

01 – Scoping Meeting

02 – Pre-Application Meeting

03 – Neighborhood Developer Meeting

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

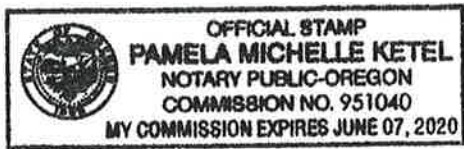
I, Matthew J. Dolan, being first duly sworn, depose and say:

That on the 28th day of November, 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.



Signature

SUBSCRIBED AND SWORN to before me this 28th day of November, 2018.





Notary Public for Oregon
My commission expires:

RE: Itel Annexation

TLD	OWNER1	OWNER2	OWNER3	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
251278D01600	2003-042 PARTITION PLAT	OWNER OF LOT 1	1400 SW FIFTH AVE #810	PORTLAND	OR	97201	
251278D01400	2009-008 PARTITION PLAT	OWNERS OF LOTS 1-3				00000	
25127C000401	ASHWOOD CONSTRUCTION INC	BY NTRG	28772 SW HEATER RD	SHERWOOD	OR	97140-5005	
25128A000300	COLUMBIA CORRUGATED BOX CO INC	BY DAYNE BARRETT INGRAM	12777 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062	
25127C0001300	CPUS 115TH COMMERCE PARK LP	AL-HADI FAROUK H	14785 PRESTON RD #680	DALLAS	TX	75254	
25127C000700	DTI PROPERTIES LLC		15936 SW MADRONA LN	SHERWOOD	OR	97140-5578	
25127B001600	ELIJS DAVID L &		155 B AVE #222	LAKE OSWEGO	OR	97035	
25128A000100	FORE-SIGHT BALBOA LLC		20400 SW CPOLE RD	TUALATIN	OR	97062-7269	
25127B001000	G & S FAMILY LIMITED PARTNERSHIP		20752 SW 120TH AVE	TUALATIN	OR	97062-5961	
25127B001100	G & S FAMILY LIMITED PARTNERSHIP		20752 SW 120TH AVE	TUALATIN	OR	97062-5961	
25127B001400	G & S FAMILY LIMITED PARTNERSHIP		20752 SW 120TH AVE	TUALATIN	OR	97062-5961	
25128D000100	HILLSBORO CITY OF &	TUALATIN VALLEY WATER DISTRICT	1850 SW 170TH AVE	BEAVERTON	OR	97006	
25127B001111	ICC 2 LLC		4200 SE COLUMBIA WAY	VANCOUVER	WA	98661-5572	
25127B001211	ICC 2 LLC		4200 SE COLUMBIA WAY	VANCOUVER	WA	98661-5572	
25127B001700	INDOOR ARENA INVESTORS LLC		4200 SE COLUMBIA WAY	VANCOUVER	WA	98661-5572	
25127B002000	ITEL KENNETH E		11889 SW ITEL ST	VANCOUVER	WA	98661-5572	
25127B003000	ITEL CORPORATE CENTER	CONDOMINIUMS OWNERS OF ALL	12155 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062	
25127C000500	ITEL MICHAEL					00000	
25127C000701	ITEL KENNETH E		20900 SW 120TH AVE	TUALATIN	OR	97062-4817	
25127B002000	MILGARD MANUFACTURING INC		12155 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062	
25127C000100	MEMARKIN FAMILY PROPERTIES LLC	BY RYAN TAX COMPLIANCE SRVS LLC	12155 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062	
25127B001200	NICOL GORHAM DOUGLAS REV TRUST		PO BOX 4600	SCOTTSDALE	AZ	85261-4600	
25127C000600	OREGON ASPHALTIC PAVING LLC	NICOL ROBIN HIATT REV TRUST	201 NE 2ND AVE	PORTLAND	OR	97232-3289	
25127C001100	OREGON REAL ESTATE & LLC		3881 CALAROGA DR	WEST LINN	OR	97062-4810	
25128D000500	OREGON ASPHALTIC PAVING LLC		PO BOX 4610	TUALATIN	OR	75247-6308	
25128A001600	PM MARSHALL CO		4900 CASH RD	DALLAS	TX	97062-4810	
25127B000400	POWIN PACIFIC PROPERTIES LLC		PO BOX 4810	TUALATIN	OR	97062-4810	
25127B001900	POWIN PACIFIC PROPERTIES LLC		PO BOX 483	TUALATIN	OR	97062-4810	
25127B001401	SHIELDS MANUFACTURING INC		PO BOX 483	TUALATIN	OR	97062-4810	
25127C000300	TIGARD SAND & GRAVEL LLC		PO BOX 483	TUALATIN	OR	97062-4810	
25127C000400	TIGARD SAND & GRAVEL CO INC		12310 SW CIMINO ST	TUALATIN	OR	97062-4810	
25127C000500	TIGARD SAND & GRAVEL CO INC		PO BOX 4810	TUALATIN	OR	97062-4810	
25127B000600	TUALATIN CITY OF		PO BOX 4810	TUALATIN	OR	97062-4810	
25127B000900	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC	1689 SW MARTINAZZI AVE	TUALATIN	OR	97062-7682	
25127B000700	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC	1400 SW FIFTH AVE #810	PORTLAND	OR	97201	
25127B000800	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC	1400 SW FIFTH AVE #810	PORTLAND	OR	97201	
25127B000900	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC	1400 SW FIFTH AVE #810	PORTLAND	OR	97201	
25127B002000	WAGER EDWARD J		8331 SE CARNATION ST	MILWAUKEE	OR	97267-2426	
25127B002100	WAGER EDWARD J		8331 SE CARNATION ST	MILWAUKEE	OR	97267-2426	
25127C001200	WESTERN PRECISION PROPERTIES LLC	BY WESTERN PRECISION PRODUCTS INC	21101 SW 115TH AVE	TUALATIN	OR	97062-5959	



November 27, 2018

Recipient
Street address
City, ST 12345

RE: Itel Annexation

Dear Property Owner:

You are cordially invited to attend a meeting on December 13, 2018 at 6:00 PM to discuss the annexation of two parcels into the City of Tualatin. The parcels are Taxlots 2S127C00701 and 2S127C00500 located at the southeast corner of SW Tualatin-Sherwood Road and SW 124th Avenue. The property consists of approximately 43.7 acres of farm land, an area within the Urban Growth Boundary that is contiguous to the current City limits. The current zoning under Washington County is FD-20. The city has established a Manufacturing Business Park (MBP) zone designation that will apply when the property is annexed into the city.

