



City of Tualatin

www.tualatinoregon.gov

"NECESSARY PARTIES"
MARKED BELOW

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION CONDITIONAL USE PERMIT PLAN TEXT AMENDMENT
 ARCHITECTURAL REVIEW PLAN MAP AMENDMENT OTHER:

CASE/FILE: CUP17-0001 (Community Development Dept.: Planning Division)

PROPOSAL	To approve the conditional use of a kindergarten through grade 12 school—in the form of a garden and athletic field—pursuant to Tualatin Development Code (TDC) 60.040(1)(o) for MITCH Charter School on the existing green space at 19430 SW 90th Court, a property owned and operated by Frontier Communications.
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PROPERTY	<input type="checkbox"/> n/a	Name of Application	MITCH FRONTIER GARDEN & ATHLETIC FIELD			
		Street Address	19430 SW 90th Court			
		Tax Map and Lot No(s).	2S1 23DB 00200			
		Planning District	ML	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input type="checkbox"/>
		Previous Applications	AR-81-07	Additional Applications:	CIO INDUSTRIAL	

DATES	Receipt of application	05/16/2017	Deemed Complete	05/19/2017	CONTACT	Name: Charles H. Benson, III
	Notice of application submittal			05/22/2017		Title: Associate Planner
	Project Status / Development Review meeting					E-mail: CBENSON@tualatin.gov
	Comments due for staff report			07/05/2017		Phone: 503-691-3029
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					Notes: Other approvals: MAR-16-0039
	City Council (CC)		<input type="checkbox"/> n/a	07/24/2017		

City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Development Director
- Community Services Director
- Economic Development liaison
- Engineering Associate*
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director*
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Development Dept.
- Wilsonville Planning Division

Counties

- Clackamas County Dept. of Transportation and Development
- Washington County Dept. of Land Use and Transportation (ARs)
- Washington County Long Range Planning (LRP) (Annexations)

Regional Government

- Metro

School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Environmental Quality (DEQ)
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A
- ODOT Rail Division

- OR Dept. of Revenue

Utilities

- Republic Services
- Clean Water Services (CWS)
- Comcast [cable]*
- Frontier Communications [phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave.)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)

*Paper Copies

- 1.032: Burden of Proof
- 31.071 Architectural Review Procedure
- 31.074 Architectural Review Application Review Process
- 31.077 Quasi-Judicial Evidentiary Hearing Procedures
- Metro Code 3.09.045 Annexation Review Criteria
- 32.030 Criteria for Review of Conditional Uses
- 33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility
- 33.022 Criteria for Granting a Sign Variance
- 33.024 Criteria for Granting a Minor Variance
- 33.025 Criteria for Granting a Variance
- 34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited
- 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit
- 34.230 Criteria (tree removal)
- 35.060 Conditions for Granting Reinstatement of Nonconforming Use
- 36.160 Subdivision Plan Approval
- 36.230 Review Process (partitioning)
- 36.330 Review Process (property line adjustment)
- 37.030 Criteria for Review (IMP)
- 40.030 Conditional Uses Permitted (RL)
- 40.060 Lot Size for Conditional Uses (RL)
- 40.080 Setback Requirements for Conditional Uses (RL)
- 41.030 Conditional Uses Permitted (RML)
- 41.050 Lot Size for Conditional Uses (RML)
- 41.070 Setback Requirements for Conditional Uses (RML)
- 42.030 Conditional Uses Permitted (RMH)
- 42.050 Lot Size for Conditional Uses (RMH)
- 42.070 Setback Requirements for Conditional Uses (RMH)
- 43.030 Conditional Uses Permitted (RH)
- 43.060 Lot Size for Conditional Uses (RH)
- 43.090 Setback Requirements for Conditional Uses (RH)
- 44.030 Conditional Uses Permitted (RH-HR)
- 44.050 Lot Size for Conditional Uses (RH-HR)
- 44.070 Setback Requirements for Conditional Uses (RH-HR)
- 49.030 Conditional Uses (IN)
- 49.040 Lot Size for Permitted and Conditional Uses (IN)
- 49.060 Setback Requirements for Conditional Uses (IN)
- 50.020 Permitted Uses (CO)
- 50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)
- 50.040 Conditional Uses (CO)
- 52.030 Conditional Uses (CR)
- 53.050 Conditional Uses (CC)
- 53.055 Central Urban Renewal Area – Conditional Uses (CC)
- 54.030 Conditional Uses (CG)
- 56.030 Conditional Uses (MC)
- 56.045 Lot Size for Conditional Uses (MC)
- 57.030 Conditional Uses (MUCOD)
- 60.040 Conditional Uses (ML)
- 60.041 Restrictions on Conditional Uses (ML)
- 61.030 Conditional Uses (MG)
- 61.031 Restrictions on Conditional Uses (MG)
- 62.030 Conditional Uses (MP)
- 62.031 Restrictions on Conditional Uses (MP)
- 64.030 Conditional Uses (MBP)
- 64.050 Lot Size for Permitted and Conditional Uses (MBP)
- 64.065 Setback Requirements for Conditional Uses (MBP)
- 68.030 Criteria for Designation of a Landmark
- 68.060 Demolition Criteria
- 68.070 Relocation Criteria
- 68.100 Alteration and New Construction Criteria
- 68.110 Alteration and New Construction Approval Process
- 73.130 Standards
- 73.160 Standards
- 73.190 Standards – Single-Family and Multi-Family Uses
- 73.220 Standards
- 73.227 Standards
- 73.230 Landscaping Standards
- 73.300 Landscape Standards – Multi-Family Uses
- 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses
- 73.320 Off-Street Parking Lot Landscaping Standards
- 73.320 Off-Street Parking and Loading
- 73.470 Standards
- 73.500 Standards



