other Natural Areas.

- (1) Other Natural Areas are not shown on Map 72-1. They are shown in the Parks and Recreation Master Plan (pp. 7, 65 and 70). They are natural resources not designated as NRPO Greenways or Natural Areas.
- (2) Other Natural Areas may be voluntarily conserved or preserved using measures such as land dedication, granting conservation easements and acquisition programs.

**Response:** In accordance with the Recreation Master Plan, and through conversations with City staff, the north portion of the subject property abutting the Tualatin River is identified as a segment of the future Tualatin River Greenway Trail. Therefore, this property is shown to be placed in a tract (Tract B) and sold to the City of Tualatin for the city's future extension of the Tualatin River Greenway Trail. This section is met.

Section 72.056 Vegetated Corridors of Sensitive Areas.

Lands subject to these regulations are also subject to the regulations in the Unified Sewage Agency's Design and Construction Standards.

**Response:** A Service Provider Letter from Clean Water Services (CWS) has been obtained identifying needed vegetated corridor enhancement areas associated with the subject property. For further information regarding vegetated corridors, please refer to the CWS Service Provider Letter included in the application materials.

Section 72.060 Development Restrictions in Greenways and Natural Areas.

**Response:** As mentioned previously, and shown on the preliminary plans, Tract B containing the Tualatin River Greenway shown on the City Map 72-1 and riparian forest identified in Figure 3-4 of the Parks and Recreation Master Plan is planned to be sold to the City of Tualatin for the city's future extension of the Tualatin River Greenway Trail. In addition, the natural resources identified previously and shown on Map 72-3: Significant Natural Resources Map are planned to be preserved in the project's Tract A. Disturbance, other than vegetated corridor enhancement required by Clean Water Services is not included or required as part of this application. This section is met.

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Section 72.065 Hardship Created, Map Error, Property Not Buildable.

- (1) Applications for variances due to a hardship resulting from the requirements of Chapter 72 shall be processed in accordance with the provisions of Chapter 33. For variance applications alleging the requirements of Chapter 72 have rendered a property not buildable, the applicant has the burden of proof to show the property is not buildable and to specify which Chapter 72 requirements are proposed to be reduced or removed to render the property buildable.
- (2) Claims of a location error in a Greenway or Natural Area Boundary on Map 72-1 shall be considered as part of an application for a subdivision, partition, lot line adjustment, architectural review or variance. Claims that an existing Greenway or Natural Area Boundary should be deleted, or added, on Map 72-1 shall be considered through the Plan Amendment process. Claims of map errors shall be supported by adequate inventory information and analysis to justify the claim and meet the land use application approval criteria. Claims of map error for wetland boundaries shall be verified by the Oregon Division of State Lands. [Ord. 979-97, §39, 7/14/97]

**Response:** Variances to Chapter 72 or claims of error of Map 72-1 are not included with this application. Therefore, this section does not apply.

Section 72.070 General Guidelines for Pedestrian and Bike Paths In Greenways.

**Response:** The City's Bicycle and Pedestrian Plan, identified as Figure 11-4 in the Transportation System Plan (TSP) indicates that a multi-use path, better known as the Tualatin River Greenway Trail, will ultimately be constructed adjacent to the Tualatin River along the northern boundary of the subject property. As mentioned previously, and shown on the preliminary plans, the portion of the property containing the Tualatin River Greenway (Tract B) is planned to be sold to the City of Tualatin for the city's future extension of the Tualatin River Greenway Trail. Construction of the Tualatin River Greenway Trail is not included with this application. This section does not apply.

Section 72.080 Shift of Density for Residential Development Adjacent to Greenways or Natural Areas.

- (1) A shift of density may be allowed in accordance with TDC 41.150 (RML District), 42.150 (RMH District), 43.180 (RH District) and 44.160 (RH/HR District).
- (2) Small lots may be allowed in subdivisions and partitions in accordance with TDC 40.055 (RL District).

**Response:** Shift of density or small lots are not required as part of this application as addressed previously under Section 40.055 (RL District). This section does not apply.

Section 72.100 Parks Systems Development Charge (SDC) Credit.

Ordinance 833-91 establishes a System Development Charge for Parks in residential planning districts. The ordinance contains provisions for credits against the Parks SDC, subject to certain limitations and procedures. Credit may be received up to the full amount of the Parks SDC fee. Dedication of NRPO District Areas, Other Natural Areas or vegetated corridors located within or adjacent to the NRPO District listed in the SDC capital improvement list are eligible for a SDC credit. Dedication and improvement of bicycle and pedestrian paths may also be eligible for a SDC credit.

**Response:** This project includes a tract of land (Tract B) that contains a portion of the Tualatin River Greenway planned to be sold to the City for the city's future extension of the City's



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Tualatin River Greenway Trail. The applicant would like to explore the option of receiving SDC credit for the sale of Tract B.

**Section 72.110 Easements for Pedestrian and Bicycle Access.**

In any portion of the NRPO District, the City may, through the subdivision, partition, conditional use, architectural review, or other applicable development approval process, require that easements for pedestrian and bicycle access and maintenance uses be granted as a condition of approval when said easements are necessary to achieve the purposes of the Parks and Recreation Master Plan, Greenways Development Plan, or Bikeways Plan.

**Response:** As mentioned previously and shown on the preliminary plans, Tract B includes the Tualatin River Greenway, which is planned to be sold to the City of Tualatin for the city's future extension of the Tualatin River Greenway Trail. Therefore, no easement for pedestrian and bicycle access is planned to be dedicated or required as part of this application.

**Section 72.120 Wetlands Protection District.**

In cases where land within the NRPO District is also within the Wetlands Protection District, Chapter 71, any development permitted by TDC 72.060 shall be subject to the provisions of Chapter 71.

**Response:** The subject property is not located within the Wetlands Protection District. Therefore, Chapter 71 has not been addressed in this narrative. This section does not apply.

**Section 72.130 Floodplain District.**

In cases where land within the NRPO District is also within the Floodplain District, Chapter 70, any development permitted by TDC 72.060 shall be subject to the provisions of Chapter 70.

**Response:** Development within the NRPO District is not included with this application. This section does not apply.

**Section 72.140 Dedication of Land for Park Purposes.**

Nothing in this chapter shall prohibit the dedication of land within the NRPO District to the public for park or open space purposes when the City Council finds that such dedication would be consistent with the purpose and objectives of the parks and recreation element of the Tualatin Public Facilities Plan.

**Response:** As mentioned previously, and shown on the preliminary plans, the north portion of the subject property containing the Tualatin River Greenway (Tract B) is planned to be sold to the City of Tualatin for the city's future extension of the Tualatin River Greenway Trail. Dedication of additional land for park purposes has not been identified as being required by City staff. This section does not apply.

**Section 72.150 Modifications for Storm Drainage Improvements.**

Nothing in this chapter shall prohibit the City or any property owner from altering, enlarging, straightening, piping, or otherwise modifying a creek channel in the NRPO District upon a finding by the City Engineer that such modification is necessary for maintaining the ability of the creek to transmit storm water run-off.

**Response:** Modifications to storm drainage improvements are not included with this application. This section does not apply.

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## TDC Chapter 73: Community Design Standards

### Section 73.190 Standards – Single-family and Multi-family Uses.

#### (1) Standards - Single-family Uses.

Except for the side of a single-family dwelling located in a side yard where the side yard of the dwelling abuts the side yard of an adjacent dwelling, the standards in this section shall apply to all sides of a new single-family dwelling or to an addition or alteration to an existing single-family dwelling when it results in a 35% or more expansion of the structure's existing footprint or a new second or higher story or a 35% or more alteration of an existing wall plane. The wall plane shall be defined as all vertical surfaces on one side of a dwelling from the base of the main floor level up including walls, garage doors, entries, gable ends, dormers, etc., and excluding any roof areas. Garage door windows may be counted toward the required window coverage percentage in TDC 73.190(1)(a). Cornices, eaves, canopies, decks, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, and other similar architectural features may extend or project into a required front or rear yard set-back area not more than three feet (3') and into a required side yard not more than two feet (2'), or into the required open space as established by coverage standards in TDC Chapter 40 Low Density Residential Planning District (RL) or Chapter 41 Medium Low Density Residential Planning District (RML).

**Response:** Future home designs for Lots 1 through 4 have not yet been determined. The existing home on Lot 5 is planned to remain, and no alterations to the existing home are planned as part of this application. Therefore, compliance with this standard can be met at time of building permit issuance for future homes, including alterations of the existing home if desired by the future home owner. This standard is met.

### Section 73.222 Fence Standards.

Minimum requirements for construction of fences in a RL or a RML Planning District, where an access-restricted lot line or property line abuts a public street right-of-way classified as a major or minor collector or arterial or expressway street, or a property line of a state-owned interstate highway are set forth in TDC 34.330 and 34.340.

**Response:** The subject property is located in the City's RL zoning district and has frontage on SW Hazelbrook Road (minor collector). Fence requirements for the property's frontage on SW Hazelbrook Road has been addressed previously under TDC 34.330 and 34.340. This standard is met.

## LANDSCAPING

### Section 73.240 Landscaping General Provisions.

(9) Yards adjacent to public streets, except as described in the Hedges Creek Wetlands Mitigation Agreement, TDC 73.240(7), shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

**Response:** Future yards associated with lots within the project are planned to be planted with lawn or live groundcover and trees and shrubs, and are planned to be maintained by future property owners. This standard is met.

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Section 73.250 Tree Preservation.

- (1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

**Response:** Tree preservation and removal is shown on sheet P04 of the preliminary plans.

- (2) During the construction process:
- (a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.
  - (b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.
  - (c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in TDC 31.060.
  - (d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.
  - (e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip-line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.
  - (f) Tree root ends shall not remain exposed.

**Response:** In order to protect trees to be preserved and on adjacent properties, appropriate tree protection is planned to be installed prior to site disturbance as necessary. Storage of materials including soil is not planned to be placed or stored within the drip line of trees, and project grading or other activities associated with the project will not compromise trees planned to be protected. This standard is met.

- (3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

**Response:** Landscaping under preserved trees are planned to be compatible with the retention and health of said tree.

- (4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials. Native trees are encouraged.

**Response:** If the removal of trees originally planned to be saved is necessary, existing landscaping can be protected to the greatest extent possible. If needed, surrounding landscaping and trees can be replaced with like species. This standard is met.

- (5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.

**Response:** This standard is understood.

- (6) Except for impervious surface areas, one hundred percent (100%) of the area preserved under any tree or group of trees retained in the landscape plan (as approved through the Architectural Review process) shall apply directly to the percentage of landscaping required for a development.

**Response:** The application does not include architectural review.

Section 73.370 Off-Street Parking and Loading.

(2) Off-Street Parking Provisions.

- (a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except for minimum parking requirements for the uses in TDC 73.370(2)(a) (Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv) within the Core Area Parking District (CAPD). Minimum standards for off-street motor vehicle parking for the uses in 73.370(2) (a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3. The following are exempt from calculation of maximum parking requirements: parking structures; fleet parking; parking for vehicles for sale, lease or rent; car/vanpool parking; dedicated valet parking; and user-paid parking.

USE	MINIMUM MOTOR VEHICLE MARKING REQUIREMENT	MAXIMUM MOTOR VEHICLE PARKING REQUIREMENT	BICYCLE PARKING REQUIREMENT	PERCENTAGE OF BICYCLE PARKING TO BE COVERED
Residential Uses:				
(i) Detached single-family dwelling, residential home,	2.00 vehicle parking spaces per dwelling unit, residential home	None	None Required	N/A

**Response:** Future homes within the project will most likely include two-car garages and include parking in future driveways for a minimum of two additional cars. The existing home to remain on Lot 5 has an existing garage, and parking area on the north side of the home that can accommodate at a minimum 2 parking spaces. This standard is met.

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Section 73.400 Access.

- (1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.
- (2) Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use. Copies of said deeds, easements, leases or contracts shall be placed on permanent file with the City Recorder.

**Response:** As shown on the preliminary plans, access to the project is planned to be provided by a 22-foot wide utility and access easement (consisting of a 22-foot wide driveway), located over the pole portions of the planned flag lots (Lots 3 through 5). This section is met.

- (3) Joint and Cross Access.
  - (c) Pursuant to this section, property owners may be required to:
    - (i) Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;
    - (ii) Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;
    - (iii) Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners;
    - (iv) If (i-iii) above involve access to the state highway system or county road system, ODOT or the county shall be contacted and shall approve changes to (i-iii) above prior to any changes.

**Response:** As shown on the preliminary plans, the project's shared 22-foot wide utility and access easement (consisting of a 22-foot wide driveway) is for the exclusive use of the lots within the project. A joint maintenance agreement for the shared utility and access easement is planned to be recorded with the final subdivision plat. The shared driveway will not involve access to the state highway system or county road system. This standard is met.

- (4) Requirements for Development on Less than the Entire Site.
  - (a) To promote unified access and circulation systems, lots and parcels under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be reviewed as one unit in relation to the access standards. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum

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available for that frontage. All necessary easements, agreements, and stipulations shall be met. This shall also apply to phased development plans. The owner and all lessees within the affected area shall comply with the access requirements.

- (b) All access must be internalized using the shared circulation system of the principal commercial development or retail center. Driveways should be designed to avoid queuing across surrounding parking and driving aisles.

**Response:** This application involves the subdivision of the subject property into 5 separate lots. The existing home located on the subject property is planned to remain on Lot 5. Future construction of individual detached single-family homes is planned for Lots 1 through 4, and does not involve the consolidation of property under the same ownership. This standard does not apply.

- (5) Lots that front on more than one street may be required to locate motor vehicle accesses on the street with the lower functional classification as determined by the City Engineer.

**Response:** As shown on the preliminary plans, the subject property does not have frontage on more than one street. Therefore, access to lots within the project is planned to extend from SW Hazelbrook Road (minor collector). This standard does not apply.

- (6) Except as provided in TDC 53.100, all ingress and egress shall connect directly with public streets.

**Response:** The project's shared access easement provides access to the lots within the project and is planned to connect directly to SW Hazelbrook Road. This standard is met.

- (7) Vehicular access for residential uses shall be brought to within 50 feet of the ground floor entrances or the ground floor landing of a stairway, ramp or elevator leading to dwelling units.

**Response:** The project's shared driveway is planned to provide access within 50 feet of the ground floor entrance of future single-family dwellings intended for Lots 1 through 4, including the existing home located on planned Lot 5, which is planned to be confirmed at time of building permit issuance. This standard is met.

- (8) To afford safe pedestrian access and egress for properties within the City, a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design and in a manner approved by the City Engineer. Sidewalks approved by the City Engineer may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grades and alignment established by the City Engineer.



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**Response:** As shown on the preliminary plans, this project is planned to include a 5-foot wide sidewalk along the frontage of SW Hazelbrook Road designed to City standards. This standard is met.

- (9) The standards set forth in this Code are minimum standards for access and egress, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.

**Response:** This standard is understood.

- (10) Minimum access requirements for residential uses:
- (a) Ingress and egress for single-family residential uses, including townhouses, shall be paved to a minimum width of 10 feet. Maximum driveway widths shall not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths shall be measured at the property line.

**Response:** As mentioned previously, future driveway widths for individual future homes accessing the shared driveway, are planned to be reviewed for compliance with this requirement at time of building permit issuance. This standard is met.

- (14) Maximum Driveway Widths and Other Requirements.
- (a) Unless otherwise provided in this chapter, maximum driveway widths shall not exceed 40 feet.
- (b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).
- (c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.

**Response:** Individual driveway widths and spacing for future homes is planned to be reviewed for compliance with this requirement at time of building permit issuance. This standard is met.

- (16) Vision Clearance Area.
- (a) Local Streets - A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 10 feet from the intersection point of the right-of-way lines, as measured along such lines (see Figure 73-2 for illustration).
- (b) Collector Streets - A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway

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line for the triangular area shall be 10 feet (see Figure 73-2 for illustration).

- (c) Vertical Height Restriction - Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction shall be permitted between 30 inches and 8 feet above the established height of the curb in the clear vision area (see Figure 73-2 for illustration).

**Response:** Appropriate vision clearance triangles at the intersection of the project's shared private driveway and SW Hazelbrook Road (minor collector) have been provided on the preliminary plans (see Sheet P07). Required vision clearance areas are planned to be maintained by future property owners. This standard is met.

- (17) Major driveways, as defined in 31.060, in new residential and mixed-use areas are required to connect with existing or planned streets except where prevented by topography, rail lines, freeways, pre-existing development or leases, easements or covenants, or other barriers.

**Response:** Major driveways are defined in Section 31.060 as a driveway controlled by a traffic signal. This project does not include a "major driveway." This standard does not apply.

**Section 73.410 Street Tree Plan.**

A person who desires to plant a street tree shall comply with TDC 74.765, which comprises the street tree plan.

**Response:** As shown on the preliminary plans, street trees are planned to be planted along the project site's frontage along SW Hazelbrook Road in accordance with TDC 74.765. Appropriate funding determined by the City for street trees required by TDC 74.485 is planned to be paid prior to final plat approval. This section is met.

**Section 73.270 Grading.**

- (1) After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

**Response:** Top-soil is planned to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting upon completion of grading.

- (2) All planting areas shall be graded to provide positive drainage.

**Response:** Planting areas are planned to be graded to provide positive drainage.

- (3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.

**Response:** As shown on the preliminary plans, erosion control measures are put into place so that soil, water, planting and mulching materials do not wash across roadways or walkways.

- (4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

**Response:** As explained in the preliminary stormwater report, new public drainage from impervious surfaces is designed to drain to a infiltration planter in the public right-of-way. Private



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roof runoff is designed to drain to individual lined planters. The shared driveway and individual driveways of each home is planned to drain to a private rain garden. The roof runoff from the existing house is shown on the preliminary plans, as draining to another private rain garden.

## **TDC Chapter 74: Public Improvement Requirements IMPROVEMENTS**

### **Section 74.120 Public Improvements.**

- (1) Except as specially provided, all public improvements shall be installed at the expense of the applicant. All public improvements installed by the applicant shall be constructed and guaranteed as to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

**Response:** This standard is understood.

- (2) In accordance with the Tualatin Basin Program for fish and wildlife habitat the City intends to minimize or eliminate the negative affects of public streets by modifying right-of-way widths and street improvements when appropriate. The City Engineer is authorized to modify right-of-way widths and street improvements to address the negative affects on fish and wildlife habitat.

**Response:** City staff have not indicated that the planned improvements along the project's frontage on SW Hazelbrook Road or the project's shared private driveway are planned to have a negative effect on fish and/or wildlife habitat. Therefore, no modification to right-of-way widths or improvements for fish and wildlife are included with this project. Please refer to the preliminary plans for additional information regarding right-of-way dedication and planned street improvements. This standard is met.

### **Section 74.130 Private Improvements.**

All private improvements shall be in-stalled at the expense of the applicant. The property owner shall retain maintenance responsibilities over all private improvements.

**Response:** This standard is understood.

### **Section 74.140 Construction Timing.**

- (1) All the public improvements required under this chapter shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.
- (2) All private improvements required under this chapter shall be approved by the City prior to the issuance of a Certificate of Occupancy; or for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.

**Response:** This standard is understood.

## **RIGHT-OF-WAY**

### **Section 74.210 Minimum Street Right-of-Way Widths.**

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The width of streets in feet shall not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street is required to be improved according to the standards of the TDC, the width of the right-of-way shall not be less than the minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.

- (1) For subdivision and partition applications, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width the additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G shall be shown on the final subdivision or partition plat prior to approval of the plat by the City. This right-of-way dedication shall be for the full width of the property abutting the roadway and, if required by the City Engineer, additional dedications shall be provided for slope and utility easements if deemed necessary.

**Response:** The City's TSP designates SW Hazelbrook Road as a minor collector street. According to Figures 74-2A through 74-2G in the City's TDC, the minimum width for a minor collector street is 62 feet. Based on the existing right-of-way width at the subject property's frontage, an additional right-of-way dedication of one-foot is required. Please refer to the preliminary plans for further information. This section is met.

#### **EASEMENTS AND TRACTS**

Section 74.310 Greenway, Natural Area, Bike, and Pedestrian Path Dedications and Easements.

- (1) Areas dedicated to the City for Greenway or Natural Area purposes or easements or dedications for bike and pedestrian facilities during the development application process shall be surveyed, staked and marked with a City approved boundary marker prior to acceptance by the City.
- (2) For subdivision and partition applications, the Greenway, Natural Area, bike, and pedestrian path dedication and easement areas shall be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or
- (3) For all other development applications, Greenway, Natural Area, bike, and pedestrian path dedications and easements shall be submitted to the City Engineer; building permits shall not be issued for the development prior to acceptance of the dedication or easement by the City.

**Response:** As discussed previously in responses to Chapter 72: Natural Resource Protection Overlay District (NRPO), and shown on the preliminary plans, the central portion of the subject property containing natural resources is planned to be placed in a natural resource tract (Tract A) to be maintained by the future property owner of Lot 5. The northern portion of the subject property (Tract B) is to be sold to the City of Tualatin for the future extension of the Tualatin River Greenway Trail by the City. Both tracts are planned to be surveyed, staked, and Tract A can be marked with City boundary markers if required by City staff. This section is met.

Section 74.320 Slope Easements.

- (1) The applicant shall obtain and convey to the City any slope easements determined by the City Engineer to be necessary adjacent to the proposed development site to support the street improvements in the public right-of-way or accessway or utility improvements required to be constructed by the applicant.

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- (2) For subdivision and partition applications, the slope easement dedication area shall be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or
  - (3) For all other development applications, a slope easement dedication shall be submitted to the City Engineer; building permits shall not be issued for the development prior to acceptance of the easement by the City.

**Response:** The subject property's topography and relationship to the abutting SW Hazelbrook Road does not warrant slope easements for planned improvements associated with the project. This section does not apply.

Section 74.330 Utility Easements.

- (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.
- (2) For subdivision and partition applications, the on-site public utility easement dedication area shall be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; and
- (3) For subdivision and partition applications which require off-site public utility easements to serve the proposed development, a utility easement shall be granted to the City prior to approval of the final plat by the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.
- (4) For development applications other than subdivisions and partitions, and for both on-site and off-site easement areas, a utility easement shall be granted to the City; building permits shall not be issued for the development prior to acceptance of the easement by the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.
- (5) The width of the public utility easement shall meet the requirements of the Public Works Construction Code. All subdivisions and partitions shall have a 6-foot public utility easement adjacent to the street and a 5-foot public utility easement adjacent to all side and rear lot lines.

**Response:** Utility easements are shown on the preliminary plans to meet appropriate widths required by the City's Public Works Construction Code, which are planned to be recorded with the final subdivision plat. This section is met.

Section 74.340 Watercourse Easements.

- (1) Where a proposed development site is traversed by or adjacent to a watercourse, drainage way, channel or stream, the applicant shall provide a storm water easement, drainage right-of-way, or other means of preservation approved by the City Engineer, conforming substantially with the lines of the watercourse. The City Engineer shall determine the width of the easement, or other means of preservation, required to accommodate all the requirements of the Surface Water Management Ordinance, existing and future storm drainage needs and access for operation and maintenance.
- (2) For subdivision and partition applications, any watercourse easement dedication area shall be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

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- (3) For all other development applications, any watercourse easement shall be executed on a dedication form submitted to the City Engineer; building permits shall not be issued for the development prior to acceptance of the easement by the City.
  - (4) The storm water easement shall be sized to accommodate the existing water course and all future improvements in the drainage basin. There may be additional requirements as set forth in TDC Chapter 72, Greenway and Riverbank Protection District, and the Surface Water Management Ordinance. Water quality facilities may require additional easements as described in the Surface Water Management Ordinance.

**Response:** The subject property has frontage on the Tualatin River, which as shown on the preliminary plans, is planned to be separated from the project area by way of a natural resource tract (Tract A), and the tract planned to be sold to the City for the city's future construction of the Tualatin River Greenway Trail (Tract B). Watercourse easements are not necessary.

Section 74.350 Tracts.

A dedicated tract or easement will be required when access to public improvements for operation and maintenance is required, as determined by the City Engineer. Access for maintenance vehicles shall be constructed of an all-weather driving surface capable of carrying a 50,000-pound vehicle. The width of the tract or easement shall be 15-feet in order to accommodate City maintenance vehicles. In subdivisions and partitions, the tract shall be dedicated to the City on the final plat. In any other development, an access easement shall be granted to the City and recorded prior to issuance of a building permit.

**Response:** Public improvements associated with the project are planned to be located along the frontage on SW Hazelbrook Road, which can be directly accessed from SW Hazelbrook Road. An existing public sanitary sewer line and easement exists through the central portion of the property through future Tract A, which can be accessed by SW 108<sup>th</sup> Avenue. Access easements through the project have not been deemed necessary by City staff. Therefore, special tracts or public utility easements are not planned to allow access for operation and maintenance purposes. This standard does not apply.

## TRANSPORTATION

Section 74.410 Future Street Extensions.

- (1) Streets shall be extended to the proposed development site boundary where necessary to:
  - (a) give access to, or permit future development of adjoining land;
  - (b) provide additional access for emergency vehicles;
  - (c) provide for additional direct and convenient pedestrian, bicycle and vehicle circulation;
  - (d) eliminate the use of cul-de-sacs except where topography, barriers such as railroads or freeways, existing development, or environmental constraints such as major streams and rivers prevent street extension.
  - (e) eliminate circuitous routes. The resulting dead end streets may be approved without a turnaround. A reserve strip may be required to preserve the objectives of future street extensions.

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**Response:** As shown on the preliminary plans, access to the project is planned to be provided by way of a shared private driveway over the pole portions of the planned flag lots (Lots 3 through 5). New streets or extension of existing streets are not planned or required with this project. This section does not apply.

- (2) Proposed streets shall comply with the general location, orientation and spacing identified in the Functional Classification Plan (Figure 11-1), Local Streets Plan (TDC 11.630 and Figure 11-3) and the Street Design Standards (Figures 74-2A through 74-2G).

**Response:** As mentioned previously, new streets or extension of existing streets are not planned or required with this project. This standard does not apply.

Section 74.420 Street Improvements.

When an applicant proposes to develop land adjacent to an existing or proposed street, including land which has been excluded under TDC 74.220, the applicant should be responsible for the improvements to the adjacent existing or proposed street that will bring the improvement of the street into conformance with the Transportation Plan (TDC Chapter 11), TDC 74.425 (Street Design Standards), and the City's Public Works Construction Code, subject to the following provisions:

- (1) For any development proposed within the City, roadway facilities within the right-of-way described in TDC 74.210 shall be improved to standards as set out in the Public Works Construction Code.

**Response:** As shown on the preliminary plans, planned improvements within the SW Hazelbrook Road right-of-way have been designed and are planned to be constructed in accordance with the City's Public Works Construction Code. This standard is met.

- (2) The required improvements may include the rebuilding or the reconstruction of any existing facilities located within the right-of-way adjacent to the proposed development to bring the facilities into compliance with the Public Works Construction Code.

**Response:** Other than the planned improvements along the project's frontage on SW Hazelbrook, rebuilding or reconstruction of existing facilities within the Hazelbrook right-of-way have not been identified as being required as part of this project. This standard does not apply.

- (3) The required improvements may include the construction or rebuilding of off-site improvements which are identified to mitigate the impact of the development.

**Response:** Off-site improvements other than those required along the project's frontage on SW Hazelbrook Road are not planned or have been identified by City staff as being required for this project. This standard does not apply.

- (4) Where development abuts an existing street, the improvement required shall apply only to that portion of the street right-of-way located between the property line of the parcel proposed for development and the centerline of the right-of-way, plus any additional pavement beyond the centerline deemed necessary by the City Engineer to ensure a smooth transition between a new improvement and the existing roadway (half-street improvement). Additional right-of-way and street improvements and off-site right-of-way and street improvements may be required by the City to mitigate the impact of the development. The new pavement shall connect to the existing pavement at

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the ends of the section being improved by tapering in accordance with the Public Works Construction Code.

**Response:** As shown on the preliminary plans, the subject property fronts SW Hazelbrook Road. Planned street improvements to SW Hazelbrook Road have been designed in accordance with the Public Works Construction Code and are not planned to extend beyond the extent of the project's frontage on SW Hazelbrook Road. This standard is met.

(5) If additional improvements are required as part of the Access Management Plan of the City, TDC Chapter 75, the improvements shall be required in the same manner as the half-street improvement requirements.

**Response:** Additional street improvements beyond those planned for SW Hazelbrook Road as shown on the preliminary plans, have not been identified by City staff, the City's Access Management Plan, or TDC Chapter 75. This standard does not apply.

(6) All required street improvements shall include curbs, sidewalks with appropriate buffering, storm drainage, street lights, street signs, street trees, and, where designated, bikeways and transit facilities.

**Response:** As shown on the preliminary plans, planned improvements to SW Hazelbrook (minor collector) have been designed and are planned to be constructed consistent with the applicable minimum cross section for a minor collector street, as shown in the City's TSP and figures 74-2A through 74-2G of the City's TDC, which includes applicable improvements listed in this standard. This standard is met.

(7) For subdivision and partition applications, the street improvements required by TDC Chapter 74 shall be completed and accepted by the City prior to signing the final subdivision or partition plat, or prior to releasing the security provided by the applicant to assure completion of such improvements or as otherwise specified in the development application approval.

**Response:** This standard is understood.

(8) For development applications other than subdivisions and partitions, all street improvements required by this section shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy.

**Response:** This application involves a subdivision. Therefore, this standard does not apply.

(9) In addition to land adjacent to an existing or proposed street, the requirements of this section shall apply to land separated from such a street only by a railroad right-of-way.

**Response:** This project does not include land separated from a street by a railroad right-of-way. This standard does not apply.

(10) Streets within, or partially within, a proposed development site shall be graded for the entire right-of-way width and constructed and surfaced in accordance with the Public Works Construction Code.

**Response:** This project does not include internal streets and/or right-of-way. The project is planned to be accessed by a new shared private driveway, which is planned to be constructed and surfaced in accordance with City standards. This standard does not apply.



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- (11) Existing streets which abut the pro-posed development site shall be graded, constructed, reconstructed, surfaced or repaired as necessary in accordance with the Public Works Construction Code and TDC Chapter 11, Transportation Plan, and TDC 74.425 (Street Design Standards).

**Response:** As shown on the preliminary plans, and as discussed previously, improvements to SW Hazelbrook Road have been planned in accordance with the City's Public Works Construction Code, TDC Chapter 11, Transportation Plan, and TDC 74.425 (Street Design Standards). This standard is met.

- (12) Sidewalks with appropriate buffering shall be constructed along both sides of each internal street and at a minimum along the development side of each external street in accordance with the Public Works Construction Code.

**Response:** As shown on the preliminary plans and addressed in this narrative, the project is planned to be accessed by a shared private driveway, which does not require sidewalks. Sidewalks are planned to be constructed along the project's frontage on SW Hazelbrook Road in accordance with the City's Public Works Construction Code. This standard is met.

- (13) The applicant shall comply with the requirements of the Oregon Department of Transportation (ODOT), Tri-Met, Washington County and Clackamas County when a proposed development site is adjacent to a roadway under any of their jurisdictions, in addition to the requirements of this chapter.

**Response:** The project site has frontage on SW Hazelbrook Road, which is under the jurisdiction of the City of Tualatin. Planned improvements to SW Hazelbrook Road are shown on the preliminary plans to meet applicable requirements of this chapter. Therefore, as applicable, this standard is met.

- (14) The applicant shall construct any required street improvements adjacent to parcels excluded from development, as set forth in TDC 74.220 of this chapter.

**Response:** This project does not include parcels excluded from development as set forth in TDC 74.220. This standard does not apply.

- (15) Except as provided in TDC 74.430, whenever an applicant proposes to develop land with frontage on certain arterial streets and, due to the access management provisions of TDC Chapter 75, is not allowed direct access onto the arterial, but instead must take access from another existing or future public street thereby providing an alternate to direct arterial access, the applicant shall be required to construct and place at a minimum street signage, a sidewalk, street trees and street lights along that portion of the arterial street adjacent to the applicant's property. The three certain arterial streets are S.W. Tualatin-Sherwood Road, S.W. Pacific Highway (99W) and S.W. 124th Avenue. In addition, the applicant may be required to construct and place on the arterial at the intersection of the arterial and an existing or future public non-arterial street warranted traffic control devices (in accordance with the Manual on Uniform Traffic Control Devices, latest edition), pavement markings, street tapers and turning lanes, in accordance with the Public Works Construction Code.

**Response:** This project has frontage on SW Hazelbrook Road, a minor collector street. Arterial streets are not associated with this application. This standard does not apply.

- (16) The City Engineer may determine that, although concurrent construction and placement of the improvements in (14) and (15) of this section, either



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individually or collectively, are impractical at the time of development, the improvements will be necessary at some future date. In such a case, the applicant shall sign a written agreement guaranteeing future performance by the applicant and any successors in interest of the property being developed. The agreement shall be subject to the City's approval.

**Response:** As mentioned in the previous responses to standards 14 and 15 of this section, this project does not include parcels excluded from development, or frontage on an arterial street. Therefore, this standard does not apply.

- (17) Intersections should be improved to operate at a level of service of at least D and E for signalized and unsignalized intersections, respectively.

**Response:** As shown on the preliminary plans, the only intersection included with this project is the intersection of SW Hazelbrook Road and the project's shared private driveway. Level of Service standards do not apply to this type of intersection. This standard does not apply.

- (18) Pursuant to requirements for off-site improvements as conditions of development approval in TDC 73.055(2)(e) and TDC 36.160(8), proposed multi-family residential, commercial, or institutional uses that are adjacent to a major transit stop will be required to comply with the City's Mid-Block Crossing Policy.

**Response:** This project does not include multi-family residential, commercial, or institutional uses. SW Hazelbrook Road is not designated as a mass transit street. This standard does not apply.

Section 74.425 Street Design Standards.

- (1) Street design standards are based on the functional and operational characteristics of streets such as travel volume, capacity, operating speed, and safety. They are necessary to ensure that the system of streets, as it develops, will be capable of safely and efficiently serving the traveling public while also accommodating the orderly development of adjacent lands.
- (2) The proposed street design standards are shown in Figures 72A through 72G. The typical roadway cross sections comprise the following elements: right-of-way, number of travel lanes, bicycle and pedestrian facilities, and other amenities such as landscape strips. These figures are intended for planning purposes for new road construction, as well as for those locations where it is physically and economically feasible to improve existing streets.
- (3) In accordance with the Tualatin Basin Program for fish and wildlife habitat it is the intent of Figures 74-2A through 74-2G to allow for modifications to the standards when deemed appropriate by the City Engineer to address fish and wildlife habitat.
- (4) All streets shall be designed and constructed according to the preferred standard. The City Engineer may reduce the requirements of the preferred standard based on specific site conditions, but in no event will the requirement be less than the minimum standard. The City Engineer shall take into consideration the following factors when deciding whether the site conditions warrant a reduction of the preferred standard:
  - (a) Arterials:
    - (i) Whether adequate right-of-way exists
    - (ii) Impacts to properties adjacent to right-of-way
    - (iii) Current and future vehicle traffic at the location

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- (iv) Amount of heavy vehicles (buses and trucks).
  - (b) Collectors:
    - (i) Whether adequate right-of-way exists
    - (ii) Impacts to properties adjacent to right-of-way
    - (iii) Amount of heavy vehicles (buses and trucks)
    - (iv) Proximity to property zoned manufacturing or industrial.
  - (c) Local Streets:
    - (i) Local streets proposed within areas which have environmental constraints and/or sensitive areas and will not have direct residential access may utilize the minimum design standard. When the minimum design standard is allowed, the City Engineer may determine that no parking signs are required on one or both sides of the street.

**Response:** As shown on the preliminary plans, improvements to SW Hazelbrook Road have been designed and are planned to be constructed consistent with the minimum cross section for a minor collector street instead of the preferred cross section. The minimum cross section is necessary in order to construct the project while preserving the subject property's natural resources (Tract A) and the sale of the north portion of the property to the City for the future construction of the Tualatin River Greenway Trail (Tract B).

The planned improvements to SW Hazelbrook Road include the dedication of an additional foot to provide adequate right-of-way consistent with the minimum cross section for a minor collector street. Allowing the planned improvements to be constructed to the minimum standards will allow a reduced street transition to existing right-of-way along adjacent underdeveloped properties, and SW Hazelbrook Road does not have a large amount of heavy vehicle traffic (buses and trucks) based on the area's residential nature. The nearest property zoned manufacturing and/or industrial is approximately ±1,800 feet to the south along SW Tualatin Road. The planned street improvements to SW Hazelbrook Road have been discussed in multiple meetings with the City's Engineering staff and found to be appropriate. This section is met.

**Section 74.440 Streets, Traffic Study Required.**

- (1) The City Engineer may require a traffic study to be provided by the applicant and furnished to the City as part of the development approval process as provided by this Code, when the City Engineer determines that such a study is necessary in connection with a proposed development project in order to:

**Response:** As confirmed by City staff, a traffic study is not required for this project. This section does not apply.

**Section 74.450 Bikeways and Pedestrian Paths.**

- (1) Where proposed development abuts or contains an existing or proposed bikeway, pedestrian path, or multi-use path, as set forth in TDC Chapter 11, Transportation Figure 11-4, the City may require that a bikeway, pedestrian path, or multi-use path be constructed, and an easement or dedication provided to the City.
- (2) Where required, bikeways and pedestrian paths shall be provided as follows:
  - (a) Bike and pedestrian paths shall be constructed and surfaced in accordance with the Public Works Construction Code.

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- (b) The applicant shall install the striping and signing of the bike lanes and shared roadway facilities, where designated.

**Response:** As mentioned previously, the northern most portion of the subject property abutting the Tualatin River (Tract B) is planned to be sold to the City of Tualatin for the future extension of the Tualatin River Greenway Trail by the City. Bike or pedestrian pathways are not planned or required to be constructed with this application. This section does not apply.

Section 74.460 Accessways in Residential, Commercial and Industrial Subdivisions and Partitions.

- (1) Accessways shall be constructed by the applicant, dedicated to the City on the final residential, commercial or industrial subdivision or partition plat, and accepted by the City.
- (2) Accessways shall be located between the proposed subdivision or partition and all of the following locations that apply:
  - (a) adjoining publicly-owned land intended for public use, including schools and parks. Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland;

**Response:** The north portion of the subject property is located adjacent to land owned by the City of Tualatin. As shown on the preliminary plans, Tract B is planned to be sold to the City for the city's future extension of the Tualatin River Greenway Trail, which is planned to extend from Jurgens Park to the east. Based on the close proximity of the project to Jurgens Park, and in order to avoid unnecessary impacts to natural resources identified in the project's Tract A, accessways are not planned or required to provide access to the future Tualatin River Greenway Trail through the project.

- (b) adjoining arterial or collector streets upon which transit stops or bike lanes are provided or designated;

**Response:** Future home owners of the project are planned to access SW Hazelbrook Road (minor collector) by using a shared private driveway. Additional accessways are not planned or warranted based on the small number of lots created by this project.