The meeting will be held at the following location:

Juanita Pohl Center
West Dining Room
8513 SW Tualatin Road
Tualatin, OR 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 this proposal.

Regards,
KPFF Consulting Engineers

A handwritten signature in blue ink, appearing to read 'Matthew J. Dolan'.

Matthew J. Dolan, PE
Principal



ITEL ANNEXATION
Neighborhood Meeting
December 13, 2018

Presenters: Matt Dolan and Mark Reuland, KPFF

Discussion Items

- The subject parcels are Tax Lots 2S127C 701 and 500 owned by Ken Itel
- The parcels are currently in Unincorporated Washington County and we are seeking to have the parcels annexed into the City of Tualatin
- We are seeking annexation to obtain city services and facilitate future development
- The total land area not including right-of-way to be annexed into the City of Tualatin is 43.73 acres
- The current use of the parcels is farming
- The parcel is within the Southwest Concept Plan area and when annexed will be in the Manufacturing Business Park Plan District
 - The purpose of this district is to provide an environment for industrial development consistent with the Southwest Concept Plan (SWCP) (Accepted by the City in October, 2010) and as a Metro-designated Regionally Significant Industrial Area (RSIA) consistent with Metro's Urban Growth Boundary (UGB) expansion decisions of December 2002 and June 2004. The Manufacturing Business Park (MBP) Planning District will be a mix of light industrial and high-tech uses in a corporate campus setting, consistent with MBP Planning District development standards. Permitted uses are required to be conducted within a building and uses with unmitigated hazardous or nuisance effects are restricted. The RSIA-designated area requires at least one 100-acre parcel and one 50-acre parcel for large industrial users. The remainder of the area is likely to include light to medium industrial uses with some limited, local-serving commercial services. The district is intended to provide for an aesthetically attractive working environment with campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee-oriented activity. It also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or nearby residential areas of the City.
- Public utilities are generally available to the site
 - Water – City of Tualatin Public Water Main in SW Tualatin Sherwood Road
 - Sanitary Sewer – City of Tualatin Public Sewer Main in SW 124th on the north side of Tualatin Sherwood Road
 - Storm Drainage – City of Tualatin Public Storm Main in Tualatin Sherwood Road
- Planned adjacent development
 - Washington County is currently constructing the extension of SW 124th along easterly project boundary. More information can be found on their website:
www.co.washington.or.us/lut/transportationprojects/124th-avenue-extension.cfm
 - Willamette Water Supply is currently working through entitlements to construct a water treatment plant east of the site. More information can be found on their website:
www.ourreliablewater.org/water-treatment-plant

QUESTIONS

Question: How was the future city limit line between Tualatin and Sherwood determined?

Response: Our understanding is that it is based on the SW Concept Plan.

Question: How was the future zoning (MBP) determined for the site?

Response: This was established in the SW Concept Plan.



SW 12TH AVENUE

SW 104TH SHERWOOD ROAD

SW 12TH AVENUE

SW 12TH AVENUE

TAXLOT 701

TAXLOT 500

ITEL
PROPERTY





FUTURE WATER
TREATMENT
FACILITY

UNINCORPORATED
WASHINGTON COUNTY

CITY OF
SHERWOOD

CITY OF
TUALATIN

GOOD

**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
Itel Annexation project, I

hereby certify that on this day, November 26, 2018, three 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: Matthew J. Dolan
(PLEASE PRINT)

Applicant's Signature: 

Date: 11/28/18

04 – Annexation Application



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

CITY OF TUALATIN
 RECEIVED
 DEC 14 2018
 COMMUNITY DEVELOPMENT
 PLANNING DIVISION

PROPOSAL NAME Itel Annexation

PROPOSAL SUMMARY (Brief description)

The applicant is seeking to annex the tax lots noted below into the City of Tualatin.

PROPERTY INFORMATION

Location (address if available): 12150 SW Tualatin-Sherwood Rd.
 Tax Map & Lot #(s): 2S127C 701 & 500 Planning District: WA County
 Total site size: 43.73 Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Matthew J Dolan with KPFF Consulting Engineers
 Mailing Address: 111 SW 5th Ave., Suite 2500
 City/State: Portland, OR Zip: 97204
 Phone: 503-542-3802 Email: matthew.dolan@kpff.com
 Applicant's Signature: *Matthew J Dolan* Date: 12/12/16

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: Kenneth E Itel
 Mailing Address: 2283 SW Cowiltz Drive
 City/State: Tualatin, OR Zip: 97062
 Phone: 503-730-0592 Email: ken.itel@gmail.com
 Property Owner Signature: *Kenneth E. Itel* Date: 11/29/18

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.:	<u>1117 18-0002</u>
Date Received:	<u>12-14-18</u>
By:	<u><i>[Signature]</i></u>
Fee Amount \$:	_____
Received by:	_____

05 – Narrative

NARRATIVE FOR ITEL ANNEXATION

ANALYSIS AND FINDINGS

(a) The territory to be annexed is within the Metro Urban Growth Boundary;

Response: The subject property is currently within the Metro UGB and was so at the time the petition for annexation was filed on November xx, 2018. This criterion is satisfied.

(b) The owner of the territory to be annexed has petitioned to be annexed;

Response: The owner has filed a petition to annex on November xx, 2018. This criterion is satisfied.

(c) The application conforms to the applicable criteria in Metro Code 3.09; and

Response: The applicable sections under Metro Code 3.09 are outlined below:

A. Metro Code, 3.09.050(d) states that an approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

1) Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065.

Response: At this time there are no agreements, pursuant to ORS 195.065, in place between Tualatin and any service provider. This provision is not applicable.

2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party.

Response: The subject property is within the portion of Washington County that is inside the acknowledged Tualatin Urban Boundary. Annexations within the established Urban Boundary are consistent with Tualatin's Urban Planning Area Agreement with Washington County. This criterion is satisfied.

