

ORDINANCE NO 1417-19

AN ORDINANCE ANNEXING TERRITORY LOCATED AT 12150 SW TUALATIN-SHERWOOD ROAD ((TAX LOTS 2S127C0701, 2S127C0500) INTO THE CITY OF TUALATIN AND WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND THE COUNTY URBAN ROAD MAINTENANCE DISTRICT (FILE NO. ANN-18-0002)

WHEREAS, Kenneth Itel ("Owner") submitted a petition for annexation of 43.73 acres of property located at 12150 SW Tualatin-Sherwood Road (Tax Lots 2S127C0701, 2S127C0500), hereafter called the "Property," into the City of Tualatin

WHEREAS, the City of Tualatin is authorized to annex territory under ORS Chapter 222 and Metro Code Chapter 3.09;

WHEREAS, the annexation of the Property has been requested by 100 percent of the property owners, 100 percent of the electors, and qualifies for annexation under ORS 222.125;

WHEREAS, Washington County has not opposed the annexation in accordance with the Urban Growth Management Agreement between the County and the City,

WHEREAS, Metro does not oppose the annexation,

WHEREAS, the Property is in the Washington County Enhanced Sheriff Patrol District and the County Urban Road Maintenance District;

WHEREAS, ORS 222.520(1) authorizes cities to withdraw territory from districts concurrent with the annexation decision, and

WHEREAS, notice of public hearing on the annexation petition was given as required by Tualatin Development Code 32.260,

WHEREAS, the Council conducted a public hearing relating to the annexation on January 28, 2019, where Council heard and considered the testimony and evidence presented by the City staff, the applicant, and those appearing at the public hearing, and

WHEREAS, after the conclusion of the public hearing Council determined the annexation is consistent with all applicable legal requirements of state law, Metro code, and City ordinances related to annexing property and voted to approve the application by unanimous vote

THE CITY OF TUALATIN ORDAINS AS FOLLOWS.

Section 1 The Subject Property identified in the legal description attached as Exhibit 1 and as more fully depicted in the map in Exhibit 2, which are both incorporated herein by reference, is hereby annexed to and made a part of the City of Tualatin

Section 2. The findings, attached as Exhibit 3 and incorporated herein by reference, are hereby adopted

Section 3. The City Recorder is directed to forward copies of this Ordinance to the Oregon Department of Revenue

Section 4. Within five days of receipt of the required information from the Oregon State Department of Revenue, the City Recorder is directed to send copies of this Ordinance and the approval from the Oregon Department of Revenue to Metro for filing with the Oregon Secretary of State.

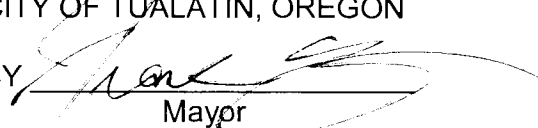
Section 5. The annexation of the Subject Property is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180.

Section 6 On the effective date of the annexation, the Property is withdrawn from the Washington County Enhanced Sheriff Patrol District

Section 7. The City Recorder is directed to forward copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities operating within the City in accordance with ORS 222 005