- (c) adjoining undeveloped residential, commercial or industrial properties;

**Response:** Due to the small number of lots created by this project, and the planned access to lots being private, accessways to adjoining undeveloped residential properties are not provided or necessary.

- (d) adjoining developed sites where an accessway is planned or provided.

**Response:** This project does not abut developed sites where an accessway is planned and/or provided. This criterion does not apply.

Section 74.470 Street Lights.

- (1) Street light poles and luminaries shall be installed in accordance with the Public Works Construction Code.

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- (2) The applicant shall submit a street lighting plan for all interior and exterior streets on the proposed development site prior to issuance of a Public Works Permit.

**Response:** This project does not include an interior street and there are existing street lights within close proximity to the subject property. If required by City staff, a street lighting plan can be submitted for review prior to the issuance of a Public Works Permit. This section is met.

Section 74.475 Street Names.

- (1) No street name shall be used which will duplicate or be confused with the names of existing streets in the Counties of Washington or Clackamas, except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area.
- (2) The City Engineer shall maintain the approved list of street names from which the applicant may choose. Prior to the creation of any street, the street name shall be approved by the City Engineer.

**Response:** This project does not include internal public streets. The project is planned to be accessed by a shared private driveway. This section does not apply.

Section 74.480 Street Signs.

- (1) Street name signs shall be installed at all street intersections in accordance with standards adopted by the City.
- (2) Stop signs and other traffic control signs (speed limit, dead-end, etc.) may be required by the City.
- (3) Prior to approval of the final subdivision or partition plat, the applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street signs, traffic control signs and street name signs. The location, placement, and cost of the signs shall be determined by the City.

**Response:** Internal streets requiring street signs are not planned or required within the project. This section does not apply.

Section 74.485 Street Trees.

- (1) Prior to approval of a residential subdivision or partition final plat, the applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees. The location, placement, and cost of the trees shall be determined by the City. This sum shall be calculated on the interior and exterior streets as indicated on the final subdivision or partition plat.
- (2) In nonresidential subdivisions and partitions street trees shall be planted by the owners of the individual lots as development occurs.
- (3) The Street Tree Ordinance specifies the species of tree which is to be planted and the spacing between trees.

**Response:** As mentioned previously, this project does not include internal public streets. Approximate location of street trees to be planted along the project's frontage on SW Hazelbrook Road have been shown on the preliminary plans. Appropriate funding for street trees in accordance with this section is planned to be paid by the applicant based on the City's determination. This section is met.

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## UTILITIES

### Section 74.610 Water Service.

- (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.
- (2) If there are undeveloped properties adjacent to the subject site, public water lines shall be extended by the applicant to the common boundary line of these properties. The lines shall be sized to provide service to future development, in accordance with the City's Water System Master Plan, TDC Chapter 12.
- (3) As set forth in TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant shall be required to connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site.

**Response:** As shown on the preliminary plans, individual water laterals are planned to extend from the City's main line located in SW Hazelbrook Road to each of the planned lots within a private utility easement over the project's shared private driveway. Additional water laterals to adjoining properties or extension of City public main lines are not associated with this project. This section is met.

### Section 74.620 Sanitary Sewer Service.

- (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.
- (2) If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the proposed development site, the applicant shall extend public sanitary sewer lines to the common boundary line with these properties. The lines shall be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13.

**Response:** As shown on the preliminary plans, individual sanitary sewer laterals are planned to extend from the City's main line. Lot 5 containing the existing home, which is to remain, is currently connected to the sanitary sewer main located toward the center of the property by way of an existing lateral located in an existing utility easement. Additional sanitary sewer laterals to adjoining properties or extension of City public main lines are not associated with this project. This section is met.

### Section 74.630 Storm Drainage System.

- (1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.
- (2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations.

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- (3) If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant shall extend storm drainage lines to the common boundary line with these properties. The lines shall be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with the Tualatin Drainage Plan in TDC Chapter 14.

**Response:** Adjoining underdeveloped properties are not planned or required to be served by the project's stormwater management system. For additional information regarding the stormwater, please refer to the Preliminary Stormwater Report included in the application materials. This section is satisfied.

Section 74.640 Grading.

- (1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.
- (2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess material from the development site.

**Response:** The preliminary plans and Preliminary Stormwater Report demonstrate that project grading will not cause stormwater runoff to be conveyed to adjoining properties, nor affect existing drainage patterns of adjoining properties. Please refer to the preliminary plans and Preliminary Stormwater Report for additional information. This section is met.

Section 74.650 Water Quality, Storm Water Detention and Erosion Control.

The applicant shall comply with the water quality, storm water detention and erosion control requirements in the Surface Water Management Ordinance. If required:

- (1) On subdivision and partition development applications, prior to approval of the final plat, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be satisfied and obtain a Stormwater Connection Permit from Clean Water Services; or
- (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.
- (3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

**Response:** Water quality, stormwater detention, and erosion control is shown on the preliminary plans and addressed in the Preliminary Stormwater Report in accordance with the City's



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Surface Water Management Ordinance. Final construction plans and a Final Stormwater Report are planned to be submitted to the City for review and approval prior to site disturbance. This section is met.

Section 74.660 Underground.

- (1) All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities shall be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant shall make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.

**Response:** New utility lines associated with the project are planned to be placed underground. Future utility placement is planned to be coordinated with the appropriate utility provider as required. This standard is met.

- (2) Any existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant shall, at their own expense, provide an underground system. The applicant shall be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements shall be submitted to the City Engineer for acceptance by the City prior to issuance of the Public Works Permit.

**Response:** Improvements to existing overhead utilities are not included or required with this application. This standard is met.

Section 74.670 Existing Structures.

- (1) Any existing structures requested to be retained by the applicant on a proposed development site shall be connected to all available City utilities at the expense of the applicant.
- (2) The applicant shall convert any existing overhead utilities serving existing structures to underground utilities, at the expense of the applicant.
- (3) The applicant shall be responsible for continuing all required street improvements adjacent to the existing structure, within the boundaries of the proposed development site.

**Response:** As shown on the preliminary plans, the existing home located on the subject property is planned to remain on Lot 5 within the project. New utilities associated with the existing home are planned to connect to City utilities and placed underground at the expense of the applicant, as required by this section. This section is met.

Section 74.700 Removal, Destruction or Injury of Trees.

It is unlawful for a person, without a written permit from the Operations Director, to remove, destroy, break or injure a tree, plant or shrub, that is planted or growing in or upon a public right-of-way within the City, or cause, authorize, or procure a person to do so, authorize or procure a person to injure, misuse or remove a device set for the protection of any tree, in or upon a public right-of-way.



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**Response:** Tree removal permits are planned to be obtained prior to any tree removal. Remaining sections within Section 74 pertain to ongoing care and maintenance of street trees following final plat recording and planting of street trees by the City of Tualatin, and are therefore omitted from this narrative. This section is met.

#### **TDC Chapter 75: Access Management**

##### **Section 75.070 New Intersections.**

Except as shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), all new intersections with arterials shall have a minimum spacing of ½ mile between intersections.

**Response:** As shown on the preliminary plans, the lots within the project are planned to be accessed from SW Hazelbrook Road (minor collector) by way of a 20-foot wide shared private driveway over the flag portions of Lots 3 through 5. Access to an arterial roadway is not included with this project. This section does not apply.

##### **Section 75.080 Alternate Access.**

Except as provided in 75.090 all properties which abut two roadways shall have access on the lowest classification road-way, preferable on a local street.

**Response:** As shown on the preliminary plans, the project does not abut two roadways. This section does not apply.

##### **Section 75.090 Interim Access.**

When a property abuts a freeway or arterial and a future street shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), or abuts or bisects the property, the City Engineer may approve an interim access on the arterial subject to the following conditions:

**Response:** As shown on the preliminary plans, the project does not abut a freeway, arterial, or future street. This section does not apply.

##### **Section 75.100 Exceptions.**

If the City Engineer finds that it is physically impossible for a property to receive access from any other street or road than an arterial as defined in TDC 75.030 and that the property cannot physically be served by any new street as shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), or any logical extension of or addition thereto, the City Engineer may grant a permanent access directly to an arterial. In doing so the City Engineer may impose conditions on the construction of said access including, but not limited to:

**Response:** As shown on the preliminary plans, access to the project is planned from SW Hazelbrook Road, a minor collector. This section does not apply.

##### **Section 75.110 New Streets.**

**Response:** As shown on the preliminary plans, the project is planned to be accessed by a shared private driveway. New streets are not included with this project. This section does not apply.

##### **Section 75.120 Existing Streets.**

The following list describes in detail the freeways and arterials as defined in TDC 75.030 with respect to access. Recommendations are made for future changes in accesses and location of future accesses. These recommendations are examples of possible solutions and shall not be

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construed as limiting the City's authority to change or impose different conditions if additional studies result in different recommendations from those listed below.

**Response:** This section does not make reference to SW Hazelbrook Road. This section does not apply.

Section 75.130 Joint Accesses Required.

When the City Engineer determines that joint accesses are required by properties undergoing development or redevelopment, an overall access plan shall be prescribed by the City Engineer and all properties shall adhere to this. Interim accesses may be allowed in accordance with TDC 75.090 of this chapter to provide for the eventual implementation of the overall access plan.

**Response:** As shown on the preliminary plans, the lots within the project are planned to be accessed from SW Hazelbrook Road by way of a shared private driveway over the flag portions of Lots 3 through 5. Interim accesses are not included or required as part of this project. This section is met.

Section 75.140 Collector Streets.

- (a) Major Collectors. Direct access from newly constructed single family homes, duplexes or triplexes shall not be permitted. As major collectors in residential areas are fully improved, or adjacent land redevelops, direct access should be relocated to the nearest local street where feasible.
- (b) Minor Collectors. Residential, commercial and industrial driveways where the frontage is greater or equal to 70 feet are permitted. Minimum spacing at 100 feet. Uses with less than 50 feet of frontage shall use a common (joint) access where available.
- (c) If access is not able to be relocated to the nearest local street, the City Engineer may allow interim access in accordance with 75.090 of this chapter to provide for the eventual implementation of the overall access plan.

**Response:** As shown on the preliminary plans, the lots within the project are planned to be accessed from SW Hazelbrook Road (minor collector) by way of a shared private driveway over the flag portions of Lots 3 through 5. Individual or interim accesses are not included with this project. This section is met.

## CITY OF TUALATIN MUNICIPAL CODE

### Title 03: Utilities and Water Quality

#### Chapter 03-02: Sewer Regulations; Rates

##### 3-2-020 Application, Permit and Inspection Procedure.

- (1) No person shall connect to any part of the sanitary sewer system without first making an application and securing a permit from the City for such connection, nor may any person substantially increase the flow, or alter the character of sewage, without first obtaining an additional permit and paying such charges therefore as may be fixed by the City, including such charges as inspection charges, connection charges and monthly service charges.

##### 3-2-030 Materials and Manner of Construction.

- (1) All building sewers, side sewers and connections to the main sewer shall be so constructed as to conform to the requirements of the Oregon State Plumbing Laws and rules and regulations and specifications for sewerage construction of the City.

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- (3) A public works permit must be secured from the City and other agency having jurisdiction by owners or contractors intending to excavate in a public street for the purpose of installing sewers or making sewer connections.

**Response:** The plans show new sanitary sewer service laterals connecting to each new lot to the sanitary sewer main in SW Hazelbrook Road. Sanitary sewer lateral design details can be found on Sheet P08 in the Preliminary Plans. The sanitary sewer laterals are shown to be at a 1% slope, which needs to be approved by the building official before design, per Section 708.1 of the Oregon Plumbing Code. Further information will be provided prior to obtaining a public works permit.

Chapter 03-03: Water Service

3-3-040 Separate Services Required.

- (1) Except as authorized by the City Engineer, a separate service and meter to supply regular water service or fire protection service shall be required for each building, residential unit or structure served. For the purposes of this section, trailer parks and multi-family residences of more than four dwelling units shall constitute a single unit unless the City Engineer determines that separate services are required.

3-3-110 Construction Standards.

All water line construction and installation of services and equipment shall be in conformance with the City of Tualatin Public Works Construction Code. In addition, whenever a property owner extends a water line, which upon completion, is intended to be dedicated to the City as part of the public water system, said extension shall be carried to the opposite property line or to such other point as determined by the City Engineer. Water line size shall be determined by the City Engineer in accordance with the City's Development Code or implementing ordinances and the Public Works Construction Code.

3-3-120 Backflow Prevention Devices and Cross Connections.

- (2) The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist:
- (a) Those circumstances identified in regulations adopted under subsection (1) of this section;
  - (b) Where there is a fire protection service, an irrigation service or a nonresidential service connection which is two inches (2") or larger in size;
  - (c) Where the potable water supply provided inside a structure is 32 feet or more, higher than the elevation of the water main at the point of service connection;
- (4) Except as otherwise provided in this subsection, all irrigation systems shall be installed with a double check valve assembly. Irrigation system backflow prevention device assemblies installed before the effective date of this ordinance, which were approved at the time they were installed but are not on the current list of approved device assemblies maintained by the Oregon State Health Division, shall be permitted to remain in service provided they are properly maintained, are commensurate with the degree of hazard, are tested

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at least annually, and perform satisfactorily. When devices of this type are moved, or require more than minimum maintenance, they shall be replaced by device assemblies which are on the Health Division list of approved device assemblies.

3-3-130

**Control Valves.**

The customer shall install a suitable valve, as close to the meter location as practical, the operation of which will control the entire water supply from the service. The operation by the customer of the curb stop in the meter box is prohibited.

**Response:** The location of the planned water lines and meters are shown on Sheet P08 in the preliminary plans. Further information will be provided prior to obtaining a public works permit.

**Chapter 03-05: Soil Erosion, Surface Water Management, Water Quality Facilities, and Building and Sewers**

3-5-010

**Policy.**

It is the policy of the City to require temporary and permanent measures for all construction projects to lessen the adverse effects of construction on the environment. The contractor shall properly install, operate and maintain both temporary and permanent works as provided in this chapter or in an approved plan, to protect the environment during the term of the project. In addition, these erosion control rules apply to all properties within the City, regardless of whether that property is involved in a construction or development activity. Nothing in this chapter shall relieve any person from the obligation to comply with the regulations or permits of any federal, state, or local authority.

3-5-050

**Erosion Control Permits.**

- (1) Except as noted in subsection (3) of this section, no person shall cause any change to improved or unimproved real property that causes, will cause, or is likely to cause a temporary or permanent increase in the rate of soil erosion from the site without first obtaining a permit from the City and paying prescribed fees. Such changes to land shall include, but are not limited to, grading, excavating, filling, working of land, or stripping of soil or vegetation from land.

3-5-060

**Permit Process.**

- (1) Applications for an Erosion Control Permit. Application for an Erosion Control Permit shall include an Erosion Control Plan which contains methods and interim facilities to be constructed or used concurrently and to be operated during construction to control erosion. The plan shall include either:
- (a) A site specific plan outlining the protection techniques to control soil erosion and sediment transport from the site to less than one ton per acre per year as calculated using the Soil Conservation Service Universal Soil Loss Equation or other equivalent method approved by the City Engineer, or

- 
- (b) Techniques and methods contained and prescribed in the Soil Erosion Control Matrix and Methods, outlined in TMC 3-5.190 or the Erosion Control Plans - Technical Guidance Handbook, City of Portland and Unified Sewerage Agency, January, 1991.
  - (2) Site Plan. A site specific plan, prepared by an Oregon registered professional engineer, shall be required when the site meets any of the following criteria:
    - (a) greater than five acres;
    - (b) greater than one acre and has slopes greater than 20 percent;
    - (c) contains or is within 100 feet of a City-identified wetland or a waterway identified on FEMA floodplain maps; or
    - (d) greater than one acre and contains highly erodible soils.

**Response:** A Preliminary Grading And Erosion Control Plan, meeting these requirements, is included as Sheet P06 of the preliminary plans.

#### ADDITIONAL SURFACE WATER MANAGEMENT STANDARDS

##### 3-5-200 Downstream Protection Requirement.

Each new development is responsible for mitigating the impacts of that development upon the public storm water quantity system. The development may satisfy this requirement through the use of any of the following techniques, subject to the limitations and requirements in TMC 3-5-210:

- (1) Construction of permanent on-site stormwater quantity detention facilities designed in accordance with this title;
- (2) Enlargement of the downstream conveyance system in accordance with this title and the Public Works Construction Code;
- (3) The payment of a Storm and Surface Water Management System Development Charge, which includes a water quantity component designated to meet these requirements.

##### 3-5-210 Review of Downstream System.

For new development other than the construction of a single family house or duplex, plans shall document review by the design engineer of the downstream capacity of any existing storm drainage facilities impacted by the proposed development. That review shall extend downstream to a point where the impacts to the water surface elevation from the development will be insignificant, or to a point where the conveyance system has adequate capacity, as determined by the City Engineer.

To determine the point at which the downstream impacts are insignificant or the drainage system has adequate capacity, the design engineer shall submit an analysis using the following guidelines:

- (1) evaluate the downstream drainage system for at least ¼ mile;

- (2) evaluate the downstream drainage system to a point at which the runoff from the development in a build out condition is less than 10 percent of the total runoff of the basin in its current development status. Developments in the basin that have been approved may be considered in place and their conditions of approval to exist if the work has started on those projects;
- (3) evaluate the downstream drainage system throughout the following range of storms: 2, 5, 10, 25 year;
- (4) The City Engineer may modify items 1, 2, 3 to require additional information to determine the impacts of the development or to delete the provision of unnecessary information.

3-5-220

**Criteria for Requiring On-Site Detention to be Constructed.**

The City shall determine whether the onsite facility shall be constructed. If the onsite facility is constructed, the development shall be eligible for a credit against Storm and Surface Water System Development Charges, as provided in City ordinance.

On-site facilities shall be constructed when any of the following conditions exist:

- (1) There is an identified downstream deficiency, as defined in TMC 3-5-210, and detention rather than conveyance system enlargement is determined to be the more effective solution.
- (2) There is an identified regional detention site within the boundary of the development.
- (3) There is a site within the boundary of the development which would qualify as a regional detention site under criteria or capital plan adopted by the Unified Sewerage Agency.
- (4) The site is located in the Hedges Creek Subbasin as identified in the Tualatin Drainage Plan and surface water runoff from the site flows directly or indirectly into the Wetland Protected Area (WPA) as defined in TDC 71.020. Properties located within the Wetland Protection District as described in TDC 71.010, or within the portion of the subbasin east of SW Tualatin Road are excepted from the on-site detention facility requirement.

**Response:** Public and private stormwater facilities have been adequately sized for detention (see the Preliminary Stormwater Report for sizing calculations). This criterion is met.

3-5-280

**Placement of Water Quality Facilities.**

Title III specifies that certain properties shall install water quality facilities for the purpose of removing phosphorous. No such water quality facilities shall be constructed within the defined area of existing or created wetlands unless a mitigation action, approved by the City, is constructed to replace the area used for the water quality facility.

**Response:** The one public stormwater facility (infiltration stormwater planter) and six private stormwater facilities (four flow-through stormwater planters and two rain gardens) are



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shown to be located outside both wetland and associated buffer areas. This criterion is met.

#### PERMANENT ON-SITE WATER QUALITY FACILITIES

- 3-5-290 Purpose of Title.
- The purpose of this title is to require new development and other activities which create impervious surfaces to construct or fund on-site or off-site permanent water quality facilities to reduce the amount of phosphorous entering the storm and surface water system.
- 3-5-300 Application of Title.
- Title III of this Chapter shall apply to all activities which create new or additional impervious surfaces, except as provided in TMC 3-5.310.
- 3-5-310 Exceptions.
- (1) Those developments with application dates prior to July 1, 1990, are exempt from the requirements of Title III. The application date shall be defined as the date on which a complete application for development approval is accepted by the City in accordance with City regulations.
  - (2) Construction of one and two family (duplex) dwellings are exempt from the requirements of Title III.
  - (3) Sewer lines, water lines, utilities or other land development that will not directly increase the amount of storm water run-off or pollution leaving the site once construction has been completed and the site is either restored to or not altered from its approximate original condition are exempt from the requirements of Title III.
- 3-5-320 Definitions.
- (1) "Stormwater Quality Control Facility" refers to any structure or drainage way that is designed, constructed and maintained to collect and filter, retain, or detain surface water run-off during and after a storm event for the purpose of water quality improvement. It may also include, but is not limited to, existing features such as constructed wetlands, water quality swales, low impact development approaches ("LIDA"), and ponds which are maintained as stormwater quality control facilities.
  - (2) "Low impact development approaches" or "LIDA: means stormwater facilities constructed utilizing low impact development approaches used to temporarily store, route or filter run-off for the purpose of improving water quality. Examples include; but are not limited to, Porous Pavement, Green Roofs, Infiltration Planters/Rain Gardens, Flow-Through Planters, LIDA Swales, Vegetated Filter Strips, Vegetated Swales, Extended Dry Basins, Constructed Water Quality Wetland, Conveyance and Stormwater Art, and Planting Design and Habitats.
  - (3) "Water Quality Swale" means a vegetated natural depression, wide shallow ditch, or constructed facility used to temporarily store, route or filter run-off for the purpose of improving water quality.
  - (4) "Existing Wetlands" means those areas identified and delineated as set forth in the Federal Manual for Identifying the Delineating Jurisdictional Wetlands, January, 1989, or as amended, by a qualified wetlands specialist.



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- (5) "Created Wetlands" means those wetlands developed in an area previously identified as a non-wetland to replace, or mitigate wetland destruction or displacement.
- (6) "Constructed Wetlands" means those wetlands developed as a water quality or quantity facility, subject to change and maintenance as such. These areas must be clearly defined and/or separated from existing or created wetlands. This separation shall preclude a free and open connection to such other wetlands.
- 3-5-330 **Permit Required.**  
 Except as provided in TMC 3-5-310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.
- 3-5-340 **Facilities Required.**  
 For new development, subject to the exemptions of TMC 3-5-310, no permit for construction, or land development, or plat or site plan shall be approved unless the conditions of the plat, plan or permit approval require permanent stormwater quality control facilities in accordance with this Title III.
- 3-5-345 **Inspection Reports.**  
 The property owner or person in control of the property shall submit inspection reports annually to the City for the purpose of ensuring maintenance activities occur according to the operation and maintenance plan submitted for an approved permit or architectural review.
- 3-5-350 **Phosphorous Removal Standard.**  
 The stormwater quality control facilities shall be designed to remove 65 percent of the phosphorous from the runoff from 100 percent of the newly constructed impervious surfaces. Impervious surfaces shall include pavement, buildings, public and private roadways, and all other surfaces with similar runoff characteristics.
- 3-5-360 **Design Storm.**  
 The stormwater quality control facilities shall be designed to meet the removal efficiency of TMC 3-5-350 for a mean summertime storm event totaling 0.36 inches of precipitation falling in four hours with an average return period of 96 hours.
- 3-5-370 **Design Requirements.**  
 The removal efficiency in TDC Chapter 35 specifies only the design requirements and are not intended as a basis for performance evaluation or compliance determination of the stormwater quality control facility installed or constructed pursuant to this Title III.
- 3-5-390 **Facility Permit Approval.**  
 A stormwater quality control facility permit shall be approved only if the following are met:
- (1) The plat, site plan, or permit application includes plans and a certification prepared by an Oregon registered, professional engineer that the proposed stormwater quality control facilities have been designed in accordance with criteria expected to achieve removal efficiencies for total phosphorous required by this Title III. Clean

- 
- Water Services Design and Construction Standards shall be used in preparing the plan for the water quality facility; and
  - (2) The plat, site plan, or permit application shall be consistent with the areas used to determine the removal required in TMC 3-5-350; and
  - (3) A financial assurance, or equivalent security acceptable to the City, is provided by the applicant which assures that the stormwater quality control facilities are constructed according to the plans established in the plat, site plan, or permit approval. The financial assurance may be combined with our financial assurance requirements imposed by the City; and
  - (4) A stormwater facility agreement identifies who will be responsible for assuring the long term compliance with the operation and maintenance plan.

**Response:** Public and private stormwater facilities have been adequately sized for water quality (see the Preliminary Stormwater Report for sizing calculations). Water quality facilities designed based on Clean Water Services Design and Construction Standards. A stormwater facility agreement identifying who will be responsible for long term compliance with the operation and maintenance plan will be provided prior to obtaining a stormwater quality control facility permit. This criterion is met.

**Title 04: Building**

**Chapter 04-02: Fire Hydrant Locations and Rates of Flow**

**4-2-010 Hydrants and Water Supply for Fire Protection.**

- (1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.
- (2) If adequate provisions for such facilities are not made, the Fire and Life Safety Reviewer shall either recommend against approval of the plans or indicate to the applicant in writing where the plans are deficient or recommend approval of plans subject to conditions.

**Response:** The plans show an existing public fire hydrant just south of the subject site across SW Hazelbrook Road. New and existing buildings are less than 400 feet from the existing fire hydrant, which meets the Tualatin Valley Fire & Rescue Requirements.

#### **IV. Conclusion**

The planned subdivision provides for future detached single-family homes, which is expressly defined in ORS 197.303 as “needed housing” on buildable land. Therefore, the application is subject to ORS 197.307(4) (needed housing). The applicant reserves the right to object to the application of subjective criteria, standards, or conditions, and does not waive their right to assert that the needed housing statutes apply.

Pursuant to Tualatin Development Code Section 36.140, this subdivision application in the RL zoning district is subject to review by the City through a limited land use decision process. This narrative is

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supported by substantial evidence presented in the application materials, including preliminary plans and other written documentation. Considered together and with respect to the discussion provided above, this information provides the necessary basis for the City of Tualatin to approve the application.



## Exhibit A: Preliminary Plans

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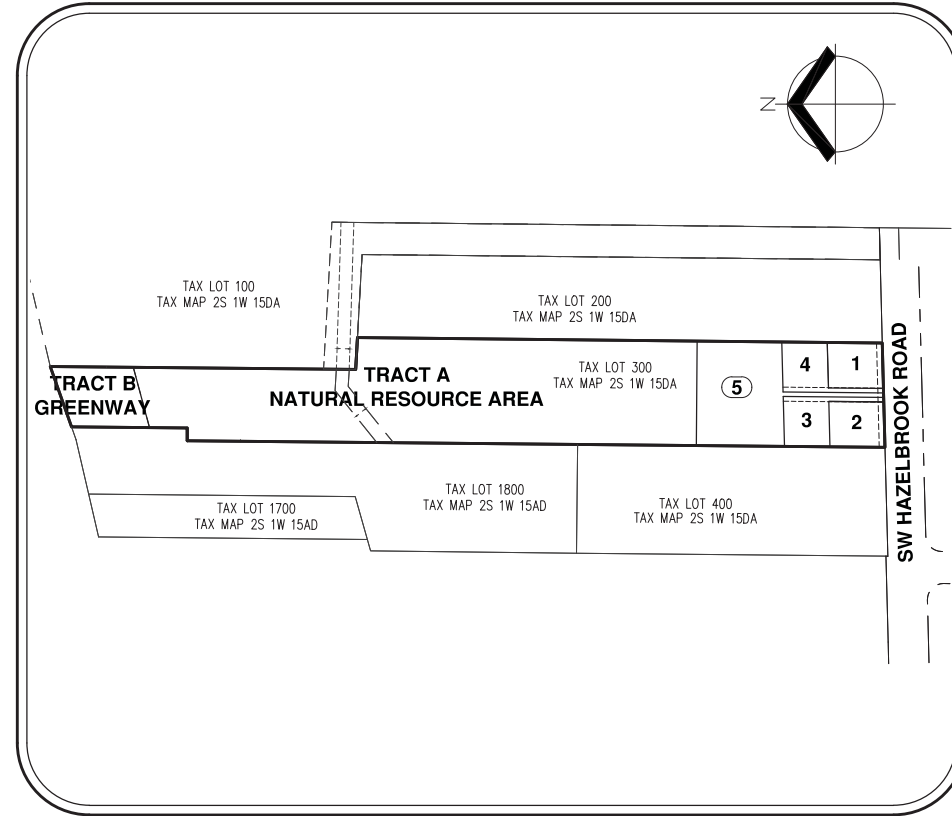
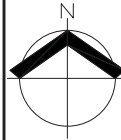
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# HAZELBROOK ESTATES

## PRELIMINARY SUBDIVISION APPLICATION



**VICINITY MAP**  
N.T.S



**SITE MAP**  
1"=150'

### LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
CONIFEROUS TREE			STORM SEWER CATCH BASIN		
FIRE HYDRANT			STORM SEWER AREA DRAIN		
WATER BLOWOFF			STORM SEWER MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			POWER POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT		
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT		
MAILBOX			COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

### SHEET INDEX

- P01 - COVER SHEET WITH VICINITY AND SITE MAPS
- P02 - EXISTING CONDITIONS PLAN
- P03 - PRELIMINARY SUBDIVISION PLAT WITH FUTURE BUILDING SETBACKS
- P04 - PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P05 - PRELIMINARY DEMOLITION PLAN
- P06 - PRELIMINARY GRADING AND EROSION CONTROL PLAN
- P07 - PRELIMINARY STREET PLAN AND PROFILE
- P08 - PRELIMINARY UTILITY PLAN
- P09 - PRELIMINARY NEIGHBORHOOD CIRCULATION PLAN

### PROPERTY DESCRIPTION:

TAX LOT 300 (ASSESSOR'S MAP 2S 1W 15DA)  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

### EXISTING LAND USE:

RESIDENTIAL

### PROJECT PURPOSE:

5 LOT RESIDENTIAL SUBDIVISION

### TOTAL AREA:

±4.20 ACRES

### ZONING:

RESIDENTIAL LOW DENSITY (RL)

### PROJECT LOCATION:

EAST OF SW 108TH AVENUE, NORTH OF SW HAZELBROOK ROAD AND WEST OF SW JURGENS AVENUE

### BENCHMARK:

ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM BASED ON WASHINGTON COUNTY BENCHMARK NO. 348 AT THE NE CORNER OF THE CONCRETE BRIDGE ON HWY 99W OVER THE TUALATIN RIVER WITH A PUBLISHED NGVD ELEVATION OF 139.829. A CONVERSION FACTOR OF +3.48 WAS APPLIED PER VERTCON SOFTWARE TO DETERMINE THE NAVD 88 ELEVATION OF 143.31 FEET.

### OWNER/APPLICANT

ROBERT AND MARY BOSAK  
10605 HAZELBROOK ROAD  
TUALATIN, OR 97062

### CONSULTING FIRM

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: CHUCK GREGORY  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
PH: 503-563-6151  
FAX: 503-563-6152



**HAZELBROOK ESTATES**  
**SUBDIVISION**  
**TUALATIN**  
 OREGON  
 TAX MAP 2S 1W 15DA

**COVER SHEET WITH**  
**VICINITY AND SITE MAPS**

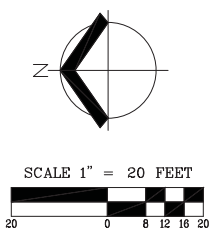
DESIGNED BY:	FJS
DRAWN BY:	CEG
CHECKED BY:	AS NOTED
SCALE:	AS NOTED
DATE:	11/08/2017
REGISTERED PROFESSIONAL ENGINEER FOR THE STATE OF OREGON CHUCK GREGORY RENEWALS: JUNE 30, 2019	
REVISIONS	
JOB NUMBER	4457
SHEET	P01

AKS DRAWING FILE: 4457 COVER.DWG | LAYOUT: LAYOUT1 (2)

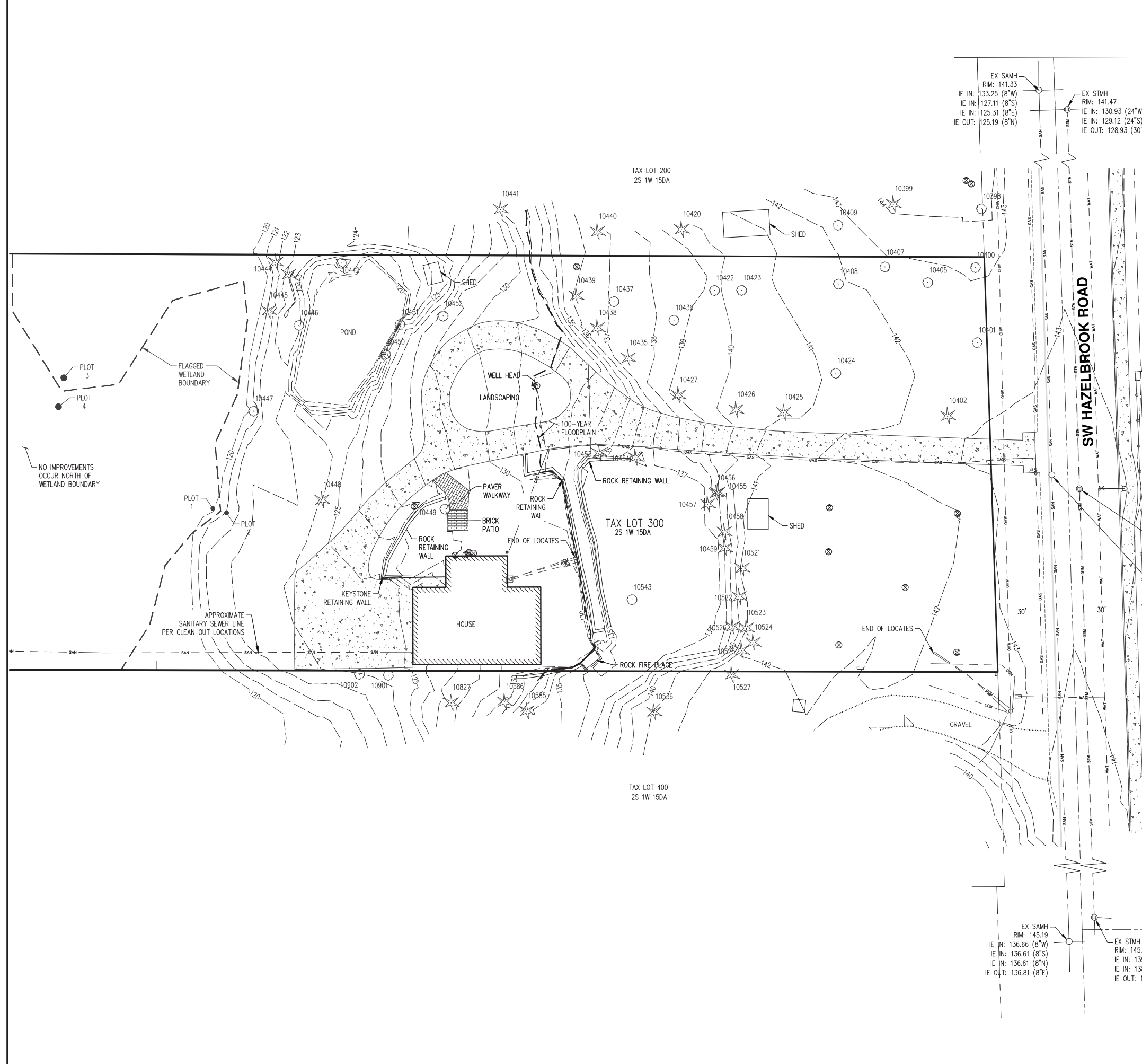


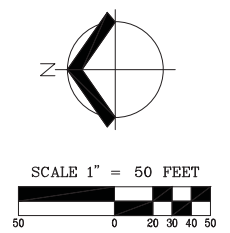
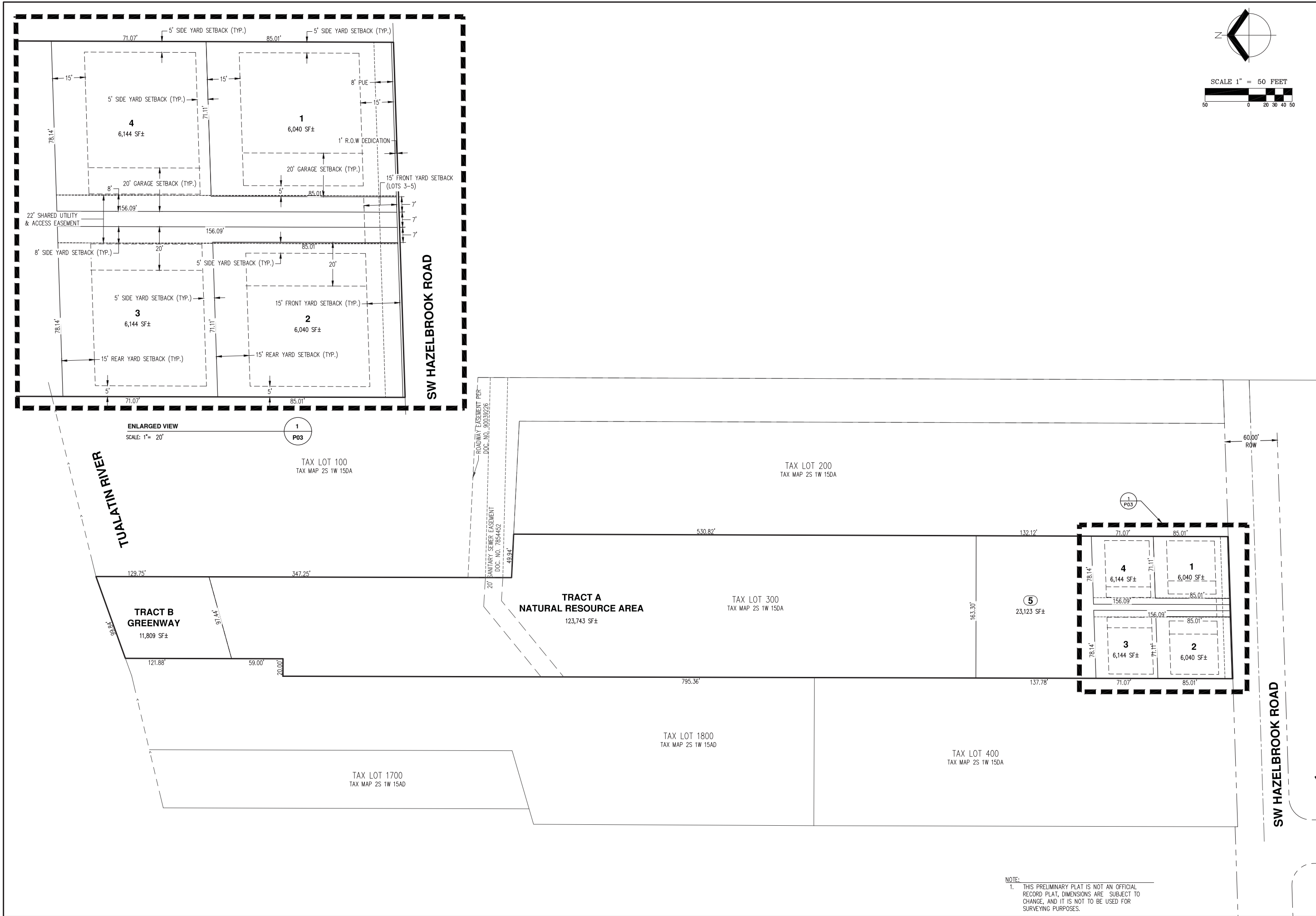
### LEGEND

<b>EXISTING</b>		DECIDUOUS TREE	<b>EXISTING</b>		STORM SEWER CLEAN OUT
<b>EXISTING</b>		CONIFEROUS TREE	<b>EXISTING</b>		STORM SEWER CATCH BASIN
<b>EXISTING</b>		FIRE HYDRANT	<b>EXISTING</b>		STORM SEWER AREA DRAIN
<b>EXISTING</b>		WATER BLOWOFF	<b>EXISTING</b>		STORM SEWER MANHOLE
<b>EXISTING</b>		WATER METER	<b>EXISTING</b>		GAS METER
<b>EXISTING</b>		WATER VALVE	<b>EXISTING</b>		GAS VALVE
<b>EXISTING</b>		DOUBLE CHECK VALVE	<b>EXISTING</b>		GUY WIRE ANCHOR
<b>EXISTING</b>		AIR RELEASE VALVE	<b>EXISTING</b>		POWER POLE
<b>EXISTING</b>		SANITARY SEWER CLEAN OUT	<b>EXISTING</b>		POWER VAULT
<b>EXISTING</b>		SANITARY SEWER MANHOLE	<b>EXISTING</b>		POWER JUNCTION BOX
<b>EXISTING</b>		SIGN	<b>EXISTING</b>		POWER PEDESTAL
<b>EXISTING</b>		STREET LIGHT	<b>EXISTING</b>		COMMUNICATIONS VAULT
<b>EXISTING</b>		MAILBOX	<b>EXISTING</b>		COMMUNICATIONS JUNCTION BOX
<b>EXISTING</b>		RIGHT-OF-WAY LINE	<b>EXISTING</b>		COMMUNICATIONS RISER
<b>EXISTING</b>		BOUNDARY LINE	<b>EXISTING</b>		RIGHT-OF-WAY LINE
<b>EXISTING</b>		PROPERTY LINE	<b>EXISTING</b>		BOUNDARY LINE
<b>EXISTING</b>		CENTERLINE	<b>EXISTING</b>		PROPERTY LINE
<b>EXISTING</b>		DITCH	<b>EXISTING</b>		CENTERLINE
<b>EXISTING</b>		CURB	<b>EXISTING</b>		DITCH
<b>EXISTING</b>		EDGE OF PAVEMENT	<b>EXISTING</b>		CURB
<b>EXISTING</b>		EASEMENT	<b>EXISTING</b>		EDGE OF PAVEMENT
<b>EXISTING</b>		FENCE LINE	<b>EXISTING</b>		EASEMENT
<b>EXISTING</b>		GRAVEL EDGE	<b>EXISTING</b>		FENCE LINE
<b>EXISTING</b>		POWER LINE	<b>EXISTING</b>		GRAVEL EDGE
<b>EXISTING</b>		OVERHEAD WIRE	<b>EXISTING</b>		POWER LINE
<b>EXISTING</b>		COMMUNICATIONS LINE	<b>EXISTING</b>		OVERHEAD WIRE
<b>EXISTING</b>		FIBER OPTIC LINE	<b>EXISTING</b>		COMMUNICATIONS LINE
<b>EXISTING</b>		GAS LINE	<b>EXISTING</b>		FIBER OPTIC LINE
<b>EXISTING</b>		STORM SEWER LINE	<b>EXISTING</b>		GAS LINE
<b>EXISTING</b>		SANITARY SEWER LINE	<b>EXISTING</b>		STORM SEWER LINE
<b>EXISTING</b>		WATER LINE	<b>EXISTING</b>		SANITARY SEWER LINE



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PROVIDED PER UTILITY LOCATE TICKET NUMBER 15040990, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA OR ARE AT THE LOCATIONS SHOWN HEREON. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS CONDUCTED MARCH 4-6, 2015.
  - VERTICAL DATUM: ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM BASED ON WASHINGTON COUNTY BENCHMARK NO. 348 AT THE NE CORNER OF THE CONCRETE BRIDGE ON HWY 99W OVER THE TUALATIN RIVER WITH A PUBLISHED NGVD ELEVATION OF 139.829. A CONVERSION FACTOR OF +3.48 WAS APPLIED PER VERTCON SOFTWARE TO DETERMINE THE NAVD 88 ELEVATION OF 143.31 FEET.
  - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
  - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
  - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
  - CONTOUR INTERVAL IS 1 FOOT.
  - ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREAST HEIGHT, WERE SURVEYED AT THIS TIME.
  - FEMA FLOODPLAIN ELEVATIONS ARE PER THE PRELIMINARY FLOOD INSURANCE STUDY FOR TUALATIN RIVER PER FEMA FIRM MAP NUMBER 41067C0518E. THE 100 YEAR BASE FLOOD ELEVATION ACROSS THE SITE IS 131.8' (NAVD 88 DATUM).
  - WETLAND FLAGGING BY MARTIN SCHOTT & ASSOC.
  - SEE P04 FOR DETAILED INFORMATION REGARDING TREES.