City of Tualatin

www.tualatinoregon.gov

CITY OF TUALATIN
RECEIVED

MAY 16 2017

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICATION FOR CONDITIONAL USE PERMIT

Code Information:			
Code Section:		Condition Use to Allow: school track/field/garden area	
Assessor's Map Number: 2S123DB	Tax Lot #: 00200	Lot area in acres:	
Address of Property: 19430 SW 90th Ct			
City: Tualatin	State: OR	ZIP Code:	
Existing Buildings (# and type):		Current use: Frontier Communications bldg	
Applicant			
Name: Melissa Meyer		Company Name: Mitch Charter School	
Address: 19550 SW 90th Court			
City: Tualatin	State: OR	ZIP Code:	
Phone: 503-939-6725	Fax:	Email: mmeer@mitchcharterschool.org	
Applicant's Signature:		Date:	
Property Owner			
Name: Frontier Communications Northwest			
Address: 401 Merritt			
City: Norwalk	State: CT	ZIP Code: 06851	
Phone:	Fax:	Email:	
Property Owner's Signature:		Date:	
(Note: Letter of authorization is required if not signed by owner)			
Contact			
Name: Amanda Hoffman			
Address: 30945 SW Boones Ferry Road			
City: Wilsonville	State: OR	ZIP Code: 97070	
Phone: 503-476-4883	Fax:	Email: ajhoffman11@gmail.com	

As the person responsible for this application, I, the undersigned, hereby acknowledge that I have read the above application and its attachments, understand the requirements described herein, and state that the information supplied is as complete and detailed as is currently possible, to the best of my knowledge.

Applicant's Signature:

Date:

12.14.16

Office Use

Case No:

Date Received:

Received by:

Fee: Complete Review:

Receipt No:



605 Central Expressway South, Suite 250, Allen, TX 75013
www.frontier.com

April 4, 2017

City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Or 97062


Reference: Authorization to Execute Development-Related Documents for the green space located at 19430 SW 90th Court, Tualatin, OR 97062.

To Whom it May Concern:

Frontier Communications Northwest has licensed MITCH Charter School to use the green space located at 19430 SW 90th Court, Tualatin, OR 97062 and is authorized as the licensee to sign documents with the City that are usual and customary in connection with the Conditional Use Permit to install a school garden area, a 6' walking path, a 6' oval track area, play field, and a greenhouse space within the 10,000± square foot area.

This document (1) does not extend to signing documents that will be recorded, (2) does not extend to signing non-City documents, and (3) is revocable with prior notice to the City.

Frontier Communications Northwest, Inc.



By: KELLEY STEWART
Title: DIRECTOR PRES



MITCH CHARTER SCHOOL FRONTIER GARDEN & ATHLETIC FIELD PROJECT

CONDITIONAL USE PERMIT APPLICATION

The request before Staff is consideration of a conditional use permit for MITCH Charter School, to allow a garden and field expansion.

In order to grant the proposed Conditional Use Permit, the request must meet the approval criteria of Tualatin Development Code (TDC) Section 32.030. The prepared narrative below addresses the criteria.

(1) The use is listed as a conditional use in the underlying planning district.