3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans.

Response: The Tualatin Community Plan (Comprehensive Plan) is incorporated into and implemented by the Tualatin Development Code (TDC). The applicable TDC standards for boundary changes are addressed below:

4.050(20) Initiate annexation of property within the Urban Growth Boundary planned for residential development only when petitioned to do so by owners of the affected property, including cases involving unincorporated “islands” of property surrounded by land annexed previously.

The subject property is within the Urban Growth Boundary (UGB) and will be within the Manufacturing Business Park (MBP) Planning District upon annexation. It is not planned for residential development. The criterion is not applicable.

4.050(21) Territories to be annexed shall be in the Metro Urban Growth Boundary.

The subject property is currently within the existing Metro UGB. The requirement is met.

4.060(1) A long-range growth boundary is necessary to predict the amount and location of urban land needed in the future. The establishment of this boundary provides a framework for the orderly conversion of rural land to urban uses. The growth boundary establishes the City’s intent to annex and provide urban services to specific properties over a specific period of time. Thus, the growth boundary establishes the basis of a City annexation policy and provides landowners with some assurance as to the City’s intent for the future use of their land.

The subject property is within the Tualatin Urban Planning Area which establishes the City’s intent to annex and provide urban services to properties within this area. The Southwest Tualatin Concept Plan (2010) determined how public facilities and services can be extended to serve this and other properties in the planning area in a timely and efficient manner. It is recognized that the property owner will be responsible for paying for the extension of sewer, water and transportation facilities to serve the annexed property when development occurs. For these reasons, the annexation is consistent with TDC 4.060(1).

This criterion is satisfied.

4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan.

Response: The Regional Framework Plan and Functional Plan have no provisions directly related to annexation. Because services and transportation facilities are available in the area and all property within the Urban Growth Boundary and Urban Planning Area Boundary were included in calculations for facility capacity, housing and employment, annexation is consistent with the Framework and Functional Plans. This criterion is satisfied.

5) Whether the proposed change will promote or not interfere with the timely, orderly, and economic provisions of public facilities and services.

Response: The proposed annexation will promote the timely, orderly and economic provision of public facilities and services consistent with the Southwest Concept Plan as implemented by

the Tualatin Development Code. The applicant recognizes that future development of the subject property will require right-of-way dedication and facility improvements that are designed to serve the subject property and other properties within the Southwest Tualatin planning area.

6) If the proposed boundary change is for annexation of territory to Metro, a determination by the Metro Council that the territory should be included in the Urban Growth Boundary shall be the primary criterion for approval.

Response: This criterion is not applicable because the subject property is already within the Metro jurisdictional boundary.

7) Consistency with other applicable criteria for the boundary change in question under state and local law.

While not likely necessary for this application, addressing the Transportation Planning Rule Oregon Administrative Rule 660-012-0060 is covered below.

It is possible a Transportation Planning Rule (TPR) be required for the proposed development since annexation of the subject property into the City of Tualatin will result in a change of zoning. The TPR is intended to ensure that the transportation system is capable of supporting possible increases in traffic intensity that could result from changes to adopted plans and land use regulations. The applicable portions of the TPR are quoted in *italics* below, with responses directly following.

660-012-0060

Plan and Land Use Regulation Amendments

(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9), or (10) of this rule.

...

(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all the following requirements are met:

- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;*
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and*
- (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.*

Tualatin Itel Annexation

December 14, 2018



The proposed zoning is consistent with the existing comprehensive plan map designation and will not change the comprehensive plan map. The City of Tualatin's zoning map indicated that the subject property is outside the city, but is included in the planning area and is designated as having future MBP zoning. Tony Doran and the City of Tualatin have confirmed that the proposed zoning is consistent with the acknowledged TSP. The annexed property was not exempted from this rule upon amending the urban growth boundary.

Based on the analysis, the proposed zone change is in conformance with the City of Tualatin's Comprehensive Plan, and the levels of development allowable under the proposed MBP zoning were already included in the City's planning model and the Transportation System Plan. Accordingly, the City of Tualatin may find that the proposed zone change does not significantly affect an existing or planned transportation facility and the Transportation Planning Rule is satisfied.

The Transportation Planning Rule is satisfied.

B. Metro 3.09.050(g) states that, "Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to the city or included in territory proposed for incorporation into a new city."

Response: The subject property is currently within the Metro UGB and was so at the time the petition for annexation was filed on November xx, 2018. This criterion is satisfied.

(d) The application is consistent with applicable provisions of ORS Chapter 222.

ORS 222.111(1) states, "When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies."

The subject property is not currently within a city and is contiguous to Tualatin city limits. This criterion is satisfied.

ORS 222.520(1) states, "Whenever a part less than the entire area of a district named in ORS 222.510 becomes incorporated as or annexed to a city in accordance with law, the city may cause that part to be withdrawn from the district in the manner set forth in ORS 222.120 or at any time after such incorporation or annexation in the manner set forth in ORS 222.524. Until so withdrawn, the part of such a district incorporated or annexed into a city shall continue to be a part of the district."

The subject territory is in the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District. As part of this annexation, the subject

Tualatin Itel Annexation

December 14, 2018



territory will be withdrawn from the Enhanced Sheriff Patrol District and the Urban Road Maintenance District. The City of Tualatin will provide police services. Because the proposed boundary change is consistent with state and local law, this requirement is satisfied.

Conclusion

Based on the application and the above analysis and findings, the approval criteria of Metro Code 3.09.050(d), the Tualatin Development Code, and Oregon Revised Statutes are satisfied.

