



CITY OF TUALATIN
 Community Development Department-Planning Division
 Land Use Application—Type IV

CITY OF TUALATIN
 RECEIVED
 OCT 26 2018
 COMMUNITY DEVELOPMENT
 PLANNING DIVISION

PROPOSAL NAME 11605 SW Hazelbrook Rd. Annexation

PROPOSAL SUMMARY (Brief description)

This proposal is to annex 11605 SW Hazelbrook in to the City of Tualatin from Washington County.

PROPERTY INFORMATION

Location (address if available): 11605 SW Hazelbrook Road
 Tax Map & Lot #(s): 2S115C1401 Planning District: N/A
 Total site size: 0.77 acres Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Rich Mueller
 Mailing Address: 18880 SW Martinazzi Avenue
 City/State: Tualatin, OR Zip: 97062
 Phone: 503 691-3064 Email: rmueller@tualatin.gov
 Applicant's Signature: [Signature] Date: 10/26/18

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION

Name: City of Tualatin
 Mailing Address: 18880 SW Martinazzi Avenue
 City/State: Tualatin, OR Zip: 97062
 Phone: 503 691-3064 Email: rmueller@tualatin.gov
 Property Owner Signature: [Signature] Date: 10/26/18

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- Annexation (ANN) Plan Map Amendment (PMA)
- Conditional Use Permit (CUP) Plan Text Amendment (PTA)
- Central Urban Renewal Master Other _____
- Historic Landmark Designation or Removal of Designation (HIST)

FOR STAFF USE ONLY	
Case No.:	_____
Date Received:	_____
By:	_____
Fee Amount \$:	_____
Received by:	_____



City of Tualatin

www.tualatinoregon.gov

PROPERTY OWNER INFORMATION SHEET

(This form is NOT the petition)

ALL OWNERS OF PROPERTY AND/OR REGISTERED VOTORS INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA SHOULD SIGN

To be completed IF the proposal contains 10 or fewer land owners and/or registered voters. Please indicate the name and address of all owners and/or voters regardless of whether they signed an annexation petition or not. This is not for notification purposes. A signature on this form does not indicate support or opposition to the request.

NAME OF OWNER/VOTER	ADDRESS	PROPERTY DESIGNATION (Indicate tax lot, section number, Township & Range)
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(1) City of Tualatin	18880 SW Martinazzi Ave Tualatin, OR 97062	2511501401
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Contact: Rich Mueller, Parks and Recreation Manager

(2) _____

(3) _____

(4) _____

(5) _____

(6) _____

ANNEXATION PROPERTY INFORMATION SHEET

EXISTING CONDITIONS IN AREA TO BE ANNEXED:

Land area, in acres: 0.77

General description of territory (Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal): The site is generally flat with slopes that are greater than 25% at north end of property, adjacent to the Tualatin River. The site has one storage structure and was acquired as future city parkland.

Describe land uses on surrounding parcels (Use tax lots as reference points)

North: Tualatin River

South: SW Hazelbrook Road

East: Single-family house.

West: City property

EXISTING LAND USE:

Number of existing units/structures:

Single-family: N/A Multi-family: N/A Commercial: N/A Industrial: N/A

Describe existing units/structures: One garage unit used for storage

What is the current use(s) of the land proposed to be annexed: Vacant land

Public facilities or other uses: N/A

Total current year assessed valuation – Land \$: 221,900 Structures \$: 0

Total existing population: N/A

Is the territory contiguous to the City limits: Yes

Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary: Inside

URBAN SERVICE PROVIDERS:

If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please indicate so by stating the name or names of the governmental units involved.

County: Washington County

Highway Lighting District: N/A

Fire District: Tualatin Valley Fire + Rescue

Sanitary District: Clean Water Services

Water District: City of Tualatin

Grade School District: Tigard Tualatin School District

High School District: Tigard Tualatin School District

Library District: City of Tualatin

Drainage District: Clean Water Services

Parks & Recreation District: City of Tualatin

Other: _____

Is the territory served by any of the providers listed above (describe existing connections to public services): N/A



City of Tualatin

www.tualatinoregon.gov

CERTIFICATION OF PROPERTY OWNERSHIP

I certify that the attached petition for annexation of the described territory to the City of Tualatin contains the names of the owners* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

NAME TED FOSTER
 TITLE GIS TECH
 DEPARTMENT CARTOGRAPHY
 COUNTY OF WASHINGTON
 DATE 5/24/18

ANNEXATION CERTIFIED
 BY TF
 MAY 24 2018
 WASHINGTON COUNTY A & T
 CARTOGRAPHY

*Owner means the owner of the title to real property or the contract purchaser of the real property.

CERTIFICATION OF REGISTERED VOTERS

I certify that the attached petition for annexation of described territory to the City of Tualatin contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME _____
 TITLE _____
 DEPARTMENT _____
 COUNTY OF _____
 DATE _____

To the Council of the City of Tualatin, Oregon:

We, the undersigned Owner(s) of the property described below and/or elector(s) residing at the referenced location, hereby petition for, and give consent to, annexation of said property to the City of Tualatin. We understand that the City will review this request in accordance with ORS Chapter 222 and applicable regional and local policies prior to approving or denying the request for annexation.