Applicant Response: The subject property, Tax Lot 2S1 23DB 00200, is located in the Light Manufacturing (ML) Planning District. Yes "Schools for kindergarten through 12" is a conditional use in the ML Planning District pursuant to TDC 60.040(1)(o).

(2) The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements, and natural features.

Applicant Response:

Size: The minimum lot size within a ML Planning District is 20,000 SF, or approximately .046 acres (per TDC 60.060). The subject property is approximately 1.52 acres and MITCH/Frontier is not proposing any changes to the lot size.

The site size is suitable for the proposed use.

Shape: The subject property is rectangular, is already developed, and MITCH/Frontier is not proposing any changes to the lot shape.

The lot shape is suitable for the proposed use.

Location: The subject property is located within a ML Planning District with access via one existing driveway onto SW 90th Ct.

The location is suitable for the proposed use.

Topography: The property is flat.

Improvements: The property has been developed and includes off-street parking and loading, lighting, landscaping, frontage improvements, utility improvements and access to SW 90th Ct. There is one existing driveway onto SW 90th Ct, approximately 30 feet wide. There is open green space on the northern end and eastern end of the site.

Natural Features: Because the site is already developed, no natural features remain. On-site landscaping includes buffers along the north and east property lines and islands within the parking lot area and against the building and street frontage.

As noted, no changes to the building exterior or the existing parking and loading areas with this application. It is understood that approval of this Conditional Use Permit does not approve any site redevelopment or exterior building modifications, and that after Conditional Use Permit approval is obtained the applicant will seek approval from the City pursuant to TDC 73.040(1) and TDC 73.100 (1) and (2).

- (3) **The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use.**

Applicant Response:

Transportation Systems

Primary access to the site will continue to be provided by one 30-foot-wide driveway onto SW 90th Court, a cul-de-sac providing direct connections to SW Tualatin/Sherwood Road. Trip generation is based on ITE codes is reliant on building square footage or construction of attractions and locations of events plus safety deficiencies would be based on vehicle circulation. As no building, parking, attractions or event locations are proposed to be constructed as part of this development, no trips will be added or new vehicle circulation created. Therefore, no traffic study is requested or needed.

Off-Street Parking

Based on Tualatin Development Code (TDC) off-street parking provisions in TDC 73.370(2). The parking area for the school is not proposed to be modified by this proposal. In addition, this proposal does not increase the need for additional parking as it does not add additional students to the school.

Public Facilities and Services

Public sewer, water currently exist and are adequate to serve the property and the proposed use. The proposal includes 420 linear feet of drainage control piping installed along the retaining walls.

- (4) The proposed use will not alter the character of the surrounding area in any manner, which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying Planning District.

Applicant Response: The property sits between properties all zoned Light Manufacturing (ML) planning district. There are no residential areas adjoining the subject property. Surrounding land uses by cardinal direction and planning district are:

North: Light Manufacturing (ML) Planning District
Sherwin Williams, Circle Bolt and Nut, etc.
Light Manufacturing (ML) Planning District
East: Cardenas Motorsports
South: Light Manufacturing (ML) Planning District
MITCH Charter School
West: Light Manufacturing (MP) Planning District
7ECO

There are a number of mixed commercial and industrial uses already operating in the area, including Sherwin Williams, Diamond Pro NW, Cardenas Motorsports, etc. And notably, Tualatin Early Intervention, which conducts similar school-type operations in the same ML planning district. As such, the proposed use will continue to build the character of this area as a mixed commercial/industrial area for Tualatin.

- (5) The proposal will satisfy those objectives and policies of the Tualatin Community Plan which apply to the proposed use.

1. *Section 7.040 Manufacturing Planning District Objectives, Subsection (2) Light Manufacturing Planning District (ML);*
2. *Section 32.030 Criteria for Review of Conditional Uses; and*
3. *Section 60.010 Purpose (Light Manufacturing Planning District [ML]).*

Section 7.040 Manufacturing Planning District Objectives, Subsection (2) Light Manufacturing Planning District (ML)

Section 7.040 Manufacturing Planning District Objectives, Subsection (2) Light Manufacturing Planning District (ML) states that this planning district is "suitable for warehousing, wholesaling and light manufacturing processes that are not hazardous and that do not create undue amounts of noise, dust, odor, vibration, or smoke."

Applicant Response: This project includes converting an unused open field into a usable developed field and garden for the use of MITCH Charter School. All activities are non-hazardous and do not create undue amounts of noise, dust, odor, vibration, or smoke. The proposed use meets this standard.