1800045- pm

06 – Petition to Annex

07 – Legal Description

EXHIBIT A

CITY OF TUALATIN ANNEXATION

JOB NO. 1800045

04 DECEMBER 2018

LEGAL DESCRIPTION

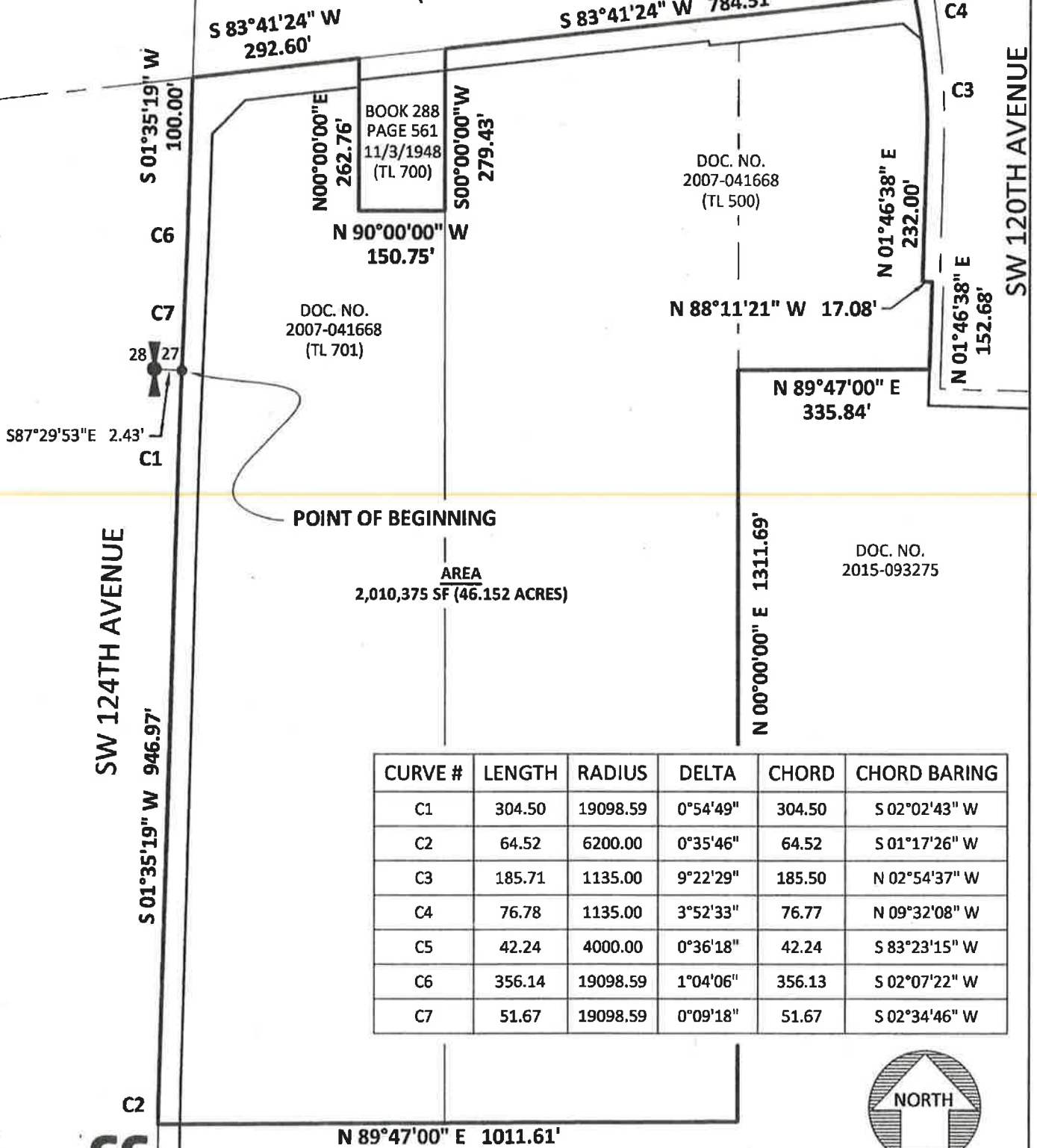
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 27 AND EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF SW 124TH AVENUE, AS DESCRIBED IN DOCUMENT NO. 2015-069441, WASHINGTON COUNTY DEED RECORDS, SAID POINT BEARS SOUTH 87°29'53" EAST 2.43 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE ARC OF A 19098.59 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°54'49" (THE LONG CHORD OF WHICH BEARS SOUTH 02°02'43" WEST 304.50 FEET) AN ARC DISTANCE OF 304.50 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 01°35'19" WEST 946.97 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 6200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°35'46" (THE LONG CHORD OF WHICH BEARS SOUTH 01°17'26" WEST 64.52 FEET) AN ARC DISTANCE OF 64.52 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO KENNETH E. ITTEL, RECORDED AS DOCUMENT 2007-041668, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°47'00" EAST 1011.61 FEET TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO TIGARD SAND & GRAVEL, LCC, RECORDED AS DOCUMENT NO. 2015-093275, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 00°00'00" EAST 1311.69 FEET TO THE NORTHWEST CORNER OF SAID TIGARD SAND & GRAVEL TRACT; THENCE ALONG THE NORTHERLY LINE OF SAID TIGARD SAND & GRAVEL TRACT NORTH 89°47'00" EAST 335.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 120TH AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 01°46'38" EAST 152.68 FEET; THENCE NORTH 88°11'21" WEST 17.08 FEET; THENCE NORTH 01°46'38" EAST 232.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1135.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°22'29" (THE LONG CHORD OF WHICH BEARS NORTH 02°54'37" WEST 185.50 FEET) AN ARC DISTANCE OF 185.71 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID ITTEL TRACT; THENCE CONTINUING ALONG THE ARC OF A 1135.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°52'33" (THE LONG CHORD OF WHICH BEARS NORTH 09°32'08" WEST 76.77 FEET) AN ARC DISTANCE OF 76.78 FEET TO A POINT ON THE CENTERLINE OF SW TUALATIN-SHERWOOD ROAD (COUNTY RD. NO. 2737); THENCE ALONG SAID CENTERLINE AND ALONG THE ARC OF A 4000.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°36'18" (THE LONG CHORD OF WHICH BEARS SOUTH 83°23'15" WEST 42.24 FEET) AN ARC DISTANCE OF 42.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°41'24" EAST 784.51 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO R. A. STEVENS AND CELIA A. STEVENS, RECORDED SEPTEMBER 3, 1948 IN BOOK 288, PAGE 561, WASHINGTON COUNTY DEED