Adopted by the City Council this 28 Day of January, 2018

CITY OF TUALATIN, OREGON

BY 
Mayor

APPROVED AS TO FORM

BY 
City Attorney

ATTEST

BY 
City Recorder

██████████
CITY OF TUALATIN ANNEXATION
JOB NO. 1800045
04 DECEMBER 2018

LEGAL DESCRIPTION

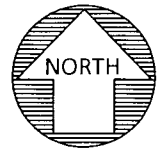
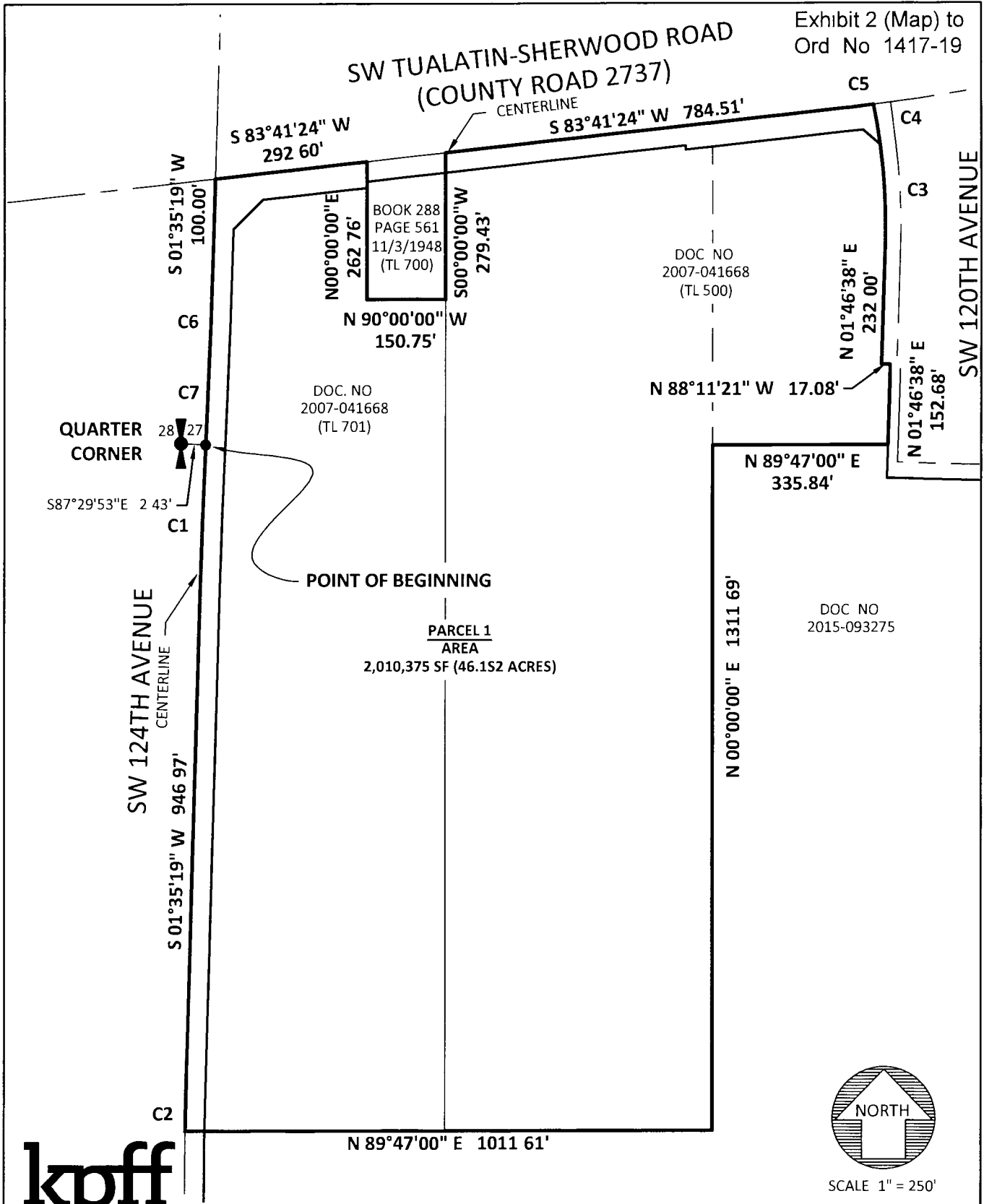
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 27 AND EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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)



SCALE 1" = 250'

kpff

111 SW Fifth Ave., Suite 2400
Portland OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

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

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
C5	42 24	4000 00	0°36'18"	42 24	S 83°23'15" W
C6	356 14	19098 59	1°04'06"	356 13	S 02°07'22" W
C7	51 67	19098 59	0°09'18"	51 67	S 02°34'46" W



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	PROJECT NO	1800045
	SHEET	3B OF 3

ANN18-0002
Annexation Analysis and Findings

Case #	ANN 18-0002
Project	Itel Annexation
Location	12150 SW Tualatin-Sherwood Road, Tualatin, OR. Tax lots. 2S127C0701; 2S127C0500
Owner:	Kenneth E. Itel
Applicant	KPFF Consulting Engineers, Matthew Dolan