Section 32.030 Criteria for Review of Conditional Uses

Section 32.030 Criteria for Review of Conditional Uses states that the "City Council may allow a conditional use, after a hearing conducted pursuant to TDC 32.070, provided that the applicant provides evidence substantiating that all the requirements of this Code relative to the proposed use are satisfied."

Applicant Response: The Analysis and Findings included in this narrative address the five (5) identified criteria listed in Section 32.030 to aid in the City Council decision on whether or not a proposed conditional use meets applicable TDC requirements.

Section 60.010 Purpose (Light Manufacturing Planning District [ML])

Section 60.010 Purpose states that the "purpose of this district is to provide areas of the City that are suitable for industrial uses and compatible with adjacent commercial and residential uses" and that this "district serves to buffer heavy manufacturing uses from commercial and residential areas."

Applicant Response: The proposed conditional use permit will allow the conversion of the existing unused field into a usable field and garden for MITCH Charter school. The proposed uses for the field are a track area for exercise, a garden area for providing agricultural education to the students at MITCH and food to the Tualatin community. MITCH Charter School already has a conditional use permit in place for a school use in the ML planning district, however the addition of the field and garden for the sole use of the school is considered an expansion of the school use and thus requires the school to obtain a conditional use permit. The proposed use is developing an open field area with a similar developed field and garden area which will continue to buffer heavier manufacturing uses and commercial uses, and are consistent with adjacent uses in the ML planning district. The proposed use meets this standard.

The proposed use is consistent with plan policies.

SUMMARY OF ANALYSIS AND FINDINGS

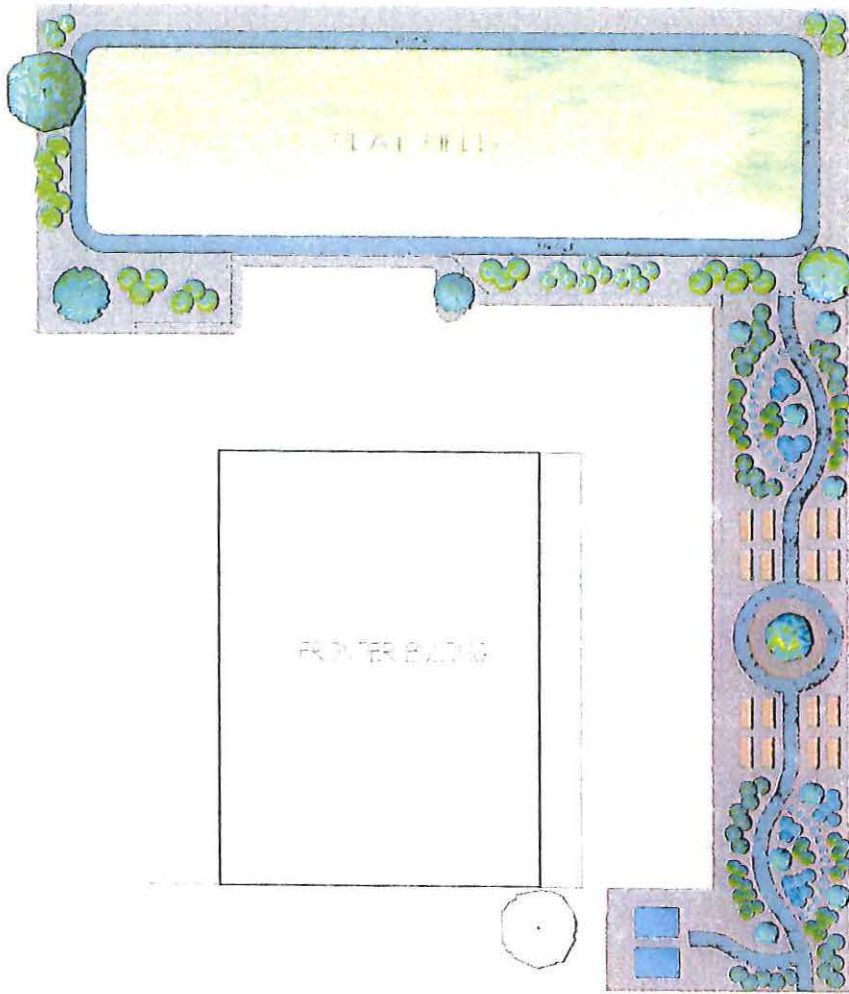
Therefore, the proposal for the addition to the MITCH Charter School use of a field area and garden in the Frontier open field space is consistent with the above criteria for a Conditional Use Permit. We urge Staff and the Tualatin City Council to approve this expansion in order to improve the outdoor access and agricultural education for MITCH Charter School students.