Signature	Printed Name	I am a			Address	Property Description				Date
		PO	RV	OV		T/S	Map	Tax Lot	Precinct #	
<i>[Handwritten Signature]</i>	Rich Mueller for City of Tualatin	X			18880 SW Martinazzi 11605 SW Hazelbrook Rd	2S1	15C	1401		5/22/18



City of Tualatin

www.tualatinoregon.gov

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of the property included within the attached petition (located on Assessor's Map 25 1 15C) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME TED FOSTER

TITLE GIS TECH

DEPARTMENT CARTOGRAPHY

COUNTY OF WASHINGTON

DATE 5/24/18

ANNEXATION CERTIFIED

BY TF

MAY 24 2018

WASHINGTON COUNTY A & T
CARTOGRAPHY

EXHIBIT A

PROPERTY DESCRIPTION / LOCATOR MAP

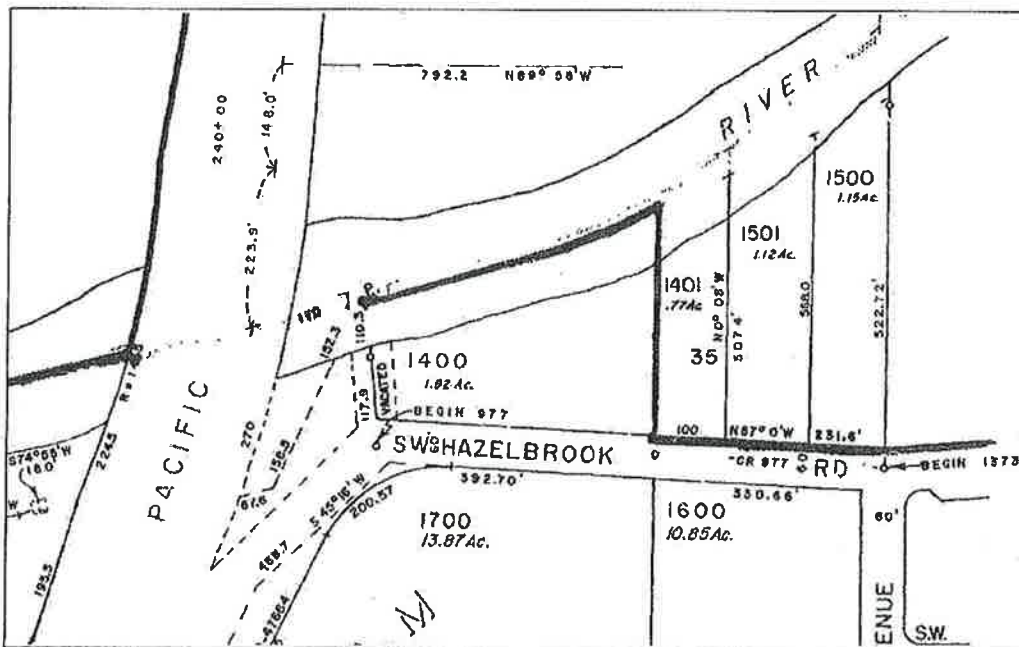
Washington County

Tax Account Number: Map 2S 1 15C, Tax lot 1401

Acreage: 0.77

Street Address: 11605 SW Hazelbrook Road, Tualatin

LOCATOR MAP



PROPERTY LEGAL DESCRIPTION

That part of Lot 35, HAZELBROOK FARM, in the County of Washington and State of Oregon, described as follows:

The East 100 feet of the following described property:

Beginning at an iron pipe on the South line of said Lot, North 87°0' West along said South line, 231.6 feet from the Southeast corner thereof; thence North 0°08' West 507.4 feet to the Northerly line of said Lot; thence Westerly along said Northerly line, to the Northwest corner thereof; thence South along the West line thereof, to the Southwest corner thereof; thence Easterly along the South line thereof to the place of beginning.

Excepting therefrom any portion thereof lying with the boundaries of public roads.