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FAX: 503.563.6152  
www.aks-eng.com

ENGINEERING • SURVEYING  
FORESTRY • LANDSCAPE ARCHITECTURE

**PRELIMINARY SUBDIVISION HAZELBROOK ESTATES**  
**PLAT WITH FUTURE BUILDING SETBACKS**

**TUALATIN OREGON**  
TAX MAP 2S 1W 15DA

**DESIGNED BY:**  
**DRAWN BY:** FJS  
**CHECKED BY:** CEG  
**SCALE:** AS NOTED  
**DATE:** 11/08/2017

**REGISTERED PROFESSIONAL**  
**NOT FOR CONSTRUCTION**  
EDWARD GREGORY  
RENEWS: JUNE 30, 2019

REVISIONS
JOB NUMBER 4457
SHEET <b>P03</b>

**NOTE:**  
1. THIS PRELIMINARY PLAT IS NOT AN OFFICIAL RECORD PLAT, DIMENSIONS ARE SUBJECT TO CHANGE, AND IT IS NOT TO BE USED FOR SURVEYING PURPOSES.



**Detailed Tree Inventory for Hazelbrook Estates Subdivision**

AKS Job No. 4457 - Evaluation Date: October 27, 2017

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove / Preserve
10165	24	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	1	Preserve
10397	17	Willow ( <i>Salix sp.</i> )	OFFSITE; Topped for overhead wires	2	3	Preserve
10398	19	Willow ( <i>Salix sp.</i> )	OFFSITE; Large cavity with decay; Topped with many epicormic shoots	2	2	Preserve
10399	21	Pacific Yew ( <i>Taxus brevifolia</i> )	OFFSITE; Broken branches; Sparse foliage; Cavity	2	2	Preserve
10400	8	Sweet Cherry ( <i>Prunus avium</i> )	Codominant with included bark; Pruned; Many epicormic shoots	2	2	Remove
10401	10	Sweet Cherry ( <i>Prunus avium</i> )	Pruned; Codominant with included bark; Exposed roots	1	2	Remove
10402	28	Fir ( <i>Abies sp.</i> )		1	1	Remove
10405	8, 8, 8	Cherry ( <i>Prunus sp.</i> )	Codominant; Cavities; Decay; Pruned with decay; many shoots	2	3	Remove
10407	8, 8	Sweet Cherry ( <i>Prunus avium</i> )	Codominant with 2' of included bark; Pruned; Decay; Sucker shoots	2	3	Remove
10408	9, 10	Cherry ( <i>Prunus sp.</i> )	Codominant; Cavities; Decay; Pruned with decay; many shoots	2	3	Remove
10409	9, 11	Cherry ( <i>Prunus sp.</i> )	OFFSITE; Cavities with decay; Many epicormic shoots attached at one point	2	3	Preserve
10420	38	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	1	Preserve
10422	12	Sweet Cherry ( <i>Prunus avium</i> )	Cracks; Sparse foliage; Decay; Cavities; Pruned; Many epicormic shoots	3	3	Remove
10423	8	Sweet Cherry ( <i>Prunus avium</i> )	Cracks; Cavities; Decay; Sparse foliage	3	3	Remove
10424	8	Cherry ( <i>Prunus sp.</i> )	Pruned; Decay; Many shoots; Cracks	2	3	Remove
10425	17	Spruce ( <i>Picea sp.</i> )	Crooked; Sap flow	1	2	Remove
10426	30	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10427	19	Western Redcedar ( <i>Thuja plicata</i> )	Epicormic sprouts	1	1	Remove
10435	29	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10436	9	Sweet Cherry ( <i>Prunus avium</i> )	Cavities; Decay; Sparse foliage; Pruned with many shoots	3	3	Remove
10437	9	Sweet Cherry ( <i>Prunus avium</i> )	Lean (S); Sweep; Cracks; Bulges; Sparse foliage; Declining	2	2	Remove
10438	34	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Bulges at base; Some broken branches	1	2	Remove
10439	25	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Preserve
10440	29	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	1	Preserve
10441	42	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	2	Preserve
10442	20	Willow ( <i>Salix sp.</i> )		1	1	Preserve
10443	18	Pine ( <i>Pinus sp.</i> )		1	1	Preserve
10444	15	Pine ( <i>Pinus sp.</i> )		1	1	Preserve
10445	15	Pine ( <i>Pinus sp.</i> )	Sparse foliage	2	1	Preserve
10446	12	Bigleaf Maple ( <i>Acer macrophyllum</i> )		1	1	Preserve
10447	28	Corkscrew Willow ( <i>Salix matsudana</i> )	Lean (SW); Pruned; Crooked	1	2	Preserve
10448	21	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Preserve
10449	20	Corkscrew Willow ( <i>Salix matsudana</i> )	Pruned with many sucker shoots; Cavities; Decay	2	3	Preserve
10450	14	Willow ( <i>Salix sp.</i> )	Broken branches; Crooked	1	2	Preserve
10451	14, 16	Willow ( <i>Salix sp.</i> )	50% of bole covered with ivy	1	1	Preserve
10452	8	Bigleaf Maple ( <i>Acer macrophyllum</i> )		1	1	Preserve
10453	41	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Pruned	1	1	Remove
10454	34	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10455	20	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10456	11	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Suppressed	2	1	Remove
10457	21	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10458	29	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10459	29	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Codominant 20' from ground with 5' of included bark	1	2	Remove
10521	26	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10522	19	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10523	8	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Lean (E); Suppressed	1	1	Remove
10524	28	Cedar ( <i>Cedrus sp.</i> )		1	1	Remove
10525	10	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	50% of bole covered with ivy	1	1	Remove
10526	10	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	50% of bole covered with ivy	1	1	Remove
10527	27	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	1	Preserve
10536	33	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	1	Preserve
10543	8	English Holly ( <i>Ilex aquifolium</i> )		1	1	Remove
10585	35	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	1	Preserve
10586	22	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	1	Preserve
10827	36	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	OFFSITE	1	1	Preserve
10901	15	American Sweetgum ( <i>Liquidambar styraciflua</i> )	OFFSITE	1	1	Preserve
10902	9	American Sweetgum ( <i>Liquidambar styraciflua</i> )	OFFSITE; Large cavity with decay; Bare holes; Pruned; Crooked	2	3	Preserve

Total # of Existing Trees Inventoried = 57

Total # of Existing Onsite Trees Inventoried = 42  
 Total # of Existing Onsite Trees to be Preserved = 12  
 Total # of Existing Onsite Trees to be Removed = 30

Total # of Existing Offsite Trees Inventoried = 15  
 Total # of Existing Offsite Trees to be Preserved = 15  
 Total # of Existing Offsite Trees to be Removed = 0

**\*Health Rating:**

- 1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.
- 2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.
- 3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

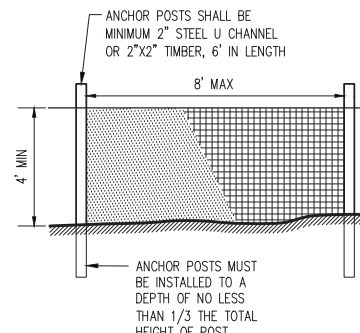
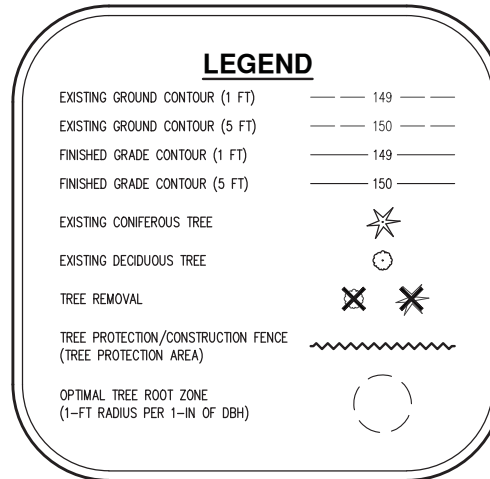
**\*\*Structure Rating:**

- 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
- 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.
- 3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

**Arborist Disclosure Statement:**

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.



NOTES:  
 1. CHAIN LINK FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.  
 2. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVERE LARGE ROOTS WHEN INSTALLING POSTS.  
 3. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

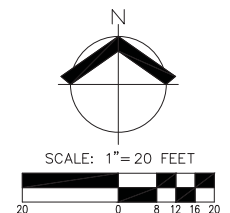
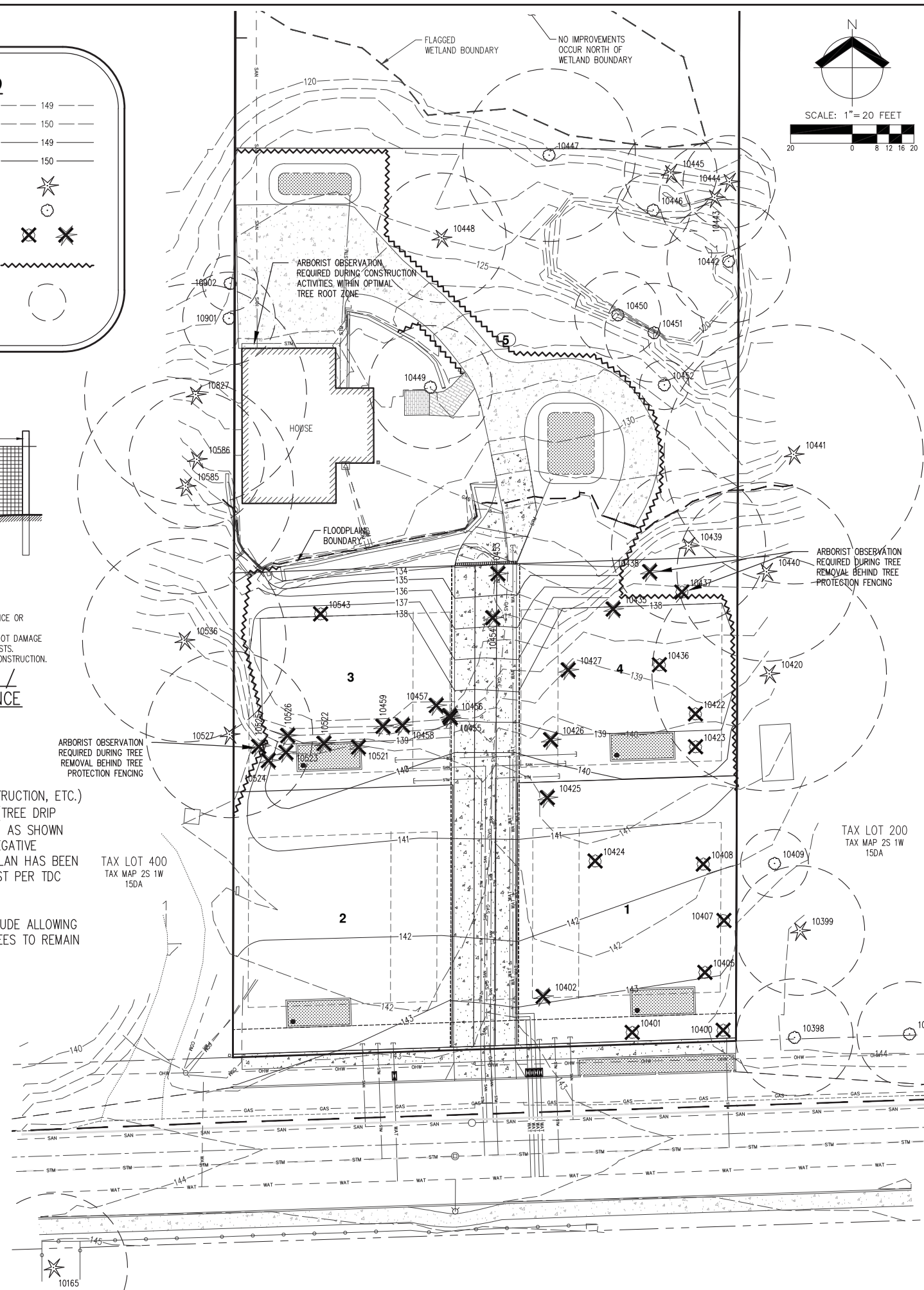
**TREE PROTECTION / CONSTRUCTION FENCE**

NOTES:  
 1. ENCROACHMENTS (GRADING, CONSTRUCTION, ETC.) INTO OPTIMAL TREE ROOT ZONES (TREE DRIP LINE) OF TREES TO BE PRESERVED AS SHOWN SHOULD NOT HAVE SIGNIFICANT NEGATIVE IMPACTS TO TREE HEALTH. THIS PLAN HAS BEEN REVIEWED BY A CERTIFIED ARBORIST PER TDC 73.250(2)(E).  
 2. GRADING ACTIVITIES WILL NOT INCLUDE ALLOWING TREE ROOTS FROM PRESERVED TREES TO REMAIN EXPOSED PER TDC 73.250(2)(F).



I, BRUCE R. BALDWIN, ATTEST THAT THIS TREE PRESERVATION AND REMOVAL PLAN IS IN ACCORDANCE WITH TYPICAL ARBORCULTURAL AND URBAN FORESTRY STANDARDS.

*Bruce Baldwin*  
 BRUCE BALDWIN, CERTIFIED ARBORIST  
 PN-6666A



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
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 TUALATIN, OR 97062  
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**HAZELBROOK ESTATES SUBDIVISION**

**TUALATIN OREGON**  
 TAX MAP 2S 1W 15DA

**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN**

DESIGNED BY: FJS  
 DRAWN BY: CEG  
 CHECKED BY: CEG  
 SCALE: AS NOTED  
 DATE: 11/08/2017

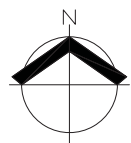
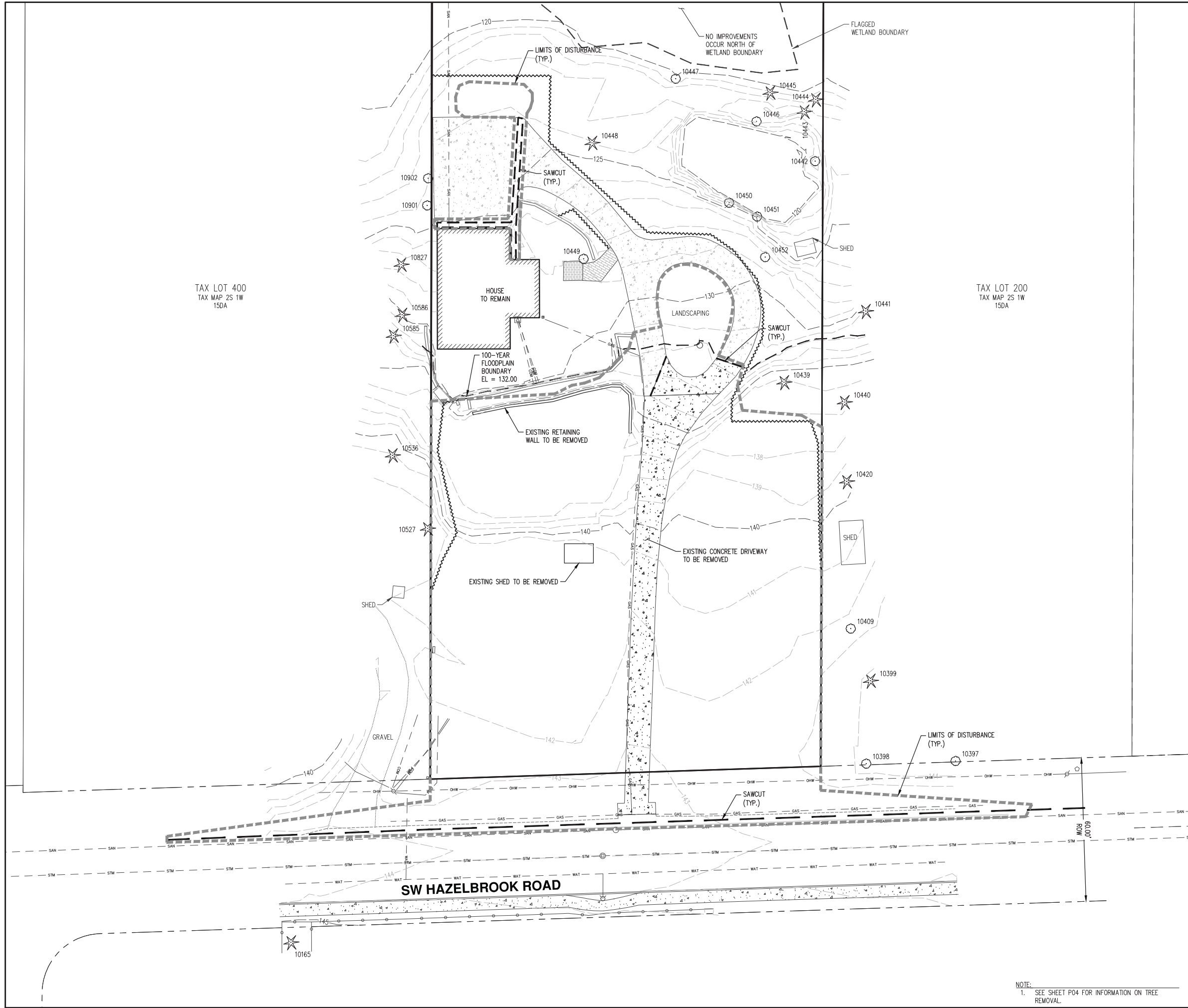
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 NOT FOR CONSTRUCTION  
 TUALATIN, OREGON  
 TOWARD GREGORY  
 RENEWS: JUNE 30, 2019

REVISIONS

JOB NUMBER  
 4457

SHEET  
**P04**

AKS DRAWING FILE: 4457 DEMO.DWG | LAYOUT: LAYOUT1



SCALE 1" = 20 FEET

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**HAZELBROOK ESTATES**  
**SUBDIVISION**  
 TUALATIN OREGON  
 TAX MAP 2S 1W 15DA

**PRELIMINARY DEMOLITION**  
**PLAN**

DESIGNED BY:  
 DRAWN BY: FJS  
 CHECKED BY: CEG  
 SCALE: AS NOTED  
 DATE: 11/08/2017



REVISIONS

JOB NUMBER  
 4457

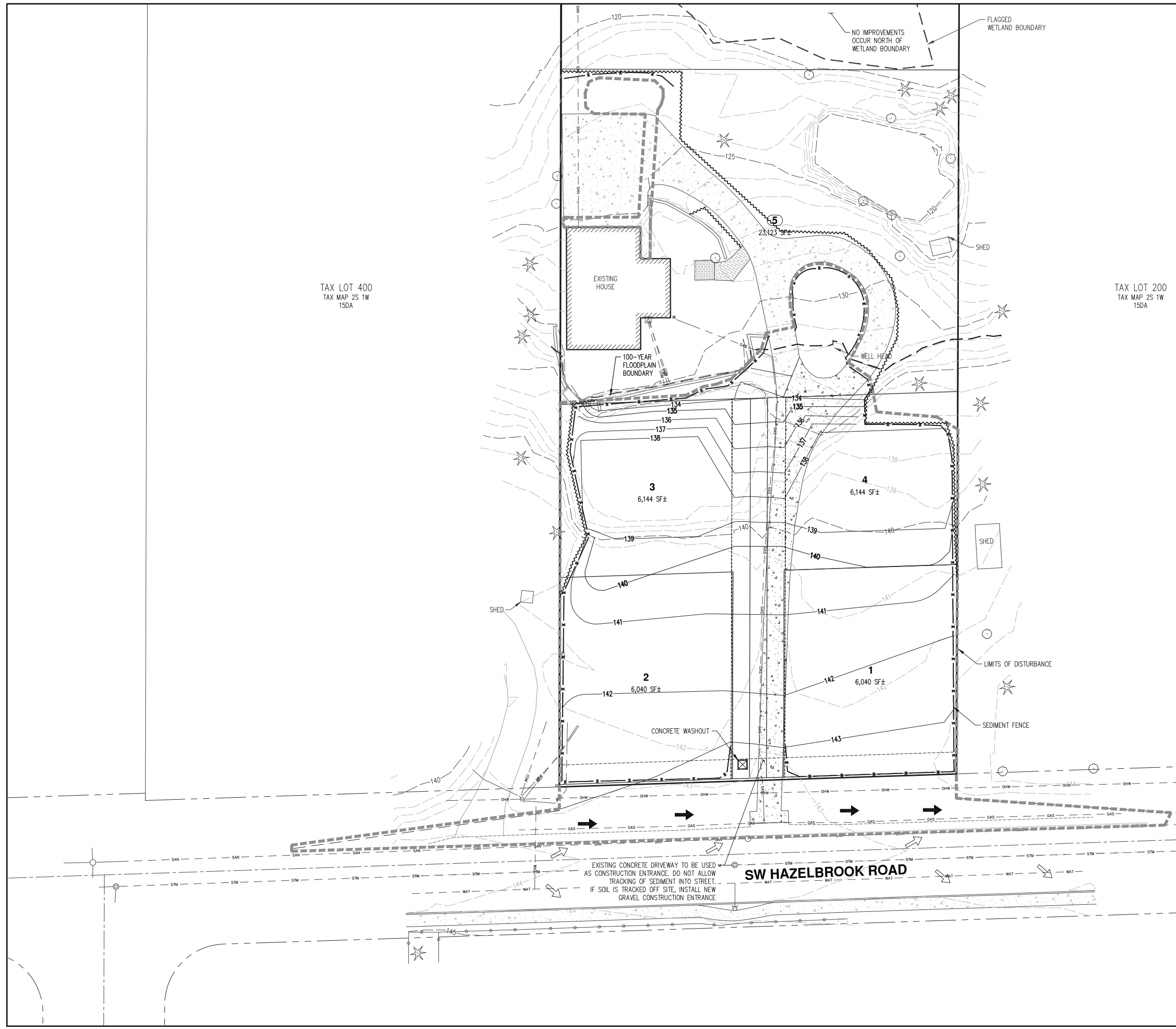
SHEET  
**P05**

**LEGEND**

EXISTING GRADE 1' CONTOURS	---
EXISTING GRADE 5' CONTOURS	---
EXISTING DECIDUOUS TREE	⊙
EXISTING CONIFEROUS TREE	★
TREE PROTECTION FENCE	~~~~~
LIMITS OF DISTURBANCE	-----
SAWCUT	---

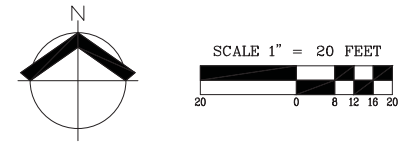
NOTE:  
 1. SEE SHEET P04 FOR INFORMATION ON TREE REMOVAL.

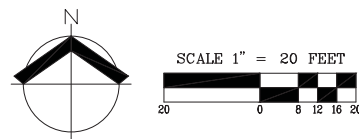
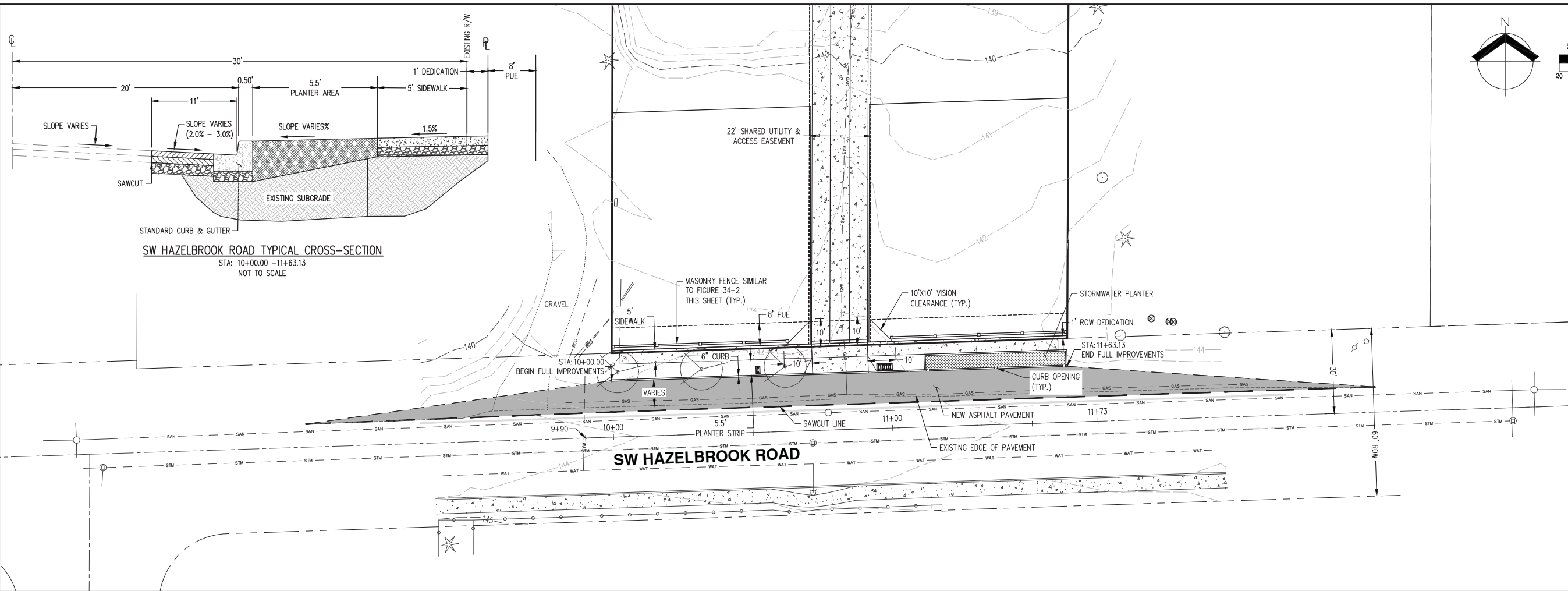




TOTAL SITE AREA = 4.20 ACRES  
 TOTAL SITE DISTURBANCE = 0.78 ACRES

LEGEND	
EXISTING GRADE 1' CONTOURS	---231---
EXISTING GRADE 5' CONTOURS	---230---
FINISHED GRADE 1' CONTOURS	—231—
FINISHED GRADE 5' CONTOURS	—230—
EXISTING DECIDUOUS TREE	(Symbol: Circle with cross)
EXISTING CONIFEROUS TREE	(Symbol: Star)
TREE PROTECTION FENCE	(Symbol: Wavy line)
SEDIMENT FENCE (CONSTRUCTION FENCE & STRAW WATTLES TO BE USED WITHIN OPTIMAL TREE ROOT ZONE)	(Symbol: X-X)
LIMITS OF DISTURBANCE	(Symbol: Dashed line)
CONCRETE WASHOUT	(Symbol: Square with X)
CONSTRUCTION ENTRANCE	(Symbol: Stippled area)
SURFACE DRAINAGE (PROPOSED)	(Symbol: Arrow with bar)
SURFACE DRAINAGE (EXISTING)	(Symbol: Arrow)





**SW HAZELBROOK ROAD TYPICAL CROSS-SECTION**  
 STA: 10+00.00 - 11+63.13  
 NOT TO SCALE

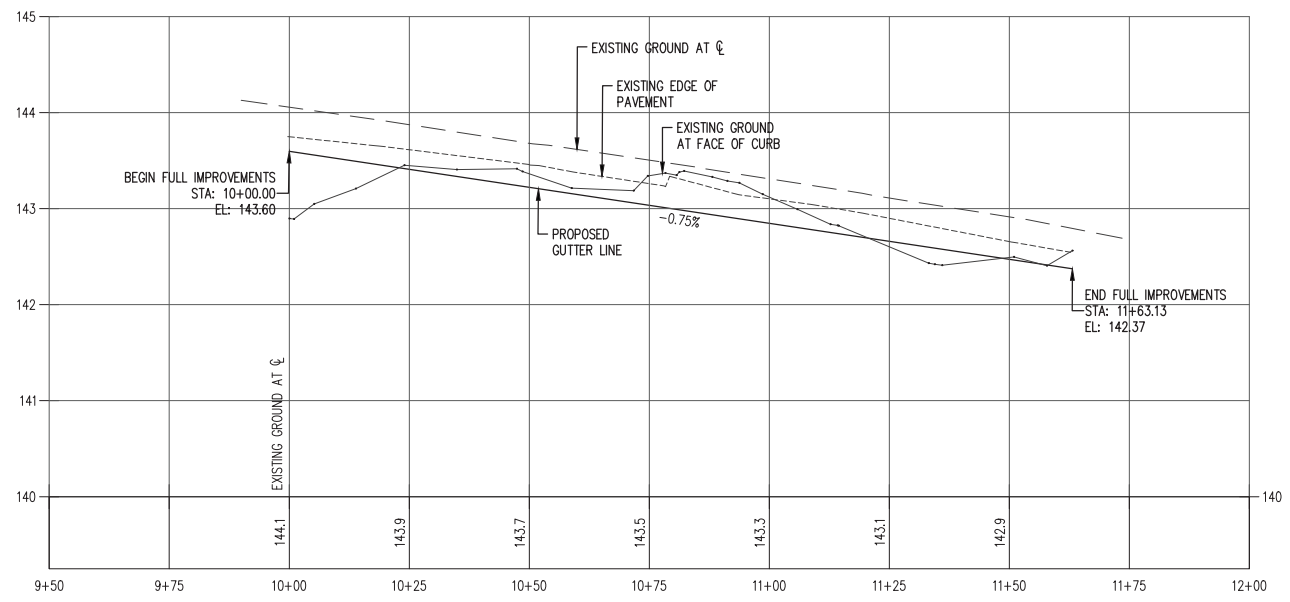
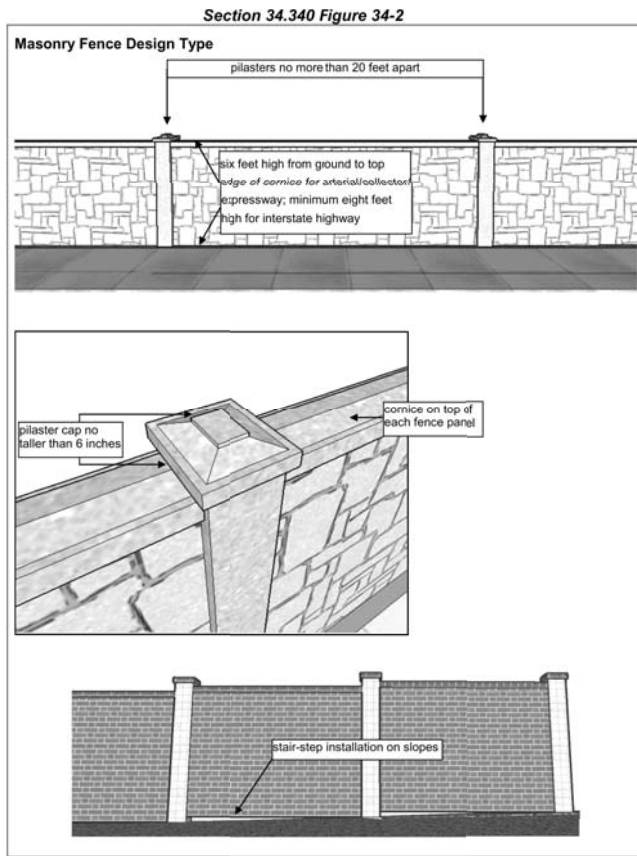
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**HAZELBROOK ESTATES**  
**SUBDIVISION**  
 TUALATIN OREGON  
 TAX MAP 25 1W 15DA

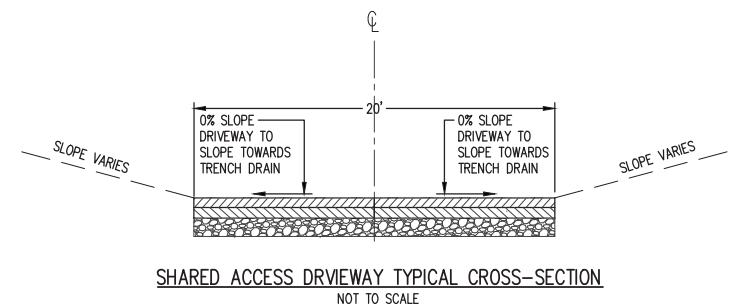
**PRELIMINARY STREET**  
**PLAN AND PROFILE**