Please let me know if I can answer any questions about our proposal.

Respectfully,

Melissa Meyer, Executive Director-MITCH Charter School
19550 SW 90th Court
Tualatin, OR 97062

MITCH CHARTER SCHOOL FRONTIER GARDEN



CITY OF TUALATIN
RECEIVED

MAY 16 2017

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Assessment & Taxation Report

General Property Information

Site Address:	19430 SW 90TH CT, TUALATIN OR, 97062
Tax Lot ID:	2S123DB00200
Property Account ID:	R1198787,
Property Classification:	0030 - MISC. PROPERTY CENTRALLY ASSESSED BY DOR - See full list of Codes
Neighborhood Code:	YTSH
Latitude / Longitude:	45.3792701 / 122.769857
2009-2010 Tax Statement:	R1198787.pdf
2010-2011 Tax Statement:	R1198787.pdf
2011-2012 Tax Statement:	R1198787.pdf
2012-2013 Tax Statement:	R1198787.pdf
2013-2014 Tax Statement:	R1198787.pdf
2014-2015 Tax Statement:	R1198787.pdf
2015-2016 Tax Statement:	R1198787.pdf
2016-2017 Tax Statement:	R1198787.pdf

Sales / Deed Information

Sale Date	Sale Instrument	Deed Type	Sale Price
			\$
			\$
			\$

Assessed Values for Account R1198787

Roll Date:	09/21/2016
Taxcode:	023.76
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$0
Market Total Value:	\$0
Taxable Assessed Value:	\$0
Legal:	ITEL INDUSTRIAL PARK Lot:7
Lot Size:	Acres: N/A
Bldg Sq Ft:	0
Year Built:	N/A

N.W. 1/4 S.E. 1/4 SECTION 23 T2S R1W W.M.

WASHINGTON COUNTY, OREGON

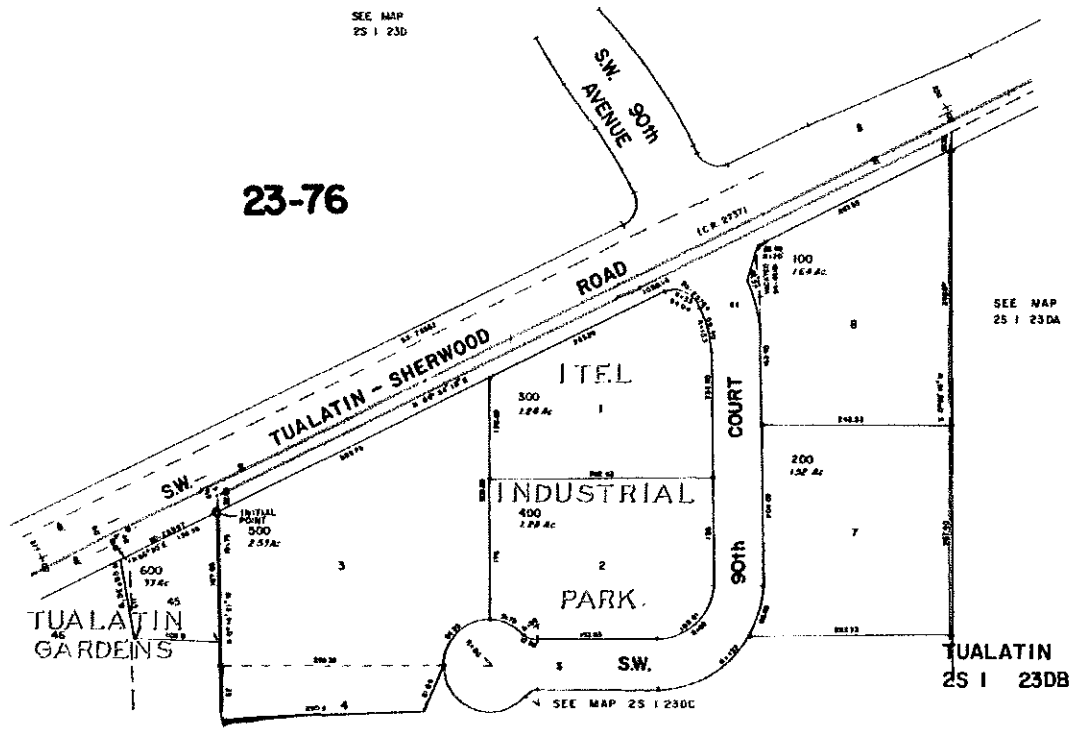
SCALE 1" = 100'

2S 1 23DB

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

SEC. MAP
2S 1 23D

23-76



SEE MAP
2S 1 23DA

TUALATIN
2S 1 23DB

SEE MAP 2S 1 230C

0.2560 9.0288

S.W. 1/4 SE. 1/4 SECTION 23 T2S RIW WM.