ANNEXATION CERTIFIED

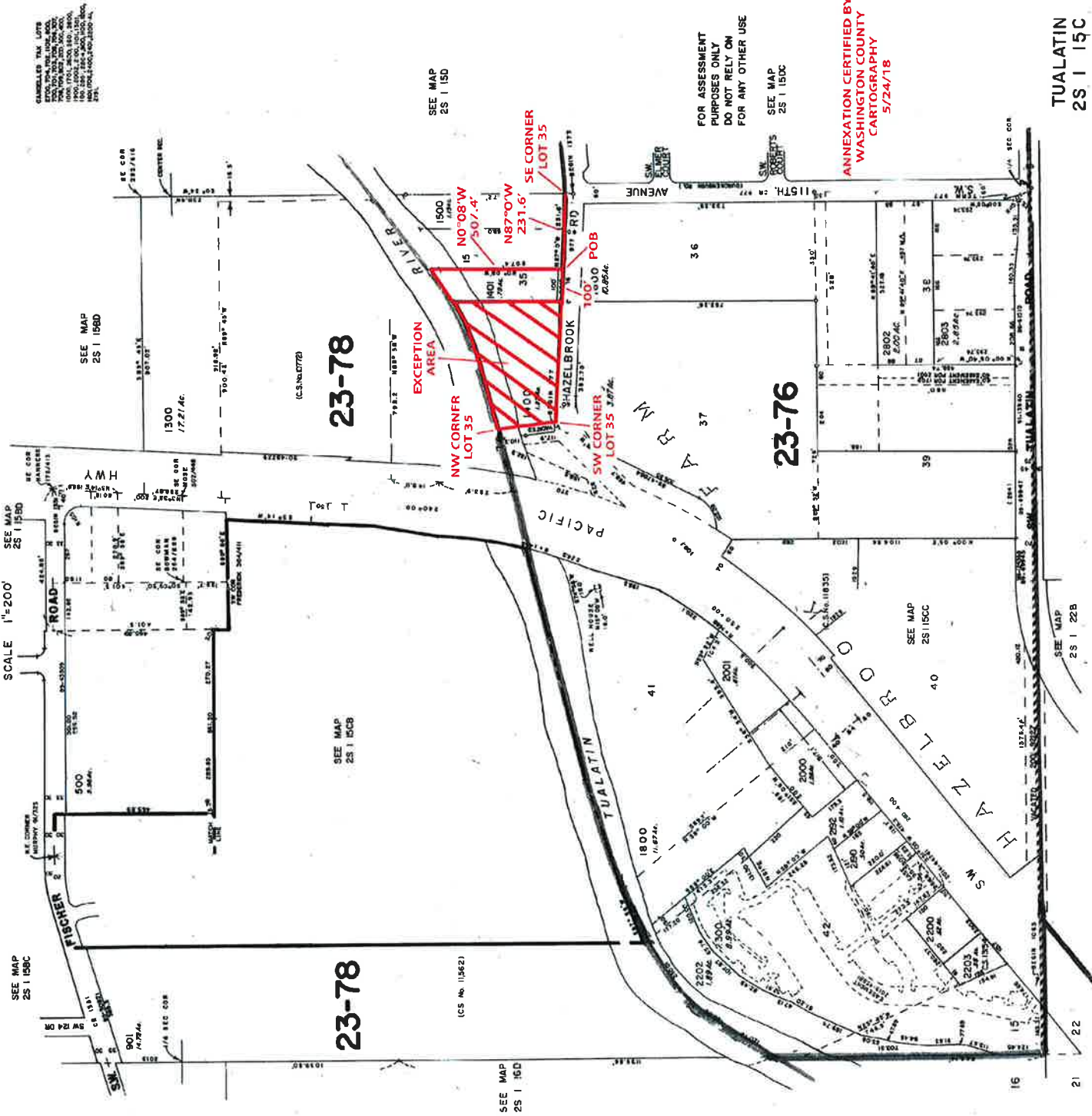
BY VF

MAY 24 2018

WASHINGTON COUNTY A & T
CARTOGRAPHY

SW 1/4 SECTION 15 T2S R1W W.M.
WASHINGTON COUNTY OREGON

2S 1 15C
TUALATIN



ANNEXATION CERTIFIED BY
WASHINGTON COUNTY
CARTOGRAPHY
5/24/78

TUALATIN
2S 1 15C

To the Council of the City of Tualatin, Oregon:

We, the undersigned Owner(s) of the property described below and/or elector(s) residing at the referenced location, hereby petition for, and give consent to, annexation of said property to the City of Tualatin. We understand that the City will review this request in accordance with ORS Chapter 222 and applicable regional and local policies prior to approving or denying the request for annexation.

Signature	Printed Name	I am a			Address	Property Description			Date
		PO	RV	OV		T/S	Map	Tax Lot	
<i>Rich Mueller</i>	Rich Mueller for City of Tualatin	X			16880 SW Martinazzi 11605 SW Hazelbrook Rd.	2S1	15C	1401	5/29/18

P E T I T I O N T O A N N E X
TO THE CITY OF TUALATIN



To the Council of the City of Tualatin, Oregon

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition for and give consent to, annexation of said property to the City of Tualatin.

The consent for annexation is for the following described property:	
11605 SW Hazelbrook Road	
Street Address of Property (If address has been assigned)	
Hazelbrook Farm, a portion of Lot 35	
Subdivision Name, Lot Number(s), Block Number(s)	
2S 1 15C 1401	Washington
Map & Tax Lot Number(s)	County

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

Signature	Owner initial	Voter initial	Date
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Signature	Owner initial	Voter initial	Date
			5/23/18
Owner Authorized Signature	Owner initial	Voter initial	Date

18880 SW Martinazzi Ave	503-692-2000	
Street Address	Phone	Alt Phone

18880 SW Martinazzi Ave	Tualatin, OR 97062
Mailing Address	City, State, Zip

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than one year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective indefinitely [] until _____.

Office Use Only	
Date Received	_____
Ownership Checked	_____
By	_____

	5/23/18
Signature	Date

If you have questions, call 503-691-3026.

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



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

_____ 11605 SW Hazelbrook Road Annexation _____ project, I

hereby certify that on this day, _____ one (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: Shelly Helgerson On behalf of Sou Souvanny
(PLEASE PRINT)

Applicant's Signature: 

Date: 4/13/18

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

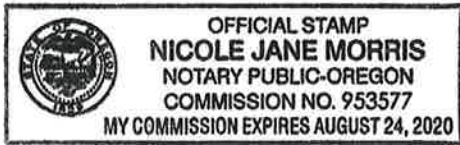
I, Richard Mueller, being first duly sworn, depose and say:

That on the 13 day of April, 2018, 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.