RECORDS; THENCE ALONG SAID EASTERLY LINE SOUTH 00°00'00" EAST 279.43 FEET TO THE SOUTHEAST CORNER OF SAID STEVENS TRACT; THENCE ALONG THE SOUTHERLY LINE OF SAID STEVENS TRACT NORTH 90°00'00" WEST 150.75 FEET TO THE SOUTHWEST CORNER OF SAID STEVENS TRACT; THENCE ALONG THE WESTERLY LINE OF SAID STEVENS TRACT NORTH 00°00'00" EAST 262.76 FEET TO A POINT ON THE CENTERLINE OF SAID COUNTY RD. NO. 2737; THENCE ALONG SAID CENTERLINE SOUTH 83°41'24" WEST 292.60 FEET TO SAID CENTERLINE OF SW 124TH AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 01°35'19" WEST 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 19098.59 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°04'06" (THE LONG CHORD OF WHICH BEARS SOUTH 02°07'22" WEST 356.13 FEET) AN ARC DISTANCE OF 356.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 19098.59 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°09'18" (THE LONG CHORD OF WHICH BEARS SOUTH 02°34'46" WEST 51.67 FEET) AN ARC DISTANCE OF 51.67 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2,010,375 SQUARE FEET OR 46.152 ACRES (MORE OR LESS).

SW TUALATIN-SHERWOOD ROAD
(COUNTY ROAD 2737)



AREA
2,010,375 SF (46.152 ACRES)

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BARING
C1	304.50	19098.59	0°54'49"	304.50	S 02°02'43" W
C2	64.52	6200.00	0°35'46"	64.52	S 01°17'26" W
C3	185.71	1135.00	9°22'29"	185.50	N 02°54'37" W
C4	76.78	1135.00	3°52'33"	76.77	N 09°32'08" W
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C7	51.67	19098.59	0°09'18"	51.67	S 02°34'46" W



SCALE: 1" = 250'



111 SW 8th Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
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EXHIBIT MAP CITY OF TUALATIN ANNEXATION WEST HALF OF SEC 27 & EAST HALF OF SEC 28 / T2S / R1W / W.M. TUALATIN / WASHINGTON COUNTY / OREGON	DATE: 03 DECEMBER 2018
	DRAWN BY: NJL
	CHECKED BY: JRD
	PROJECT NO. 1800045
	SHEET: 3 OF 3

08 – Certification of Legal Description

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of the property included within the attached petition (located on Assessor's Map 25127C) 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.