2S | 23DC

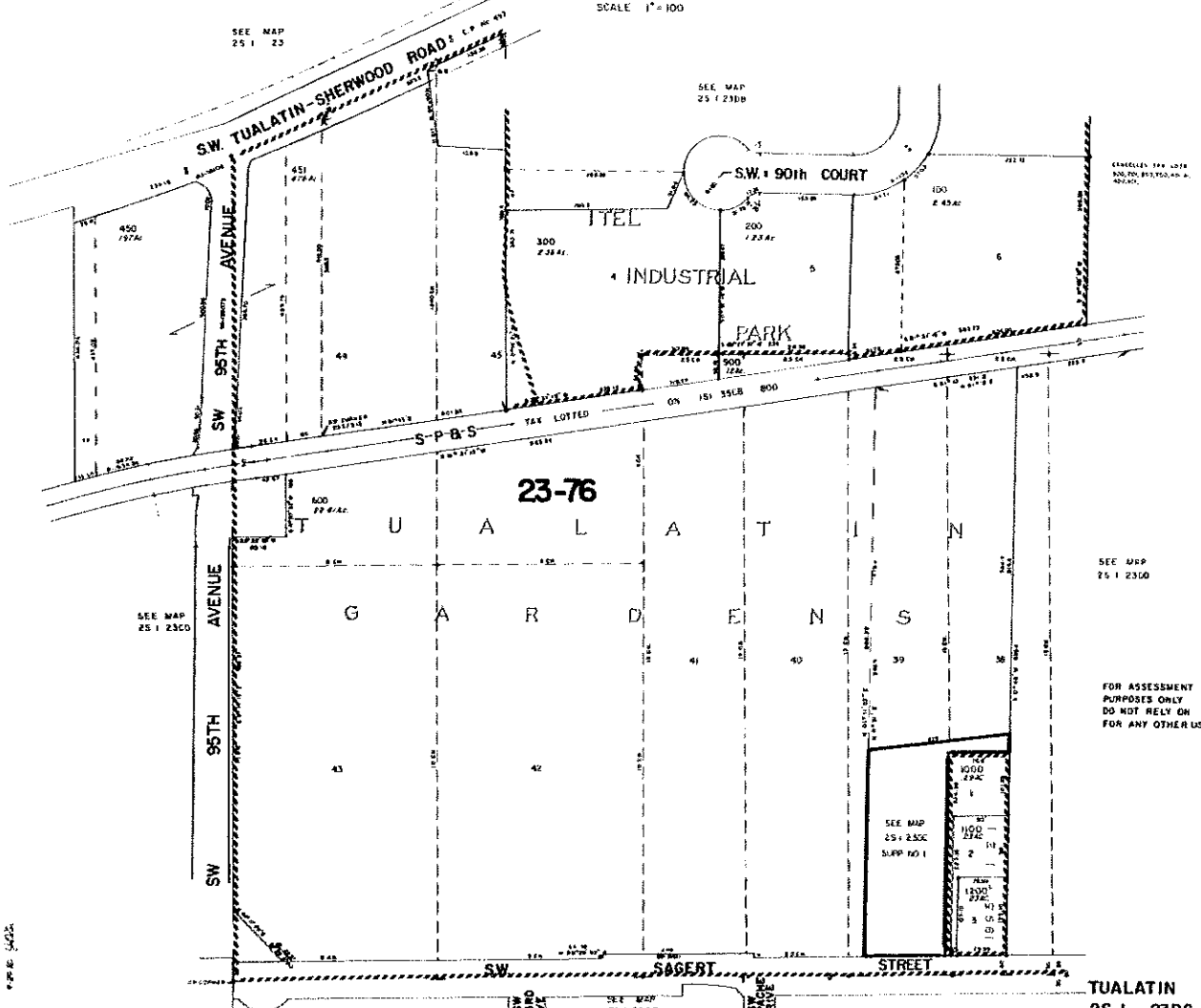
WASHINGTON COUNTY, OREGON

SCALE 1" = 100'