Richard Mueller

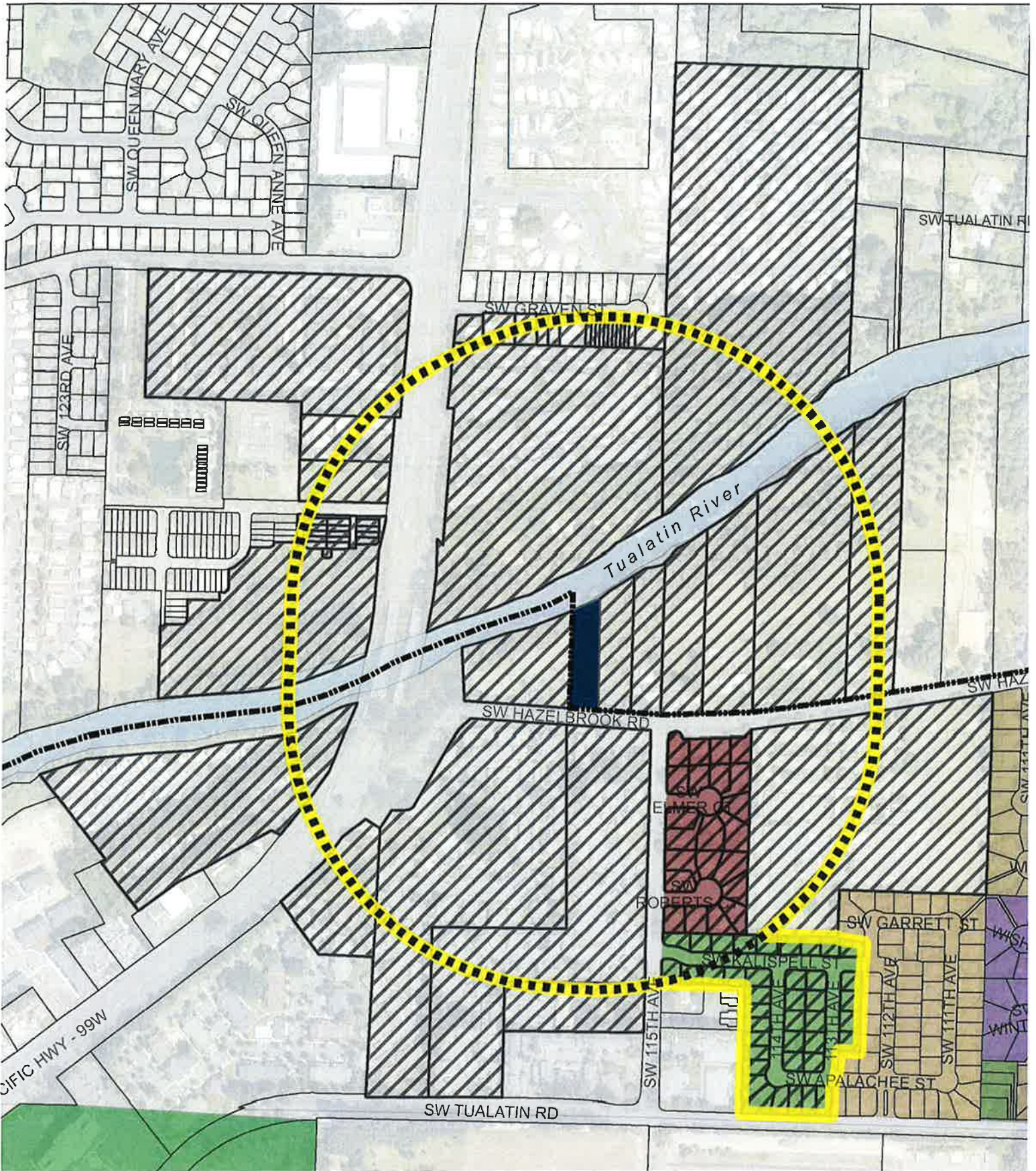
Signature

SUBSCRIBED AND SWORN to before me this 5 day of November, 2018.




Nicole Morris
Notary Public for Oregon
My commission expires:

RE: _____



 1000' Buffer

 1000' Buffer with Subdivisions

 Selected Taxlots



Exhibit A

2S115DC12100
 ABERNATHY TRAVIS E & ABERNATHY
 AMANDA M
 17860 SW 114TH AVE
 TUALATIN OR 97062-7211

2S115BD01800
 BOYCE ARLEY G & FREDERICK G
 5247 SW GARDEN HOME RD
 PORTLAND OR 97219-3336

2S115DC10900
 CHIZUM CRAIG & KELLY
 11380 SW APALACHEE ST
 TUALATIN OR 97062-7215

2S115DC00800
 ALBERTSON BRUCE AND JUDY
 11415 SW ELMER CT
 TUALATIN OR 97062-7082

2S115DC11200
 BOYD RONALD A & THERESA M
 11320 SW APALACHEE ST
 TUALATIN OR 97062-7215

2S115DC02100
 COCKRELL WILLIAM D & PAMELA K
 11460 SW ROBERTS CT
 TUALATIN OR 97062-7083

2S115C002802
 APOSTOLIC LUTHERAN CHURCH OF
 PORTLAND
 PO BOX 23312
 TIGARD OR 97281-3312

2S115A002600
 BRAND-BROADWAY ASSOCIATES & KARNO
 NORTON S
 16255 VENTURA BLVD #1200
 ENCINO, CA 91436

2S115C001300
 COMMONS AT AVALON LLC
 1200 SW 66TH AVE #300
 PORTLAND OR 97225

2S115BD03600
 ARTHURK TWYLAH
 11592 SW GRAVEN ST
 PORTLAND OR 97224-3433

2S115DC08500
 BRISAN MARIUS M & LIDIA M
 17850 SW 113TH AVE
 TUALATIN OR 97062-7216

2S115DC10100
 COX LEE H & COX CHRISTINA R
 17825 SW 114TH AVE
 TUALATIN OR 97062-7211

2S115C001501
 AVERY FRANCES L & SHERWOOD RICHARD
 11565 SW HAZELBROOK RD
 TUALATIN OR 97062-8027

2S115DC09400
 BROPHY JEFFREY E & BROPHY DANETTE M
 11465 SW KALISPELL ST
 TUALATIN OR 97062-7210

2S115C001600 & 2S115C001700
 CR RIVERCREST MEADOWS COMMUNITIES
 LLC BY COLRICH
 444 WEST BEECH ST #300
 SAN DIEGO, CA 92101