CHARLES FOSTER GIS TECH
Printed Name Title

[Signature] 12/7/18
Signature Date

CARTOGRAPHY WASHINGTON
Department County of

ANNEXATION CERTIFIED
BY [Signature]
DEC 07 2018
**WASHINGTON COUNTY A & T
CARTOGRAPHY**

EXHIBIT A

CITY OF TUALATIN ANNEXATION

JOB NO. 1800045

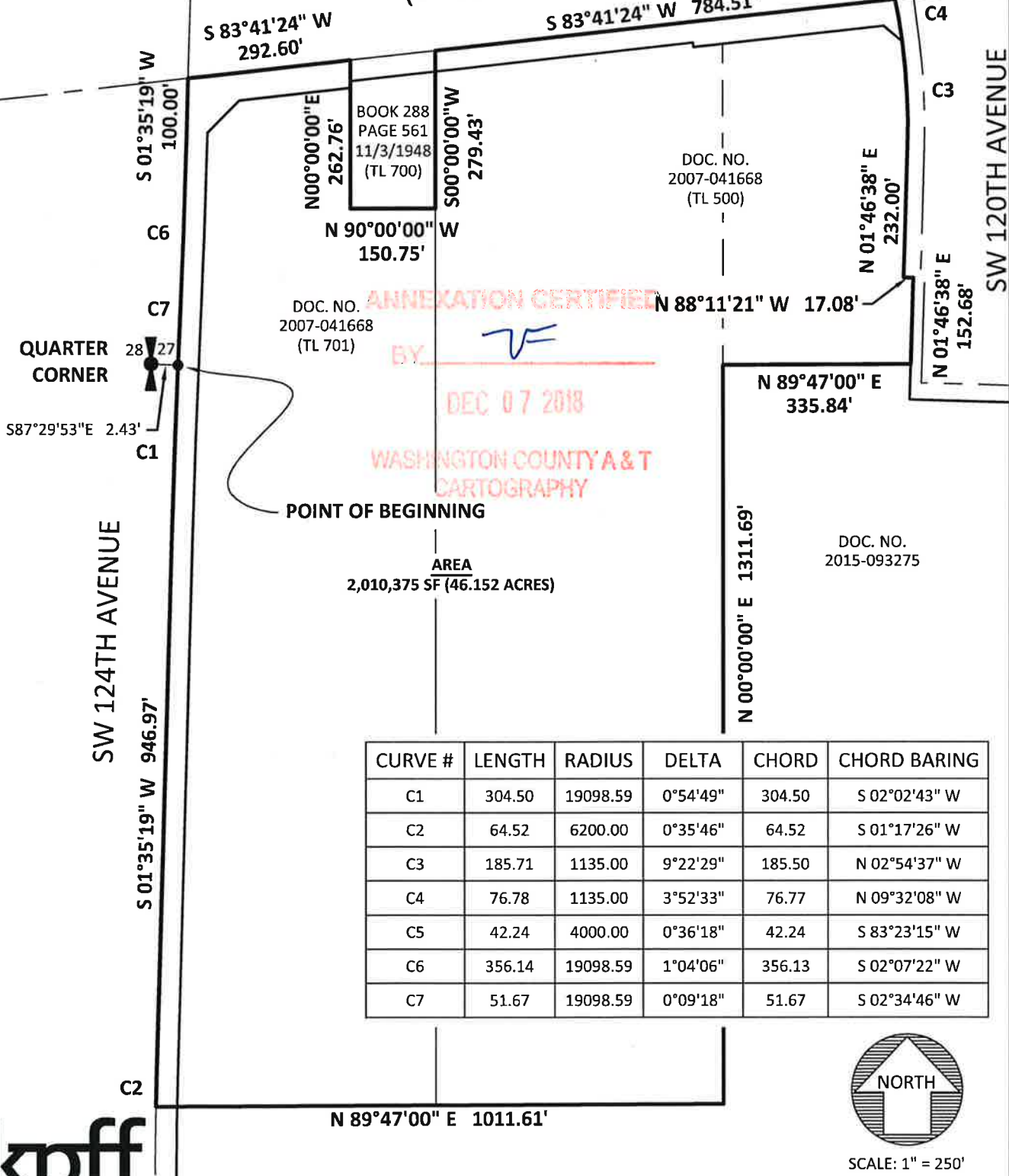
04 DECEMBER 2018

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 27 AND EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF SW 124TH AVENUE, AS DESCRIBED IN DOCUMENT NO. 2015-069441, WASHINGTON COUNTY DEED RECORDS, SAID POINT BEARS SOUTH 87°29'53" EAST 2.43 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE ARC OF A 19098.59 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°54'49" (THE LONG CHORD OF WHICH BEARS SOUTH 02°02'43" WEST 304.50 FEET) AN ARC DISTANCE OF 304.50 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 01°35'19" WEST 946.97 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 6200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°35'46" (THE LONG CHORD OF WHICH BEARS SOUTH 01°17'26" WEST 64.52 FEET) AN ARC DISTANCE OF 64.52 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO KENNETH E. ITTEL, RECORDED AS DOCUMENT 2007-041668, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°47'00" EAST 1011.61 FEET TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO TIGARD SAND & GRAVEL, LCC, RECORDED AS DOCUMENT NO. 2015-093275, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 00°00'00" EAST 1311.69 FEET TO THE NORTHWEST CORNER OF SAID TIGARD SAND & GRAVEL TRACT; THENCE ALONG THE NORTHERLY LINE OF SAID TIGARD SAND & GRAVEL TRACT NORTH 89°47'00" EAST 335.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 120TH AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 01°46'38" EAST 152.68 FEET; THENCE NORTH 88°11'21" WEST 17.08 FEET; THENCE NORTH 01°46'38" EAST 232.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1135.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°22'29" (THE LONG CHORD OF WHICH BEARS NORTH 02°54'37" WEST 185.50 FEET) AN ARC DISTANCE OF 185.71 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID ITTEL TRACT; THENCE CONTINUING ALONG THE ARC OF A 1135.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°52'33" (THE LONG CHORD OF WHICH BEARS NORTH 09°32'08" WEST 76.77 FEET) AN ARC DISTANCE OF 76.78 FEET TO A POINT ON THE CENTERLINE OF SW TUALATIN-SHERWOOD ROAD (COUNTY RD. NO. 2737); THENCE ALONG SAID CENTERLINE AND ALONG THE ARC OF A 4000.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°36'18" (THE LONG CHORD OF WHICH BEARS SOUTH 83°23'15" WEST 42.24 FEET) AN ARC DISTANCE OF 42.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°41'24" WEST 784.51 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO R. A. STEVENS AND CELIA A. STEVENS, RECORDED SEPTEMBER 3, 1948 IN BOOK 288, PAGE 561, WASHINGTON COUNTY DEED

SW TUALATIN-SHERWOOD ROAD
(COUNTY ROAD 2737)



BOOK 288
PAGE 561
11/3/1948
(TL 700)

DOC. NO.
2007-041668
(TL 500)

DOC. NO.
2007-041668
(TL 701)

DOC. NO.
2015-093275

ANNEXATION CERTIFIED
BY *[Signature]*
DEC 07 2018
WASHINGTON COUNTY A & T
CARTOGRAPHY

AREA
2,010,375 SF (46.152 ACRES)

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EXHIBIT MAP CITY OF TUALATIN ANNEXATION WEST HALF OF SEC 27 & EAST HALF OF SEC 28 / T2S / R1W / W.M. TUALATIN / WASHINGTON COUNTY / OREGON	DATE: 03 DECEMBER 2018
	DRAWN BY: NJL
	CHECKED BY: JRD
	PROJECT NO. 1800045
	SHEET: 3 OF 3

09 - Certification of Property Ownership

10 – Certification of Registered Voters

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.

CHARLES FOSTER GIS TECH
Printed Name Title

[Signature] 12/7/18
Signature Date

CARTOGRAPHY WASHINGTON
Department County of

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

ANNEXATION CERTIFIED

BY TF

DEC 07 2018

WASHINGTON COUNTY A&T
CARTOGRAPHY

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.

Angie Muller - Admin Assistant
Printed Name Title

Angie Muller 12/11/18
Signature Date

Elections Washington
Department County of



11 – Property Owner Information Sheet

PROPERTY OWNER INFORMATION

(This form is NOT the petition)

Metro Code 3.09.040 requires the names and address of all property owners and/or registered voters of the property, regardless of support shown on petition to annex. This is not for notification purposes. A signature on this form does not indicate support or opposition to the request.

NAME OF OWNER/VOTER (V)

PROPERTY DESIGNATION

(Indicate Section, Township, Range and Lot No.)

MAILING ADDRESS

PROPERTY ADDRESS (If different)

(1) Kenneth E IteI 2283 SW Cowiltz Dr. Tualatin, OR 97062 

SW1/4 Section. Map & Tax Lot Numbers: 2S127C 701 & 500 12150 SW Tualatin Sherwood Rd, Tualatin, OR 97062

(2) _____

(3) _____

(4) _____

(5) _____

(6) _____

(7) _____

(8) _____

(9) _____

(10) _____

12 – Annexation Property Information Sheet

ANNEXATION PROPERTY INFORMATION SHEET

EXISTING CONDITIONS IN AREA TO BE ANNEXED:

Land area, in acres: 43.73

General description of territory (Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal): The parcel slopes from south to north. The high point, approximate elevation 255, is at the southwest corner and the low point, approximate elevation 180 is at the northeast corner. The south end of the site with steeper slopes is undeveloped and has some tree coverage. The north end is currently used for farming and includes some farm structures.

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

North: Taxlots 2S127BC00200 & 2S127BC90000 are located to the north. Taxlot 2S127BC0090000 is an Industrial business park and includes several condo parcels. Taxlot 2S127BC00200 is zoned commercial and currently under development.

South: Taxlot 2S127C000800 is located to the south. The current use appears to be a commercial gravel operation.