DESIGNED BY:  
 DRAWN BY: FJS  
 CHECKED BY: CEG  
 SCALE: AS NOTED  
 DATE: 11/08/2017

REVISIONS  
 JOB NUMBER  
 4457  
 SHEET  
**P07**

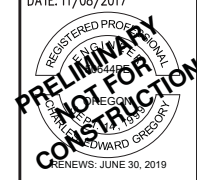


**SW HAZELBROOK ROAD**  
 Hor. Scale: 1" = 20'  
 Vert. Scale: 1" = 1'

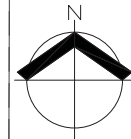
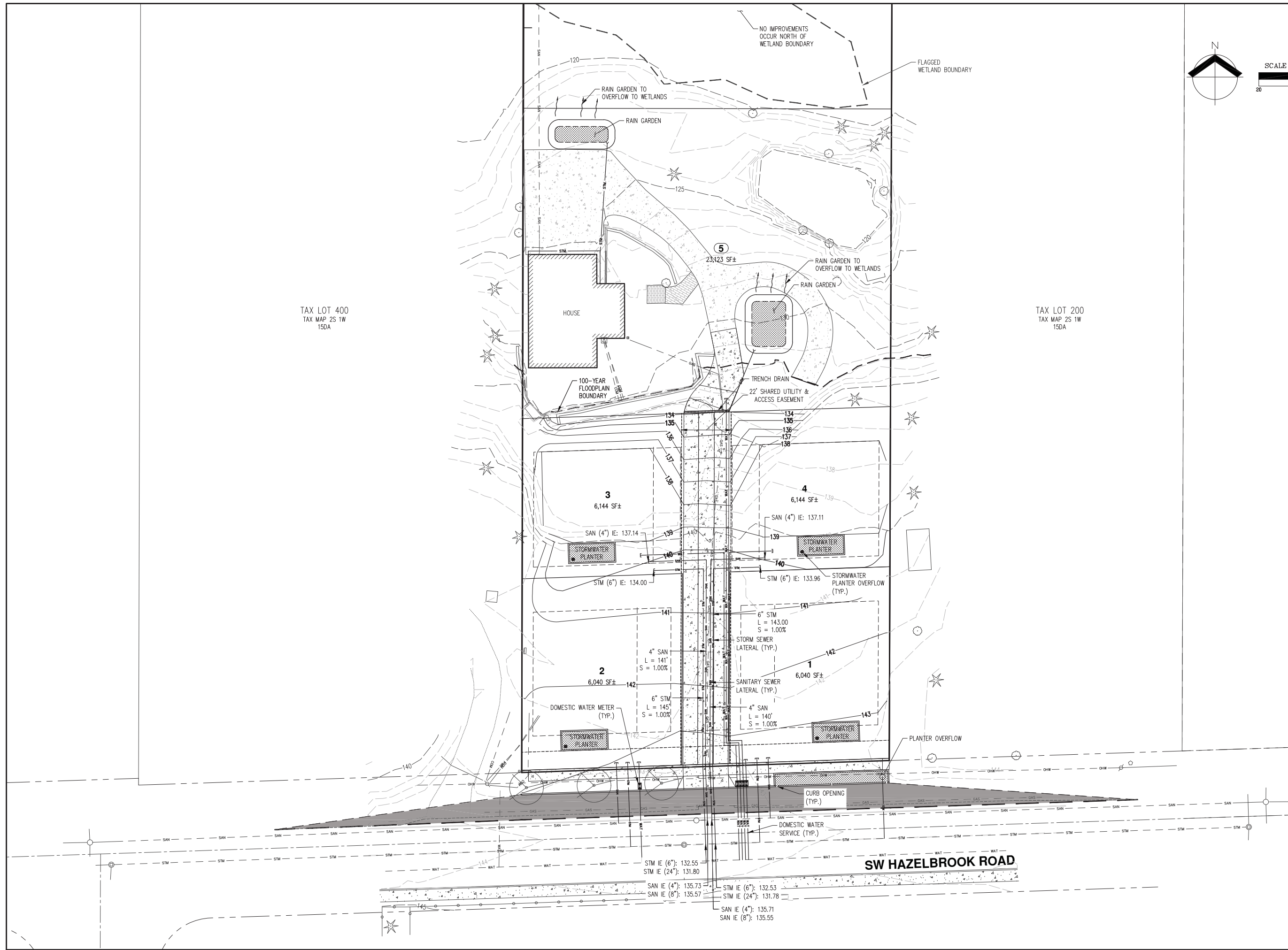


**SHARED ACCESS DRIVEWAY TYPICAL CROSS-SECTION**  
 NOT TO SCALE

AKS DRAWING FILE: 4457 STREET.DWG | LAYOUT: LAYOUT1



AKS DRAWING FILE: 4457 UTILITIES.DWG | LAYOUT: LAYOUT



SCALE 1" = 20 FEET

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**SUBDIVISION**  
**TUALATIN**  
TAX MAP 2S 1W 15DA

**OREGON**  
TAX MAP 2S 1W 15DA

**PRELIMINARY UTILITY PLAN**

DESIGNED BY:  
DRAWN BY: FJS  
CHECKED BY: CEG  
SCALE: AS NOTED  
DATE: 11/08/2017



REVISIONS

JOB NUMBER  
**4457**

SHEET  
**P08**





N

SCALE: 1" = 100 FEET

100 0 40 60 80 100

**LEGEND**

— — — — — STREET WITH FRONTAGE IMPROVEMENTS

- - - - - EXISTING OFF-SITE STREETS

**HAZELBROOK ESTATES  
SUBDIVISION**

**TUALATIN**  
TAX MAP 25 1W 15DA

**PRELIMINARY  
NEIGHBORHOOD  
CIRCULATION PLAN**

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DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: FJS  
 CHECKED BY: CEG  
 SCALE: AS NOTED  
 DATE: 11/08/2017



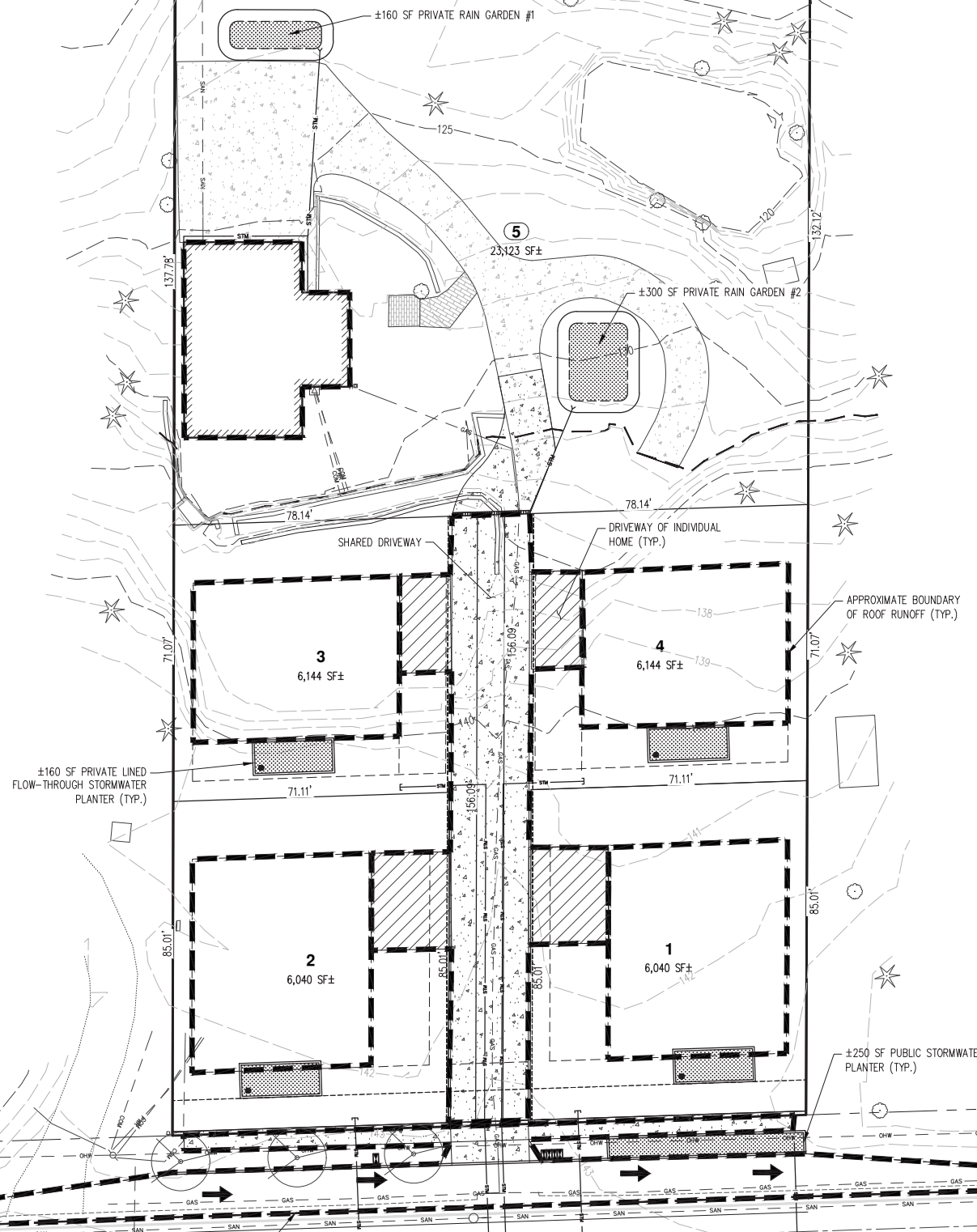
REVISIONS
JOB NUMBER 4457
SHEET <b>P09</b>



AKS DRAWING FILE: 4457 BASIN.DWG | LAYOUT: LAYOUT1

TAX LOT 400  
TAX MAP 2S 1W  
15AD

TAX LOT 200  
TAX MAP 2S 1W  
15AD



**PUBLIC FLOW THROUGH PLANTER**

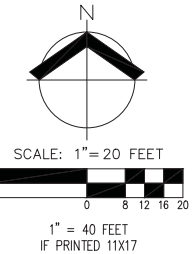
AREA DRAINING TO PLANTER: ±3,875 SF  
STORMWATER PLANTER AREA: ±250 SF

**PRIVATE FLOW THROUGH PLANTER**

LOT 1 ROOF AREA: ±2,274 SF  
LOT 2 ROOF AREA: ±2,274 SF  
LOT 3 ROOF AREA: ±2,410 SF  
LOT 4 ROOF AREA: ±2,410 SF  
EXISTING ROOF AREA: ±1,830 SF  
SHARED DRIVEWAY AREA & DRIVEWAYS OF INDIVIDUAL HOMES: ±4,850 SF

LINED FLOW-THROUGH STORMWATER PLANTERS & RAIN GARDEN #1: ±160 SF  
(160 SF BASED ON TREATMENT OF 2,640 SF OF IMPERVIOUS AREA PER SECTION 4.05.5 CWS DESIGN STANDARDS)

RAIN GARDEN #2: ±300 SF  
(300 SF BASED ON 6% OF IMPERVIOUS AREA OF SHARED AND INDIVIDUAL DRIVEWAYS)



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**HAZELBROOK ESTATES**  
**SUBDIVISION**  
**TUALATIN**  
TAX MAP 2S 1W 15DA

**BASIN MAP**

DESIGNED BY:  
DRAWN BY: FJS  
CHECKED BY: CEG  
SCALE: AS NOTED  
DATE: 11/08/2017

REVISIONS

JOB NUMBER  
**4457**  
SHEET  
**C1**



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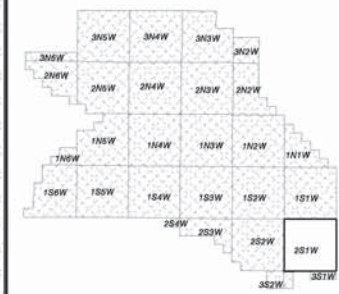
## **Exhibit B: Washington County Assessor's Map**

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2S 1 15DA

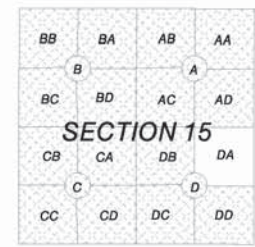
2S 1 15DA



WASHINGTON COUNTY OREGON  
NE 1/4 SE 1/4 SECTION 15 T2S R1W W.M.  
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 2S115DA  
1301,1300,1000,1200,500,



PLOT DATE: June 23, 2007  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by either grey shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TUALATIN  
2S 1 15DA



---

# Exhibit C: City Land Use Application Form and Checklist

---





**CITY OF TUALATIN**  
 18880 SW Martinazzi Ave  
 Tualatin, OR 97062-7092  
 Phone: (503) 692-2000  
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:  
 SUBDIVISION/PARTITION/  
 PROPERTY LINE ADJUSTMENT**

Application for:  Subdivision       Partition       Property Line Adjustment

Project Address: 10605 SW Hazelbrook Road      Planning District: Low Density Residential (RL)

Project Tax Map Number: 2S115DA      Tax Lot Number(s): 300

**Property Owner(s):** Robert and Mary Bosak

Property Owner's Address: 10605 SW Hazelbrook Road, Tualatin, OR 97062

Owner's Phone Number: Contact Applicant's Consultant      Fax Number: Contact Applicant's Consultant

Owner's Email Address: Contact Applicant's Consultant

Owner's Signature: *Robert E. Bosak*      Date: 8-18-17

Owner's Signature: \_\_\_\_\_      Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

**Applicant's Name:** Robert and Mary Bosak

Applicant's Address: 10605 SW Hazelbrook Road, Tualatin, OR 97062

Applicant's Phone Number: Contact Applicant's Consultant      Fax Number: Contact Applicant's Consultant

Applicant's Email Address: Contact Applicant's Consultant

Applicant's Signature: *Robert E. Bosak*      Date: 8-18-17

**Consultant's Name:** Chuck Gregory & Matt Scheidegger

Consultant's Company: AKS Engineering & Forestry, LLC

Consultant's Address: 12965 SW Herman Road, Suite 100

Consultant's Phone Number: 503-563-6151      Fax Number: 503-563-6152

Consultant's Email Address: Chuck Gregory: chuckg@aks-eng.com      Matt Scheidegger: scheideggerm@aks-eng.com

**Direct Communication to:**     Owner     Applicant     Consultant

Existing Use: Residential      Proposed Use: Residential

Total Acreage: ±4.20 Acres      No. of Lots/Parcels: 5 Lots

Average Lot/Parcel Width: ±85 feet      Average Lot/Parcel Area: ±9,497 square feet

Subdivision Name (if applicable): \_\_\_\_\_

Receipt Number: \_\_\_\_\_      Fee: \$ \_\_\_\_\_      Job Number: \_\_\_\_\_  
 By: \_\_\_\_\_      Date: \_\_\_\_\_



**CITY OF TUALATIN**  
 18880 SW Martinazzi Ave  
 Tualatin, OR 97062-7092  
 Phone: (503) 692-2000  
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:  
 SUBDIVISION/PARTITION/  
 PROPERTY LINE ADJUSTMENT**

SUB	PAR	PLA	FEES & REQUIRED APPLICATION FORMS
✓			Completed Development Application
✓ \$2,900	\$440	\$ 75 \$325	Paid Application Fee (Residential PLA \$75; Commercial & Industrial PLA \$325)
			Completed Minor Variance Application & Criteria, <i>if applicable</i>
\$145 \$220	\$145 \$220	\$145 \$145	Paid Minor Variance Fee: - Primary use is a single family residence - Primary use is not a single family residence
			Completed Variance Application & Criteria, <i>if applicable</i>
\$290 \$365	N/A	N/A	Paid Variance Fee - Primary use is a single family residence - Primary use is not a single family residence)
# OF SETS REQUIRED	REQUIRED INFORMATION (Provide pdf copies of all submittals)		
✓ 1	1	N/A	Mailing list and Avery 5160 labels per TDC 31.064(1) plus email to CIOs
✓ 1	1	N/A	Water quality calculations (and detention if applicable)
✓ 1	1	1	Clean Water Services' service provider letter
✓ 1	1	N/A	Neighborhood Meeting information
✓ 1	1	N/A	Arborist Report (if removing trees) Report is located in sheet P04 in plans.
✓ 1	1	1	8½" x 11", black & white copy of plan/sketch map
✓ 1	1	N/A	11" x 17" set, of preliminary plan/sketch map
✓ 8	8	8	24" x 36" sets of preliminary plan/sketch map (folded to 8½" x 11")
N/A			All Sets to include items noted below:
✓ ✓	✓	N/A	name, address & phone number of owner, applicant, & engineer
✓ ✓	N/A	N/A	date the plan/sketch was prepared
✓ ✓	✓	✓	vicinity map with north arrow and scale of plan/sketch
✓ ✓	✓	✓	current County Assessor's tax map(s) and tax lot number(s)
✓ ✓	✓	✓	location by Quarter Section, Township and Range
✓ ✓	✓	✓	existing and proposed streets and access ways
N/A ✓	✓	N/A	outline plan of possible future adjacent development
✓ ✓	✓	N/A	preliminary utilities (exist./prop. water, sewer, storm, w. quality)
✓ ✓	✓	✓	existing and proposed easements, on-site and off-site
✓ ✓	✓	N/A	flood areas, wetlands, water courses, etc.
✓ ✓	✓	N/A	natural features—rock outcroppings, wooded areas, etc.
✓ ✓	✓	N/A	trees over 8" diameter, labeled to be removed or retained
✓ ✓	✓	✓	approximate lot/parcel dimensions and areas
✓ ✓	✓	✓	existing structures, wells and septic tanks
✓ ✓	✓	N/A	all lots/parcels and tracts to be reserved for public use
✓ ✓ ✓	✓	N/A	contour lines (2' intervals up to 5%; 5' intervals over 5%)





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## **Exhibit D: Property Ownership Information**

---

0050  
F 500



OREGON TITLE  
Insurance Company

STATUTORY WARRANTY DEED  
(Individual)

PAUL M. MCFARLAND and ARLENE MCFARLAND

conveys and warrants to  
ROBERT E. BOSAK and MARY C. BOSAK, husband and wife

the following described real property in the State of Oregon and County of Washington  
free of encumbrances, except as specifically set forth herein:  
"Reserving unto the grantors a life estate for their natural life".

Lot 26, according to the duly filed plat of HAZELBROOK FARMS, filed November 16, 1908, in  
Plat Book 2, Page 66, Records of the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion as described in Deed to Jefferson G. Bell, et ux,  
recorded October 8, 1963, in Book 497, Page 205, Washington County Deed Records. ALSO  
EXCEPTING that portion as described in Deed to Arthur Rosborough, et ux, recorded October  
22, 1986, as Recorder's Fee No. 86048685, Washington County Deed Records

Tax Account Number(s): 2S115DA-00100

This property is free of encumbrances, EXCEPT:

1. The subject property lies within the boundaries of the Unified Sewerage Agency and is subject to the levies and assessments thereof.
2. Right, title and interest of the State of Oregon in and to that portion of the subject property lying below the ordinary high water line of Tualatin River, as of February 14, 1859.

(Continued)

The true consideration for this conveyance is \$42,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-  
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-  
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY  
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-  
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 2nd day of June, 1994.

PAUL M. MCFARLAND

ARLENE MCFARLAND

STATE OF OREGON, COUNTY OF Washington)ss.

The foregoing instrument was acknowledged before me this 2nd day of June, 1994, by PAUL  
M. MCFARLAND and ARLENE MCFARLAND.

Notary Public for Oregon  
My Commission Expires: 6/18/95



Order No.: 366404w

After Recording Return To:  
ROBERT E. BOSAK  
10605 SW Hazellbrook Road  
Tualatin, OR 97062-8025

Until a change is requested, tax statements  
shall be sent to the following address:  
same as above

THIS SPACE RESERVED FOR RECORDER'S USE

WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$ 42.00      6-6-94  
FEE PAID      DATE

STATUTORY WARRANTY DEED  
(Continued)

ENCUMBRANCES (Continued)

Order No.: 366404w

3. Any adverse claim based on the assertion that any portion of the subject property has been created by artificial means or has accreted to such portions so created, or based on the provisions of O.R.S. 274.905 through 274.940.
4. Any adverse claim based upon the assertion that some portion of the subject property has been removed from or brought within the property's boundaries by an avulsive movement of Tualatin River or has been formed by the process of accretion or reliction.
5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation and other rights of the public, Indian tribes or governmental bodies in and to the waters of Tualatin River.
6. An easement created or disclosed by instrument, including the terms and provisions thereof,  
Dated : November 22, 1978  
Recorded : December 13, 1978 as Recorder's Fee No. 78054452  
In favor of : Unified Sewerage Agency of Washington County  
For : Sewers  
Affects : Please see recorded document for details
7. An easement created or disclosed by instrument, including the terms and provisions thereof,  
Dated : October 2, 1986  
Recorded : October 22, 1986 as Recorder's Fee No. 86048685  
In favor of : Adjacent property owners  
For : Roadway  
Affects : Please see recorded document for details
8. An easement created or disclosed by instrument, including the terms and provisions thereof,  
Dated : May 15, 1989  
Recorded : June 9, 1989 as Recorder's Fee No. 89025940  
In favor of : The public  
For : Drainage  
Affects : Please see recorded document for details
- a. The above easement was modified by instrument, including the terms and provisions thereof,  
Recorded : July 25, 1989 as Recorder's Fee No. 89033605
9. An easement created or disclosed by instrument, including the terms and provisions thereof,  
Dated : June 13, 1989  
Recorded : July 25, 1989 as Recorder's Fee No. 89033604  
In favor of : Unified Sewerage Agency of Washington County  
For : Sewer  
Affects : Please see recorded document for details



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# Exhibit E: Preliminary Stormwater Report

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# HAZELBROOK ESTATES

## PRELIMINARY STORMWATER REPORT

**DATE:** November 15, 2017

**CLIENT:** Robert and Mary Bosak  
10605 Hazelbrook Road  
Tualatin, OR 97062

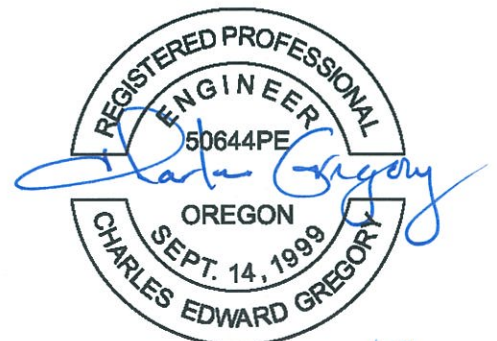
**ENGINEERING CONTACT:** Chuck Gregory, PE

**ENGINEERING FIRM:** AKS Engineering & Forestry, LLC

**AKS JOB No.:** 4457



12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
P: (503) 563-6151  
www.aks-eng.com



RENEWS: JUNE 30, 20 19

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<b>APPENDIX 3-1:</b> STORMWATER FACILITY DETAIL
<b>APPENDIX 4-1:</b> SOIL INFORMATION



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## Purpose Statement

- Show compliance with all City of Tualatin drainage requirements and design criteria.
- Provide factual data, field investigation reports, calculations, maps, drawings, cross-sections, analysis, and other information needed to support and verify the findings and conclusions of the drainage report.
- Describe and show all on-site and offsite adverse drainage impacts of the development.
- Provide the drainage plan needed to mitigate the drainage impacts of the development.
- Provide evidence (plans) that the proposed drainage system and facilities will meet required design criteria; will fit on the site; and will avoid, if possible, or minimize destruction or loss of natural resources.
- Provide design criteria needed to prepare construction plans and specifications.

## Project Overview

### LOCATION:

Tax Lot 300, T2S, R1W Section 15DA  
Area 4.20 acres.

The subject property is located east of SW 108<sup>th</sup> Avenue, north of SW Hazelbrook Road, and west of SW Jurgens Lane in the City of Tualatin. The site address is 10605 SW Hazelbrook Road, Tualatin.

### SOIL CLASSIFICATION:

NRCS Map Unit Identification	NRCS Soil Classification	Hydrologic Soil Group Rating
21B	Hillsboro loam, 3 to 7 percent slopes	B
21C	Hillsboro loam, 7 to 12 percent slopes	B

### EXISTING SITE:

The site is currently occupied by a single-family residence, which is planned to remain on Lot 5 of the project. An existing shed is located toward the south end of the property and is planned to be removed.

### PROJECT DESCRIPTION:

The project consists of a 5 lot subdivision and construction of 4 single-family residential homes (existing home to remain on Lot 5). Additionally, two tracts are planned toward the north end of the subject property. Tract A includes the project's natural resources and Tract B is planned to be transferred to the City of Tualatin for the future extension of the Tualatin River Greenway Trail. Project improvements include a new shared private driveway located over the pole portions of Lots 3 through 5 (flag lots), and frontage improvements to SW Hazelbrook Road. The property is generally level sloping toward the Tualatin River to the north.

### IMPERVIOUS AREA CALCULATIONS:

This project is planned to create approximately  $\pm 13,700$  square feet of impervious area. The table below lists the anticipated impervious area generated by the project:

---

**IMPERVIOUS AREA TABLE:**

<b>Table 2: Impervious Area Table</b>		
<b>POST-DEVELOPED CONDITION</b>	<b>AREA (sf)</b>	<b>Conveyance/Treatment</b>
New Roof	±9,370	Lined Flow-Through Stormwater Planters
Shared Driveway & Individual Driveways	±4,850	Rain Garden
Existing Roof	±1,830	Rain Garden
<b>Total Impervious Area</b>	<b>±16,050</b>	

**DRAINAGE CONVEYANCE/TREATMENT SYSTEMS:****ON-SITE CONVEYANCE/TREATMENT:**

The roof drains from the new homes will be sized using Manning's equation to convey the peak flows from the 100-year storm event. The size of the roof drains will be in accordance with the 2014 Oregon Plumbing Specialty Code (see table D-1) that, for the Portland area, during a 60 minute duration storm with 100 year return, a rate of 0.014 gallon per minute per square foot. These results can be found in Table 3 below.

<b>Table 3: Roof Drain Summary</b>					
<b>Name</b>	<b>Area of Roof (sq-ft)</b>	<b>Flow (gpm)</b>	<b>Flow (cfs)</b>	<b>Size of Pipe (in)</b>	<b>Capacity (cfs)</b>
RD 1	2,274	31.8	0.07	4	0.28
RD 2	2,274	31.8	0.07	4	0.28
RD 3	2,410	33.7	0.08	4	0.28
RD 4	2,410	33.7	0.08	4	0.28

Pipe slopes assumed to be a minimum 2.0% slope

Individual lined flow-through stormwater planters located on each lot are planned to treat and retain stormwater runoff from each roof of the future homes, for Lots 1 through 4. The stormwater from the existing home to remain on Lot 5 will be treated and retained by a rain garden.

According to Section 4.05.5 in Clean Water Service's design standards, for all subdivision lots greater than 2,000 square feet, existing and proposed residences on individual lots shall be sized at the rate of 2,640 square feet of impervious surface are per dwelling unit. Therefore, the lined flow-through stormwater planters and rain gardens of lots 1 -5 are planned to have an area of ±160 square feet (6% of the 2,640 sf of impervious area per dwelling unit), which is consistent with Chapter 3 of the Clean Water Service's Low Impact Development Approach Handbook.

The site will also consist of a shared driveway as well as individual side driveways to each home. These driveways (both shared and individual), will be treated and retained by a rain garden with an area of ±300 square feet. This rain garden is sized for 6% of the total impervious area of the

---

shared and individual driveways. If the rain gardens were to overflow, they will sheet flow to the north through vegetated upland areas, then across 900 lineal feet of wetland (which will also treat and retain the stormwater runoff), prior to draining into the Tualatin River. For more information see the Basin Map in Appendix 2-1.

***OFF-SITE CONVEYANCE/TREATMENT:***

Planned improvements along the project's frontage on SW Hazelbrook Road include approximately ±10 feet of new pavement widening, curb and gutter, 6-foot wide planter strip, and 5-foot wide sidewalk. An infiltration planter designed based on Chapter 3 of the Clean Water Service's Low Impact Development Approach Handbook is shown to be located in the new planter strip along SW Hazelbrook Road. This infiltration planter will manage the collected stormwater from the planned frontage improvements and has been sized at 250 sf or 6% of the new impervious area created. For more information, see the Basin Map in Appendix 2-1.

**APPENDIX 1-1**  
**VICINITY MAP**



**VICINITY MAP**

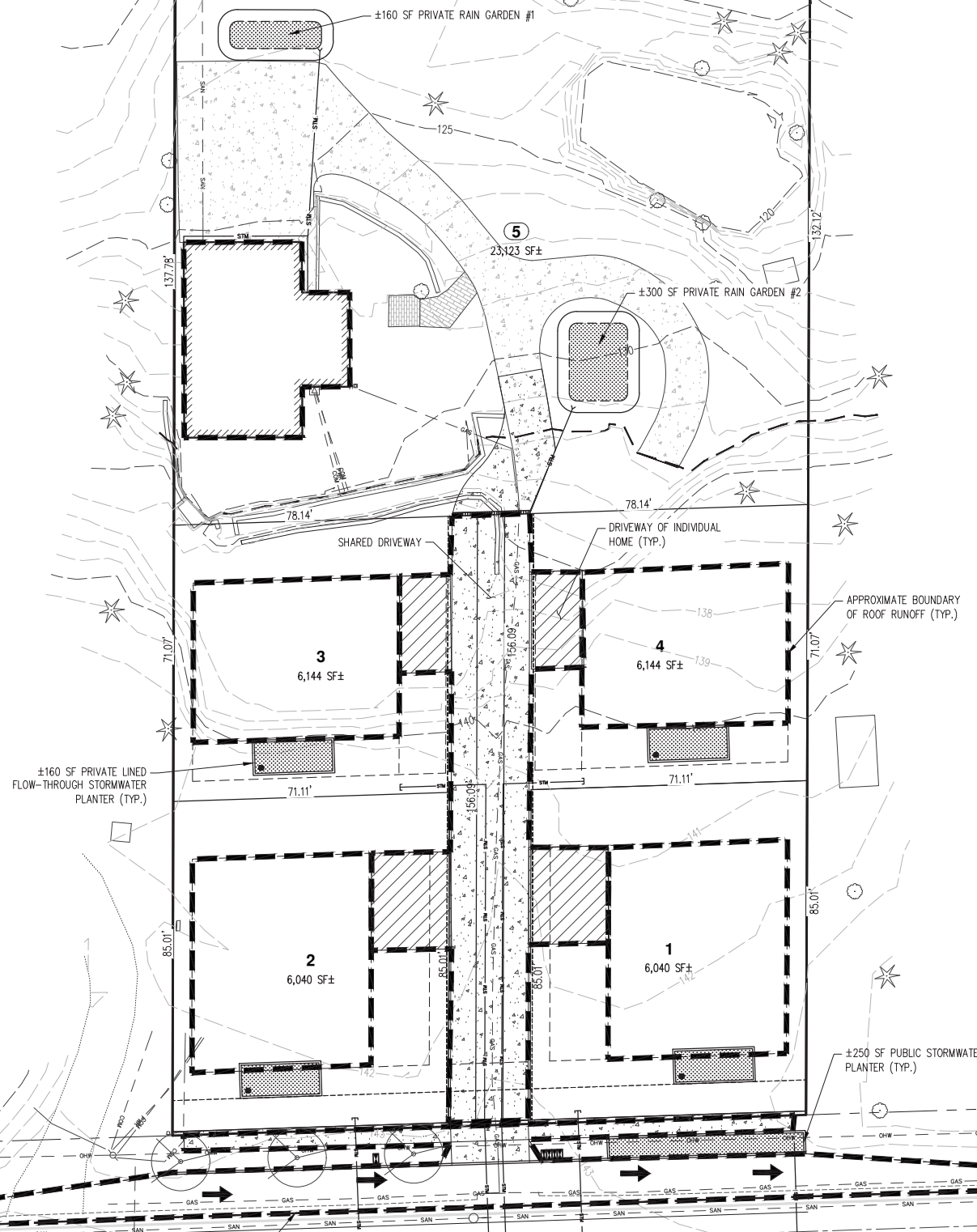
**APPENDIX 2-1**  
**POST-DEVELOPED BASIN MAP**



AKS DRAWING FILE: 4457 BASIN.DWG | LAYOUT: LAYOUT1

TAX LOT 400  
TAX MAP 2S 1W  
15AD

TAX LOT 200  
TAX MAP 2S 1W  
15AD



**PUBLIC FLOW THROUGH PLANTER**

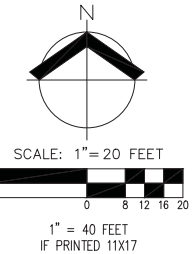
AREA DRAINING TO PLANTER: ±3,875 SF  
STORMWATER PLANTER AREA: ±250 SF

**PRIVATE FLOW THROUGH PLANTER**

LOT 1 ROOF AREA: ±2,274 SF  
LOT 2 ROOF AREA: ±2,274 SF  
LOT 3 ROOF AREA: ±2,410 SF  
LOT 4 ROOF AREA: ±2,410 SF  
EXISTING ROOF AREA: ±1,830 SF  
SHARED DRIVEWAY AREA & DRIVEWAYS OF INDIVIDUAL HOMES: ±4,850 SF

LINED FLOW-THROUGH STORMWATER PLANTERS & RAIN GARDEN #1: ±160 SF  
(160 SF BASED ON TREATMENT OF 2,640 SF OF IMPERVIOUS AREA PER SECTION 4.05.5 CWS DESIGN STANDARDS)

RAIN GARADEN #2: ±300 SF  
(300 SF BASED ON 6% OF IMPERVIOUS AREA OF SHARED AND INDIVIDUAL DRIVEWAYS)



**AKS**  
ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD  
SUITE 100  
TUALATIN, OR 97062  
PHONE: 503.563.6151  
FAX: 503.563.6152  
www.aks-eng.com

ENGINEERING · SURVEYING  
FORESTRY · LANDSCAPE ARCHITECTURE

**HAZELBROOK ESTATES**  
**SUBDIVISION**  
**TUALATIN OREGON**  
TAX MAP 2S 1W 15DA

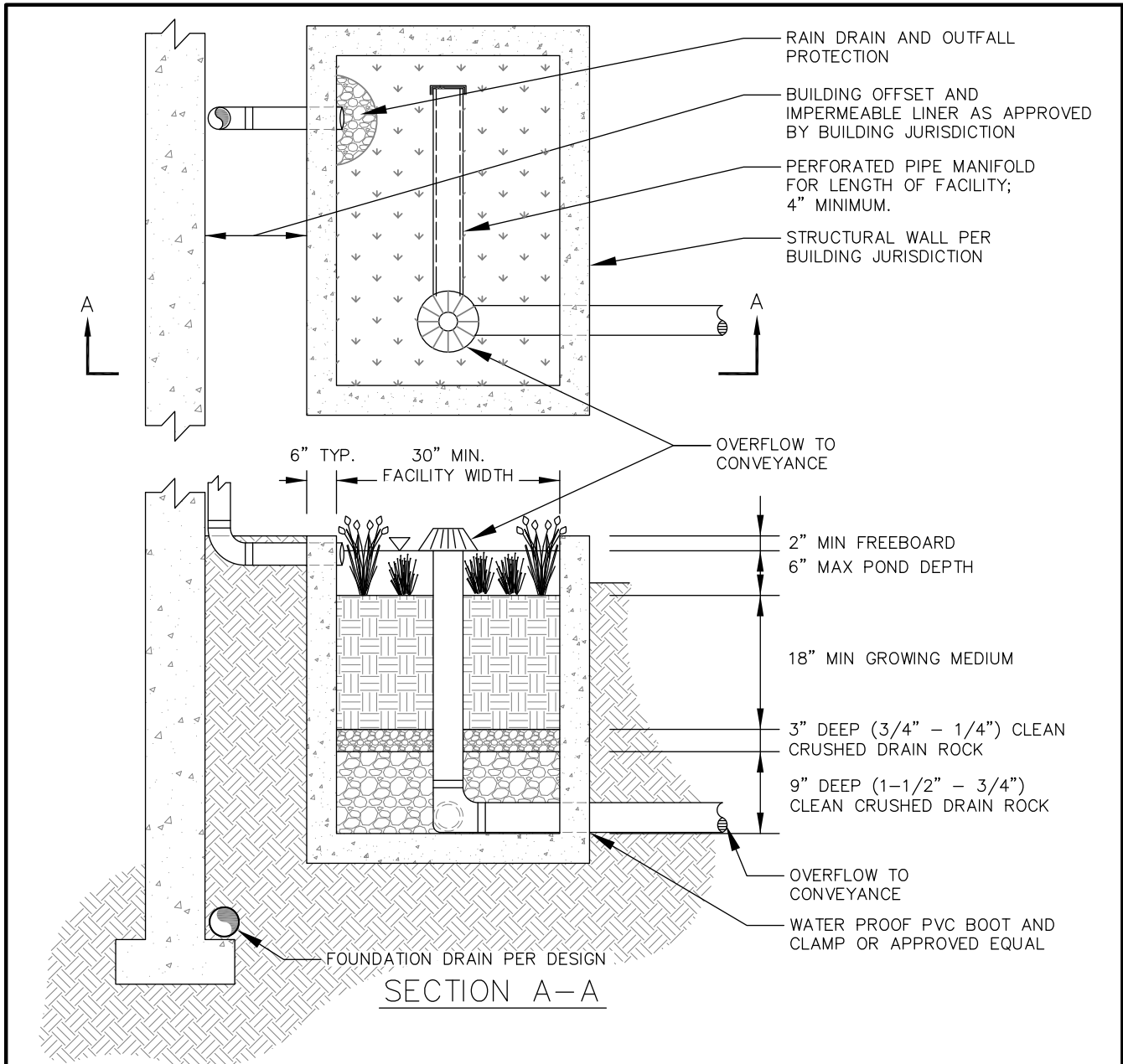
**BASIN MAP**

DESIGNED BY:  
DRAWN BY: FJS  
CHECKED BY: CEG  
SCALE: AS NOTED  
DATE: 11/08/2017

REVISIONS

JOB NUMBER  
**4457**  
SHEET  
**C1**

**APPENDIX 3-1**  
**STORMWATER FACILITY**  
**DETAIL**



SECTION A-A

- NOTES:
1. PRIVATE WATER QUALITY TREATMENT
  2. 30" MIN WIDTH – FACILITY LENGTH TO BE CALCULATED BASED ON INCOMING FLOWS.
  3. VEGETATION: SEE PLANT LIST IN LIDA HANDBOOK.
  4. NO TREES OR DEEP ROOTED VEGETATION OVER PIPING.
  5. RAIN DRAINS AND OVERFLOW TO MAINTAIN MAXIMUM LINEAR SEPARATION.
  6. OUTFALL PROTECTION SIZED PER FLOW CALCULATIONS.
  7. BUILDING JURISDICTION APPROVAL REQUIRED WHEN DEPTH OF FACILITY IS BELOW BUILDING FOOTING.