2S115DC00600
 BARRACLOUGH RODNEY P JR &
 BARRACLOUGH SANDRA
 11475 SW ELMER CT
 TUALATIN OR 97062-7082

2S115DC11400
 BROWNING MARK A & KELLY J
 17915 SW 113TH AVE
 TUALATIN OR 97062-8240

2S115DC10200
 CROSS THOMAS A & DIANE RUTH
 17845 SW 114TH AVE
 TUALATIN OR 97062-7211

2S115DC10300
 BATEMAN BRENT A & KARLA S
 17875 SW 114TH AVE
 TUALATIN OR 97062-7211

2S115DC11800
 BURNS JACK S
 17785 SW 113TH AVE
 TUALATIN OR 97062-7235

2S115DC10800
 DEMPSEY DAVID O & KIMIKO A
 11400 SW APALACHEE ST
 TUALATIN, OR 97062-7213

2S115DC08400
 BERG TOR L & BERG CHERYL L
 17880 SW 113TH AVE
 TUALATIN OR 97062-7216

2S115CB12000
 BUSKIRK WILLIAM KEITH & BUSKIRK
 LYNETTE DIANE
 17226 SW 119TH PL
 KING CITY OR 97224-2488

2S115DC08600
 DONOHUE NICHOLAS MICHAEL
 17800 SW 113TH AVE
 TUALATIN OR 97062-7216

2S115DC09200
 BERGGREN BRAD J & BERGGREN ROBERTA
 11425 SW KALISPELL ST
 TUALATIN OR 97062-7210

2S115CB11500
 CASTRO CESAR J GERONIMO &
 DEGERONIMO JOHANNY L ASTACIO
 17201 SW 119TH PL
 KING CITY OR 97224-2488

2S115CB11300
 DORSEY STEVEN
 17206 SW 120TH PL
 KING CITY OR 97224-2487

2S115BD04000
 BERNARDS CHARLES J & BERNARDS AGNES
 3881 BLANCHET AVE NE
 ST PAUL, OR 97137-9791

2S115DC11000
 CHANG SARAH
 11360 SW APALACHEE ST
 TUALATIN OR 97062-7215

2S115BD02300
 EARLEY NANCY L
 11700 SW GRAVEN ST
 TIGARD OR 97224-3437

Exhibit A

2S115DC08700
EASTMAN ROBYN T & SANDY M
17770 SW 113TH AVE
TUALATIN OR 97062-7216

2S115DC09600
HOURANI JIHAD & SHIKHA HAYAT
11490 SW KALISPELL ST
TUALATIN OR 97062-7210

2S115DC01900
JEROME KOREY WAYNE & JEROME JANET
LYNN
11420 SW ROBERTS CT
TUALATIN OR 97062-7083

2S115CB11200
ESTRELLA JEREMY J
17214 SW 120TH PL
KING CITY OR 97224-2487

2S115DC08800
HOOVER DEVIN & HOOVER KRISTEN
11315 SW KALISPELL ST
TUALATIN OR 97062-7209

2S115D001402
JOHNSON NANCY G PASTOR
4509 NE 38TH ST
VANCOUVER WA 98661-3516

2S115DC02000
FENN DENNIS LESLIE & ROBERTA JEAN
11440 SW ROBERTS CT
TUALATIN OR 97062-7083

2S115DC01700
HISLOP BRENT/CLAUDIA
11425 ROBERTS CT
TUALATIN OR 97062

2S115BD03400
JORDAN KEVIN
11961 SW 127TH PL
TIGARD OR 97223-4707

2S115BD03100
FIAL TEDDIE A & FIAL JOSHUA C
11602 SW GRAVEN ST
PORTLAND OR 97224-3435

2S115DC01100
HIRTE EDWIN K & TERESA J
11450 SW ELMER CT
TUALATIN OR 97062-7082

2S115DC05600
KIRKPATRICK GREG D & DEBRA S
17765 SW 112TH AVE
TUALATIN OR 97062-7151

2S115BD02000
FICCADENTI JOSEPH E & FICCADENTI
STEPHANY L
11620 SW GRAVEN ST
TIGARD OR 97224-3435

2S115DC09900
HAMILTON BRETT T & HAMILTON KAMI R
11430 SW KALISPELL
TUALATIN OR 97062

2S115DC11100
KNOLES RYAN CHRISTOPHER & CATON LISA
11340 SW APALACHEE ST
TUALATIN OR 97062-7215

2S115BD02200
FLECK ADAM T
11680 SW GRAVEN ST
PORTLAND OR 97224-3435

2S115DC00400
HAMILTON PAUL CHARLES & HAMILTON
JOAN E
11480 SW HAZELBROOK RD
TUALATIN OR 97062-7084

2S115DC10000
KUHN JON T & KUHN KRISTI B
11410 SW KALISPELL ST
TUALATIN OR 97062-7210

2S115BD03200
FRITZ-PUGH STACI L
11600 SW GRAVEN ST
PORTLAND OR 97224-3435

2S115DC09700
GROTH JEFFREY A & CYNTHIA L
11470 SW KALISPELL ST
TUALATIN OR 97062-7210

2S115DC11700
LAMB ETHAN S & LAMB SARAH W
17825 SW 113TH AVE
TUALATIN OR 97062-7216

2S115DC09800
FRONCZAK GREG JOHN
11450 SW KALISPELL ST
TUALATIN OR 97062-7210

2S115D001500
GREY JEFFREY W & MARILYN H
17670 ARBOR LN