SEE MAP
25 | 23

SEE MAP
25 | 23DB

CHANGELAND LAW
300,000, \$15,750,000 P.A.
100,000'



SEE MAP
25 | 23CD

SEE MAP
25 | 2350

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

SEE MAP
25 | 23CC
SLEPP NO 1

SEE MAP
25 | 23AR

TUALATIN
2S | 23DC

10/20/00



MITCH
Charter School

Inspiring colorful acts of greatness

January 24, 2017

RE: MITCH Charter School Field & Garden Expansion

Dear Property Owner:

You are cordially invited to attend a meeting on February 23, 2017 at 6:30PM at MITCH Charter School to discuss a proposed Conditional Use Permit and Architectural Review for a field and garden expansion for the school located at

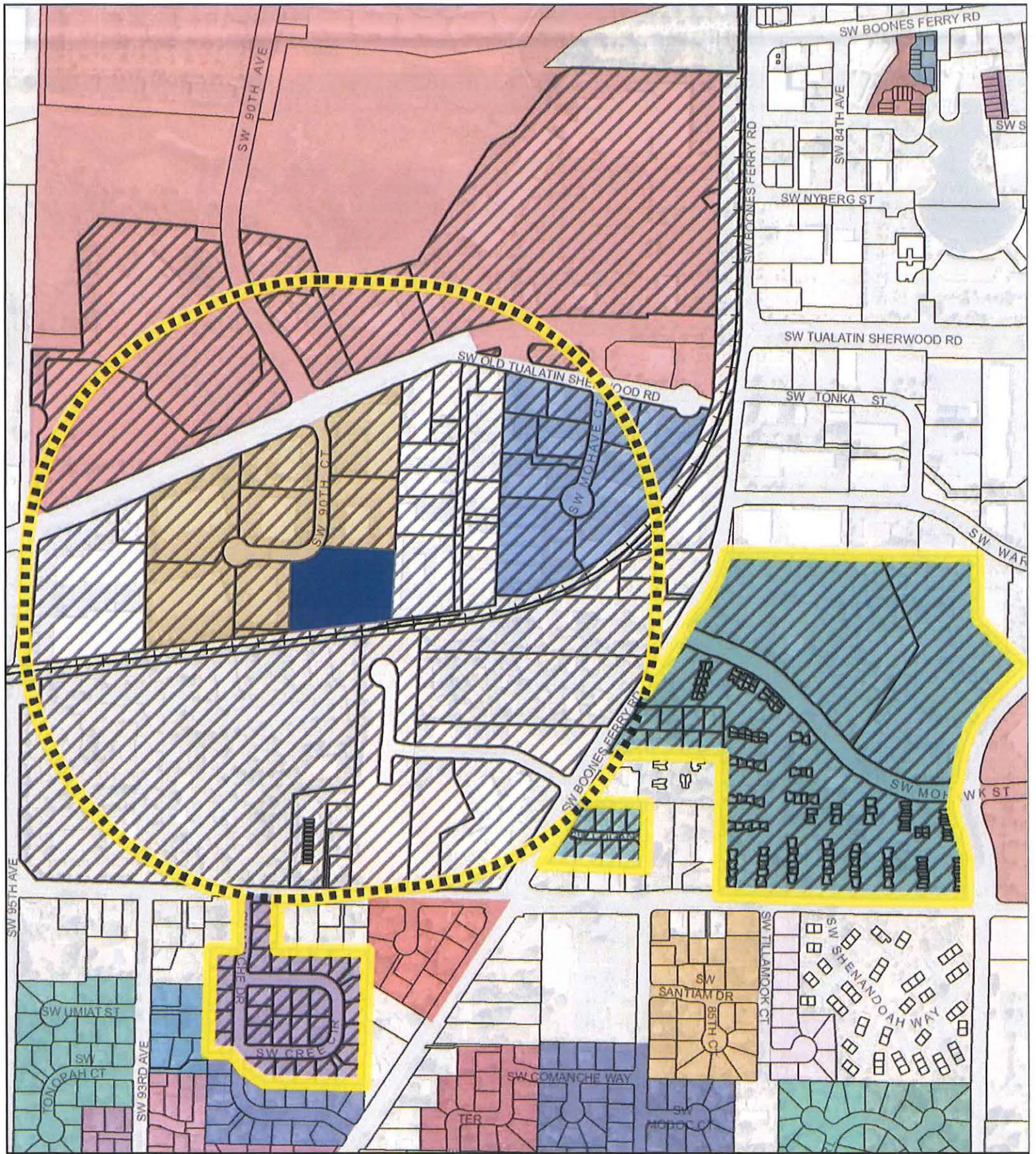
19430 SW 90th Court, Tualatin, Oregon, 97062.