East: Taxlot 2S127C000400, 2S127BD01300, 2S127BD01700 & 2S127BD01400 is located to the east. Taxlot 2S127C00400 appears to provide access and be part of the commercial gravel operation. Taxlots 2S127BD01300, 2S127BD01700 & 2S127BD01400 are developed industrial/commercial uses.

West: Taxlot 2S128D000100 is located to the west. The current use is undeveloped farmland.

EXISTING LAND USE:

Number of existing units/structures:

Single-family: 1 Multi-family: Commercial: 6 Industrial:

Describe existing units/structures: Small farm complex consisting of residence and several farm buildings

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

Public facilities or other uses: N/A

Total current year assessed valuation – Land \$: \$274,480 Structures \$: \$1,000

Total existing population: One household

Is the territory contiguous to the City limits: Yes

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

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

Highway Lighting District: N/A

Fire District: TVFR

Sanitary District: N/A

Water District: N/A

Grade School District: SHERWOOD

High School District: SHERWOOD

Library District: N/A

Drainage District: N/A

Parks & Recreation District: N/A

Other: N/A

Is the territory served by any of the providers listed above *(describe existing connections to public services)*: _____

13 – Quarter Section Map

14 - Measure 37 & 49 Waiver Form

Annexation Application
Community Development Department - Planning Division

Washington County, Oregon **2018-084997**
D-IRUL **12/19/2018 02:23:26 PM**
Stn=11 C WHITE
\$30.00 \$11.00 \$5.00 \$60.00 **\$106.00**

<p><u>NAME OF DOCUMENT FOR RECORDING:</u> Waiver Of Rights And Remedies Grantor: (Petitioner(s)) Grantee: City of Tualatin Consideration: None. Tax Statement to be mailed to: No change. <u>After Recording, Return To:</u> City of Tualatin, Attn: City Recorder, 18880 SW Martinazzi, Tualatin, OR 97062</p>	<p>(F)</p> <p>I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.</p> <p>Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio</p>
--	---

MEASURE 37 & 49 WAIVER OF RIGHTS AND REMEDIES

Whereas, Kenneth IteI ("Petitioner", including collectively all petitioners) has petitioned to the City of Tualatin ("City") to commence certain proceedings, i.e., annexation, planning district change, and/or plan text amendment for the following described real property,

See attached legal description

Whereas, under Ballot Measure 37 (effective December 2, 2004), as amended by Ballot Measure 49 (effective December 6, 2007), a property owner may seek just compensation or waiver of certain land use regulations if a public entity enacts or enforces the land use regulations after the property owner acquired the property; and

Whereas, Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances; and

Whereas, City does not wish to approve the Petitioner's requested proceedings if such approval could result in the owner or the owner's successors or assigns filing a claim for compensation for the land use regulations in effect upon the effective date of the proceedings or a claim seeking to require the City to waive its land use regulations, which are being newly imposed upon the property as a result of the Petitioner's requested proceedings; and

Whereas, Petitioner wishes to obtain the City's approval of Petitioner's requested proceedings and therefore agrees to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

Now, therefore, Petitioner warrants that the Petitioner executing this Waiver Agreement holds the full and complete present ownership or any interest therein in the property, and agrees as follows:

1. As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: Annexation, planning district change, and/or plan text amendment which may include designation of the property as subject to additional applicable land use regulations and overlay zones and districts, which may include, but are not limited to the Mixed Use Commercial Overlay District, Industrial Business Park Overlay District, Flood Plain District, Wetlands Protection District, Greenway Protection Overlay District and Natural Areas, and/or design districts ("proceedings"), the undersigned Petitioner, on behalf of Petitioner, Petitioner's heirs, devisees, executors, administrators, successors and assigns, agrees and covenants to the City of Tualatin, its officers, agents, employees and assigns that the Petitioner hereby waives, releases and

forever discharges, and agrees that Petitioner shall be estopped from asserting any rights and remedies, actions, causes of action, suits, claims, liabilities, demands, and rights to waivers arising under or granted by any statutory or constitutional regulatory compensation or waiver provisions, including but not limited to Ballot Measure 37 (2004) and Ballot Measure 49 (2007) or otherwise enacted after the date of this proceeding which would create a right of claim for compensation or waiver from city land use regulations that exist upon the effective date of the proceeding and which, by the approval of the proceeding, are then applicable to the property.

2. This covenant, waiver, release, and discharge binds the undersigned's heirs, devisees, executors and administrators, successors in interests, and assigns. This covenant, waiver, release, and discharge will run with the land, and this instrument or a memorandum of it may be recorded in the official records of the County in which the subject real property is located. This instrument may be terminated upon the filing of a Notice of Termination of Waiver filed by the City of Tualatin.
3. If this instrument is given contemporaneous with a consent to future proceedings to be initiated by the City, Petitioner acknowledges that the proceedings may be initiated by the City of Tualatin at any time in the discretion of the City and that this waiver and release is applicable to any ordinances adopted prior to the effective date of the proceeding.
4. This document is executed of my own free will and without duress. I/we respectively acknowledge that I/we have been advised to obtain legal advice prior to the execution of this document, and that either I, or each of us respectively, have either obtained legal advice or have independently elected not to seek legal advice prior to the execution of this document, recognizing that this document may affect our legal rights and remedies.

DATED this 18th day of December, 2018

<p><u>Kenneth E. Ite</u> (signature)</p> <p>Petitioner Name: <u>Kenneth E. Ite</u></p> <p>Date Signed: <u>12/18/18</u></p>	<p>_____ (signature)</p> <p>Petitioner Name:</p> <p>_____</p> <p>Date Signed:</p> <p>_____</p>
--	--


Petitioner (corporation, etc.) Name: _____
By: _____
Name of Signor: _____
Office/Title of Signor: _____

State of Oregon _____)
County of Clackamas

On this 18 day of December 2018 before me the undersigned Notary Public, personally appeared

Kenneth Itef
(Name of Petitioners signing; not Notary name)

- Personally known to me
- Proved to me on the basis of satisfactory evidence
- To be the person who executed the within instrument
- As _____ or on behalf of the entity therein named, pursuant to authority, and acknowledged to me the execution hereof.

WITNESS my hand and official seal <i>(Do not write outside of the box)</i>	Place Notary Seal Below
Notary Signature: <u>Lori E Phillips</u> Notary name (legible): <u>LORI E PHILLIPS</u>	

This document is accepted pursuant to authority and approved for recording.