LAKE OSWEGO OR 97035-5402

2S115DC10700
LAUREN NICHOLAS D & LAUREN CHRISTINA
M
17935 SW 114TH AVE
TUALATIN OR 97062-8018

2S115BD02500
FRONTIER COMMUNICATIONS NW INC
PROPERTY TAX MC:D01B18
PO BOX 619015
DALLAS TX 75261-9015

2S115DC00300
GOVINDAN ANUMARLA & SODHARI
11460 SW HAZELBROOK RD
TUALATIN OR 97062-7084

2S115CB11900
LEWIS JOSHUA T & LEWIS DANIELLE L
17231 SW 119TH PL
KING CITY OR 97224-2488

2S115DC10500
GEDROSE RICHARD B
17915 SW 114TH AVE
TUALATIN OR 97062-8018

2S115DC11900
GONZALEZ RODOLFO GUERRERO &
GUZMAN JOSE LUIS AMEZCUA
17780 SW 114TH AVE
TUALATIN OR 97062-7236

2S115DC09100
LIGHT HARVEY EUGENE & CLAUDIA JO
11405 SW KALISPELL ST
TUALATIN OR 97062-7210

Exhibit A

2S115DC00100
 MANABE STELLA K & NAKAMA DEAN S
 11420 SW HAZELBROOK RD
 TUALATIN OR 97062-7084

2S115DC02200
 MANN ERIC A & LUPULESCU NICOLETA
 11490 SW ROBERTS CT
 TUALATIN OR 97062-7083

2S115CB12100
 MASTERS STEVEN R
 17218 SW 119TH PL
 KING CITY OR 97224-2488

2S115DC11500
 MCPHERSON SCOTT K & SUSAN R
 17895 SW 113TH AVE
 TUALATIN OR 97062-7216

2S115BD03300
 MENGE PAMELA HAN
 11598 SW GRAVEN ST
 TIGARD OR 97224-3433

2S115DC01600
 MINATO KAZUKI/YUKO
 11445 SW ROBERTS CT
 TUALATIN OR 97062-7083

2S115DC01300
 MITCHELL TIMOTHY
 11460 SW ELMER CT
 TUALATIN OR 97062-7082

2S115BD03800
 MOORE JULIE A
 11588 SW GRAVEN
 TIGARD OR 97224

2S115DC09500
 MURMAN CORY D & MURMAN TAMIKO A
 11485 SW KALISPELL ST
 TUALATIN OR 97062-7210

2S115BD03500
 NEWMAN PATRICK
 11594 SW GRAVEN ST
 TIGARD OR 97224-3433

2S115BD04100
 NGUYEN THONG QUOC & QUACH THAO
 HONG & NGUYEN LOI DUC
 11582 SW GRAVEN ST
 PORTLAND OR 97224-3433

2S115DC01500
 NGUYEN CATHY H
 11485 SW ROBERTS CT
 TUALATIN OR 97062-7083

2S115CB11700
 O'BRYANT TYLER L & O'BRYANT HEATHER L
 17215 SW 119TH PL
 KING CITY OR 97224-2488

2S115DC00700
 OLSON THEODORE M & CHRISTINE M
 11435 SW ELMER CT
 TUALATIN OR 97062-7082

2S115CB11400
 OSWALT CHRISTOPHER M & OSWALT
 JENNIFER L
 17200 SW 120TH PL
 PORTLAND OR 97224-2487

2S115DC01200
 PARKER SARAH D & PARKER WILEY
 11480 SW ELMER CT
 TUALATIN OR 97062-7082

2S115DC12000
 PARKER ALTON D & MARION M
 17830 SW 114TH AVE
 TUALATIN OR 97062-7211

2S115CB11800
 PAUGH CHELSEY M
 17223 SW 119TH PL
 KING CITY OR 97224-2488

2S115DC10600
 PLUCAR MICHAEL T & PLUCAR HOLLY A
 17925 SW 114TH AVE
 TUALATIN OR 97062-8018

2S115DC01400
 POINTS YU SUN
 11465 SW ROBERTS CT
 TUALATIN OR 97062-7083

2S115C001500
 POPPERT ROGER A & JOYCE L REVOCABLE
 LIVING TRUST
 11515 SW HAZELBROOK RD
 TUALATIN OR 97062-8027

2S115CB11000
 POUNDS KEVIN
 17230 SW 120TH PL
 KING CITY OR 97224-2487

2S115DC09300
 RADER SAM A & ANDREA S
 11445 SW KALISPELL ST
 TUALATIN OR 97062-7210

2S115BD02100
 RAMIREZ EDUARDO A & LUCIA
 12840 SW 121ST AVE
 TIGARD OR 97223-2980

2S115DC00200
 RANDALL LAWRENCE L AND SANDOVAL-
 RANDALL C SUSIE
 11440 SW HAZELBROOK RD
 TUALATIN OR 97062-7084

2S115D001700
 RICHARDS LOUANN M & SANCHEZ
 ANTONIO
 11475 SW HAZELBROOK RD
 TUALATIN OR 97062-7085

2S115DC11600
 RIVERA AURELIO GOMEZ
 17865 SW 113TH AVE
 TUALATIN OR 97062-7216

2S115C001800
 ROAMER'S REST R V PARK LLC
 19542 SW ALDERWOOD CT
 ALOHA OR 97003

2S115DC12200
 ROBERTS JULIE A
 17890 SW 114TH AVE
 TUALATIN OR 97062-8019

2S115BD02400
 RODAS LEONEL A
 11740 SW GRAVEN ST
 TIGARD OR 97224-3437