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 it.

Cordially,

Melissa S. Meyer
Executive Director
MITCH Charter School

503.639.5757



1000' Buffer

1000' Buffer with Subdivisions

Selected Taxlots



**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Melissa Meyer, being first duly sworn, depose and say:


That on the 23rd day of February, 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.



Signature

SUBSCRIBED AND SWORN to before me this 23rd day of February, 2017.





Notary Public for Oregon
My commission expires: 10/13/17

RE: _____

**NEIGHBORHOOD / DEVELOPER MEETING
CERTIFICATION OF SIGN POSTING**

NOTICE
NEIGHBORHOOD / DEVELOPER MEETING
__/__/2010 __:__.m.
SW _____
503-____-____

24" 18"

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, 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 < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

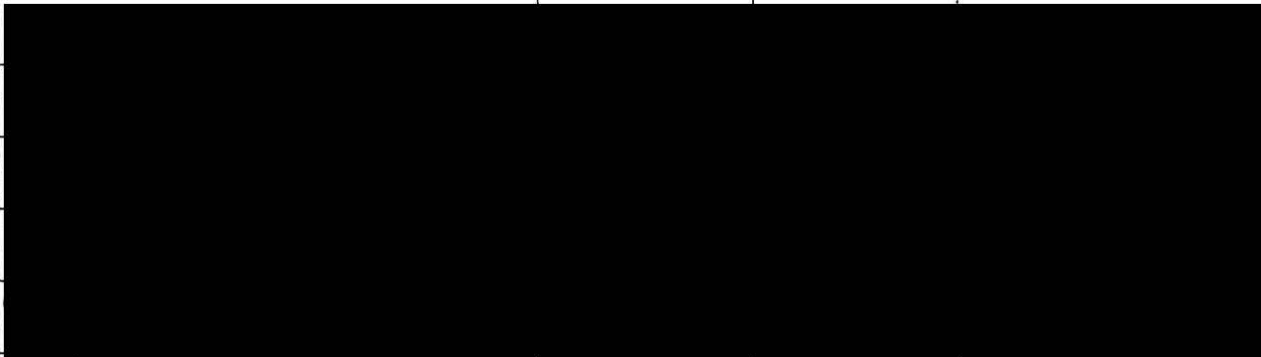
As the applicant for the
MITCH Frontier Garden project, I
hereby certify that on this day, 1 sign(s) was/were posted on the
subject property in accordance with the requirements of the Tualatin Development Code
and the Community Development Department - Planning Division.

Applicant's Name: Melissa S. Meyer
(PLEASE PRINT)
Applicant's Signature: Melissa Meyer
Date: 2-23-17

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: MITCH Charter School-Frontier Garden MEETING DATE: FEBRUARY 23, 2017 6:30pm

PLEASE PRINT LEGIBLY!

PRINTED NAME	FULL MAILING ADDRESS AND EMAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE #
MELISSA MEYER				
Donna Capodacqua				
CHARLES BENSON				
JASON HOLLAND				
CAITLIN BLOOD				

Neighborhood Development Meeting Notes

MITCH Charter School Field Expansion & Garden

2/23/17

Visitors: Charles Benson-City of Tualatin and multiple internal stakeholders of MITCH

Discussed: The CUP process and requirements around our proposal. No one external attended the neighborhood meeting. We internally discussed timeline and the excitement about the field and garden being added to MITCH to enhance the student's experience. We also discussed the additional requirements that may arise after obtaining Land Use approval.



City of Tualatin

www.tualatinoregon.gov

CONDITIONAL USE PERMIT CERTIFICATION OF SIGN POSTING



NOTICE

CONDITIONAL USE
PERMIT CUP-[YY]-__

For more information call
503-691-3026 or visit
www.tualatinoregon.gov

18"

24"

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 lime green composed of the RGB color values Red 146, Green 208, and Blue 80. 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 < www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the MITCH FRONTIER GARDEN project, I hereby certify that on this day, May 19, 2017 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: MELISSA S. MEYER
(PLEASE PRINT)

Applicant's Signature: Melissa Meyer

Date: May 19, 2017