City of Tualatin, Oregon

Shirley Lomb
City Manager

EXHIBIT A

CITY OF TUALATIN ANNEXATION

JOB NO. 1800045

04 DECEMBER 2018

LEGAL DESCRIPTION

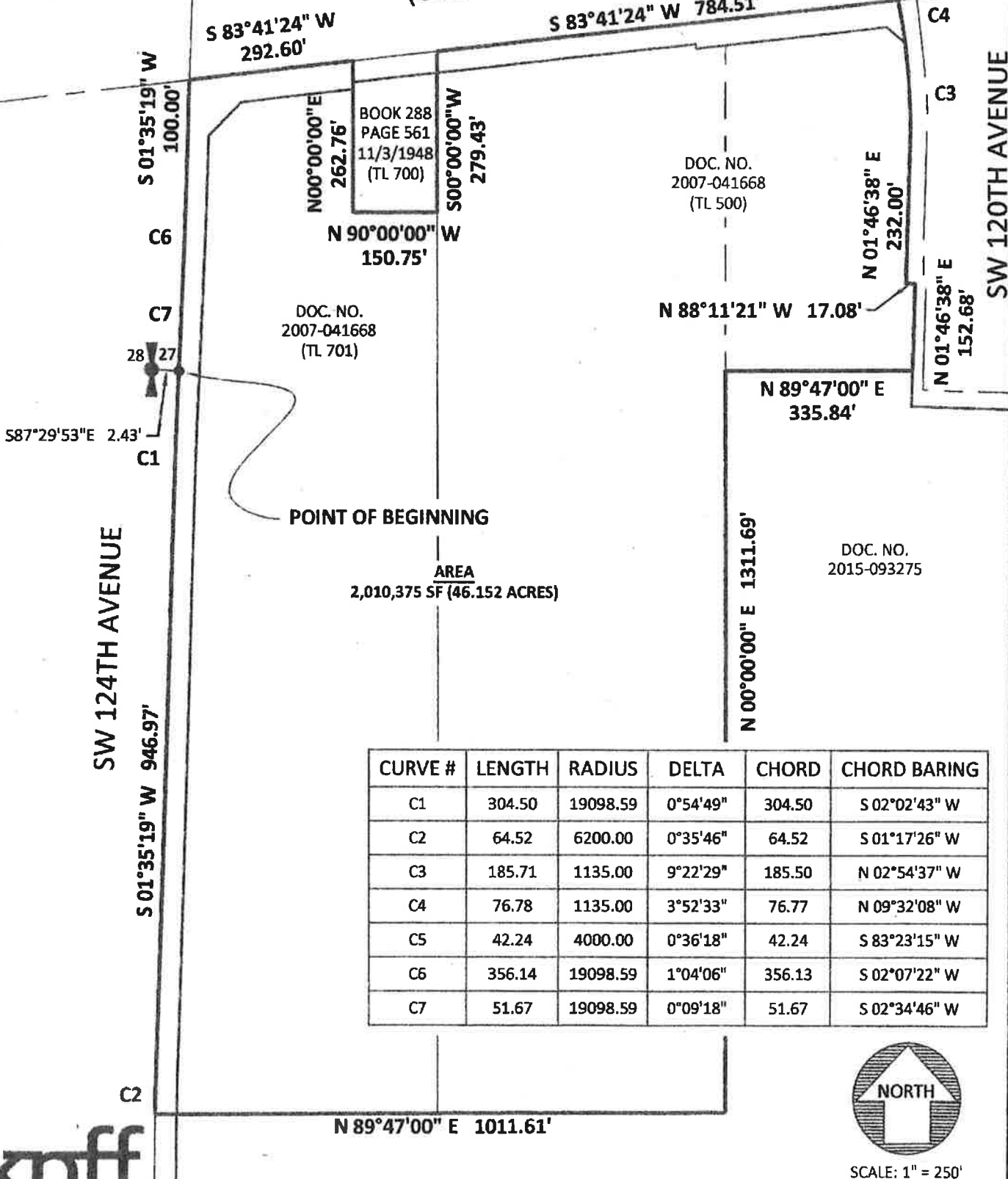
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 27 AND EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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RECORDS; THENCE ALONG SAID EASTERLY LINE SOUTH 00°00'00" EAST 279.43 FEET TO THE SOUTHEAST CORNER OF SAID STEVENS TRACT; THENCE ALONG THE SOUTHERLY LINE OF SAID STEVENS TRACT NORTH 90°00'00" WEST 150.75 FEET TO THE SOUTHWEST CORNER OF SAID STEVENS TRACT; THENCE ALONG THE WESTERLY LINE OF SAID STEVENS TRACT NORTH 00°00'00" EAST 262.76 FEET TO A POINT ON THE CENTERLINE OF SAID COUNTY RD. NO. 2737; THENCE ALONG SAID CENTERLINE SOUTH 83°41'24" WEST 292.60 FEET TO SAID CENTERLINE OF SW 124TH AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 01°35'19" WEST 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 19098.59 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°04'06" (THE LONG CHORD OF WHICH BEARS SOUTH 02°07'22" WEST 356.13 FEET) AN ARC DISTANCE OF 356.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 19098.59 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°09'18" (THE LONG CHORD OF WHICH BEARS SOUTH 02°34'46" WEST 51.67 FEET) AN ARC DISTANCE OF 51.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,010,375 SQUARE FEET OR 46.152 ACRES (MORE OR LESS).

SW TUALATIN-SHERWOOD ROAD
(COUNTY ROAD 2737)



AREA
2,010,375 SF (46.152 ACRES)

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BARING
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	DRAWN BY: NJL
	CHECKED BY: JRD
	PROJECT NO. 1800045
	SHEET: 3 OF 3

16 – Certification of Sign Posting

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 **medium purple** composed of the **RGB color values Red 112, Green 48, and Blue 160**. Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

As the applicant for the ITEL ANNEXATION project, I hereby certify that on this day, 12/14/18 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Matt Dolan
(Please Print)

Applicant's Signature: *Matt Dolan*

Date: 12/14/18