Exhibit A

2S115DC12300
RYMAL CHARLES & RYMAL JESSICA
17920 SW 114TH AVE
TUALATIN OR 97062-8018

2S115DC08900
SAVASTA THOMAS
11355 SW KALISPELL ST
TUALATIN OR 97062-7209

2S115BD03700
SIDNAM LOUISE & SIDNAM LAYA
11590 SW GRAVEN ST
TIGARD OR 97224-3433

2S115BD03900
STOUT JESSICA
11586 SW GRAVEN ST
TIGARD OR 97224-3433

2S115D001400
TIGARD-TUALATIN SCHOOL DISTRICT #23J
6960 SW SANDBURG ST
TIGARD OR 97223-8039

2S115C000500
TMC OREGON LLC & R&S PROPERTY
HOLDINGS LLC & WOR-RIVERWOOD
HEIGHTS LLC ET AL
27520 HAWTHORNE BLVD STE #205

2S115CB04200
TUALATIN VALLEY FIRE & RESCUE
11945 SW 70TH AVE
TIGARD,OR,97223-8566

2S115CB11600
TYE MAYNARD
13411 SW 129TH AVE
TIGARD OR 97223-2865

2S115CB11100
WAGER AMY
17222 SW 120TH PL
KING CITY OR 97224-2487

2S115DC01000
WAGGONER LOREN M & CYNTHIA J
11430 SW ELMER CT
TUALATIN OR 97062-7082

2S115DC01800
WATTS MARK A & WATTS APRYLE
11400 SW ROBERTS CT
TUALATIN OR 97062-7083

2S115DC09000
WEBSTER CHARLES N & KAREN A
11385 SW KALISPELL ST
TUALATIN OR 97062-7209

2S115DC10400
WEN-SHU LIU
17885 SW 114TH AVE
TUALATIN OR 97062-7212

2S115D001600
WESTPHAL FAMILY TRUST
11405 SW HAZELBROOK RD
TUALATIN OR 97062-7085

2S115CB04300
WILLAMETTE WEST HABITAT FOR HUMA
5293 NE ELAM YOUNG PKWY #140
HILLSBORO OR 97124

2S115CC00100
WOODRIDGE LIMITED PARTNERSHIP
THREE CENTERPOINTE DR #130
LAKE OSWEGO, OR 97035

2S115DC00500
ZEPEDA ANTONIO JR & ZEPEDA LAURA
11495 SW ELMER CT
TUALATIN OR 97062-7082

2S115CB12200 & 2S115CB12300
ZHANG QUN
17208 SW 119TH PL
KING CITY OR 97224-2488

City of Tualatin

www.ci.tualatin.or.us

April 13, 2018

SUBJECT: Annexation of property located at 11605 SW Hazelbrook Road, Tualatin, OR, 97062 into the city of Tualatin

Dear Property Owner and/or Resident:

The City of Tualatin owns a 0.77 acre parcel adjacent to 1.82 acres of parkland owned by the City that includes the historic Louis Walnut house to support the city's goals of protecting and providing access to the Tualatin River and adding to the city's park and natural areas. The property is currently in unincorporated Washington County and needs to be annexed into the city of Tualatin so that it can receive services and be covered by the city's laws and codes.

The process for annexing into the City of Tualatin includes a requirement that the applicant (in this case the City's Community Services Department) hold a meeting to provide the applicant and the surrounding property owners and residents an opportunity to meet and discuss the annexation and to identify any issues regarding annexation. We would like to invite all interested parties to attend this meeting on **Monday, April 30, 2018 from 6:00 p.m. to 7:00 p.m. at the Juanita Pohl Center, 8513 SW Tualatin Road**, located in Tualatin Community Park.

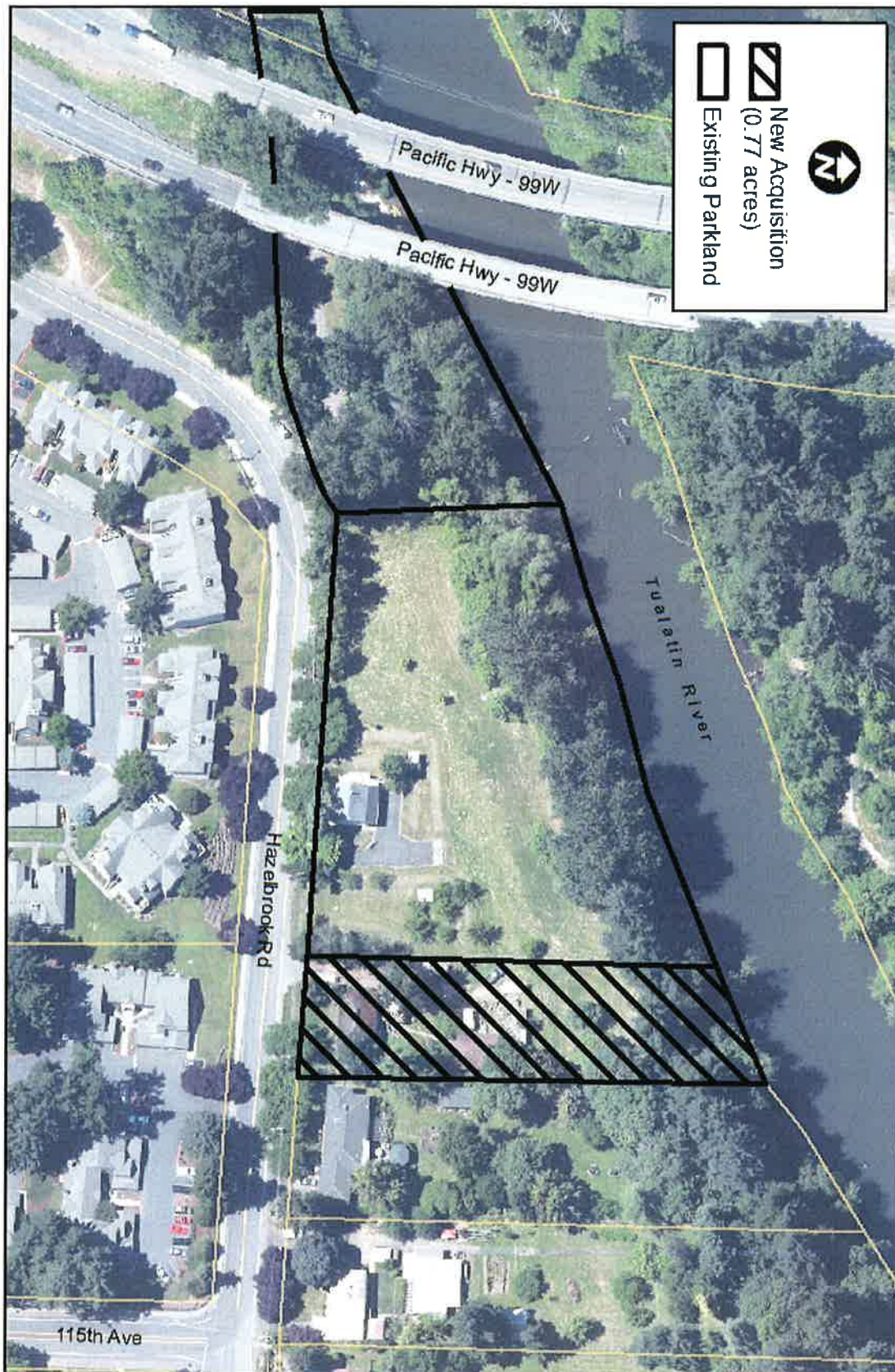
Currently, the property is being managed to protect the natural resources and to hold the site until funding becomes available to develop the Tualatin River Greenway Trail and associated facilities. Residents and property owners will be invited to participate in the public involvement process for preparation of the site plan when that occurs in the future. A map showing the location of the new property is printed on the backside of this letter.