LOT# \_\_\_\_\_  
 BOX SIZE (SF.) \_\_\_\_\_  
 # OF PLANTS \_\_\_\_\_  
 TYPE OF PLANTS \_\_\_\_\_  
 \_\_\_\_\_  
 SIZE OF PLANTS \_\_\_\_\_

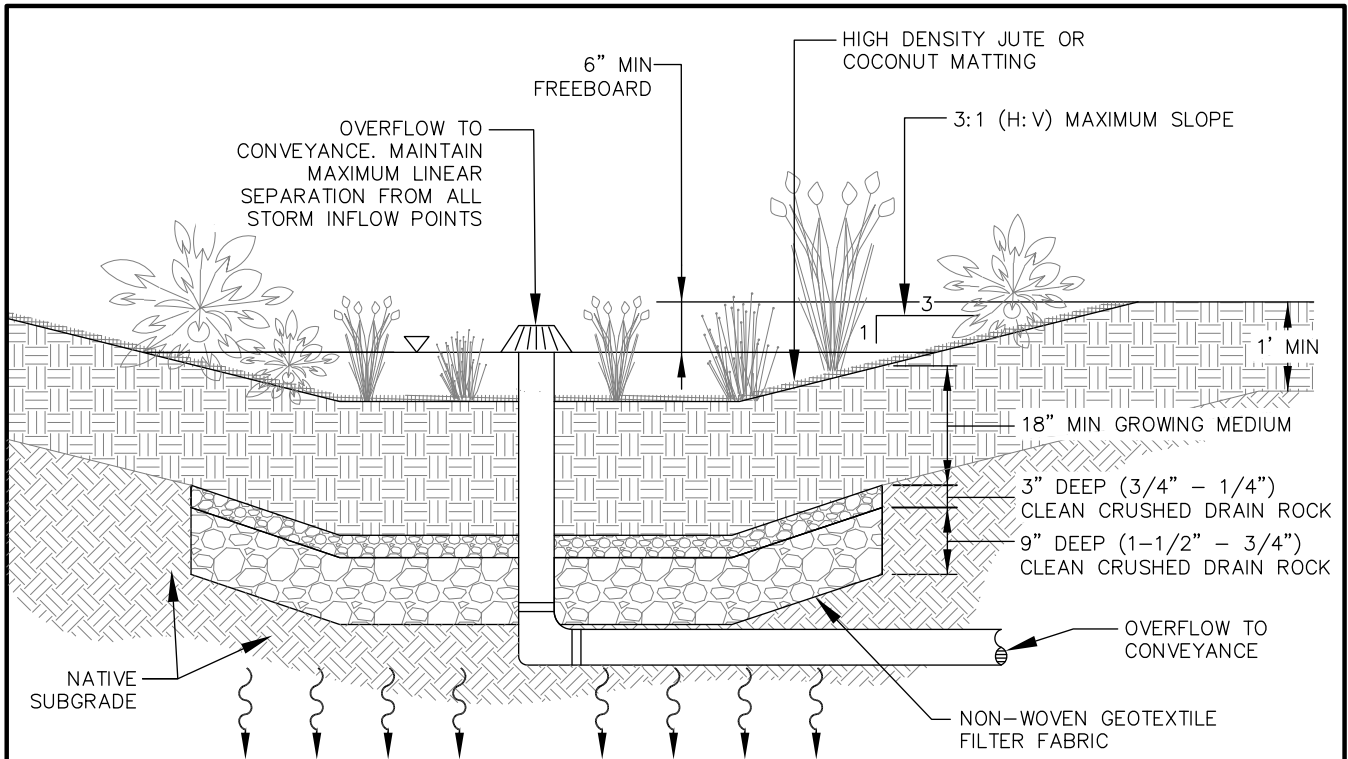
FLOW THROUGH PLANTER

LIDA  
 HANDBOOK



DRAWING NO. 794

REVISED 03-16



**NOTES:**

1. PUBLIC WATER QUALITY AND/OR QUANTITY SYSTEM
2. PROVIDE OVERFLOW CONVEYANCE SYSTEM, OVERFLOW CONVEYANCE HEIGHT TO ALLOW 6" MAXIMUM PONDING, PIPING TO A MINIMUM OF THE PLUMBING CODE OR CONVEY THE 25 YEAR STORM.
3. IF USING THE NATIVE SOIL INFILTRATION FOR SIZING, THE RATE SHALL BE DETERMINED BY ASTM STANDARD TESTING METHODS.
4. FLOW DISSIPATORS SHOULD BE USED IF ENTRY SLOPE TO THE BASIN IS GREATER THAN 3:1. FLOW DISSIPATORS SHALL BE CONSTRUCTED OUT OF ROCK OR GRAVEL PER DESIGN FLOW VELOCITY AT ENTRY OF THE FACILITY.
5. TREATMENT AREA SHALL HAVE HIGH DENSITY JUTE OR COCONUT MATTING OVER 18" MINIMUM OF GROWING MEDIUM OR BASE STABILIZATION METHOD AS APPROVED BY THE DISTRICT.
6. VEGETATION TO BE USED IN WET AREAS OF THE BASIN IS PER APPENDIX "A" OF R&O 07-20 FOR THE WET MOISTURE CONDITIONS.
7. VEGETATION TO BE USED IN OTHER AREAS OF BASIN CONFORMS TO PLANT LIST OF THIS HANDBOOK AS APPROVED BY DISTRICT.

NON-STRUCTURAL  
PLANTER/RAIN GARDEN

LIDA  
HANDBOOK

CleanWater  Services

DRAWING NO. 797

REVISED 05-16

**APPENDIX 4-1**  
**SOIL INFORMATION**



# Custom Soil Resource Report for Washington County, Oregon





# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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# Soil Map

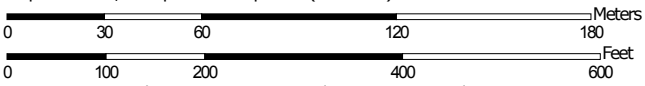
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map




Map Scale: 1:2,330 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)


**Soils**


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill


 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

**Water Features**

 Streams and Canals


**Transportation**

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon  
 Survey Area Data: Version 14, Sep 16, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2014—Aug 23, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Washington County, Oregon (OR067)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Chehalis silty clay loam, occasional overflow	0.6	11.4%
13	Cove silty clay loam	1.5	28.6%
21B	Hillsboro loam, 3 to 7 percent slopes	0.9	17.7%
21C	Hillsboro loam, 7 to 12 percent slopes	0.4	8.6%
30	McBee silty clay loam	1.7	31.8%
W	Water	0.1	2.0%
<b>Totals for Area of Interest</b>		<b>5.2</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

## Custom Soil Resource Report

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Washington County, Oregon

### 9—Chehalis silty clay loam, occasional overflow

#### Map Unit Setting

*National map unit symbol:* 220v  
*Elevation:* 100 to 300 feet  
*Mean annual precipitation:* 40 to 60 inches  
*Mean annual air temperature:* 52 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Chehalis, occasional flooding, and similar soils:* 85 percent  
*Minor components:* 4 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Chehalis, Occasional Flooding

##### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Mixed alluvium

##### Typical profile

*H1 - 0 to 16 inches:* silty clay loam  
*H2 - 16 to 45 inches:* silty clay loam  
*H3 - 45 to 60 inches:* silt loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* Occasional  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 11.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2w  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* B  
*Other vegetative classification:* Well drained < 15% Slopes (G002XY002OR)  
*Hydric soil rating:* No

#### Minor Components

##### Wapato

*Percent of map unit:* 4 percent  
*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear

## Custom Soil Resource Report

*Across-slope shape:* Linear  
*Other vegetative classification:* Poorly Drained (G002XY006OR)  
*Hydric soil rating:* Yes

### 13—Cove silty clay loam

#### Map Unit Setting

*National map unit symbol:* 21xl  
*Elevation:* 100 to 300 feet  
*Mean annual precipitation:* 40 to 60 inches  
*Mean annual air temperature:* 52 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Cove and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Cove

##### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Recent clayey alluvium

##### Typical profile

*H1 - 0 to 8 inches:* silty clay loam  
*H2 - 8 to 60 inches:* clay

##### Properties and qualities

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)  
*Depth to water table:* About 0 to 12 inches  
*Frequency of flooding:* Frequent  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 9.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4w  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* D  
*Hydric soil rating:* Yes

**Minor Components**

**Cove, clay surface**

*Percent of map unit:* 5 percent  
*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Poorly Drained (G002XY006OR)  
*Hydric soil rating:* Yes

**Labish**

*Percent of map unit:* 3 percent  
*Landform:* Flood plains, lakebeds (relict)  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Poorly Drained (G002XY006OR)  
*Hydric soil rating:* Yes

**Cove, peat substratum**

*Percent of map unit:* 2 percent  
*Landform:* Flood plains  
*Hydric soil rating:* Yes

**21B—Hillsboro loam, 3 to 7 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 21y6  
*Elevation:* 160 to 240 feet  
*Mean annual precipitation:* 40 to 50 inches  
*Mean annual air temperature:* 52 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Hillsboro and similar soils:* 90 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Hillsboro**

**Setting**

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Silty and loamy old alluvium

**Typical profile**

*H1 - 0 to 15 inches:* loam

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*H2 - 15 to 48 inches: loam*  
*H3 - 48 to 57 inches: fine sandy loam*  
*H4 - 57 to 81 inches: fine sand*

### **Properties and qualities**

*Slope: 3 to 7 percent*  
*Depth to restrictive feature: More than 80 inches*  
*Natural drainage class: Well drained*  
*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)*  
*Depth to water table: More than 80 inches*  
*Frequency of flooding: None*  
*Frequency of ponding: None*  
*Available water storage in profile: High (about 10.6 inches)*

### **Interpretive groups**

*Land capability classification (irrigated): 2e*  
*Land capability classification (nonirrigated): 2e*  
*Hydrologic Soil Group: B*  
*Hydric soil rating: No*

## **21C—Hillsboro loam, 7 to 12 percent slopes**

### **Map Unit Setting**

*National map unit symbol: 21y7*  
*Elevation: 160 to 240 feet*  
*Mean annual precipitation: 40 to 50 inches*  
*Mean annual air temperature: 52 to 54 degrees F*  
*Frost-free period: 165 to 210 days*  
*Farmland classification: Farmland of statewide importance*

### **Map Unit Composition**

*Hillsboro and similar soils: 90 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Hillsboro**

#### **Setting**

*Landform: Terraces*  
*Landform position (three-dimensional): Riser*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Parent material: Silty and loamy old alluvium*

#### **Typical profile**

*H1 - 0 to 15 inches: loam*  
*H2 - 15 to 48 inches: loam*  
*H3 - 48 to 57 inches: fine sandy loam*  
*H4 - 57 to 81 inches: fine sand*

### **Properties and qualities**

*Slope: 7 to 12 percent*  
*Depth to restrictive feature: More than 80 inches*



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*Natural drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 10.6 inches)

### Interpretive groups

*Land capability classification (irrigated):* 2e  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B  
*Hydric soil rating:* No

## 30—McBee silty clay loam

### Map Unit Setting

*National map unit symbol:* 21yw  
*Elevation:* 100 to 300 feet  
*Mean annual precipitation:* 40 to 60 inches  
*Mean annual air temperature:* 50 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* Prime farmland if protected from flooding or not frequently flooded during the growing season

### Map Unit Composition

*Mcbee and similar soils:* 85 percent  
*Minor components:* 9 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Mcbee

#### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium

#### Typical profile

*H1 - 0 to 11 inches:* silty clay loam  
*H2 - 11 to 45 inches:* silty clay loam  
*H3 - 45 to 65 inches:* clay loam

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)  
*Depth to water table:* About 24 to 36 inches  
*Frequency of flooding:* Frequent

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*Frequency of ponding:* None

*Available water storage in profile:* High (about 10.8 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* 3w

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* C

*Other vegetative classification:* Moderately Well Drained < 15% Slopes  
(G002XY004OR)

*Hydric soil rating:* No

### **Minor Components**

#### **Cove**

*Percent of map unit:* 5 percent

*Landform:* Flood plains

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* Yes

#### **Wapato**

*Percent of map unit:* 4 percent

*Landform:* Flood plains

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Other vegetative classification:* Poorly Drained (G002XY006OR)

*Hydric soil rating:* Yes

## **W—Water**

### **Map Unit Composition**

*Water:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

# Soil Information for All Uses

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## Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

## Soil Physical Properties

This folder contains a collection of tabular reports that present soil physical properties. The reports (tables) include all selected map units and components for each map unit. Soil physical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

## Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

*Hydrologic soil group* is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission

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rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

*Group A.* Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

*Group B.* Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

*Group C.* Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

*Group D.* Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

*Depth* to the upper and lower boundaries of each layer is indicated.

*Texture* is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

*Classification* of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group

## Custom Soil Resource Report

index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

*Percentage of rock fragments* larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

*Percentage (of soil particles) passing designated sieves* is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

*Liquid limit and plasticity index (Atterberg limits)* indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

### References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.



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Absence of an entry indicates that the data were not estimated. The asterisk '\*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Washington County, Oregon														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
9—Chehalis silty clay loam, occasional overflow														
Chehalis, occasional flooding	85	B	0-16	Silty clay loam	CL	A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	85-90- 95	40-45 -50	20-25-3 0
			16-45	Silt loam, silty clay loam	ML	A-4, A-6, A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	85-90- 95	35-40 -45	5-10-15
			45-60	Silty clay loam, silt loam	ML	A-4, A-6, A-7	0- 0- 0	0- 0- 0	100-100 -100	75-88-1 00	70-80- 90	50-68- 85	30-38 -45	5-10-15
13—Cove silty clay loam														
Cove	90	D	0-8	Silty clay loam	CL	A-6	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	80-88- 95	30-35 -40	10-15-2 0
			8-60	Clay, silty clay	CH	A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	75-85- 95	60-70 -80	40-45-5 0
21B—Hillsboro loam, 3 to 7 percent slopes														
Hillsboro	90	B	0-15	Loam	ML	A-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	75-83- 90	30-33 -35	NP-3 -5
			15-48	Loam, silt loam	ML	A-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	75-83- 90	30-33 -35	5-8 -10
			48-57	Fine sandy loam	SM	A-2, A-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	30-40- 50	20-25 -30	NP-3 -5
			57-81	Loamy fine sand, fine sand	SM	A-2	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	65-73- 80	20-28- 35	20-23 -25	NP-3 -5

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Engineering Properties—Washington County, Oregon														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
21C—Hillsboro loam, 7 to 12 percent slopes														
Hillsboro	90	B	0-15	Loam	ML	A-4	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	75-83-90	30-33-35	NP-3-5
			15-48	Loam, silt loam	ML	A-4	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	75-83-90	30-33-35	5-8-10
			48-57	Fine sandy loam	SM	A-2, A-4	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	30-40-50	20-25-30	NP-3-5
			57-81	Loamy fine sand, fine sand	SM	A-2	0-0-0	0-0-0	100-100-100	100-100-100	65-73-80	20-28-35	20-23-25	NP-3-5
30—McBee silty clay loam														
Mcbee	85	C	0-11	Silty clay loam	ML	A-6	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	85-90-95	35-38-40	10-13-15
			11-45	Silty clay loam, clay loam	CL, ML	A-6	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	80-88-95	34-37-40	10-13-15
			45-65	Gravelly clay loam, clay, silty clay, silty clay loam, clay loam	GC, CL	A-6, A-7	0-0-0	0-0-0	55-78-100	50-75-100	45-73-100	40-68-95	30-35-45	10-15-25



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## **Exhibit F: Clean Water Services Service Provider Letter**

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## Service Provider Letter

15-002685

**This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).**

Jurisdiction: Washington County Review Type: No Impact

Site Address / Location: 10605 SW Hazelbrook RD  
Tualatin, OR 97062 SPL Issue Date: June 01, 2016  
SPL Expiration Date: June 01, 2018

**Applicant Information:**

Name BOB BOSAK  
Company \_\_\_\_\_  
Address 10605 SW HAZELBROOK RD  
TUALATIN OR 97062  
Phone/Fax 503-312-9824  
E-mail: bob.rcr@hotmail.com

**Owner Information:**

Name BOB BOSAK  
Company \_\_\_\_\_  
Address 10605 SW HAZELBROOK RD  
TUALATIN OR 97062  
Phone/Fax 503-312-9824  
E-mail: Bob.rcr@hotmail.com

**Tax lot ID**

2S115DA00300

**Development Activity**

Land Division

**Pre-Development Site Conditions:**

Sensitive Area Present:  On-Site  Off-Site  
Vegetated Corridor Width: 50-125  
Vegetated Corridor Condition: Degraded/Marginal

**Post Development Site Conditions:**

Sensitive Area Present:  On-Site  Off-Site  
Vegetated Corridor Width: 50-125

**Enhancement of Remaining Vegetated Corridor Required:**

**Square Footage to be enhanced:** 22100

**Encroachments into Pre-Development Vegetated Corridor:**

Type and location of Encroachment:	Square Footage:
<u>None</u>	<u>0</u>
_____	_____
_____	_____

**Mitigation Requirements:**

Type/Location	Sq. Ft./Ratio/Cost
<u>No Mitigation Required</u>	<u>0</u>
_____	_____
_____	_____

Conditions Attached  Development Figures Attached (2)  Planting Plan Attached  Geotech Report Required

**This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.**

**In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:**

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans.
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbance, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. If applicable, the water quality facility shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

**SPECIAL CONDITIONS**

11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
13. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A.
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
16. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 07-20, Appendix A).

17. **Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two-year maintenance period shall begin again from the date of replanting.**
18. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2.**
19. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services may require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to Clean Water Services.**

#### **FINAL PLANS**

20. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
21. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
22. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
23. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

**This Service Provider Letter is not valid unless CWS-approved site plan is attached.**

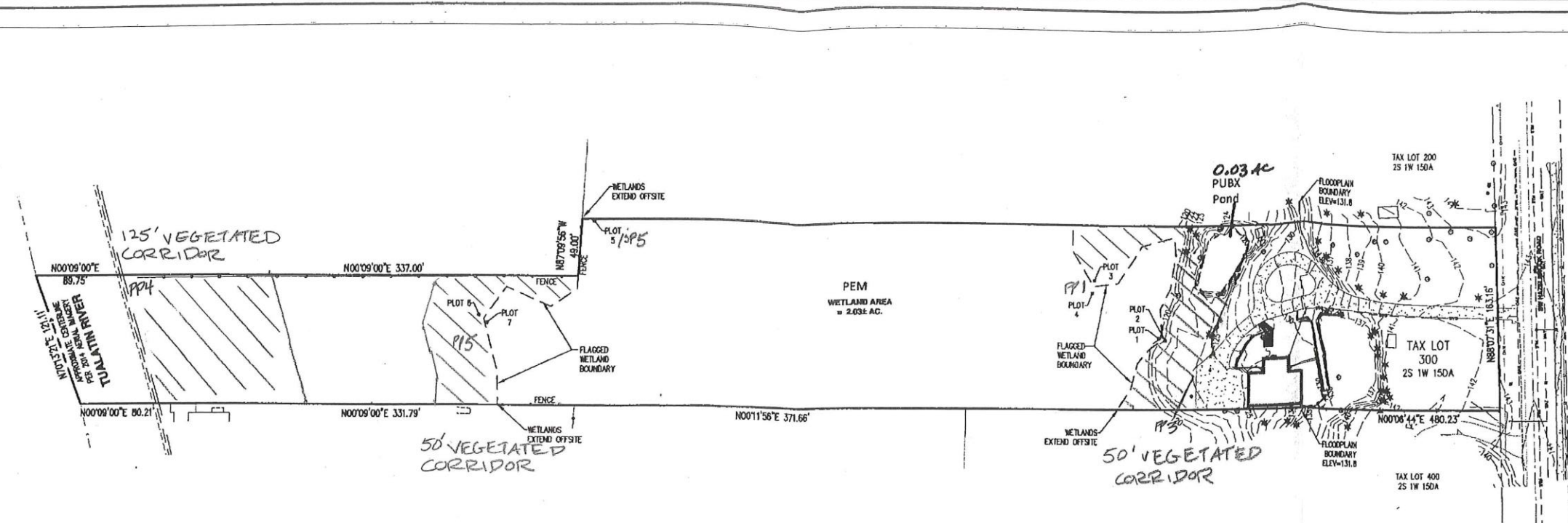
Please call (503) 681-3653 with any questions.



**Amber Wierck  
Environmental Plan Review**

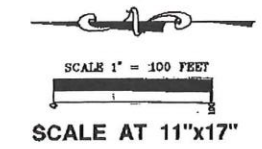
**Attachments (2)**





LEGEND	
<b>EXISTING</b>	<b>EXISTING</b>
DECIDUOUS TREE	STORM SEWER CLEAN OUT
CONIFEROUS TREE	STORM SEWER CATCH BASIN
FIRE HYDRANT	STORM SEWER AREA DRAIN
WATER BLOWOFF	STORM SEWER MANHOLE
WATER METER	GAS METER
WATER VALVE	GAS VALVE
DOUBLE CHECK VALVE	GUY WIRE ANCHOR
AIR RELEASE VALVE	POWER POLE
SANITARY SEWER CLEAN OUT	POWER VAULT
SANITARY SEWER MANHOLE	POWER JUNCTION BOX
SIGN	POWER PEDESTAL
STREET LIGHT	COMMUNICATIONS VAULT
MAILBOX	COMMUNICATIONS JUNCTION BOX
	COMMUNICATIONS RISER
<b>EXISTING</b>	
RIGHT-OF-WAY LINE	--- -- --
BOUNDARY LINE	== == ==
PROPERTY LINE	— — — —
CENTERLINE	— — — —
DITCH	— — — —
CURB	— — — —
EDGE OF PAVEMENT	— — — —
EASEMENT	— — — —
FENCE LINE	— — — —
GRAVEL EDGE	— — — —
POWER LINE	— — — —
OVER-HEAD WIRE	— — — —
COMMUNICATIONS LINE	— — — —
FIBER OPTIC LINE	— — — —
GAS LINE	— — — —
STORM SEWER LINE	— — — —
SANITARY SEWER LINE	— — — —
WATER LINE	— — — —

CWS FILE NO. 15-002685  
Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW  
By AW Date 6/1/16  
SPL ATTACHMENT 1 OF 2

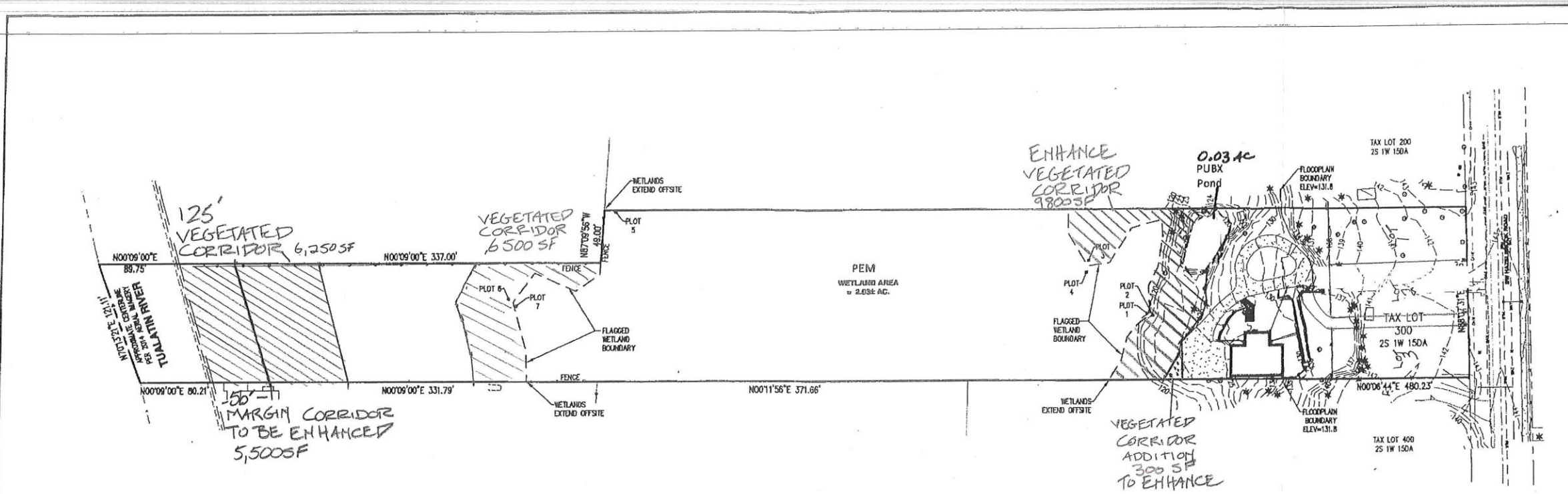


- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PROVIDED PER UTILITY LOCATE TICKET NUMBER 15040990. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA OR ARE AT THE LOCATIONS SHOWN HEREON. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS CONDUCTED MARCH 4-6, 2015.
  - VERTICAL DATUM: ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM BASED ON WASHINGTON COUNTY BENCHMARK NO. 348 AT THE NE CORNER OF THE CONCRETE BRIDGE ON HWY 90W OVER THE TUALATIN RIVER WITH A PUBLISHED NAVD ELEVATION OF 139.829. A CONVERSION FACTOR OF 4.348 WAS APPLIED PER NORTON SOFTWARE TO DETERMINE THE NAVD 88 ELEVATION OF 143.31 FEET.
  - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
  - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
  - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
  - CONTOUR INTERVAL IS 1 FOOT.
  - ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREAST HEIGHT, WERE SURVEYED AT THIS TIME.
  - FEMA FLOODPLAIN ELEVATIONS ARE PER THE PRELIMINARY FLOOD INSURANCE STUDY FOR TUALATIN RIVER PER FEMA FIRM MAP NUMBER 41067C0301E. THE 100 YEAR BASE FLOOD ELEVATION ACROSS THE SITE IS 131.8' (NAVD 88 DATUM).
  - WETLAND FLAGGING BY MARTIN SCHOTT & ASSOC.

EXISTING CONDITIONS MAP

PP = PHOTO POINT  
Flagged in the field by Schott and Associates  
Surveyed by AKS Engineering and Forestry, LLC





**AKS**  
 AKS ENGINEERING AND FORESTRY, LLC  
 10965 SW HERMAN RD  
 TUALATIN, OR 97062  
 PHONE: 503.645.1511  
 FAX: 503.645.1512  
 WWW.AKS-ENG.COM

ENGINEERING SURVEYING  
 PLANNING LANDSCAPE ARCHITECTURE  
 FORESTRY

**10605 SW HAZELBROOK ROAD**  
**TUALATIN**  
 TAX MAP 25 1W 150A

**DEVELOPMENT PLAN**

DESIGNED BY: BPH  
 DRAWN BY: BPH  
 CHECKED BY: TOL  
 SCALE: AS NOTED  
 DATE: 05/05/15

REGISTERED PROFESSIONAL LAND SURVEYOR

**REVIEW**  
 OREGON  
 JUL 16, 1987  
 THEODORE G. LAURETT  
 2284  
 BIRKENHEAD AVENUE

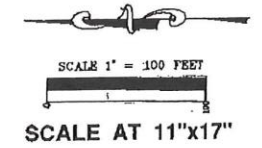
JOB NUMBER  
**4457**

SHEET  
**1 OF 1**

LEGEND	
DECIDUOUS TREE	EXISTING
CONIFEROUS TREE	EXISTING
FIRE HYDRANT	EXISTING
WATER BLOWOFF	EXISTING
WATER METER	EXISTING
WATER VALVE	EXISTING
DOUBLE CHECK VALVE	EXISTING
AIR RELEASE VALVE	EXISTING
SANITARY SEWER CLEAN OUT	EXISTING
SANITARY SEWER MANHOLE	EXISTING
SIGN	EXISTING
STREET LIGHT	EXISTING
MAILBOX	EXISTING
STORM SEWER CLEAN OUT	EXISTING
STORM SEWER CATCH BASIN	EXISTING
STORM SEWER AREA DRAIN	EXISTING
STORM SEWER MANHOLE	EXISTING
GAS METER	EXISTING
GAS VALVE	EXISTING
GUY WIRE ANCHOR	EXISTING
POWER POLE	EXISTING
POWER VAULT	EXISTING
POWER JUNCTION BOX	EXISTING
POWER PEDESTAL	EXISTING
COMMUNICATIONS VAULT	EXISTING
COMMUNICATIONS JUNCTION BOX	EXISTING
COMMUNICATIONS RISER	EXISTING
RIGHT-OF-WAY LINE	EXISTING
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FIBER OPTIC LINE	EXISTING
GAS LINE	EXISTING
STORM SEWER LINE	EXISTING
SANITARY SEWER LINE	EXISTING
WATER LINE	EXISTING

CWS File No. 15-002685  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By AW Date 6/1/16  
 SPL ATTACHMENT 2 OF 2

PROPOSED -  
 3 LOTS 50 X 125'  
 WITH RELOCATED 12' WIDE  
 ENTRY DRIVEWAY TO  
 EXISTING HOUSE.



- NOTES:
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 15040990. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA OR ARE AT THE LOCATIONS SHOWN HEREON. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
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  - WETLAND FLAGGING BY MARTIN SCHOTT & ASSOC.

Flagged in the field by Schott and Associates  
 Surveyed by AKS Engineering and Forestry, LLC



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## **Exhibit G: Subdivision Plat Naming Confirmation**

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WASHINGTON COUNTY  
 LAND USE AND TRANSPORTATION  
 SURVEYOR'S OFFICE

**SUBDIVISION PLAT NAMING**

I request that the Washington County Surveyor's Office reserve the following subdivision name:

PROPOSED NAME OF SUBDIVISION:	Hazelbrook Estates
MAP AND TAX LOT NUMBER:	2S115DA00300
CITY JURISDICTION (Which City?) or COUNTY JURISDICTION:	Washington County
SURVEYOR'S NAME: PLS NUMBER: COMPANY NAME:	Rob Rettig PLS #60124 AKS Engineering & Forestry, LLC
OWNER'S NAME:	Robert Bosak

I understand that if the name is not used within five years, it will be automatically canceled.


Name of person reserving name: Matt Scheidegger

Company name: AKS Engineering & Forestry, LLC

Address: 12965 SW Herman Road, Tualatin OR 97062

Telephone number: 503-563-6151

E-Mail: scheideggerm@aks-eng.com

      8-18-17      Name added to SID X  
 Name approved      Date  
 Washington County Surveyor's Office

**155 North First Avenue, Suite 350, MS 15, Hillsboro, OR 97124      Phone: 503-846-8723**

# Exhibit H: Neighborhood Meeting Materials

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# NEIGHBORHOOD/DEVELOPER MEETING AFFIDAVIT OF MAILING

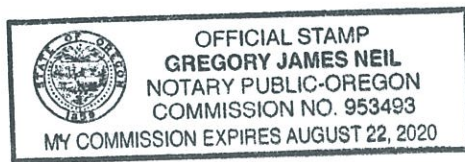
STATE OF OREGON )  
                    *Clackamas CN* ) SS  
COUNTY OF WASHINGTON )

I, ROBERT B. BOY being first duly sworn, depose and say:

That on the 31 day of July, 2017, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

*Robert B. Boy*  
Signature

SUBSCRIBED AND SWORN to before me this 16 day of August, 2017.



*Gregory James Neil*  
Notary Public for Oregon  
My commission expires: August 22, 2020

RE: \_\_\_\_\_



# SUBDIVISION CERTIFICATION OF SIGN POSTING



The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **red** composed of the **RGB color values Red 192, Green 0, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at [http://www.ci.tualatin.or.us/departments/communitydevelopment/planning/docs/LUApplicationSigns\\_Planning.pptx](http://www.ci.tualatin.or.us/departments/communitydevelopment/planning/docs/LUApplicationSigns_Planning.pptx).

NOTE: For larger projects, the Engineering Division may require the posting of additional signs in conspicuous locations.

As the applicant for the HAZEL BROOK ESTATES  
project, I hereby certify that on this day, 7-31-17 sign(s) was/were posted on the  
subject property in accordance with the requirements of the Tualatin Development Code and the  
Engineering & Building Department – Engineering Division.

Applicant's Name: ROBERT E. BOSNIK  
(PLEASE PRINT)

Applicant's Signature: Robert E. Bosnik

Date: 8-18-17

Letterhead (if available)

(Date)

(Name)  
(Address)  
(City, State Zip)

RE: (Project name, description, location)

Dear Property Owner:

You are cordially invited to attend a meeting on (this date) at (this time) and at (this location). This meeting shall be held to discuss a proposed project located at (address of property, cross streets). The proposal is to (describe proposal here).

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Regards,

(Your name)  
(Company name)  
(Contact phone number and email)

---

As the applicant for the HAZEL BROOK ESTATES project, I hereby certify that on this day, July 31, 2017 notice of the Neighborhood / Developer meeting was mailed in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: ROBERT E. BOSMIL  
(PLEASE PRINT)

Applicant's Signature: Robert E. Bosmil

Date: 8-31-17

July 27, 2017

Robert and Mary Bosak  
10605 SW Hazelbrook Road  
Tualatin, Or 97062  
RE: Hazelbrook Estates Subdivision

Hazelbrook Estates, a five lot subdivision at 10605 SW Hazelbrook Rd.

Dear Property Owner:

You are cordially invited to attend a meeting on August 15, 2017 at 6:00 PM and at Juanita Pohl Center at 8513 SW Tualatin Rd, Tualatin, Or. This meeting shall be held to discuss a proposed project located at 10605 SW Hazelbrook Rd. of property, between 106<sup>th</sup> and 108<sup>th</sup> street.

The proposal is to subdivide the property into 5 lots. This is the same proposal that was presented at the meeting held in July 26, 2016.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Regards,  
Robert and Mary Bosak  
Phone: 503-312-9824  
e-mail: Bob.rcr@hotmail.com



10605 HAZELBROOK RD.

8-15.

Name	Address	Phone	Email
Connie Wilson	10530 SW Lucas Ct.	503-691-0726	a.l.connie@yahoo
T. A. Sander	10240 SW Sedlak Cr	503 4927977	
Kathy Sander	10240 SW Sedlak Ct	503 998-1751	Kosandern@gmail
DAN HARDY	13348 SW 47E ST	503-332-8505	danh@danhardyp

Meeting notes Hazelbrook Estates Neighbor Meeting

8-15-17

Bob presented to the 3 people present the proposed 5 lot development. No questions.

Meeting adjourned at 6:30 pm

OWNER1	NE	OWNERADDR	OWNERCITY	PERST	OWNERZIP
MCDONALD TIMOTHY P/MINDI L		10396 SW KENT ST	TIGARD	OR	97224-4449
ANOKHIN TATYANA		10408 SW KENT ST	TIGARD	OR	97224-4446
ADEN JEFFREY L AND LEISA M		10420 SW KENT ST	TIGARD	OR	97224-4446
FISHER PAULA K		10432 SW KENT ST	TIGARD	OR	97224-4446
FIDDES RUSSELL GORDON AND	DE	10454 SW KENT CT	TIGARD	OR	97224-4446
THORNBURG LINDA M & KEN		10476 SW KENT ST	TIGARD	OR	97224-4446
CLARK AARON J &	BA	10498 SW KENT ST	TIGARD	OR	97224-4446
HOWLAND RUTH J REV TRUST	BY	13145 SW BENISH ST	TIGARD	OR	97223-7826
SLATER CHADLEE R &	SL	10477 SW RIVERWOOD LN	TIGARD	OR	97224-4451
VELASQUEZ DANIEL E & LYNETTE S		10455 SW RIVERWOOD LN	TIGARD	OR	97224-4451
ARRIGONI CYNTHIA L & JAMES M		10433 SW RIVERWOOD LN	TIGARD	OR	97224-4451
EVANS MICHAEL J AND LAURIE R		10411 SW RIVERWOOD LANE	TIGARD	OR	97224-4451
CALL STEPHEN J & BARBARA L		10409 SW RIVERWOODS LANE	TIGARD	OR	97224-4451
RODGE LIVING TRUST		10397 SW RIVERWOOD LN	TIGARD	OR	97224-4469
HARTLEY PAMELA J		10375 SW RIVERWOOD LN	TIGARD	OR	97224-4469
SAITMAN ALEC		10353 SW RIVERWOOD LN	TIGARD	OR	97224-4469
TIGARD CITY OF		13125 SW HALL BLVD	TIGARD	OR	97223-8167
TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092
RIFE KATHERINE A ESTATE OF	c/o	21270 NW WEST UNION RD	HILLSBORO	OR	97124-8523
RIFE KATHERINE A	BY	11787 SE AERIE CRESCENT RD	HAPPY VALLEY	OR	97086-4703
PETERSON K & B FAMILY TRUST	BY	10155 SE JURGENS LN	TUALATIN	OR	97062
K & B PETERSON FAMILY TRUST		10155 SW JURGENS LN	TUALATIN	OR	97062-6911
PITTMON BRADLEY J &	LA	16662 SW RIVERWOOD PL	TIGARD	OR	97224-4461
BRADLEY TODD		16657 RIVERWOOD PL	TIGARD	OR	97224-4461
BREEN KEVIN M &	AT	16633 SW RIVERWOOD PL	TIGARD	OR	97224-4461
TIETZ TRACY G & LAURA D		10238 SW RIVERWOOD LN	TIGARD	OR	97224-4417
SPECK WARREN BRULE &	SW	10276 SW RIVERWOOD LN	TIGARD	OR	97224-4417
PANKO JOHN E AND CYNTHIA A		10294 SW RIVERWOOD LN	TIGARD	OR	97224-4417
HOROWITZ LIVING TRUST	BY	955 TORERO PLZ	CAMPBELL	CA	95008-5939
LARLEE JUANITA E TRUST	BY	10336 SW BONANZA WAY	TIGARD	OR	97224-4337
JENSEN LUHR III AND	AN	10354 SW BONANZA WAY	TIGARD	OR	97224-4337
THOMAS JOSHUA W &	TH	10372 SW BONANZA WAY	TIGARD	OR	97224-4337
PARALKAR LIVING TRUST	BY	10390 SW BONANZA WAY	TIGARD	OR	97224-4337
FISHER MARK A & LAURIE L H		10414 SW BONANZA WAY	TIGARD	OR	97224-4339
STOTLER REVOCABLE LIVING TRUST	BY	10436 SW BONANZA WAY	TIGARD	OR	97224-4339
MILLARD GARY V &	MII	10452 SW BONANZA WAY	PORTLAND	OR	97224-4339
ELLIS KATHERINE A		10468 SW BONANZA WAY	TIGARD	OR	97224-4339
PENN KYLIE R &	HE	10484 SW BONANZA WAY	TIGARD	OR	97224-4339
DIXON FAMILY TRUST		10496 SW BONANZA WAY	TIGARD	OR	97224-4339
BAUER ERICH R &	BA	10483 SW BONANZA WAY	TIGARD	OR	97224-4340
SMITH LORI JEAN		10459 SW BONANZA WAY	TIGARD	OR	97224-4340
AHLBRECHT ANTONY G &	AH	10417 SW BONANZA WAY	TIGARD	OR	97224-4340
WHITEHEAD SUSAN M &	WF	10395 SW BONANZA WAY	TIGARD	OR	97224-4338
LASSETTER LARRY D & ELIZABETH		10363 SW BONANZA WAY	TIGARD	OR	97224-4338
RODGERS MARCUS D & HEIDI A		10321 SW BONANZA WAY	TIGARD	OR	97224-4338
MITCHELL CHRISTOPHER J &	PE	10145 SW HAZELBROOK RD	TUALATIN	OR	97062-8024
MARTIN DAVID WARREN &	MA	10275 SW HAZELBROOK RD	TUALATIN	OR	97062-8024
MARTIN DAVID WARREN &	MA	10275 SW HAZELBROOK RD	TUALATIN	OR	97062-8024
FRISON MICHAEL & NORMA		10465 SW HAZELBROOK	TUALATIN	OR	97062-8025
MINOR JAMES M & MARY K		17480 SW 105TH AVE	TUALATIN	OR	97062-8408
HANNON RACHELLE S & JEFFREY T		17440 SW 105TH AVE	TUALATIN	OR	97062-8408
BENEDICT ROBERT T &	ELI	10460 SW KELLOGG DR	TUALATIN	OR	97062-8482
PAYNE DANIEL J & JANET M		10440 SW KELLOGG ST	TUALATIN	OR	97062-8482
WOLFE GEORGE A &	WC	10420 SW KELLOGG DR	TUALATIN	OR	97062-8482
SWANSON GREGORY S &	SW	27400 SW LADD HILL RD	SHERWOOD	OR	97140-5025
SHEN PING LU		17460 SW 104TH AVE	TUALATIN	OR	97062-8409
BURDICK EILEEN T &	BU	17430 SW 104TH AVE	TUALATIN	OR	97062-8409
JEWELL THOMAS G &	JE	17400 SW 104TH AVE	TUALATIN	OR	97062-8409
SHIVERS NICKOLAS		6400 SE LAKE RD #200	PORTLAND	OR	97222-2129
HAUPERT REVOCABLE TRUST		10415 SW KELLOGG DR	TUALATIN	OR	97062-8482