You are welcome to call or email me with questions, comments, or concerns about the annexation proposal and/or to attend the April 30 meeting.

Regards,



Sou Souvanny
Management Analyst II
Community Services Department
503.691.3062
ssouvanny@tualatin.gov



**10511 SW Hazelbrook Road & 11605 SW Hazelbrook Road
Annexation Neighborhood Meeting**

Monday, April 30, 2018
6:00pm-7:00 pm
Juanita Pohl Center
8513 SW Tualatin Road

Summary

Paul Hennon, Community Services Director, presented to the attendees of the neighborhood meeting the history of each parcel and their purpose. Paul explained that this is an annexation and not a development review where there is a purpose and site plan leading the application process. The process that would be discussed at this neighborhood meeting is the incorporation of the parcels into the City of Tualatin. At the close of the neighborhood meeting, Paul explained the process for developing parkland with public involvement in the future.

Paul opened the floor to questions. Below is a list of the questions that were asked and the responses provided.

Questions & Answers

Q1: What is the timeline for the development of the site adjacent to Jurgens Park?

A1: When there is available funds the approximate period is 2 years.

Q2: How much time and resources does it take to remove the fence that separates the existing Jurgens Park and the undeveloped unincorporated parcel?

A2: Any recommendations on how the unincorporated site is developed will be included and vetted through the Parks and Recreation Master Plan Update process, where public comments will be receive. Paul then guided the attendees to the Parks and Recreation Master Plan Project webpage, where those interested in advocating for development of the undeveloped parcels should go.

Q3: Does the City have a rule stating dog parks have to be fenced?

A3: Yes, the City does have standards. There is also a rule that governs the appropriate length of a leash (6-ft).

Q4: What is the cost to annex the land?

A4: The process is heavily dependent on submitting the proper paper work for staff to process. The time and other associated costs for annexation are included with standard staff responsibilities and roles.

Q5: What is the worst-case scenario?

A5: The site remains undeveloped until funding becomes available.

Q6: What are the implications of using the undeveloped area as an off lease dog park, where owners use the area at their own risk? In other words, if the people of the community would like to have a natural dog park, can residents mobilize and have an off leash dog park?

A6: If residents wanted to advocate for an off-leash dog park, that would be the best way.

**At this point, the discussion diverted to the topic of an off-leash dog park. Staff reminded the attendees that this meeting is not to discuss the development of the undeveloped parcels but the incorporation of the sites into the City Limits.*

Q7: Please confirm that the purchase of the sites are to develop a Greenway adjacent to the Tualatin River. What happens to the wildlife present along the river currently?

A7: The City and components of the Development Code required mitigation to enhance the property. If residents want to address the impacts to the wildlife, this should be communicated through the master plan process.



City of Tualatin

Hazelbrook Road Annexations
Neighborhood Meeting
April 30, 2018
Juanita Pohl Center
6pm-8pm

NAME	STREET ADDRESS	EMAIL
Dawn Westphal	11405 SW Hazelbrook R	westphal1738@comcast.net
Louann Richards	11475 NW Hazelbrook	louannhome@comcast.net
Tony SAUCHER	11475 SW HAZELBROOK	TSFLITE@COMCAST.NET
Cathy Holland	10740 SW Lucas Dr	Catherine.p.holland@gmail.com
Bob Wegener	10740 SW Lucas Dr	biwaggener32@gmail.com
WARREN HARNEW	10275 SW Anderson Ct.	harnew3577@comcast.net
Frank Bubenik	17445 SW 107th	Fbubenik@HOTMAIL.com
Joyce Poppert	11515 SW Hazelbrook R.	RWS 12838@gmail.com
Fran Awory	11565 SW HAZELBROOK Rd	
Dick Sherwood	S	S
CHRIS & ROBIN WYATT	17280 SW 108th AVE	cw4prs@yuhoo.com
MARIUS BRISAN	17850 SW 113th AVE	MARLID16@FRONTIER.COM
Dan Scott	17010 SW 108th Ave	dscott@wundermenn.com



City of Tualatin

Hazelbrook Road Annexations
Neighborhood Meeting
April 30, 2018
Juanita Pohl Center
6pm-8pm

NAME	STREET ADDRESS	EMAIL
KELI JOHNSON	17285 SW 109th Ave Tual OR 97062	kenj4609@gmail.com
Charles BLATT	17897 SW 105th Ct Tualatin, OR 97062	OREGON-PFS@Juno.com
JORGE DEL RIO	10650 SW TVERBROOK CT TUALATIN	jorgedelrio52@gmail.com
Jill Maronde	17730 Sw 111th Ave Tualatin	Maronde@MSN.COM
Allyse Reed	17920 SW Yaquina Ct. Tualatin, OR, 97062	allysereed@gmail.com
CHRIS MITCHELL	10145 SW MAZELBROOK RD TUALATIN, 97062	CHRIS.MITCHELL@AUTODESK.COM