GITT RAYMOND S JR & SHARON M	10435 SW KELLOGG DR	TUALATIN	OR	97062-8482
BIXEL JENNIFER	10455 SW KELLOGG DR	TUALATIN	OR	97062-8482
SCHEER MIRIAM	10475 SW KELLOGG DR	TUALATIN	OR	97062-8482
BROOKS STEVEN K & LUND STEVE A & ROSALIE A	DA 15532 SW PACIFIC HWY #CIB111	TIGARD	OR	97224-3598
MIKESELL LANDAN K & VOORHIES RAWLEY D & OLSON TODD E & BACHHUBER DANIEL	10285 SW CASTEEL CT	TUALATIN	OR	97062-7106
ROTH GARY L & LINDA M TRUST	MII 10265 SW CASTEEL CT	TUALATIN	OR	97062-7106
RISSBERGER STEVEN C & PATTI T	VO 10245 SW CASTEEL CT	TUALATIN	OR	97062-7106
OSTBY TYLER &	OL 10225 SW CASTEEL CT	TUALATIN	OR	97062-7106
SCHULZ ERIC M & MELISSIA R	10205 SW CASTEEL CT	TUALATIN	OR	97062-7106
SANDER TODD G &	10195 SW CASTEEL ST	TUALATIN	OR	97062-7105
BONDURANT DENNIS G & CHERYL I	10175 SW CASTEEL ST	TUALATIN	OR	97062-7105
NEUMAYER GREG C &	OS 10270 SW SEDLAK CT	TUALATIN	OR	97062-7190
TITUS STEPHEN N & PATRICE K	10260 SW SEDLAK CT	TUALATIN	OR	97062-7190
JOHNSON ROSS A & MARY P	SA 10240 SW SEDLAK CT	TUALATIN	OR	97062-7190
BOLAN JOHN J &	10220 SW SEDLAK CT	TUALATIN	OR	97062-7108
NAGATA JEFFREY A &	NE 10200 SW SEDLAK CT	TUALATIN	OR	97062-7108
NIELSEN DAVID C & MARCELYN A	10170 SW SEDLAK CT	TUALATIN	OR	97062-7108
CAMPBELL DOUGLAS W AND	10150 SW SEDLAK CT	TUALATIN	OR	97062-7108
EVANS MARY L	DE 10145 SW SEDLAK CT	TUALATIN	OR	97062-7108
ALLBRIGHT MARK H & MICHELE W	LA 10165 SW SEDLAK CT	TUALATIN	OR	97062-7108
NAUCK CRAIG LEE & LORRAINE KA	26342 SW BAKER RD	SHERWOOD	OR	97140-8407
PELLETIER CLAUDE VJ AND	LYI 10205 SW SEDLAK CT	TUALATIN	OR	97062-7108
ECKER NIKA C &	10225 SW SEDLAK CT	TUALATIN	OR	97062-7108
COURTNEY LYNN R/GERIANN M	10245 SW SEDLAKE CT	TUALATIN	OR	97062-7109
MASSAAD GABY	10265 SW SEDLAK CT	TUALATIN	OR	97062-7109
KELLOGG TIMOTHY D & LORETTA M	SU 10285 SW SEDLAK COURT	TUALATIN	OR	97062-7109
NELKE RAY W & SALLY A LEAKE JC BY	GC 17558 SW 104TH AVE	TUALATIN	OR	97062-8605
HEIDE LIVING TRUST	10485 SW KIOWA ST	TUALATIN	OR	97062-8419
HUNTER PENNI R TRUST	10455 SW KIOWA ST	TUALATIN	OR	97062-8419
DEMERIT PAUL M JR TRUST &	10425 SW KIOWA	TUALATIN	OR	97062-8419
WILLIAMS MATTHEW &	10395 SW KIOWA ST	TUALATIN	OR	97062-8419
ZEIKLE ANTHONY C &	10375 SW KIOWA ST	TUALATIN	OR	97062-8418
NUTTING BRADLEY J & M CHRISTIN	10355 SW KIOWA ST	TUALATIN	OR	97062-8418
NEWBERRY STEPHEN G &	DE 10335 SW KIOWA ST	TUALATIN	OR	97062-8418
YEE DENNIS A & JANET D	WI 10320 SW KIOWA ST	TUALATIN	OR	97062-8418
DART LOGAN A & DONNA J	ZE 10340 SW KIOWA ST	TUALATIN	OR	97062-8418
CREER KLAIR E & SUSAN M	10360 SW KIOWA ST	TUALATIN	OR	97062-8418
VOGELTANZ STEPHEN W & TERES/	LAI 10380 SW KIOWA ST	TUALATIN	OR	97062-8418
MANN-SEROFF FAMILY TRUST	10400 SW KIOWA ST	TUALATIN	OR	97062-8419
TUTTLE SINDIA & ANDREW	10440 SW KIOWA ST	TUALATIN	OR	97062-8419
PINAMONTI GUIDO & KATHERINE	10470 SW KIOWA ST	TUALATIN	OR	97062-8419
BERTOGLIO LENA C	10490 SW KIOWA ST	TUALATIN	OR	97062-8419
WALLACE SUSAN C FAMILY TRUST	10290 SW FULTON DR	TUALATIN	OR	97062-7101
MERRILL GARY A SPECIAL	10270 SW FULTON DR	TUALATIN	OR	97062-7101
WILSON-FEY DANIEL &	10240 SW FULTON DR	TUALATIN	OR	97062-7101
HALVERSON CLIFFORD O & NANCY	10210 SW FULTON DR	TUALATIN	OR	97062-7101
MESSENGER DENECE R	10180 SW FULTON DR	TUALATIN	OR	97062-6902
KIRSCHNER DAN S & KELLY	NE 17707 A SE RIVER RD	MILWAUKIE	OR	97267-5814
SANDBERG JOHN A AND LINDA L	WI 17640 SW FULTON DR	TUALATIN	OR	97062-6901
DOLLAR BRADLEY M &	17620 SW FULTON DR	TUALATIN	OR	97062-6901
JENKINS SHANE &	BO 17590 SW FULTON DR	TUALATIN	OR	97062-6900
ELLER KIM	17560 SW FUITON DR	TUALATIN	OR	97062-6900
FREEMAN LISA A &	10295 SW FULTON	TUALATIN	OR	97062-7102
SHAFER SHARON A	DC 10275 SW FULTON DR	TUALATIN	OR	97062-7102
WILLIG MICHAEL R & HEATHER K	JEI 10255 SW FULTON DR	TUALATIN	OR	97062-7102
HARTLEY LAWRENCE B & CHERYL	545 SILVERADO CIRCLE	FAIRFIELD	CA	94534-6818
YURANEK RANDAL J	FR 17585 SW FULTON DR	TUALATIN	OR	97062-7103
	17555 FULTON DR	TUALATIN	OR	97062-7103
	10230 SW CASTEEL CT	TUALATIN	OR	97062-7107
	10250 SW CASTEEL	TUALATIN	OR	97062-7107
	10270 SW CASTEEL CT	TUALATIN	OR	97062-7107



NORMAN SCOTT M	10290 SW CASTEEL CT	TUALATIN	OR	97062-7107
MARSHALL ANTHONY D & MONICA	17514 SW 105TH AVE	TUALATIN	OR	97062-8606
KILLIN JOHN & TRISHA A	17508 SW 105TH AVE	TUALATIN	OR	97062-8606
TAFT MARK S & STACEE J	17500 SW 105TH AVE	TUALATIN	OR	97062-8606
COSTARELLA FAMILY TRUST	BY PO BOX 2054	TUALATIN	OR	97062-2054
UNVERZAGT WILLIAM &	UN 17488 SW 105TH AVE	TUALATIN	OR	97062-8408
CHUNG DIANA M & GARY S	17473 SW 104TH AVE	TUALATIN	OR	97062-8409
PASTOR RICHARD A	17497 SW 104TH AVE	TUALATIN	OR	97062-8409
FINLEY RONALD D &	FIN 17521 SW 104TH AVE	TUALATIN	OR	97062-8605
PICERNO ASHLEY &	PIC 17546 SW 104TH AVE	TUALATIN	OR	97062-8605
FOX COREY B & TINA E	17514 SW 104TH AVE	TUALATIN	OR	97062-8605
PIAZZA RICHARD JR &	PIA 17482 SW 104TH AVE	TUALATIN	OR	97062-8409
LINDEN TERRACE OWNERS OF	LO			00000
MORA HECTOR IVAN SORIA	10320 SW RAYBORN CT	TUALATIN	OR	97062-8622
KRAUS MICHAEL A	10340 SW RAYBORN CT	TUALATIN	OR	97062-8622
WILLIAMSON JORDAN BENNETT &	WI 10360 SW RAYBORN CT	TUALATIN	OR	97062-8622
WADE STEVEN L	10380 SW RAYBORN CT	TUALATIN	OR	97062-8622
PALKOWSKI RICHARD JR &	PA 10400 SW RAYBORN CT	TUALATIN	OR	97062-8623
COLGROVE DAVID L &	CC 10470 SW RAYBORN CT	TUALATIN	OR	97062-8623
MILLER KATIE M	10495 SW RAYBORN CT	TUALATIN	OR	97062-8623
LISSMAN MICHAEL &	LIS 10475 SW RAYBORN CT	TUALATIN	OR	97062-8623
BARRY JAMES DOUGLAS &	BA 10435 SW RAYBORN CT	TUALATIN	OR	97062-8623
KATZ SHANNON &	KA 10415 SW RAYBORN CT	TUALATIN	OR	97062-8623
STEVENS TREVOR E &	ST 10395 SW RAYBORN CT	TUALATIN	OR	97062-8622
<b>ALOMRAN OMAR &amp;</b>	CC 10375 SW RAYBORN CT	TUALATIN	OR	97062-8622
MISSION HOMES NORTHWEST LLC	PO BOX 1689	LAKE OSWEGO	OR	97035-0889
DIXON TODD L &	DA 10873 SW DOVER CT	TIGARD	OR	97224-4578
ECKWEILER KARL T &	EC 84 LIBERTY LAKES DR	VALPARAISO	IN	46385-7386
MAY JOHN DAVID & JACQUELYN E	10504 SW KENT DR	TIGARD	OR	97224-4327
DOUGHTY TRAVIS C &	DC 10526 SW KENT ST	TIGARD	OR	97224-4327
LOKTEFF MARK &	LO 10548 SW KENT ST	TIGARD	OR	97224-4327
DEFONTES DEANE C JR	SC 10560 SW KENT ST	TIGARD	OR	97224-4327
KRISTOFIK EVA M	10582 SW KENT ST	TIGARD	OR	97224-4327
RUTHERFORD ROBERT D &	NA 10602 SW KENT	TIGARD	OR	97224-4328
DUTY MARK L & JODI G	10624 SW KENT ST	TIGARD	OR	97224-4328
SMITH RICHARD	3018A 60TH AVE SW	SEATTLE	WA	98116-2807
MARMON JERRY M &	MA 10668 SW KENT ST	TIGARD	OR	97224-4328
KILDERS FRANK P &	KIL 10680 SW KENT ST	TIGARD	OR	97224-4328
LI XIAO	10728 SW KENT ST	TIGARD	OR	97224-4329
CARMEL GROUP ENTERPRISES LLC	PO BOX 91002	PORTLAND	OR	97291-0001
WELCH LARRY C & IRIS	10671 SW KENT ST	TIGARD	OR	97224-4331
CREWS FAMILY TRUST	BY 3505 NW 9TH AVE	CAMAS	WA	98607-8160
SEGUI ROBERT S AND MEREDEE A	10637 SW KENT ST	TIGARD	OR	97224-4331
DANNER ANDREW J &	DA 8851 SW 90TH AVE	PORTLAND	OR	97223-6887
DAVIS JOE E AND KATHRYN E	10591 SW KENT ST	TIGARD	OR	97224-4330
SELLAND JACK A & VIRGINIA E	10579 SW KENT ST	TIGARD	OR	97224-4330
CEDERBERG MARK A & CINDY K	10567 SW KENT	TIGARD	OR	97224-4330
SHULER JAN C	10553 SW KENT ST	TIGARD	OR	97224-4330
LEGGETT ADAM ROY &	LE 10531 SW KENT ST	TIGARD	OR	97224-4330
KINSLEY DALE A &	KIN 10519 SW KENT ST	TIGARD	OR	97224-4330
HATTON FLOYD W & BARBARA W	10512 SW TUALATIN DR	TIGARD	OR	97224-4589
CHAMBERLIN KEITH A	16720 SW 108TH AVE	TIGARD	OR	97224-4516
HACKETT JULIE A & BRUCE E	16740 SW 108TH AVE	TIGARD	OR	97224-4516
<b>YOE DANIEL W</b>	16760 SW 108TH AVE	TIGARD	OR	97224-4516
INGLE AARON S &	INC 16790 SW 108TH AVE	TIGARD	OR	97224-4516
BOYER KURT G	16770 SW 108TH AVE	TIGARD	OR	97224-4516
ANDRUS-HUGHES BRUCE & KAREN	17045 SW 108TH AVE	TUALATIN	OR	97062-8085
HAMBLET ROBIN J	17035 SW 108TH AVE	TUALATIN	OR	97062-8085
HAMBLET ROBIN J	17035 SW 108TH AVE	TUALATIN	OR	97062-8085
FREDRICKSON MARK E	16935 SW 108TH AVE	TUALATIN	OR	97062-8013
HORN PATRICIA L REVOC TRUST & HC	16930 SW 108TH AVE	TUALATIN	OR	97062-8013



BROOME PHILIP S &	NE 17020 SW 108TH	TUALATIN	OR	97062-8085
SCOTT DANIEL K & CATHY S	17010 SW 108TH AVE	TUALATIN	OR	97062-8085
HALLBERG RICHARD C &	JEI 17000 SW 108TH AVE	TUALATIN	OR	97062-8085
ROSETTA THOMAS N & ROBIN L	16560 SW 108TH AVE	TIGARD	OR	97224-4512
REYNA MICHELLE B &	RE 10400 SW TUALATIN DR	TIGARD	OR	97224-4587
SORENSEN ERIK &	MC 10452 SW TUALATIN DR	TIGARD	OR	97224-4587
REID SCOTT E & ALLISON R	10494 SW TUALATIN DR	TIGARD	OR	97224-4587
WADDELL MICHAEL J & SHARON M	10534 SW TUALATIN DR	TIGARD	OR	97224-4589
SHERMAN BARBARA J	10556 SW TUALATIN DR	TIGARD	OR	97224-4589
LUEDERS DONALD H	10578 SW TUALATIN DR	TIGARD	OR	97224-4589
WILSON PHILLIP W &	WI 10610 SW TUALATIN DR	TIGARD	OR	97224-4591
DEWEESE CARLINDA J	10632 SW TUALATIN DR	TIGARD	OR	97224-4591
SWIENTEK FRANCIS M &	SW 10654 SW TUALATIN DR	TIGARD	OR	97224-4591
KLEIN ROY G &	KLI 10676 SW TUALATIN DR	TIGARD	OR	97224-4591
GUY SARA SUE EILEEN	10698 SW TUALATIN DR	TIGARD	OR	97224-4591
GENEREUX JAMES V &	GE 10714 SW TUALATIN DR	TIGARD	OR	97224-4593
WOOD RANDALL M & BARBARA S	10736 SW TUALATIN DR	TIGARD	OR	97224-4593
WAREING LEE E &	W/ 16729 SW 108TH AVE	TIGARD	OR	97224-4515
MINICK ELIZABETH M	16697 SW 108TH AVE	TIGARD	OR	97224-4513
JOHNSON JACK	16685 SW 108TH AVE	TIGARD	OR	97224-4513
ETZEL FRANK JOHN	10836 SW DOVER CT	TIGARD	OR	97224-4579
WHITE DAVID R AND RENEE J	10878 SW DOVER CT	TIGARD	OR	97224-4579
WATTS MICAH L &	W/ 10943 SW DOVER CT	TIGARD	OR	97224-4580
FISHER MATTHEW MICHAEL	10889 SW DOVER CT	TIGARD	OR	97224-4578
MORRISON DAVID W & JANET L	10867 SW DOVER CT	TIGARD	OR	97224-4578
EISENMEYER CYNTHIA L	10845 SW DOVER CT	TIGARD	OR	97224-4578
FINTZY AARON	10823 SW DOVER CT	TIGARD	OR	97224-4578
NICOUD JEFF/JULIE	10801 SW DOVER CT	TIGARD	OR	97224-4578
OLIVER JAY G	16630 SW 108TH AVE	TIGARD	OR	97224-4514
PIERCE REICHERT REVOC TRUST	BY 16652 SW 108TH AVE	TIGARD	OR	97224-4514
MACDONALD MARK & PAMELA K	16674 SW 108TH AVE	TIGARD	OR	97224-4514
WILLIAMSON LISA	16696 SW 108TH AVE	TIGARD	OR	97224-4514
NESVOLD JUDY ANN	16700 SW 108TH AVE	TIGARD	OR	97224-4516
CADY ROSS M & CYNTHIA	10727 SW TUALATIN DR	TIGARD	OR	97224-4594
ROSS SUPHAWADEE	10785 SW RIVER DR	TIGARD	OR	97224-4586
TRAUTMAN MICHAEL R & LORA L	10763 SW RIVER DR	TIGARD	OR	97224-4586
LEHFELDT MARCUS PAIGE	10741 SW RIVER DR	PORTLAND	OR	97224-4586
RENX GROUP LLC	PO BOX 1483	ANGIER	NC	27501-1483
SMITH FAMILY REV LIV TRUST THE	BY 10683 SW RIVER DR	TIGARD	OR	97224-4584
JAY MILLER BUILDER INC	12420 SW BERRYHILL LN	BEAVERTON	OR	97008-6944
GODDARD VIRGINIA & GREIG W	10669 SW RIVER DR	TIGARD	OR	97224-4584
THUESON MARK E &	TH 10650 SW RIVER RD	TIGARD	OR	97224-4583
CROWDER FRED R & BARBARA J	10710 SW RIVER DR	TIGARD	OR	97224-4585
BARBER-BAUMANN PAMELA L	10734 SW RIVER DR	TIGARD	OR	97224-4585
VANDERHEIDEN ANN &	JO 10627 SW TUALATIN DR	TIGARD	OR	97224-4592
SMITH GAVIN H &	SM 10605 SW TUALATIN DR	TIGARD	OR	97224-4592
LONERGAN MARY D AND	RIK 10567 SW TUALATIN DR	TIGARD	OR	97224-4590
LAFARGE MARK L	10545 SW TUALATIN DR	TIGARD	OR	97224-4590
REIDLINGER RYAN &	RE 10523 SW TUALATIN DR	TIGARD	OR	97224-4590
KUMM BRETT L & JENNIFER K	10558 SW RIVER DR	TIGARD	OR	97224-4581
STUDER KRISTIN C &	ST 10570 SW RIVER DR	TIGARD	OR	97224-4581
THOMAS EMMA	10616 SW RIVER DR	TIGARD	OR	97224-4583
MCCOURT ROBERT	2875 BROOKSIDE RD	LAKE OSWEGO	OR	97035-3577
MOOR GABOR JOHN & MAGDA	10647 SW RIVER DR	TIGARD	OR	97224-4584
VOGEL GREGORY J &	VO 10625 SW RIVER DR	TIGARD	OR	97224-4584
MCKEE BRAD A & TIFFANY J	10603 SW RIVER DR	TIGARD	OR	97224-4584
LEHEW MICHAEL W/DONNA M	10599 SW RIVER DR	TIGARD	OR	97224-4582
CATE SHANNON &	CA 10587 SW RIVER DR	TIGARD	OR	97224-4582
SKURDAHL BRUCE A & DAWN I	10565 SW RIVER DR	TIGARD	OR	97224-4582
DICKSON DONALD K & CAROL A	10543 SW RIVER DR	TIGARD	OR	97224-4582
HYDE E LORRAINE LIVING TRUST	BY 10521 SW RIVER DR	TIGARD	OR	97224-4582



SETHI SUSHIL M &	SE 1319 DEER RUN RD	MANSFIELD	OH	44906-3480
BOSAK ROBERT E AND MARY C	10605 SW HAZELBROOK	TUALATIN	OR	97062-8025
HORNICAK PATRICIA J	10675 SW HAZELBROOK RD	TUALATIN	OR	97062-8025
JOHNSON KENNETH W &	JO 17285 SW 108TH AVE	TUALATIN	OR	97062-8087
VONHAGEN ILSE D TRUSTEE	10855 SW HAZELBROOK RD	TUALATIN	OR	97062-6979
HAMILTON SCOTT &	HA 10935 SW HAZELBROOK RD	TUALATIN	OR	97062-6978
JACOB JEFFREY A & JANICE L	10985 SW HAZELBROOK RD	TUALATIN	OR	97062-6978
TCHERVEN FAMILY REV TRUST	11035 SW HAZELBROOK RD	TUALATIN	OR	97062-6977
FRIEDMAN MARK E REVOCABLE TR	BY 17355 SW 105TH AVE	TUALATIN	OR	97062-8407
BRAUNSTEIN MICHAEL A	RE 17395 SW 105TH AVE	TUALATIN	OR	97062-8407
O'BRIEN JOHN K &	O'E 17425 SW 105TH AVE	TUALATIN	OR	97062-8408
ARROYO CHRIS & JAQUELINE C	10515 SW STARR DR	TUALATIN	OR	97062-8411
WETHERN LINDA J	17470 SW 106TH CT	TUALATIN	OR	97062-8404
BENKE STEVEN R & PHYLLIS M	17400 SW 106TH CT	TUALATIN	OR	97062-8404
CULLISON BRADLEY &	CU 17380 SW 106TH CT	TUALATIN	OR	97062-8404
JAFFEE CAROLINE JOHANNA &	JAI 17350 SW 106TH CT	TUALATIN	OR	97062-8404
WALLIN ROBERT F & EVE W	17365 SW 106TH CT	TUALATIN	OR	97062-8404
BRABECK DAN W &	BE 17395 SW 106TH CT	TUALATIN	OR	97062-8404
<b>MORTHLAND CAMERON &amp; KRISTIN</b>	17445 SW 106TH CT	TUALATIN	OR	97062-8404
RAMOS PATRICK G & KAREN L	17485 SW 106TH CT	TUALATIN	OR	97062-8404
STOUT JOHN S &	ST 17420 SW 107TH AVE	TUALATIN	OR	97062-8090
ELLIS KYLE A &	ELI 17350 SW 107TH AVE	TUALATIN	OR	97062-8089
BAKER ROSS EDWARD & LAURA EL	17300 SW 107TH AVE	TUALATIN	OR	97062-8089
CARTER PHILIP V AND CANDACE M	17335 SW 107TH AVE	TUALATIN	OR	97062-8089
TURNER DOUGLAS & JOAN	RE 17375 SW 107TH AVE	TUALATIN	OR	97062-8089
BUBENIK FRANCIS J &	CA 17445 SW 107TH AVE	TUALATIN	OR	97062-8090
NORDEN PAUL & JEANINE LIVING T	17440 SW 108TH PL	TUALATIN	OR	97062-8427
STEINER FAMILY STRUST	ST 17420 SW 108TH PL	TUALATIN	OR	97062-8427
SIES DALE & JULIE	17370 SW 108TH PL	TUALATIN	OR	97062-8428
MUELLER MICHAEL S	17350 SW 108TH PL	TUALATIN	OR	97062-8428
MEYER PAUL R & MARY B	17365 SW 108TH PL	TUALATIN	OR	97062-8428
ECKMAN THOMAS L &	BA 17385 SW 108TH PL	TUALATIN	OR	97062-8428
AMAN FAMILY TRUST	BY 17435 SW 108TH PL	TUALATIN	OR	97062-8427
SCHROEDER TODD A & TINA M	17550 SW 110TH AVE	TUALATIN	OR	97062-7258
DUPUIS FAMILY TRUST	BY 17460 SW 110TH AVE	TUALATIN	OR	97062-7257
ROBBINS FAMILY REVOCABLE TRU	BY 17420 SW 110TH AVE	TUALATIN	OR	97062-7257
GODFREY DAVID E &	GC 17410 SW 110TH AVE	TUALATIN	OR	97062-7257
GILBERTSON CHRISTOPHER C &	GII 17435 SW 110TH AVE	TUALATIN	OR	97062-7257
YOUNG DIANE E	17485 SW 110TH	TUALATIN	OR	97062-7257
COLLINS WILLIAM H III &	KA 17565 SW 110TH AVE	TUALATIN	OR	97062-7258
GRAHAM CONNIE L REVOCABLE TR	PO BOX 2238	TUALATIN	OR	97062-2238
ESTRADA ALFRED & SHARON	17460 SW 111TH AVE	TUALATIN	OR	97062-7252
HUTCHISON BERNADETTE SEPARA	PR 17430 SW 111TH AVE	TUALATIN	OR	97062-7252
JOHNSON PHILLIP TILO	17445 SW 111TH AVE	TUALATIN	OR	97062-7252
LEE MIKE	17475 SW 111TH AVE	TUALATIN	OR	97062
HOWELL ZACHARY P &	HC 17535 SW 111TH AVE	TUALATIN	OR	97062-6356
JULIAN SAMANTHA & JAY	17220 SW 108TH AVE	TUALATIN	OR	97062-8087
<b>VINCENT PHILLIP D</b>	17240 SW 108TH AVE	TUALATIN	OR	97062-8087
GERACE JOSEPH & KHADIJA	17260 SW 108TH AVE	TUALATIN	OR	97062-8087
RICO JOHN &	KLI 17280 SW 108TH AVE	TUALATIN	OR	97062-8087
ADAMS SHEILA D	10915 SW TUALATIN RD	TUALATIN	OR	97062-6974
FRITZ CRAIG E	10835 SW TUALATIN RD	TUALATIN	OR	97062-6973
HENDERSON JACQUELINE M	10640 SW BANNOCH ST	TUALATIN	OR	97062-8401
WEITMAN TED J & TAMI L	10666 SW BANNOCH ST	TUALATIN	OR	97062-8401
SCHAEFER SETH &	SC 10710 SW BANNOCH ST	TUALATIN	OR	97062-8402
SADLER ROBERT J	10770 SW BANNOCH ST	TUALATIN	OR	97062-8402
GUILFOYLE DENNIS R & CAROL L	10795 SW BANNOCH ST	TUALATIN	OR	97062-8402
MCCLELLAND JERRY &	MC 10735 SW BANNOCH ST	TUALATIN	OR	97062-8402
CHRISTIAN LOU A &	CH 10677 SW BANNOCH ST	TUALATIN	OR	97062-8401
VALDES JEFFREY M	17845 SW 106TH AVE	TUALATIN	OR	97062-9489
CONNER DANIEL J & SHARON W	10650 SW KIOWA CT	TUALATIN	OR	97062-9497



OLSVIK KEVIN &	OL 10680 SW KIOWA CT	TUALATIN	OR 97062-9497
DIGGINS DWAYNE A & YUKI	10720 SW KIOWA CT	TUALATIN	OR 97062-9497
JASTER ALEXIS &	JAI 10760 SW KIOWA CT	TUALATIN	OR 97062-9497
TROTMAN KENNETH & SUSAN L	10799 SW KIOWA CT	TUALATIN	OR 97062-9497
CAGLE STEVEN &	CA 10777 SW KIOWA CT	TUALATIN	OR 97062-9497
HYATT SEAN &	HY 10755 SW KIOWA CT	TUALATIN	OR 97062-9497
GREEN GARY L & JANIS A	10695 SW KIOWA CT	TUALATIN	OR 97062-9497
DRAPER JAMES A &	JAI 17755 SW 106TH AVE	TUALATIN	OR 97062-8406
MUNSON JAMES L & PAMELA B	RE 10600 SW KIOWA ST	TUALATIN	OR 97062-9499
SKOGLUND LAURA J	10619 SW BANNOCH CT	TUALATIN	OR 97062-8400
CHAMBERS NICHOLAS RYAN &	ML 10595 SW BANNOCH CT	TUALATIN	OR 97062-8400
AUGUSTYNIAK EDWARD J &	SU 10555 SW BANNOCH CT	TUALATIN	OR 97062-8400
RILEY JALEN S &	RIL 10515 SW BANNOCH CT	TUALATIN	OR 97062-8400
HILDEBRAN REED & SALLY J	10500 SW BANNOCH CT	TUALATIN	OR 97062-8400
MACAULAY THOMAS & DEBRA	10520 SW BANNOCH CT	TUALATIN	OR 97062-8400
<b>MCCURDY WAYNE &amp;</b>	MC 10580 SW BANNOCH CT	TUALATIN	OR 97062-8400
STEWART CLEVELAND R III	601A RAINER ST	SNOHOMISH	WA 98290-3035
BARTHOLOMEW MARY C TRUST	10570 SW KIOWA ST	TUALATIN	OR 97062-8415
WILLIAMS VERONICA L	10540 SW KIOWA ST	TUALATIN	OR 97062-8415
BAUMANN THOMAS K & ROSEMARI	10500 SW KIOWA ST	TUALATIN	OR 97062-8415
JIRICEK AARON & KARINA	10525 SW KIOWA ST	TUALATIN	OR 97062-8415
ASAI CARL C & CYNTHIA A	10555 SW KIOWA ST	TUALATIN	OR 97062-8415
HACKBARTH JANICE V	10585 SW KIOWA ST	TUALATIN	OR 97062-8415
EIKENBERRY TYLER	10595 SW KIOWA ST	TUALATIN	OR 97062-8415
CARSTENSEN BRENDA K &	WF 10620 SW LUCAS DR	TUALATIN	OR 97062-8413
ORR RYAN T &	OF 10580 SW LUCAS CT	TUALATIN	OR 97062-8414
HERINCKX JEFFREY &	HE 10560 SW LUCAS CT	TUALATIN	OR 97062-8414
WILSON CONSTANCE J TRUST	10530 SW LUCAS CT	TUALATIN	OR 97062-8414
ZIENKIEWICZ MIKE & STEPHANIE	10510 SW LUCAS CT	TUALATIN	OR 97062-8414
CLARK MONICA J &	CL 10525 SW LUCAS CT	TUALATIN	OR 97062-8414
SANTEE JOANNE M	10555 SW LUCAS CT	TUALATIN	OR 97062-8414
KNAPPENBERGER CLARK W &	KN 10575 SW LUCAS CT	TUALATIN	OR 97062-8414
LOMMEN CODY &	LO 10595 SW LUCAS CT	TUALATIN	OR 97062-8414
TRAINES MARK L &	AD 2080 WASHINGTON ST	EUGENE	OR 97405-2666
PLAMBECK DOUGLAS K AND CARO	10600 SW STAR DR	TUALATIN	OR 97062-8480
WRIGHT MICHAEL &	WF 17570 SW 106TH AVE	TUALATIN	OR 97062-8405
COOPER PAUL H &	PII 10550 SW STARR DR	TUALATIN	OR 97062-8411
HAHN CHRISTOPHER J & CINDY L	10500 SW STARR DR	TUALATIN	OR 97062-8411
KEISTER MATTHEW K &	KE 17485 SW 107TH AVE	TUALATIN	OR 97062-8090
VANCIL LYNN EDWIN & ROSALIND	10700 SW STARR DR	TUALATIN	OR 97062-8483
BOWERS MICHAEL S &	BO 3009 95TH PL SE	EVERETT	WA 98208-4355
VANCIL LYNN & ROSALIND	10700 SW STARR RD	TUALATIN	OR 97062-8483
PLAMBECK DOUGLAS K & CAROL R	10600 SW STARR DR	TUALATIN	OR 97062-8480
RENFRO GERALD A & TERESA L	10685 SW LUCAS	TUALATIN	OR 97062-8413
<b>VOGELTANZ TRACY</b>	10490 SW KIOWA ST	TUALATIN	OR 97062-8419
OHM STEVEN D AND JAN S	10795 SW LUCAS	TUALATIN	OR 97062-8417
PORCELLO JOHN & PAMELA	10780 SW LUCAS DR	TUALATIN	OR 97062-8417
WAGGENER-HOLLAND FAMILY TRL	10740 SW LUCAS DR	TUALATIN	OR 97062-8417
MAURINO RICARDO FEDERICO	10650 SW LUCAS DR	TUALATIN	OR 97062-8413
WAGNER LARRY V &	WF 17945 SW 110TH AVE	TUALATIN	OR 97062-7271
RUDZEK JILL	11030 SW WINTU CT	TUALATIN	OR 97062-7123
WILLIAMS DAVE A &	WI 11050 SW WINTU CT	TUALATIN	OR 97062-7123
GUTOWSKI MARK A	11070 SW WINTU CT	TUALATIN	OR 97062-7123
WIGGINS JEAN E TRUST	11065 SW WINTU CT	TUALATIN	OR 97062-7123
MEIER NISSA M &	CA 11045 SW WINTU CT	TUALATIN	OR 97062-7123
HOLMES DAN A &	HC 11025 SW WINTU CT	TUALATIN	OR 97062-7123
BLUM DOUGLAS &	BL 11020 SW WISHRAM CT	TUALATIN	OR 97062-7124
TREBELHORN DEAN B & LINDA V	11040 SW WISHRAM CT	TUALATIN	OR 97062-7124
LUIKART GLEN	11060 SW WISHRAM CT	TUALATIN	OR 97062-7124
PRICE DAVID A & JENNIFER K	11080 SW WISHRAM CT	TUALATIN	OR 97062-7124
RYAN MICHAEL	11075 SW WILSHRAM CT	TUALATIN	OR 97062-7124



WOLLEY KEVIN &	WC 11055 SW WISHRAM CT	TUALATIN	OR	97062-7124
BROWNE AARON J &	BR 11035 SW WISHRAM CT	TUALATIN	OR	97062-7124
WURTZ GREGORY T & BETHANY S	11025 SW WISHRAM CT	TUALATIN	OR	97062-7124
GREEN CRAIG D	17885 SW 110TH AVE	TUALATIN	OR	97062-7193
TAYLOR JAMES H & NANCY G	17875 SW 110TH AVE	TUALATIN	OR	97062-7193
DUPUIS KENNETH &	DU 17870 SW 110TH AVE	TUALATIN	OR	97062-7193
HOPKINS JOHN H &	HC 17880 SW 110TH AVE	TUALATIN	OR	97062-7193
HAUBER CHRIS JAMES &	HA 17890 SW 110TH AVE	TUALATIN	OR	97062-7193
IMUS R GREGORY & DEBORAH R	17895 SW 109TH AVE	TUALATIN	OR	97062-7117
OWEN GREGORY L & DEBORAH L	17885 SW 109TH	TUALATIN	OR	97062-7117
MILNE JAMES S & MARY F	17875 SW 109TH AVE	TUALATIN	OR	97062-7117
STRENGTH GREG M & MARGO D	17870 SW 109TH AVE	TUALATIN	OR	97062-7116
WATT ALAN J & BECKY S	17880 SW 109TH AVE	TUALATIN	OR	97062-7116
RAUGUST RANDALL P & BECKY J	17890 SW 109TH AVE	TUALATIN	OR	97062-7116
ANDERSON ANTHONY V &	AN 10850 SW BANNOCH ST	TUALATIN	OR	97062-7125
DALTON DAVID TRUST	FA PO BOX 16518	PORTLAND	OR	97292-0518
SHEN PING-LU	17940 SW 109TH AVE	TUALATIN	OR	97062-7113
MARTINEZ STEVE & COLLETTE	PO BOX 794	CARPINTERIA	CA	93014-0794
VANHORN MARK & DIANA L	17960 SW 109TH AVE	TUALATIN	OR	97062-7113
HENSLEY TRACY L &	BA 17980 SW 109TH AVE	TUALATIN	OR	97062-7113
BRUNNER JOSEPH M & JEANNE T	17975 SW 109TH AVE	TUALATIN	OR	97062-7115
FOILES LESLIE E & VICTORIA A	10960 SW TUNICA ST	TUALATIN	OR	97062-7122
STRIBLING DAVID L & AMANDA L	10920 SW TUNICA	TUALATIN	OR	97062-7122
MORRELL LIVING TRUST	10915 SW TUNICA ST	TUALATIN	OR	97062-7277
HAILEY CHAD M &	HA 10945 SW TUNICA ST	TUALATIN	OR	97062-7121
HEIN CHRISTOPHER HAROLD AND	SU 10975 SW TUNICA	TUALATIN	OR	97062-7121
DEHEN PAUL V &	DE 10995 SW TUNICA ST	TUALATIN	OR	97062-7121
SMITH LESTER MICHAEL & JOAN M.	10990 SW BANNOCH	TUALATIN	OR	97062-7128
MILLER JOINT TRUST	BY 10970 SW BANNOCH ST	TUALATIN	OR	97062-7128
NEWTON DAVID & E SUZANNE	JO 10950 SW BANNOCH ST	TUALATIN	OR	97062-7128
ANDERSON MARY F/ROBERT J	10910 SW BANNOCH ST	TUALATIN	OR	97062-7125
MACIELINSKI DAMIEN & LAURIE	LIV 17565 SW 108TH PL	TUALATIN	OR	97062-8425
RENTFRO BRAD	17605 SW 108TH PL	TUALATIN	OR	97062-8426
STUDER KEVIN J & MARY E	17625 SW 108TH PL	TUALATIN	OR	97062-8426
ALBERT GARY J & LISA J	17630 SW 108TH PL	TUALATIN	OR	97062-8426
BAIRD LEAH J &	BA 17610 SW 108TH PL	TUALATIN	OR	97062-8426
SCHLACHTER KEVIN M &	SC 17570 SW 108TH PL	TUALATIN	OR	97062-8425
HALL STEPHEN C &	HA 10799 SW LUCAS DR	TUALATIN	OR	97062-8422
KLENZ MICHAEL AND LINDA	17480 SW 108TH AVE	TUALATIN	OR	97062
LORENTE JOAQUIN &	LO 17460 SW 108TH PL	TUALATIN	OR	97062-8427
BROCKWAY DAVID P & STEPHANIE	17455 SW 108TH AVE	TUALATIN	OR	97062
STILLER CHERYL A	17475 SW 108TH PL	TUALATIN	OR	97062-8424
KUMLER PHILIP A & JULIE I	FA 17515 SW 108TH PL	TUALATIN	OR	97062-8424
WILLON MARK & PAM TRUST	17850 SW 110TH AVE	TUALATIN	OR	97062-7256
KING BRADLEY W & LAURA J	17800 SW 110TH AVE	TUALATIN	OR	97062-7256
GITT SEAN C &	GI 17770 SW 110TH AVE	TUALATIN	OR	97062-7256
SHERMAN JENNIFER	17740 SW 110TH AVE	TUALATIN	OR	97062-7256
HANSON TIMOTHY J & SUSAN E	17690 SW 110TH AVE	TUALATIN	OR	97062-7259
WISNER RANDOLPH R &	DE 17600 SW 110TH AVE	TUALATIN	OR	97062-7259
GOESSENS JACQUES E &	GC 17580 SW 110TH AVE	TUALATIN	OR	97062-7258
COMPTON JAY W	17595 SW 110TH AVE	TUALATIN	OR	97062-7258
RIRIE LIVING TRUST	BY 11015 SW LUCAS DR	TUALATIN	OR	97062-7261
GLASSER FAMILY REVOCABLE TRU	BY 11035 SW LUCAS DR	TUALATIN	OR	97062-7261
BARRON MICHAEL J & PAMELA R	11065 SW LUCAS DR	TUALATIN	OR	97062-7261
WAGNER DAVID M &	RA 17560 SW 111TH AVE	TUALATIN	OR	97062-6356
CORR JOHN A & JANICE	17585 SW 111TH AVE	TUALATIN	OR	97062-6356
JERNBERG STANFORD W &	JEI 17655 SW 111TH AVE	TUALATIN	OR	97062-7254
TAYLOR MATTHEW R & SUZANNE L	17675 SW 111TH AVE	TUALATIN	OR	97062-7255
DEBRAUWERE RICHARD L &	ELI 11100 SW LUCAS DR	TUALATIN	OR	97062-7263
ROSIN DAVID K & SURJIT K	11115 SW WINYA CT	TUALATIN	OR	97062-7270
OLSON DOUGLAS E & KIMBERLY R	11130 SW WINYA CT	TUALATIN	OR	97062-7270

RICHARDSON DEVIN &	RIK 11100 SW WINYA CT	TUALATIN	OR	97062-7270
KRAJCAR TIMOTHY D &	KR 11070 SW WINYA CT	TUALATIN	OR	97062-7266
WRIGHT RALPH R & LYNDA R	11040 SW WINYA CT	TUALATIN	OR	97062-7266
MACK RYAN P &	MA 17825 SW 110TH AVE	TUALATIN	OR	97062-7256
PAPAS ELIZABETH	11055 SW WINYA CT	TUALATIN	OR	97062-7266
HAYES RYAN D &	AN 11025 SW WINYA CT	TUALATIN	OR	97062-7267
SWAFFORD DOUG G &	SI 17715 SW 110TH AVE	TUALATIN	OR	97062-7256
YAM ASA	11050 SW LUCAS DR	TUALATIN	OR	97062-7263
SHETLER STACY A &	SH 11080 SW LUCAS DR	TUALATIN	OR	97062-7263



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## **Exhibit I: List of Property Owners (Mailing Labels)**

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MCDONALD TIMOTHY P/MINDI L  
10396 SW KENT ST  
TIGARD, OR 97224-4449

FISHER PAULA K  
10432 SW KENT ST  
TIGARD, OR 97224-4446

CLARK AARON J & BAYARD-CLARK  
MIRANDA  
10498 SW KENT ST  
TIGARD, OR 97224-4446

VELASQUEZ DANIEL E & LYNETTE S  
10455 SW RIVERWOOD LN  
TIGARD, OR 97224-4451

CALL STEPHEN J & BARBARA L  
10409 SW RIVERWOODS LANE  
TIGARD, OR 97224-4451

SAITMAN ALEC  
10353 SW RIVERWOOD LN  
TIGARD, OR 97224-4469

RIFE KATHERINE A ESTATE OF c/o FARRELL  
BRIAN  
21270 NW WEST UNION RD  
HILLSBORO, OR 97124-8523

K & B PETERSON FAMILY TRUST  
10155 SW JURGENS LN  
TUALATIN, OR 97062-6911

BREEN KEVIN M & ATCHISON AMY S  
16633 SW RIVERWOOD PL  
TIGARD, OR 97224-4461

PANKO JOHN E AND CYNTHIA A  
10294 SW RIVERWOOD LN  
TIGARD, OR 97224-4417

ANOKHIN TATYANA  
10408 SW KENT ST  
TIGARD, OR 97224-4446

FIDDES RUSSELL GORDON AND DEBRAH  
SUE  
10454 SW KENT CT  
TIGARD, OR 97224-4446

HOWLAND RUTH J REV TRUST BY RUTH J  
HOWLAND TR  
13145 SW BENISH ST  
TIGARD, OR 97223-7826

ARRIGONI CYNTHIA L & JAMES M  
10433 SW RIVERWOOD LN  
TIGARD, OR 97224-4451

RODGE LIVING TRUST  
10397 SW RIVERWOOD LN  
TIGARD, OR 97224-4469

TIGARD CITY OF  
13125 SW HALL BLVD  
TIGARD, OR 97223-8167

RIFE KATHERINE A BY CHEYENNE K FISK  
11787 SE AERIE CRESCENT RD  
HAPPY VALLEY, OR 97086-4703

PITTMON BRADLEY J & LAURIE G  
16662 SW RIVERWOOD PL  
TIGARD, OR 97224-4461

TIETZ TRACY G & LAURA D  
10238 SW RIVERWOOD LN  
TIGARD, OR 97224-4417

HOROWITZ LIVING TRUST BY STEVEN IVER  
& JUDY MARIE  
955 TORERO PLZ  
CAMPBELL, CA 95008-5939

ADEN JEFFREY L AND LEISA M  
10420 SW KENT ST  
TIGARD, OR 97224-4446

THORNBURG LINDA M & KEN  
10476 SW KENT ST  
TIGARD, OR 97224-4446

SLATER CHADLEE R & SLATER MISTY M  
10477 SW RIVERWOOD LN  
TIGARD, OR 97224-4451

EVANS MICHAEL J AND LAURIE R  
10411 SW RIVERWOOD LANE  
TIGARD, OR 97224-4451

HARTLEY PAMELA J  
10375 SW RIVERWOOD LN  
TIGARD, OR 97224-4469

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

PETERSON K & B FAMILY TRUST BY  
KENNETH D/BONNIE J PETERSON TRS  
10155 SE JURGENS LN  
TUALATIN, OR 97062

BRADLEY TODD  
16657 RIVERWOOD PL  
TIGARD, OR 97224-4461

SPECK WARREN BRULE & SMITH NAVIDA A  
10276 SW RIVERWOOD LN  
TIGARD, OR 97224-4417

LARLEE JUANITA E TRUST BY JUANITA E  
HITT TR  
10336 SW BONANZA WAY  
TIGARD, OR 97224-4337

JENSEN LUHR III AND ANDERSON JUDY 10354 SW BONANZA WAY TIGARD, OR 97224-4337	THOMAS JOSHUA W & THOMAS LAUREN M 10372 SW BONANZA WAY TIGARD, OR 97224-4337	PARALKAR LIVING TRUST BY PRASANNA & TRUPTI PARALKAR 10390 SW BONANZA WAY TIGARD, OR 97224-4337
FISHER MARK A & LAURIE L H 10414 SW BONANZA WAY TIGARD, OR 97224-4339	STOTLER REVOCABLE LIVING TRUST BY STOTLER THOMAS W/BETTY A TRS 10436 SW BONANZA WAY TIGARD, OR 97224-4339	MILLARD GARY V & MILLARD CYNTHIA S 10452 SW BONANZA WAY PORTLAND, OR 97224-4339
ELLIS KATHERINE A 10468 SW BONANZA WAY TIGARD, OR 97224-4339	PENN KYLIE R & HEYDEN DEREK A 10484 SW BONANZA WAY TIGARD, OR 97224-4339	DIXON FAMILY TRUST 10496 SW BONANZA WAY TIGARD, OR 97224-4339
BAUER ERICH R & BAUER TAMARA L 10483 SW BONANZA WAY TIGARD, OR 97224-4340	SMITH LORI JEAN 10459 SW BONANZA WAY TIGARD, OR 97224-4340	AHLBRECHT ANTONY G & AHLBRECHT CHRISTINE A 10417 SW BONANZA WAY TIGARD, OR 97224-4340
WHITEHEAD SUSAN M & WHITEHEAD WILLIAM E IV 10395 SW BONANZA WAY TIGARD, OR 97224-4338	LASSETTER LARRY D & ELIZABETH H 10363 SW BONANZA WAY TIGARD, OR 97224-4338	RODGERS MARCUS D & HEIDI A 10321 SW BONANZA WAY TIGARD, OR 97224-4338
TIGARD CITY OF 13125 SW HALL BLVD TIGARD, OR 97223-8167	MITCHELL CHRISTOPHER J & PEACH PHILLIPA 10145 SW HAZELBROOK RD TUALATIN, OR 97062-8024	MARTIN DAVID WARREN & MARTIN JUDITH M 10275 SW HAZELBROOK RD TUALATIN, OR 97062-8024
MARTIN DAVID WARREN & MARTIN JUDITH M 10275 SW HAZELBROOK RD TUALATIN, OR 97062-8024	TUALATIN CITY OF 18880 SW MARTINAZZI AVE TUALATIN, OR 97062-7092	FRISON MICHAEL & NORMA 10465 SW HAZELBROOK TUALATIN, OR 97062-8025
MINOR JAMES M & MARY K 17480 SW 105TH AVE TUALATIN, OR 97062-8408	HANNON RACHELLE S & JEFFREY T 17440 SW 105TH AVE TUALATIN, OR 97062-8408	BENEDICT ROBERT T & ELIZABETH A 10460 SW KELLOGG DR TUALATIN, OR 97062-8482
PAYNE DANIEL J & JANET M 10440 SW KELLOGG ST TUALATIN, OR 97062-8482	WOLFE GEORGE A & WOLFE ANDREA H 10420 SW KELLOGG DR TUALATIN, OR 97062-8482	SWANSON GREGORY S & SWANSON STACEY HARNEW 27400 SW LADD HILL RD SHERWOOD, OR 97140-5025
SHEN PING LU 17460 SW 104TH AVE TUALATIN, OR 97062-8409	BURDICK EILEEN T & BURDICK CHRISTOPHER J 17430 SW 104TH AVE TUALATIN, OR 97062-8409	JEWELL THOMAS G & JEWELL DANA P 17400 SW 104TH AVE TUALATIN, OR 97062-8409



SHIVERS NICKOLAS  
6400 SE LAKE RD #200  
PORTLAND, OR 97222-2129

BIXEL JENNIFER  
10455 SW KELLOGG DR  
TUALATIN, OR 97062-8482

LUND STEVE A & ROSALIE A  
10285 SW CASTEEL CT  
TUALATIN, OR 97062-7106

OLSON TODD E & OLSON MICHELLE M  
10225 SW CASTEEL CT  
TUALATIN, OR 97062-7106

RISSBERGER STEVEN C & PATTI T  
10175 SW CASTEEL ST  
TUALATIN, OR 97062-7105

SANDER TODD G & SANDER KATHY O  
10240 SW SEDLAK CT  
TUALATIN, OR 97062-7190

TITUS STEPHEN N & PATRICE K  
10170 SW SEDLAK CT  
TUALATIN, OR 97062-7108

NAGATA JEFFREY A & LATHAM-NAGATA  
SYBIL A  
10165 SW SEDLAK CT  
TUALATIN, OR 97062-7108

EVANS MARY L  
10225 SW SEDLAK CT  
TUALATIN, OR 97062-7108

PELLETIER CLAUDE VJ AND SUSAN  
10285 SW SEDLAK COURT  
TUALATIN, OR 97062-7109

HAUPERT REVOCABLE TRUST  
10415 SW KELLOGG DR  
TUALATIN, OR 97062-8482

SCHEER MIRIAM  
10475 SW KELLOGG DR  
TUALATIN, OR 97062-8482

MIKESELL LANDAN K & MIKESELL MICHELLE  
R  
10265 SW CASTEEL CT  
TUALATIN, OR 97062-7106

BACHHUBER DANIEL  
10205 SW CASTEEL CT  
TUALATIN, OR 97062-7106

OSTBY TYLER & OSTBY BRITTANY S  
10270 SW SEDLAK CT  
TUALATIN, OR 97062-7190

BONDURANT DENNIS G & CHERYL M  
10220 SW SEDLAK CT  
TUALATIN, OR 97062-7108

JOHNSON ROSS A & MARY P  
10150 SW SEDLAK CT  
TUALATIN, OR 97062-7108

NIELSEN DAVID C & MARCELYN A  
26342 SW BAKER RD  
SHERWOOD, OR 97140-8407

ALLBRIGHT MARK H & MICHELE W  
10245 SW SEDLAKE CT  
TUALATIN, OR 97062-7109

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

GITT RAYMOND S JR & SHARON M  
10435 SW KELLOGG DR  
TUALATIN, OR 97062-8482

BROOKS STEVEN K & DAVIS HEATHER M  
15532 SW PACIFIC HWY #CIB111  
TIGARD, OR 97224-3598

VOORHIES RAWLEY D & VOORHIES JULIA A  
10245 SW CASTEEL CT  
TUALATIN, OR 97062-7106

ROTH GARY L & LINDA M TRUST  
10195 SW CASTEEL ST  
TUALATIN, OR 97062-7105

SCHULZ ERIC M & MELISSIA R  
10260 SW SEDLAK CT  
TUALATIN, OR 97062-7190

NEUMAYER GREG C & NEUMAYER  
SHONDRA L  
10200 SW SEDLAK CT  
TUALATIN, OR 97062-7108

BOLAN JOHN J & DEBORAH  
10145 SW SEDLAK CT  
TUALATIN, OR 97062-7108

CAMPBELL DOUGLAS W AND LYNN K  
10205 SW SEDLAK CT  
TUALATIN, OR 97062-7108

NAUCK CRAIG LEE & LORRAINE KAYE  
10265 SW SEDLAK CT  
TUALATIN, OR 97062-7109

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

ECKER NIKA C & GOWER TRAVIS M &  
17558 SW 104TH AVE  
TUALATIN, OR 97062-8605

COURTNEY LYNN R/GERIANN M  
10485 SW KIOWA ST  
TUALATIN, OR 97062-8419

MASSAAD GABY  
10455 SW KIOWA ST  
TUALATIN, OR 97062-8419

KELLOGG TIMOTHY D & LORETTA M  
10425 SW KIOWA  
TUALATIN, OR 97062-8419

NELKE RAY W & SALLY A LEAKE JOI BY  
NELKE RAY W &  
10395 SW KIOWA ST  
TUALATIN, OR 97062-8419

HEIDE LIVING TRUST  
10375 SW KIOWA ST  
TUALATIN, OR 97062-8418

HUNTER PENNI R TRUST  
10355 SW KIOWA ST  
TUALATIN, OR 97062-8418

DEMERIT PAUL M JR TRUST & DEMERIT  
SUSAN C TRUST  
10335 SW KIOWA ST  
TUALATIN, OR 97062-8418

WILLIAMS MATTHEW & WILLIAMS JESSICA  
10320 SW KIOWA ST  
TUALATIN, OR 97062-8418

ZEIKLE ANTHONY C & ZEIKLE KRISTEN  
10340 SW KIOWA ST  
TUALATIN, OR 97062-8418

NUTTING BRADLEY J & M CHRISTINE  
10360 SW KIOWA ST  
TUALATIN, OR 97062-8418

NEWBERRY STEPHEN G & LAURIE A  
10380 SW KIOWA ST  
TUALATIN, OR 97062-8418

YEE DENNIS A & JANET D  
10400 SW KIOWA ST  
TUALATIN, OR 97062-8419

DART LOGAN A & DONNA J  
10440 SW KIOWA ST  
TUALATIN, OR 97062-8419

CREER KLAIR E & SUSAN M  
10470 SW KIOWA ST  
TUALATIN, OR 97062-8419

VOGELTANZ STEPHEN W & TERESA M  
10490 SW KIOWA ST  
TUALATIN, OR 97062-8419

MANN-SEROFF FAMILY TRUST  
10290 SW FULTON DR  
TUALATIN, OR 97062-7101

TUTTLE SINDIA & ANDREW  
10270 SW FULTON DR  
TUALATIN, OR 97062-7101

PINAMONTI GUIDO & KATHERINE  
10240 SW FULTON DR  
TUALATIN, OR 97062-7101

BERTOGLIO LENA C  
10210 SW FULTON DR  
TUALATIN, OR 97062-7101

WALLACE SUSAN C FAMILY TRUST  
10180 SW FULTON DR  
TUALATIN, OR 97062-6902

MERRILL GARY A SPECIAL NEEDS TRUST  
17707 A SE RIVER RD  
MILWAUKIE, OR 97267-5814

WILSON-FEY DANIEL & WILSON-FEY  
KATHRYN  
17640 SW FULTON DR  
TUALATIN, OR 97062-6901

HALVERSON CLIFFORD O & NANCY A  
17620 SW FULTON DR  
TUALATIN, OR 97062-6901

MESSINGER DENECE R BOYER TRUST  
17590 SW FULTON DR  
TUALATIN, OR 97062-6900

KIRSCHNER DAN S & KELLY  
17560 SW FULTON DR  
TUALATIN, OR 97062-6900

SANDBERG JOHN A AND LINDA L  
10295 SW FULTON  
TUALATIN, OR 97062-7102

DOLLAR BRADLEY M & DOLLAR VANESSA J  
10275 SW FULTON DR  
TUALATIN, OR 97062-7102

JENKINS SHANE & JENKINS JENNIFER  
10255 SW FULTON DR  
TUALATIN, OR 97062-7102

ELLER KIM  
545 SILVERADO CIRCLE  
FAIRFIELD, CA 94534-6818

FREEMAN LISA A & FREEMAN JEFFRY D  
17585 SW FULTON DR  
TUALATIN, OR 97062-7103

SHAFER SHARON A  
17555 FULTON DR  
TUALATIN, OR 97062-7103

WILLIG MICHAEL R & HEATHER K  
10230 SW CASTEEL CT  
TUALATIN, OR 97062-7107

HARTLEY LAWRENCE B & CHERYL J  
10250 SW CASTEEL  
TUALATIN, OR 97062-7107

YURANEK RANDAL J  
10270 SW CASTEEL CT  
TUALATIN, OR 97062-7107

NORMAN SCOTT M  
10290 SW CASTEEL CT  
TUALATIN, OR 97062-7107

MARSHALL ANTHONY D & MONICA J  
17514 SW 105TH AVE  
TUALATIN, OR 97062-8606

KILLIN JOHN & TRISHA A  
17508 SW 105TH AVE  
TUALATIN, OR 97062-8606

TAFT MARK S & STACEE J  
17500 SW 105TH AVE  
TUALATIN, OR 97062-8606

COSTARELLA FAMILY TRUST BY JOSEPH  
ANTHONY &  
PO BOX 2054  
TUALATIN, OR 97062-2054

UNVERZAGT WILLIAM & UNVERZAGT  
ALLISON  
17488 SW 105TH AVE  
TUALATIN, OR 97062-8408

CHUNG DIANA M & GARY S  
17473 SW 104TH AVE  
TUALATIN, OR 97062-8409

PASTOR RICHARD A  
17497 SW 104TH AVE  
TUALATIN, OR 97062-8409

FINLEY RONALD D & FINLEY ELIZABETH M  
17521 SW 104TH AVE  
TUALATIN, OR 97062-8605

PICERNO ASHLEY & PICERNO TIMOTHY  
17546 SW 104TH AVE  
TUALATIN, OR 97062-8605

FOX COREY B & TINA E  
17514 SW 104TH AVE  
TUALATIN, OR 97062-8605

PIAZZA RICHARD JR & PIAZZA ROBIN M  
17482 SW 104TH AVE  
TUALATIN, OR 97062-8409

LINDEN TERRACE OWNERS OF LOTS 1-5  
, 00000

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

MORA HECTOR IVAN SORIA  
10320 SW RAYBORN CT  
TUALATIN, OR 97062-8622

KRAUS MICHAEL A  
10340 SW RAYBORN CT  
TUALATIN, OR 97062-8622

WILLIAMSON JORDAN BENNETT &  
WILLIAMSON KYLIE  
10360 SW RAYBORN CT  
TUALATIN, OR 97062-8622

WADE STEVEN L  
10380 SW RAYBORN CT  
TUALATIN, OR 97062-8622

PALKOWSKI RICHARD JR & PALKOWSKI  
JONAVEL  
10400 SW RAYBORN CT  
TUALATIN, OR 97062-8623

COLGROVE DAVID L & COLGROVE VALERIE  
A  
10470 SW RAYBORN CT  
TUALATIN, OR 97062-8623

MILLER KATIE M  
10495 SW RAYBORN CT  
TUALATIN, OR 97062-8623

LISSMAN MICHAEL & LISSMAN JESSICA  
10475 SW RAYBORN CT  
TUALATIN, OR 97062-8623

BARRY JAMES DOUGLAS & BARRY KRISTEN  
L  
10435 SW RAYBORN CT  
TUALATIN, OR 97062-8623

KATZ SHANNON & KATZ DAVID  
10415 SW RAYBORN CT  
TUALATIN, OR 97062-8623

STEVENS TREVOR E & STEVENS ABIGAIL D  
10395 SW RAYBORN CT  
TUALATIN, OR 97062-8622

ALOMRAN OMAR & CONNER ANDREA 10375 SW RAYBORN CT TUALATIN, OR 97062-8622	TUALATIN CITY OF 18880 SW MARTINAZZI AVE TUALATIN, OR 97062-7092	MISSION HOMES NORTHWEST LLC PO BOX 1689 LAKE OSWEGO, OR 97035-0889
DIXON TODD L & DANIELS JACQULYN A 10873 SW DOVER CT TIGARD, OR 97224-4578	ECKWEILER KARL T & ECKWEILER BETH ANN 84 LIBERTY LAKES DR VALPARAISO, IN 46385-7386	MAY JOHN DAVID & JACQUELYN E 10504 SW KENT DR TIGARD, OR 97224-4327
DOUGHTY TRAVIS C & DOUGHTY CHRISTINE R 10526 SW KENT ST TIGARD, OR 97224-4327	LOKTEFF MARK & LOKTEFF HEATHER 10548 SW KENT ST TIGARD, OR 97224-4327	DEFONTES DEANE C JR SCOTT KATHRYN D 10560 SW KENT ST TIGARD, OR 97224-4327
KRISTOFIK EVA M 10582 SW KENT ST TIGARD, OR 97224-4327	RUTHERFORD ROBERT D & NANCY M TRUSTEES 10602 SW KENT TIGARD, OR 97224-4328	DUTY MARK L & JODI G 10624 SW KENT ST TIGARD, OR 97224-4328
SMITH RICHARD 3018A 60TH AVE SW SEATTLE, WA 98116-2807	MARMON JERRY M & MARMON NIKKI M 10668 SW KENT ST TIGARD, OR 97224-4328	KILDERS FRANK P & KILDERS LISA K 10680 SW KENT ST TIGARD, OR 97224-4328
LI XIAO 10728 SW KENT ST TIGARD, OR 97224-4329	CARMEL GROUP ENTERPRISES LLC PO BOX 91002 PORTLAND, OR 97291-0001	WELCH LARRY C & IRIS 10671 SW KENT ST TIGARD, OR 97224-4331
CREWS FAMILY TRUST BY CREWS WILLIAM O JR TR 3505 NW 9TH AVE CAMAS, WA 98607-8160	SEGUI ROBOT S AND MEREDEE A 10637 SW KENT ST TIGARD, OR 97224-4331	DANNER ANDREW J & DANNER KAREN M 8851 SW 90TH AVE PORTLAND, OR 97223-6887
DAVIS JOE E AND KATHRYN E 10591 SW KENT ST TIGARD, OR 97224-4330	SELLAND JACK A & VIRGINIA E 10579 SW KENT ST TIGARD, OR 97224-4330	CEDERBERG MARK A & CINDY K 10567 SW KENT TIGARD, OR 97224-4330
SHULER JAN C 10553 SW KENT ST TIGARD, OR 97224-4330	LEGGETT ADAM ROY & LEGGETT TIFFANY JO 10531 SW KENT ST TIGARD, OR 97224-4330	KINSLEY DALE A & KINSLEY KELLY N 10519 SW KENT ST TIGARD, OR 97224-4330
HATTON FLOYD W & BARBARA W 10512 SW TUALATIN DR TIGARD, OR 97224-4589	CHAMBERLIN KEITH A 16720 SW 108TH AVE TIGARD, OR 97224-4516	HACKETT JULIE A & BRUCE E 16740 SW 108TH AVE TIGARD, OR 97224-4516

YOES DANIEL W  
16760 SW 108TH AVE  
TIGARD, OR 97224-4516

INGLE AARON S & INGLE MICHELLE L  
16790 SW 108TH AVE  
TIGARD, OR 97224-4516

BOYER KURT G  
16770 SW 108TH AVE  
TIGARD, OR 97224-4516

ANDRUS-HUGHES BRUCE & KAREN  
17045 SW 108TH AVE  
TUALATIN, OR 97062-8085

HAMBLET ROBIN J  
17035 SW 108TH AVE  
TUALATIN, OR 97062-8085

HAMBLET ROBIN J  
17035 SW 108TH AVE  
TUALATIN, OR 97062-8085

FREDRICKSON MARK E  
16935 SW 108TH AVE  
TUALATIN, OR 97062-8013

HORN PATRICIA L REVOC TRUST & HORN  
TOM A  
16930 SW 108TH AVE  
TUALATIN, OR 97062-8013

BROOME PHILIP S & NEWHOUSE  
ELIZABETH A  
17020 SW 108TH  
TUALATIN, OR 97062-8085

SCOTT DANIEL K & CATHY S  
17010 SW 108TH AVE  
TUALATIN, OR 97062-8085

HALLBERG RICHARD C & JERNIGAN LINDA L  
17000 SW 108TH AVE  
TUALATIN, OR 97062-8085

ROSETTA THOMAS N & ROBIN L  
16560 SW 108TH AVE  
TIGARD, OR 97224-4512

REYNA MICHELLE B & REYNA NICHOLAS R  
10400 SW TUALATIN DR  
TIGARD, OR 97224-4587

SORENSEN ERIK & MOYLE SASHA  
10452 SW TUALATIN DR  
TIGARD, OR 97224-4587

REID SCOTT E & ALLISON R  
10494 SW TUALATIN DR  
TIGARD, OR 97224-4587

WADDELL MICHAEL J & SHARON M  
10534 SW TUALATIN DR  
TIGARD, OR 97224-4589

SHERMAN BARBARA J  
10556 SW TUALATIN DR  
TIGARD, OR 97224-4589

LUEDERS DONALD H  
10578 SW TUALATIN DR  
TIGARD, OR 97224-4589

WILSON PHILLIP W & WILSON MELODY A  
10610 SW TUALATIN DR  
TIGARD, OR 97224-4591

DEWEESE CARLINDA J  
10632 SW TUALATIN DR  
TIGARD, OR 97224-4591

SWIENTEK FRANCIS M & SWIENTEK DIANE  
C  
10654 SW TUALATIN DR  
TIGARD, OR 97224-4591

KLEIN ROY G & KLEIN CHRISTINE V  
10676 SW TUALATIN DR  
TIGARD, OR 97224-4591

GUY SARA SUE EILEEN  
10698 SW TUALATIN DR  
TIGARD, OR 97224-4591

GENEREAUX JAMES V & GENEREAUX  
SUSAN J  
10714 SW TUALATIN DR  
TIGARD, OR 97224-4593

WOOD RANDALL M & BARBARA S  
10736 SW TUALATIN DR  
TIGARD, OR 97224-4593

WAREING LEE E & WAREING LINDA C  
16729 SW 108TH AVE  
TIGARD, OR 97224-4515

MINICK ELIZABETH M  
16697 SW 108TH AVE  
TIGARD, OR 97224-4513

JOHNSON JACK  
16685 SW 108TH AVE  
TIGARD, OR 97224-4513

ETZEL FRANK JOHN  
10836 SW DOVER CT  
TIGARD, OR 97224-4579

WHITE DAVID R AND RENEE J  
10878 SW DOVER CT  
TIGARD, OR 97224-4579



WATTS MICAH L & WATTS MELANIE D  
10943 SW DOVER CT  
TIGARD, OR 97224-4580

EISENMEYER CYNTHIA L  
10845 SW DOVER CT  
TIGARD, OR 97224-4578

OLIVER JAY G  
16630 SW 108TH AVE  
TIGARD, OR 97224-4514

WILLIAMSON LISA  
16696 SW 108TH AVE  
TIGARD, OR 97224-4514

ROSS SUPHAWADEE  
10785 SW RIVER DR  
TIGARD, OR 97224-4586

RENX GROUP LLC  
PO BOX 1483  
ANGIER, NC 27501-1483

GODDARD VIRGINIA & GREIG W  
10669 SW RIVER DR  
TIGARD, OR 97224-4584

BARBER-BAUMANN PAMELA L  
10734 SW RIVER DR  
TIGARD, OR 97224-4585

LONERGAN MARY D AND RICHARD L  
10567 SW TUALATIN DR  
TIGARD, OR 97224-4590

KUMM BRETT L & JENNIFER K  
10558 SW RIVER DR  
TIGARD, OR 97224-4581

FISHER MATTHEW MICHAEL  
10889 SW DOVER CT  
TIGARD, OR 97224-4578

FINTZY AARON  
10823 SW DOVER CT  
TIGARD, OR 97224-4578

PIERCE REICHERT REVOC TRUST BY PIERCE  
DANA PATRICK &  
16652 SW 108TH AVE  
TIGARD, OR 97224-4514

NESVOLD JUDY ANN  
16700 SW 108TH AVE  
TIGARD, OR 97224-4516

TRAUTMAN MICHAEL R & LORA L  
10763 SW RIVER DR  
TIGARD, OR 97224-4586

SMITH FAMILY REV LIV TRUST THE BY  
MARGARET H SMITH TR  
10683 SW RIVER DR  
TIGARD, OR 97224-4584

THUESON MARK E & THUESON ANNETTE L  
10650 SW RIVER RD  
TIGARD, OR 97224-4583

VANDERHEIDEN ANN & JONES JASON JESS  
10627 SW TUALATIN DR  
TIGARD, OR 97224-4592

LAFARGE MARK L  
10545 SW TUALATIN DR  
TIGARD, OR 97224-4590

STUDER KRISTIN C & STUDER MATHEW D  
10570 SW RIVER DR  
TIGARD, OR 97224-4581

MORRISON DAVID W & JANET L  
10867 SW DOVER CT  
TIGARD, OR 97224-4578

NICOUD JEFF/JULIE  
10801 SW DOVER CT  
TIGARD, OR 97224-4578

MACDONALD MARK & PAMELA K  
16674 SW 108TH AVE  
TIGARD, OR 97224-4514

CADY ROSS M & CYNTHIA  
10727 SW TUALATIN DR  
TIGARD, OR 97224-4594

LEHFELDT MARCUS PAIGE  
10741 SW RIVER DR  
PORTLAND, OR 97224-4586

JAY MILLER BUILDER INC  
12420 SW BERRYHILL LN  
BEAVERTON, OR 97008-6944

CROWDER FRED R & BARBARA J  
10710 SW RIVER DR  
TIGARD, OR 97224-4585

SMITH GAVIN H & SMITH CHAUNA L  
10605 SW TUALATIN DR  
TIGARD, OR 97224-4592

REIDLINGER RYAN & REIDLINGER KATIE  
10523 SW TUALATIN DR  
TIGARD, OR 97224-4590

THOMAS EMMA  
10616 SW RIVER DR  
TIGARD, OR 97224-4583

MCCOURT ROBERT  
2875 BROOKSIDE RD  
LAKE OSWEGO, OR 97035-3577

MOOR GABOR JOHN & MAGDA  
10647 SW RIVER DR  
TIGARD, OR 97224-4584

VOGEL GREGORY J & VOGEL JOHANNA M  
10625 SW RIVER DR  
TIGARD, OR 97224-4584

MCKEE BRAD A & TIFFANY J  
10603 SW RIVER DR  
TIGARD, OR 97224-4584

LEHEW MICHAEL W/DONNA M  
10599 SW RIVER DR  
TIGARD, OR 97224-4582

CATE SHANNON & CATE RYAN W  
10587 SW RIVER DR  
TIGARD, OR 97224-4582

SKURDAHL BRUCE A & DAWN I  
10565 SW RIVER DR  
TIGARD, OR 97224-4582

DICKSON DONALD K & CAROL A  
10543 SW RIVER DR  
TIGARD, OR 97224-4582

HYDE E LORRAINE LIVING TRUST BY E  
LORRAINE HYDE TR  
10521 SW RIVER DR  
TIGARD, OR 97224-4582

TIGARD CITY OF  
13125 SW HALL BLVD  
TIGARD, OR 97223-8167

TIGARD CITY OF  
13125 SW HALL BLVD  
TIGARD, OR 97223-8167

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

SETHI SUSHIL M & SETHI FLORENCE ANNE  
1319 DEER RUN RD  
MANSFIELD, OH 44906-3480

BOSAK ROBERT E AND MARY C  
10605 SW HAZELBROOK  
TUALATIN, OR 97062-8025

HORNICAK PATRICIA J  
10675 SW HAZELBROOK RD  
TUALATIN, OR 97062-8025

JOHNSON KENNETH W & JOHNSON  
MARTHA S  
17285 SW 108TH AVE  
TUALATIN, OR 97062-8087

VONHAGEN ILSE D TRUSTEE  
10855 SW HAZELBROOK RD  
TUALATIN, OR 97062-6979

HAMILTON SCOTT & HAMILTON JANET  
10935 SW HAZELBROOK RD  
TUALATIN, OR 97062-6978

JACOB JEFFREY A & JANICE L  
10985 SW HAZELBROOK RD  
TUALATIN, OR 97062-6978

TCHERVEN FAMILY REV TRUST  
11035 SW HAZELBROOK RD  
TUALATIN, OR 97062-6977

FRIEDMAN MARK E REVOCABLE TRUST BY  
MARK E FRIEDMAN TRS  
17355 SW 105TH AVE  
TUALATIN, OR 97062-8407

BRAUNSTEIN MICHAEL A REVOCABLE  
TRUST  
17395 SW 105TH AVE  
TUALATIN, OR 97062-8407

O'BRIEN JOHN K & O'BRIEN SUSAN M  
17425 SW 105TH AVE  
TUALATIN, OR 97062-8408

ARROYO CHRIS & JAQUELINE C  
10515 SW STARR DR  
TUALATIN, OR 97062-8411

WETHERN LINDA J  
17470 SW 106TH CT  
TUALATIN, OR 97062-8404

BENKE STEVEN R & PHYLLIS M  
17400 SW 106TH CT  
TUALATIN, OR 97062-8404

CULLISON BRADLEY & CULLISON CARRIE  
17380 SW 106TH CT  
TUALATIN, OR 97062-8404

JAFFEE CAROLINE JOHANNA & JAFFEE JAY  
17350 SW 106TH CT  
TUALATIN, OR 97062-8404

WALLIN ROBERT F & EVE W  
17365 SW 106TH CT  
TUALATIN, OR 97062-8404

BRABECK DAN W & BEVERLY GIGI  
17395 SW 106TH CT  
TUALATIN, OR 97062-8404

MORTHLAND CAMERON & KRISTIN  
17445 SW 106TH CT  
TUALATIN, OR 97062-8404

ELLIS KYLE A & ELLIS KARLA G  
17350 SW 107TH AVE  
TUALATIN, OR 97062-8089

TURNER DOUGLAS & JOAN REVOCABLE  
TRUST  
17375 SW 107TH AVE  
TUALATIN, OR 97062-8089

STEINER FAMILY STRUST STEINER LARRY  
D/BARBARA L TRS  
17420 SW 108TH PL  
TUALATIN, OR 97062-8427

MEYER PAUL R & MARY B  
17365 SW 108TH PL  
TUALATIN, OR 97062-8428

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

ROBBINS FAMILY REVOCABLE TRUST BY  
ROBBINS SCOTT & ADINE TRS  
17420 SW 110TH AVE  
TUALATIN, OR 97062-7257

YOUNG DIANE E  
17485 SW 110TH  
TUALATIN, OR 97062-7257

ESTRADA ALFRED & SHARON  
17460 SW 111TH AVE  
TUALATIN, OR 97062-7252

LEE MIKE  
17475 SW 11TH AVE  
TUALATIN, OR 97062

RAMOS PATRICK G & KAREN L  
17485 SW 106TH CT  
TUALATIN, OR 97062-8404

BAKER ROSS EDWARD & LAURA ELLEN  
17300 SW 107TH AVE  
TUALATIN, OR 97062-8089

BUBENIK FRANCIS J & CAPODACQUA  
DONNA  
17445 SW 107TH AVE  
TUALATIN, OR 97062-8090

SIES DALE & JULIE  
17370 SW 108TH PL  
TUALATIN, OR 97062-8428

ECKMAN THOMAS L & BARBARA JO  
17385 SW 108TH PL  
TUALATIN, OR 97062-8428

SCHROEDER TODD A & TINA M  
17550 SW 110TH AVE  
TUALATIN, OR 97062-7258

GODFREY DAVID E & GODFREY LISA J  
17410 SW 110TH AVE  
TUALATIN, OR 97062-7257

COLLINS WILLIAM H III & KATHLEEN M  
17565 SW 110TH AVE  
TUALATIN, OR 97062-7258

HUTCHISON BERNADETTE SEPARATE  
PROPERTY REVOC LIVING TRUST  
17430 SW 111TH AVE  
TUALATIN, OR 97062-7252

HOWELL ZACHARY P & HOWELL REBECCA J  
17535 SW 111TH AVE  
TUALATIN, OR 97062-6356

STOUT JOHN S & STOUT KENDLE T  
17420 SW 107TH AVE  
TUALATIN, OR 97062-8090

CARTER PHILIP V AND CANDACE M  
17335 SW 107TH AVE  
TUALATIN, OR 97062-8089

NORDEN PAUL & JEANINE LIVING TR  
17440 SW 108TH PL  
TUALATIN, OR 97062-8427

MUELLER MICHAEL S  
17350 SW 108TH PL  
TUALATIN, OR 97062-8428

AMAN FAMILY TRUST BY AMAN MICHAEL J  
&  
17435 SW 108TH PL  
TUALATIN, OR 97062-8427

DUPUIS FAMILY TRUST BY JOSEPH A  
DUPUIS &  
17460 SW 110TH AVE  
TUALATIN, OR 97062-7257

GILBERTSON CHRISTOPHER C &  
GILBERTSON HEIDI S  
17435 SW 110TH AVE  
TUALATIN, OR 97062-7257

GRAHAM CONNIE L REVOCABLE TRUST  
PO BOX 2238  
TUALATIN, OR 97062-2238

JOHNSON PHILLIP TILO  
17445 SW 111TH AVE  
TUALATIN, OR 97062-7252

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

JULIAN SAMANTHA & JAY  
17220 SW 108TH AVE  
TUALATIN, OR 97062-8087

VINCENT PHILLIP D  
17240 SW 108TH AVE  
TUALATIN, OR 97062-8087

GERACE JOSEPH & KHADIJA  
17260 SW 108TH AVE  
TUALATIN, OR 97062-8087

RICO JOHN & KLEINSORG JEANNE  
17280 SW 108TH AVE  
TUALATIN, OR 97062-8087

HAZELBROOK OWNERS OF LOTS 1-3  
  
, 00000

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

ADAMS SHEILA D  
10915 SW TUALATIN RD  
TUALATIN, OR 97062-6974

FRITZ CRAIG E  
10835 SW TUALATIN RD  
TUALATIN, OR 97062-6973

HENDERSON JACQUELINE M  
10640 SW BANNOCH ST  
TUALATIN, OR 97062-8401

WEITMAN TED J & TAMI L  
10666 SW BANNOCH ST  
TUALATIN, OR 97062-8401

SCHAEFER SETH & SCHAEFER RENEE  
10710 SW BANNOCH ST  
TUALATIN, OR 97062-8402

SADLER ROBERT J  
10770 SW BANNOCH ST  
TUALATIN, OR 97062-8402

GUILFOYLE DENNIS R & CAROL L  
10795 SW BANNOCH ST  
TUALATIN, OR 97062-8402

MCCLELLAND JERRY & MCCLELLAND  
NANCY  
10735 SW BANNOCH ST  
TUALATIN, OR 97062-8402

CHRISTIAN LOU A & CHRISTIAN TINA L  
10677 SW BANNOCH ST  
TUALATIN, OR 97062-8401

VALDES JEFFREY M  
17845 SW 106TH AVE  
TUALATIN, OR 97062-9489

CONNER DANIEL J & SHARON W  
10650 SW KIOWA CT  
TUALATIN, OR 97062-9497

OLSVIK KEVIN & OLSVIK ERIN  
10680 SW KIOWA CT  
TUALATIN, OR 97062-9497

DIGGINS DWAYNE A & YUKI  
10720 SW KIOWA CT  
TUALATIN, OR 97062-9497

JASTER ALEXIS & JASTER JOSHUA  
10760 SW KIOWA CT  
TUALATIN, OR 97062-9497

TROTMAN KENNETH & SUSAN L  
10799 SW KIOWA CT  
TUALATIN, OR 97062-9497

CAGLE STEVEN & CAROLYN LIVING TRUST  
10777 SW KIOWA CT  
TUALATIN, OR 97062-9497

HYATT SEAN & HYATT LISA  
10755 SW KIOWA CT  
TUALATIN, OR 97062-9497

GREEN GARY L & JANIS A  
10695 SW KIOWA CT  
TUALATIN, OR 97062-9497

DRAPER JAMES A & JANICE F TRUST  
17755 SW 106TH AVE  
TUALATIN, OR 97062-8406

MUNSON JAMES L & PAMELA B REVOC  
LIVING TRUST  
10600 SW KIOWA ST  
TUALATIN, OR 97062-9499

SKOGLUND LAURA J  
10619 SW BANNOCH CT  
TUALATIN, OR 97062-8400

CHAMBERS NICHOLAS RYAN & MURATA-  
CHAMBERS AKIMI SAKU  
10595 SW BANNOCH CT  
TUALATIN, OR 97062-8400

AUGUSTYNIAK EDWARD J & SUJCZYNSKA  
MONIKA J  
10555 SW BANNOCH CT  
TUALATIN, OR 97062-8400

RILEY JALEN S & RILEY KATHERINE M  
10515 SW BANNOCH CT  
TUALATIN, OR 97062-8400

HILDEBRAN REED & SALLY J  
10500 SW BANNOCH CT  
TUALATIN, OR 97062-8400

MACAULAY THOMAS & DEBRA  
10520 SW BANNOCH CT  
TUALATIN, OR 97062-8400

MCCURDY WAYNE & MCCURDY BETTE  
10580 SW BANNOCH CT  
TUALATIN, OR 97062-8400

STEWART CLEVELAND R III  
601A RAINER ST  
SNOHOMISH, WA 98290-3035

BARTHOLOMEW MARY C TRUST  
10570 SW KIOWA ST  
TUALATIN, OR 97062-8415

WILLIAMS VERONICA L  
10540 SW KIOWA ST  
TUALATIN, OR 97062-8415

BAUMANN THOMAS K & ROSEMARIE D  
10500 SW KIOWA ST  
TUALATIN, OR 97062-8415

JIRICEK AARON & KARINA  
10525 SW KIOWA ST  
TUALATIN, OR 97062-8415

ASAI CARL C & CYNTHIA A  
10555 SW KIOWA ST  
TUALATIN, OR 97062-8415

HACKBARTH JANICE V  
10585 SW KIOWA ST  
TUALATIN, OR 97062-8415

EIKENBERRY TYLER  
10595 SW KIOWA ST  
TUALATIN, OR 97062-8415

CARSTENSEN BRENDA K & WHITE JAMES J  
10620 SW LUCAS DR  
TUALATIN, OR 97062-8413

ORR RYAN T & ORR NICOLE C  
10580 SW LUCAS CT  
TUALATIN, OR 97062-8414

HERINCKX JEFFREY & HERINCKX CHANDA S  
10560 SW LUCAS CT  
TUALATIN, OR 97062-8414

WILSON CONSTANCE J TRUST  
10530 SW LUCAS CT  
TUALATIN, OR 97062-8414

ZIENKIEWICZ MIKE & STEPHANIE  
10510 SW LUCAS CT  
TUALATIN, OR 97062-8414

CLARK MONICA J & CLARK LONNY T  
10525 SW LUCAS CT  
TUALATIN, OR 97062-8414

SANTEE JOANNE M  
10555 SW LUCAS CT  
TUALATIN, OR 97062-8414

KNAPPENBERGER CLARK W &  
KNAPPENBERGER CAROLYN  
10575 SW LUCAS CT  
TUALATIN, OR 97062-8414

LOMMEN CODY & LOMMEN KATHRYN  
10595 SW LUCAS CT  
TUALATIN, OR 97062-8414

TRAINES MARK L & ADLER-TRAINES  
MARGO J  
2080 WASHINGTON ST  
EUGENE, OR 97405-2666

PLAMBECK DOUGLAS K AND CAROL R  
10600 SW STAR DR  
TUALATIN, OR 97062-8480

WRIGHT MICHAEL & WRIGHT LISA  
17570 SW 106TH AVE  
TUALATIN, OR 97062-8405

COOPER PAUL H & PIMAUNA ELAINA K  
10550 SW STARR DR  
TUALATIN, OR 97062-8411

HAHN CHRISTOPHER J & CINDY L  
10500 SW STARR DR  
TUALATIN, OR 97062-8411

KEISTER MATTHEW K & KEISTER HEATHER  
17485 SW 107TH AVE  
TUALATIN, OR 97062-8090

VANCIL LYNN EDWIN & ROSALIND J  
10700 SW STARR DR  
TUALATIN, OR 97062-8483

BOWERS MICHAEL S & BOWERS TATIANA  
3009 95TH PL SE  
EVERETT, WA 98208-4355

VANCIL LYNN & ROSALIND  
10700 SW STARR RD  
TUALATIN, OR 97062-8483



PLAMBECK DOUGLAS K & CAROL R  
10600 SW STARR DR  
TUALATIN, OR 97062-8480

OHM STEVEN D AND JAN S  
10795 SW LUCAS  
TUALATIN, OR 97062-8417

MAURINO RICARDO FEDERICO  
10650 SW LUCAS DR  
TUALATIN, OR 97062-8413

WILLIAMS DAVE A & WILLIAMS KIMBERLY R  
11050 SW WINTU CT  
TUALATIN, OR 97062-7123

MEIER NISSA M & CASHA PATRICK A  
11045 SW WINTU CT  
TUALATIN, OR 97062-7123

TREBELHORN DEAN B & LINDA V  
11040 SW WISHRAM CT  
TUALATIN, OR 97062-7124

RYAN MICHAEL  
11075 SW WILSHRAM CT  
TUALATIN, OR 97062-7124

WURTZ GREGORY T & BETHANY S  
11025 SW WISHRAM CT  
TUALATIN, OR 97062-7124

DUPUIS KENNETH & DUPUIS ERIN  
17870 SW 110TH AVE  
TUALATIN, OR 97062-7193

IMUS R GREGORY & DEBORAH R  
17895 SW 109TH AVE  
TUALATIN, OR 97062-7117

RENFRO GERALD A & TERESA L  
10685 SW LUCAS  
TUALATIN, OR 97062-8413

PORCELLO JOHN & PAMELA  
10780 SW LUCAS DR  
TUALATIN, OR 97062-8417

WAGNER LARRY V & WAGNER LINDA G  
17945 SW 110TH AVE  
TUALATIN, OR 97062-7271

GUTOWSKI MARK A  
11070 SW WINTU CT  
TUALATIN, OR 97062-7123

HOLMES DAN A & HOLMES CATHERINE A  
11025 SW WINTU CT  
TUALATIN, OR 97062-7123

LUIKART GLEN  
11060 SW WISHRAM CT  
TUALATIN, OR 97062-7124

WOLLEY KEVIN & WOLLEY JANE  
11055 SW WISHRAM CT  
TUALATIN, OR 97062-7124

GREEN CRAIG D  
17885 SW 110TH AVE  
TUALATIN, OR 97062-7193

HOPKINS JOHN H & HOPKINS DENISE A  
17880 SW 110TH AVE  
TUALATIN, OR 97062-7193

OWEN GREGORY L & DEBORAH L  
17885 SW 109TH  
TUALATIN, OR 97062-7117

VOGELTANZ TRACY  
10490 SW KIOWA ST  
TUALATIN, OR 97062-8419

WAGGENER-HOLLAND FAMILY TRUST  
10740 SW LUCAS DR  
TUALATIN, OR 97062-8417

RUDZEK JILL  
11030 SW WINTU CT  
TUALATIN, OR 97062-7123

WIGGINS JEAN E TRUST  
11065 SW WINTU CT  
TUALATIN, OR 97062-7123

BLUM DOUGLAS & BLUM MARY  
11020 SW WISHRAM CT  
TUALATIN, OR 97062-7124

PRICE DAVID A & JENNIFER K  
11080 SW WISHRAM CT  
TUALATIN, OR 97062-7124

BROWNE AARON J & BROWNE KELLIE G  
11035 SW WISHRAM CT  
TUALATIN, OR 97062-7124

TAYLOR JAMES H & NANCY G  
17875 SW 110TH AVE  
TUALATIN, OR 97062-7193

HAUBER CHRIS JAMES & HAUBER LAURIE  
17890 SW 110TH AVE  
TUALATIN, OR 97062-7193

MILNE JAMES S & MARY F  
17875 SW 109TH AVE  
TUALATIN, OR 97062-7117

STRENGTH GREG M & MARGO D  
17870 SW 109TH AVE  
TUALATIN, OR 97062-7116

ANDERSON ANTHONY V & ANDERSON  
EMILY J  
10850 SW BANNOCH ST  
TUALATIN, OR 97062-7125

MARTINEZ STEVE & COLLETTE  
PO BOX 794  
CARPINTERIA, CA 93014-0794

BRUNNER JOSEPH M & JEANNE T  
17975 SW 109TH AVE  
TUALATIN, OR 97062-7115

MORRELL LIVING TRUST  
10915 SW TUNICA ST  
TUALATIN, OR 97062-7277

DEHEN PAUL V & DEHEN ROBERTA A  
10995 SW TUNICA ST  
TUALATIN, OR 97062-7121

NEWTON DAVID & E SUZANNE JOINT  
TRUST  
10950 SW BANNOCH ST  
TUALATIN, OR 97062-7128

MACIELINSKI DAMIEN & LAURIE LIVING  
TRUST  
17565 SW 108TH PL  
TUALATIN, OR 97062-8425

ALBERT GARY J & LISA J  
17630 SW 108TH PL  
TUALATIN, OR 97062-8426

HALL STEPHEN C & HALL WENDY S  
10799 SW LUCAS DR  
TUALATIN, OR 97062-8422

WATT ALAN J & BECKY S  
17880 SW 109TH AVE  
TUALATIN, OR 97062-7116

DALTON DAVID TRUST FARLEY PIAZZA &  
ASSOCIATES  
PO BOX 16518  
PORTLAND, OR 97292-0518

VANHORN MARK & DIANA L  
17960 SW 109TH AVE  
TUALATIN, OR 97062-7113

FOILES LESLIE E & VICTORIA A  
10960 SW TUNICA ST  
TUALATIN, OR 97062-7122

HAILEY CHAD M & HAILEY HOLLY C  
10945 SW TUNICA ST  
TUALATIN, OR 97062-7121

SMITH LESTER MICHAEL & JOAN MAR  
10990 SW BANNOCH  
TUALATIN, OR 97062-7128

ANDERSON MARY F/ROBERT J  
10910 SW BANNOCH ST  
TUALATIN, OR 97062-7125

RENTFRO BRAD  
17605 SW 108TH PL  
TUALATIN, OR 97062-8426

BAIRD LEAH J & BAIRD BRYAN J  
17610 SW 108TH PL  
TUALATIN, OR 97062-8426

KLENZ MICHAEL AND LINDA  
17480 SW 108TH AVE  
TUALATIN, OR 97062

RAUGUST RANDALL P & BECKY J  
17890 SW 109TH AVE  
TUALATIN, OR 97062-7116

SHEN PING-LU  
17940 SW 109TH AVE  
TUALATIN, OR 97062-7113

HENSLEY TRACY L & BARTELS AARON  
DAVID  
17980 SW 109TH AVE  
TUALATIN, OR 97062-7113

STRIBLING DAVID L & AMANDA L  
10920 SW TUNICA  
TUALATIN, OR 97062-7122

HEIN CHRISTOPHER HAROLD AND  
SUSANNE BIRGIT  
10975 SW TUNICA  
TUALATIN, OR 97062-7121

MILLER JOINT TRUST BY STEVEN F &  
10970 SW BANNOCH ST  
TUALATIN, OR 97062-7128

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

STUDER KEVIN J & MARY E  
17625 SW 108TH PL  
TUALATIN, OR 97062-8426

SCHLACHTER KEVIN M & SCHLACHTER  
RENEE  
17570 SW 108TH PL  
TUALATIN, OR 97062-8425

LORENTE JOAQUIN & LORENTE LOUISE  
17460 SW 108TH PL  
TUALATIN, OR 97062-8427

BROCKWAY DAVID P & STEPHANIE S 17455 SW 108TH AVE TUALATIN, OR 97062	STILLER CHERYL A 17475 SW 108TH PL TUALATIN, OR 97062-8424	KUMLER PHILIP A & JULIE I FAMILY TRUST 17515 SW 108TH PL TUALATIN, OR 97062-8424
WILLON MARK & PAM TRUST 17850 SW 110TH AVE TUALATIN, OR 97062-7256	KING BRADLEY W & LAURA J 17800 SW 110TH AVE TUALATIN, OR 97062-7256	GITT SEAN C & GITT MELISSA A 17770 SW 110TH AVE TUALATIN, OR 97062-7256
SHERMAN JENNIFER 17740 SW 110TH AVE TUALATIN, OR 97062-7256	HANSON TIMOTHY J & SUSAN E 17690 SW 110TH AVE TUALATIN, OR 97062-7259	WISNER RANDOLPH R & DEBBIE R LIVING TRUST 17600 SW 110TH AVE TUALATIN, OR 97062-7259
GOESSENS JACQUES E & GOESSENS SUSAN 17580 SW 110TH AVE TUALATIN, OR 97062-7258	COMPTON JAY W 17595 SW 110TH AVE TUALATIN, OR 97062-7258	RIRIE LIVING TRUST BY DAVID L & 11015 SW LUCAS DR TUALATIN, OR 97062-7261
GLASSER FAMILY REVOCABLE TRUST BY JEFFREY & GEETA GLASSER TRS 11035 SW LUCAS DR TUALATIN, OR 97062-7261	BARRON MICHAEL J & PAMELA R 11065 SW LUCAS DR TUALATIN, OR 97062-7261	WAGNER DAVID M & RACHEL M 17560 SW 111TH AVE TUALATIN, OR 97062-6356
CORR JOHN A & JANICE 17585 SW 111TH AVE TUALATIN, OR 97062-6356	JERNBERG STANFORD W & JERNBERG LINDA F 17655 SW 111TH AVE TUALATIN, OR 97062-7254	TAYLOR MATTHEW R & SUZANNE L 17675 SW 111TH AVE TUALATIN, OR 97062-7255
DEBRAUWERE RICHARD L & ELEANOR K 11100 SW LUCAS DR TUALATIN, OR 97062-7263	ROSIN DAVID K & SURJIT K 11115 SW WINYA CT TUALATIN, OR 97062-7270	OLSON DOUGLAS E & KIMBERLY R 11130 SW WINYA CT TUALATIN, OR 97062-7270
RICHARDSON DEVIN & RICHARDSON TAMI ANN 11100 SW WINYA CT TUALATIN, OR 97062-7270	KRAJCAR TIMOTHY D & KRAJCAR KIERSTEN A 11070 SW WINYA CT TUALATIN, OR 97062-7266	WRIGHT RALPH R & LYNDA R 11040 SW WINYA CT TUALATIN, OR 97062-7266
MACK RYAN P & MACK PATRICIA L 17825 SW 110TH AVE TUALATIN, OR 97062-7256	PAPAS ELIZABETH 11055 SW WINYA CT TUALATIN, OR 97062-7266	HAYES RYAN D & ANCHARSKI NANCY 11025 SW WINYA CT TUALATIN, OR 97062-7267
SWAFFORD DOUG G & SINCERE MIRIAM A 17715 SW 110TH AVE TUALATIN, OR 97062-7256	YAM ASA 11050 SW LUCAS DR TUALATIN, OR 97062-7263	SHETLER STACY A & SHETLER JOANNA L 11080 SW LUCAS DR TUALATIN, OR 97062-7263

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

## **Exhibit J: Signed Affidavit of Posting**





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## **Exhibit K: Previous Land Use Approvals (PLA17-0001)**

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# City of Tualatin

www.ci.tualatin.or.us

April 4, 2017

## PROPERTY LINE ADJUSTMENT APPLICATION: FINDINGS AND RECOMMENDED DECISION \*\* APPROVAL WITH CONDITIONS \*\*

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**Job Number:** PLA17-0001, 10605 Hazelbrook Bosak

**Applicant:** Richard Hallberg and Linda Jernigan  
17000 SW 108<sup>th</sup> Avenue  
Tualatin, OR 97062

**Property Owners:** Richard Hallberg and Linda Jernigan (Tax Lot: 1800)  
17000 SW 108<sup>th</sup> Avenue  
Tualatin, OR 97062

Robert and Mary Bosak (Tax Lot: 300)  
10605 SW Hazelbrook Road  
Tualatin, OR 97062

**Applicant's Consultant:** 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

**Site Location:** 17000 SW 108<sup>th</sup> Avenue (Tax Lot 1800)  
10605 SW Hazelbrook Road (Tax Lot 300)

**Washington County Assessor's Information:** Tax Map 2S115AD, Tax Lot 1800  
Tax Map 2S115DA, Tax Lot 300

**Site Size:**

<u>Before</u>	<u>After</u>
Tax Lot 1800: ±2.15 Acres	Tax Lot 1800: ±2.24 Acres
Tax Lot 300: ±4.29 Acres	Tax Lot 300: ±4.20 Acres

**Land Use Districts:**

**Tax Lot 1800:** Washington County Future Development 10-Acre District (FD-10)

**Tax Lot 300:** City of Tualatin Low Density Residential Planning District (RL)

**BACKGROUND**

On February 28, 2017, the Engineering Division received a development application to adjust the property lines on the above tax lots as indicated on Attachment 1. The development application meets the requirements for property line adjustments pursuant to the City's property line adjustment standards and regulations in the Tualatin Development Code (TDC), Section 36.300. It is the City Engineer's recommended decision to grant approval of the application.

The applicant is submitting this application for a property line adjustment to accommodate a transfer of approximately  $\pm 0.09$  acres of land from Tax Lot 300 (Washington County Tax Map 2S115DA) to Tax Lot 1800 (Washington County Tax Map 2S115AD). Tax Lot 300 is located within the City of Tualatin and has a zoning designation of Low Density Residential (RL). Tax Lot 1800 is located in unincorporated Washington County and has a zoning designation of Future Development 10-Acre (FD-10). Both properties are currently developed with single-family residential structures and associated out buildings.

This application includes the City's application form, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence supports the City's approval of the application.

**CONDITIONS OF APPROVAL**

**1) Grant of Greenway Easement to the City of Tualatin**

**The applicant shall dedicate a Greenway Easement over the portion of Washington County Tax Map 2S 1 15DA, Tax Lot 300 that will be incorporated into Washington County Tax Map 2S 1 15AD, Tax Lot 1800 to the City of Tualatin over the Tualatin River Greenway area as measured from a line 40 ft inland from the top of the bank extending into the middle of the river.**

**2) Prior to recording of the Property Line Adjustment Plan, the Community Services Director shall approve the location of the Greenway Easement. The applicant shall survey, stake and mark, with City provided boundary markers.**

## FINDINGS

### **I TDC Chapter 31: General Provisions**

**TDC Section 31.060 Definitions.** As used in this Code, the masculine includes the feminine and the neuter, and the singular includes the plural. The following words and phrases, unless the context otherwise requires, shall mean:... **Property Line Adjustment.** The relocation of a common property line between two abutting properties, as set forth in ORS 92.010. (Also known as Lot Line Adjustment.)

#### **FINDINGS:**

This application is for the relocation of a lot line between two abutting properties. Tax Lot 1800 is located within the boundaries of unincorporated Washington County. Tax Lot 300 is located within the boundaries of the City of Tualatin. Both properties are currently developed with single-family residential structures and associated out buildings. Tax Lot 1800 is currently served by well water and has an existing septic system, which were confirmed by Washington County Department of Health and Human Services. Tax Lot 300 is also served by existing well water and connected to a public sanitary sewer main located within an existing easement running east/west across the property

This decision is based on lot size and dimension information provided to staff by the applicant.

### **II TDC Chapter 40: Low Density Residential Planning District (RL)**

#### *TDC Section 40.020 Permitted Uses.*

*(1) Single-family dwellings, including manufactured homes.*

**Findings:** As shown on the preliminary plans, each parcel included in this application is occupied with a single-family residence, which is a permitted use in the City's Low Density Residential Planning District (RL), and Washington County's Future Development 10-Acre District (FD-10). This section is met.

#### *TDC Section 40.050 Lot Size for Permitted Uses.*

*Except as otherwise provided, the lot size for a single-family dwelling shall be:*

*(1) The minimum lot area shall be an average of 6,500 square feet.*

**Findings:** Tax Lot 1800 is located in unincorporated Washington County and has a zoning designation of Future Development 10-Acre (FD-10), which has a minimum lot area of 10 acres. Currently, Tax Lot 1800 is approximately  $\pm 2.15$  acres (93,654 square feet) in size. However, Section 610-1.B of the Washington County Community Development Code (CDC) permits property line adjustments resulting in lots smaller than the minimum lot size requirement of the zone in which they are located when the lots are

located completely outside the boundary of a City and either one or both of the lots involved in the adjustment is currently less than the minimum size required in the zone.

Tax Lot 300 is located in the City of Tualatin and has a zoning designation of Low Density Residential (RL), which has an average minimum lot size of 6,500 square feet. Currently, Tax Lot 300 is approximately  $\pm 4.29$  acres (186,872 square feet) in size. The planned property line adjustment will increase the area of Tax Lot 1800 from  $\pm 2.15$  acres to  $\pm 2.24$  acres (97,574 square feet) and decrease the area of Tax Lot 300 from  $\pm 4.29$  acres to  $\pm 4.20$  acres (182,952 square feet). Therefore, this property line adjustment will not create a non-conforming situation for Tax Lot 1800, nor will it decrease the lot size of Tax Lot 300 below the average minimum lot size required in the RL Zoning District. This criterion is met.

*(2) The average lot width shall be at least 30 feet.*

**Findings:** As shown on the preliminary plans, the planned property line adjustment will increase the lot width of Tax Lot 1800 at the building line to approximately  $\pm 105$  feet. According to the Washington County CDC, parcels in the FD-10 Zoning District are required to have a minimum lot width of 70 feet at the building line. Therefore, the lot line adjustment will not reduce the minimum lot width of Tax Lot 1800 below what is allowed in the FD-10 Zoning District.

As a result of the property line adjustment, the lot width of Tax Lot 300 will be reduced by approximately  $\pm 20$  feet, leaving  $\pm 92$  feet of lot width at the parcel's narrowest point. The widest portion of Tax Lot 300 is approximately  $\pm 163$  feet, where the property fronts SW Hazelbrook Road. Therefore, the average lot width of Tax Lot 300 is approximately  $\pm 128$  feet, which exceeds the RL Zoning District's minimum average lot width requirement of 30 feet. This criterion is satisfied.

*(3) When a lot has frontage on a public street, the minimum lot width shall be 50 feet on a street and 30 feet around a cul-de-sac bulb.*

**Findings:** Tax Lot 1800 is considered a flag lot by Washington County's definition of that term and includes a 20-foot access easement across adjacent properties to the west that connects to SW 108<sup>th</sup> Avenue, which meets the single flag lot criteria of Section 430-45.5 of the Washington County CDC.

As shown on the preliminary plans, Tax Lot 300 has approximately  $\pm 163$  feet of frontage on SW Hazelbrook Road, which is greater than the required minimum lot frontage of 50 feet on a public street. This standard is met.

*(4) The maximum building coverage shall be 45 percent.*

**Findings:** No maximum building coverage is imposed within Washington County's FD-10 Zoning District.

After the property line adjustment, Tax Lot 300 will be approximately  $\pm 182,952$  square feet ( $\pm 4.20$  acres) in size. The existing home located on Tax Lot 300 is approximately  $\pm 1,700$  square feet in size. Therefore, the building coverage of Tax Lot 300 after the property line adjustment will be  $\pm 0.01\%$ . This criterion is met.



(5) *For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(7) - (12).*

**Findings:** Tax Lot 1800 is considered a flag lot with an existing  $\pm 20$ -foot-wide access easement across adjacent properties to the west connecting to SW 108<sup>th</sup> Avenue, which meets the single flag lot criteria of Section 430-45.5 of the Washington County CDC.

Tax Lot 300 has direct frontage on SW Hazelbrook Road and is not considered a flag lot. Therefore, this criterion does not apply.

#### ***TDC Section 40.070 Setback Requirements for Permitted Uses***

*Except as otherwise provided, the setbacks for permitted uses shall be:*

(1) *The front yard setback shall be a minimum of 15 feet, except to an unenclosed porch, which shall be 12 feet.*

(2) *The setback to a garage door shall be a minimum of 20 feet.*

(3) *The side yard setback shall be a minimum of five feet.*

(4) *For a corner lot, the following provisions shall apply:*

(a) *one front yard setback shall be a minimum of 15 feet; it shall be determined by the orientation of the structure based on the location of the front door.*

(b) *the second front yard setback shall be a minimum of 10 feet.*

(5) *The rear yard setback shall be a minimum of 15 feet.*

#### **FINDINGS:**

As shown on the preliminary plans, and after the planned property line adjustment, the side yard setback of the existing dwelling on Tax Lot 1800 will be approximately  $\pm 28$  feet, which meets minimum side yard setback requirement of the FD-10 Zoning District found in Section 309-6.3 of the Washington County CDC. In addition, the planned property line adjustment, which increases the side yard setback of the existing home located on Tax Lot 1800 to approximately  $\pm 28$  feet, will meet the minimum side yard setback requirement of the City of Tualatin's RL Zoning District of 5 feet. All other setbacks of the existing home on Tax Lot 1800 exceed the minimum setback standards of Washington County's FD-10 and City of Tualatin's RL Zoning District.

As shown on the preliminary plans, the property line adjustment will have no impact on the existing dwelling on Tax Lot 300, which is located approximately  $\pm 860$  feet to the south of the planned property line adjustment area. Currently, the existing home on Tax Lot 300 has a front yard setback of approximately  $\pm 178$  feet from SW Hazelbrook Road, a rear yard setback greater than the required 15 feet, an east side yard setback greater than 5 feet, and a west side yard setback of approximately  $\pm 3$  feet. Because the setbacks of the existing dwelling on Tax Lot 300 will not be impacted by the planned property line adjustment, the existing setbacks are acceptable.

The criterion is satisfied.

***TDC Section 40.100 Structure Height.***

*Except as otherwise provided, the maximum structure height is 35 feet.*

**Response:** The planned property line adjustment will have no impact on the existing height of structures located on either of the subject properties, which do not exceed 35 feet in height. This standard is met.

**III TDC Chapter 72: Natural Resource Protection Overlay District (NRPO)**

**TDC Section 72.020 Location of Greenways and Natural Areas.**

**(1) The designated significant natural resources are the Greenways and Natural Areas on Map 72-1, which shows the general location of the NRPO District. The general locations of Other [n] Natural Areas are shown on the Recreation Resources Map (Figure 3-4) of the Parks and Recreation Master Plan.**

**TDC Section 72.030 Greenways.**

**(1) Greenways can exhibit diverse characteristics. Those along the Tualatin River and Hedges, Nyberg and Saum Creeks can be natural in some sections and have pedestrian and bike paths in other sections. Greenways in built-up areas such as in subdivisions are typically landscaped with lawn and often include concrete pedestrian/bike paths.**

**(2) Riverbank Greenway (NRPO-GR).**

**(a) Except as provided in Subsection (b), the NRPO District along the south bank of the Tualatin River, beginning at the City's western Urban Growth Boundary (UGB) and extending to the City's eastern UGB, and along the north bank of the Tualatin River from the northwest corner of Tax Lot 1007 to the southeast corner of Tax Lot 1006, Washington County Tax Map 2S1 24B, shall have a width as measured from a line 40 feet inland from the top of the bank extending to the middle of the river. The top of the bank shall be where the landform called "the bank" changes from a generally up-slope feature to a generally flat feature. The NRPO District shall automatically apply to property annexed to the City, except as provided for in Appendix G to the Parks and Recreation Master Plan.**

**(b) For the area 300 feet east and west of the I-5 right-of-way as shown on Map 72-1, the NRPO District on the south bank of the Tualatin River shall have a width as measured from a line 75 feet in-land from the top of the bank extending to the middle of the river.**

**TDC Section 72.060 Development Restrictions in Greenways and Natural Areas.**

**(1) Except as provided in Subsection (2), no building, structure, grading, excavation, placement of fill, vegetation removal, impervious surface, use, activity or other development shall occur within Riverbank, Creek and Other**

**Greenways, and Wetland and Open Space Natural Areas.**

- (2) The following uses, activities and types of development are permitted within Riverbank, Creek and Other Greenways, and Wetland and Open Space Natural Areas provided they are designed to minimize intrusion into riparian areas:**
- (a) Public bicycle or pedestrian ways, subject to the provisions of TDC 72.070.**
  - (b) Public streets, including bridges, when part of a City approved transportation plan, and public utility facilities, when part of a City approved plan and provided appropriate restoration is completed.**
  - (c) Except in Wetland Natural Areas, private driveways and pedestrian ways when necessary to afford access between portions of private property that may be bisected by a Greenway or Open Space Natural Area.**
  - (d) Except in Creek Greenways and Wetland Natural Areas, outdoor seating for a restaurant within the Central Urban Renewal District, but outside of any sensitive area or its vegetated corridor.**
  - (e) Public parks and recreational facilities including, but not limited to, boat ramps, benches, interpretive stations, trash receptacles and directional signage, when part of a City-approved Greenway or Natural Area enhancement plan.**
  - (f) Landscaping, when part of a landscape plan approved through the Architectural Review process. City initiated landscape projects are exempt from the Architectural Review process. Landscaping in Greenways and Natural Areas shall comply with the approved Plant List in the Parks and Recreation Master Plan. When appropriate, technical advice shall be obtained from the Oregon Department of Fish and Wildlife, U.S. Soil Conservation Service, or similar agency, to ensure the proposed landscaping will enhance the preservation of any existing fish or wildlife habitats in the vicinity.**
  - (g) Wildlife protection and enhancement, including the removal of non-native vegetation and replacement with native plant species.**
  - (h) Except in Wetland Natural Areas, public boating facilities, irrigation pumps, water-related and water-dependent uses including the removal of vegetation necessary for the development of water-related and water-dependent uses, and replacement of existing structures with structures in the same location that do not disturb additional riparian surface.**
  - (i) In Wetland Natural Areas, perimeter mowing and other cutting necessary for hazard prevention.**
- (3) The City may, through the subdivision, conditional use, architectural review, or other development approval process, attach appropriate conditions to approval of a development permit. Such conditions may include, but are not limited to:**
- (a) Use of Greenways and Natural Areas for storm drainage purposes;**
  - (b) Location of approved landscaping, pedestrian and bike access areas, and other non-building uses and activities in Greenways and Natural Areas;**
  - (c) Setback of proposed buildings, parking lots, and loading areas away from the Greenway and Natural Area boundary.**
- (4) Greenways and Natural Areas in which an access easement is owned by the City, but retained in private ownership, shall be maintained by the property**

**owner in their natural state and may only be modified if a landscape and maintenance plan complies with the approved Plant List in the Parks and Recreation Master Plan, and has been approved through the Architectural Review process or by the Parks and Recreation Director when Architectural Review is not required.**

- (5) The Parks and Recreation Director shall be included as a commentor when a development application proposes dedication of Greenway or Natural Area property to the City or when development is proposed on Greenway or Natural Areas property maintained by the Parks and Recreation Department.**

**TDC Section 72.110 Easements for Pedestrian and Bicycle Access.**

**In any portion of the NRPO District, the City may, through the subdivision, partition, conditional use, architectural review, or other applicable development approval process, require that easements for pedestrian and bicycle access and maintenance uses be granted as a condition of approval when said easements are necessary to achieve the purposes of the Parks and Recreation Master Plan, Greenways Development Plan, or Bikeways Plan.**

**FINDINGS:**

Based on the subject properties' location adjacent to the Tualatin River and the City of Tualatin's intent to extend a future greenway and trail system along the south bank of the Tualatin River

Through conversations with City of Tualatin Parks and Recreation staff and as part of this application, a condition of approval requiring the dedication of a greenway easement measured from a line 40 feet inland from the top of the bank extending to the middle of the Tualatin River for the  $\pm 20$ -foot-wide portion of property being adjusted by this application for the benefit of Tax Lot 1800 may be imposed. City staff have agreed to defer any greenway dedication of Tax Lot 300 until a Subdivision application has been submitted. The new greenway easement will allow the City of Tualatin to extend the future greenway trail shown on City Map 72-1: Natural Resources Protection Overlay District (NRPO) and Greenway Locations

The subject properties are not located within 300 feet east or west of the I-5 right-of-way.

As shown on the preliminary plans, Tax Lot 1800 (located in unincorporated Washington County) has an existing driveway access approximately  $\pm 10$  feet in width within a 20-foot-wide access easement across adjacent properties to the west that connects to SW 108th Avenue. Tax Lot 300 (located in the City of Tualatin) has an existing driveway access approximately  $\pm 10$  feet in width that connects to SW Hazelbrook Road. The application will not impact these existing driveway accesses

As mentioned previously, each parcel included in this application has an existing driveway access of approximately  $\pm 10$  feet in width connecting to either SW 108th Avenue (Tax Lot 1800) or SW Hazelbrook Road (Tax Lot 300).

This criteria is met with conditions of approval.

## **CONDITIONS**

### *Grant of Greenway Easement to the City of Tualatin*

*The applicant shall dedicate a Greenway Easement over the portion of Washington County Tax Map 2S 1 15DA, Tax Lot 300 that will be incorporated into Washington County Tax Map 2S 1 15AD, Tax Lot 1800 to the City of Tualatin over the Tualatin River Greenway area as measured from a line 40 ft inland from the top of the bank extending into the middle of the river.*

*Prior to recording of the Property Line Adjustment Plan, the Community Services Director shall approve the location of the Greenway Easement. The applicant shall survey, stake and mark, with City provided boundary markers.*

## **IV TDC 73.400 Access.**

- (1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.**
- (5) Lots that front on more than one street may be required to locate motor vehicle accesses on the street with the lower functional classification as determined by the City Engineer.**
- (6) Except as provided in TDC 53.100, all ingress and egress shall connect directly with public streets.**
- (10) Minimum access requirements for residential uses: Ingress and egress for single-family residential uses, including townhouses, shall be paved to a minimum width of 10 feet. Maximum driveway widths shall not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths shall be measured at the property line.**
- (14) Maximum Driveway Widths and Other Requirements.**
  - (b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).**
  - (c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.**

## **FINDINGS:**

As shown on the preliminary plans, Tax Lot 1800 (located in unincorporated



Washington County) has an existing driveway access approximately  $\pm 10$  feet in width within a 20-foot-wide access easement across adjacent properties to the west that connects to SW 108th Avenue. Tax Lot 300 (located in the City of Tualatin) has an existing driveway access approximately  $\pm 10$  feet in width that connects to SW Hazelbrook Road. The application will not impact these existing driveway accesses.

Each parcel included in this application has an existing driveway access of approximately  $\pm 10$  feet in width connecting to either SW 108th Avenue (Tax Lot 1800) or SW Hazelbrook Road (Tax Lot 300).

The criterion is satisfied.

### **DECISION**

The record includes all submitted materials that may be requested for viewing at the Planning Counter.

Based on the development application and the above findings, the requested property line adjustment is granted approval.

### **FINAL APPROVAL**

Within 24 months from the date of the recommended decision (**April 4, 2019**) the applicant shall submit to the City Engineer a survey map prepared in accordance with the property line adjustment as approved. If the survey map fully complies with the approved property line adjustment, the City Engineer shall issue a final approval prior to the survey map being recorded by the County Surveyor.

### **APPEAL**

This recommended decision shall be appealable for fourteen (14) calendar days. The Engineering Division must receive a written request for review of the recommended decision by 5:00 p.m. on **April 18, 2017**. The sketch map and appeal forms are available at the City offices located at 18880 SW Martinazzi Avenue. Appeals of recommended decisions on property line adjustment applications are reviewed by the City Council. An appeal of the recommended decision on the property line adjustment application must include a fee.

Sincerely,



Tony Doran, EIT  
Engineering Associate

cc: Richard Hallberg and Linda Jernigan, 17000 SW 108th Avenue, Tualatin, OR 97062  
Robert and Mary Bosak, 10605 SW Hazelbrook Road, Tualatin, OR 97062  
Chuck Gregory, AKS Engineering & Forestry, LLC, 12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
City Engineer  
Building Official  
Planning Manager  
Community Services Director  
Address File(s): 17000 SW 108th Avenue  
10605 SW Hazelbrook Road