Introduction

A. Applicable Criteria

Annexations are reviewed under Tualatin Development Code Chapter 33.010, *Annexations*. This code refers to Metro Code 3 09, *Local Government Boundary Changes*, and the applicable provisions of ORS Chapter 222, which also govern annexations

B. Project Description

The applicant proposes to annex the subject property into the City of Tualatin. Adjacent right-of-way would be included in the annexation to the existing City of Tualatin boundary north and east of the site, and to the centerline of SW 124th Avenue to the west

The property will also need to be annexed into the Clean Water Services Service District prior to future development. No development or other modifications to the property is proposed at this time

C. Site Description

The subject property is a 43 73-acre site located at the intersection of SW 124th Avenue and SW Tualatin-Sherwood Road. The site has most recently been used as agricultural land and contains several farm structures on the north side of the property. Open fields dominate most of the site, with a denser stand of trees to the southwest

The site is currently within unincorporated Washington County, within the City of Tualatin Urban Planning Area. The property has received the land use designation of Manufacturing Business Park (MBP) in the Community Plan Map that is part of Tualatin's Comprehensive Plan; this MBP zoning would be in effect upon annexation.

D Attachments

- A Application
- B Community Plan Map 9-1
- C Southwest Concept Plan Map

ANN18-0002

Annexation Analysis and Findings

Page 2 of 6

Tualatin Development Code Chapter 33, Applications and Approval Criteria

Section 33.010 Annexations

To grant an annexation application, the Council must find

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

Finding:

As shown in Attachment B, the subject property is within the Metro Urban Growth Boundary and within Tualatin's Urban Planning Area. This standard is met.

(b) The owners of the territory to be annexed have petitioned to be annexed,

Finding:

As shown in the applicant's submittal, Attachment A, the sole property owner in the subject area has petitioned for annexation. This standard is met.

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

Chapter 3.09 Local Government Boundary Changes

Chapter 3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

[]

B Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;

Finding

The Southwest Concept Plan (2010) previously analyzed the availability of urban services in relationship to plans for future annexation. This plan incorporated analyses of the water, sewer, and transportation systems. Tualatin Valley Fire and Rescue was also consulted as part of the process. While services will need to be extended as part of any development on this property, urban services are available to this area. This standard is met.

2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

Finding:

The proposed boundary change will withdraw the property from the Washington County Enhanced Sheriff's Patrol District. This standard is met.

3. The proposed effective date of the boundary change

Finding:

The annexation of the subject property is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180. This standard is met.

[]

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3 09 045

Finding:

These standards are addressed below.

3 09 045 Expedited Decisions

D. To approve a boundary change through an expedited process, the city shall:

- 1. Find that the change is consistent with expressly applicable provisions in:**
 - a. Any applicable urban service agreement adopted pursuant to ORS 195 065,**

Finding:

The Urban Planning Area Agreement between Washington County and the City of Tualatin acknowledges this property as part of the City of Tualatin's Urban Planning Area. As such, this agreement stipulates that urban services will generally be provided by the City upon annexation, except where the City holds intergovernmental agreements (IGAs) with other service providers.

Clean Water Services is the provider for public storm and sanitary services in the City of Tualatin, and has an established IGA delineating responsibility for these urban services. Annexation into CWS also requires final approval by the Washington County Board of Commissioners and the CWS Board of Directors. This standard is met.

b. Any applicable annexation plan adopted pursuant to ORS 195.205;

Finding:

There are no applicable annexation plans This standard is not applicable.

c Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

Finding.

There are no applicable cooperative planning agreements plans This standard is not applicable

d Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services,

Finding.

The Southwest Concept Plan considered the development of public facilities and urban services that would be necessary for future development of this and adjacent properties. Analysis of transportation and utility systems provided within this concept plan supported future annexation efforts With the recent extension of SW 124th Avenue, the progression toward additional transportation and utility improvements associated with any future development would be timely

The City's Transportation System Plan (2014) and public facilities plans contained within Tualatin's Comprehensive Plan, have been updated to reflect the Southwest Concept Plan, which planned for future annexation of this and adjacent properties This standard is met

e Any applicable comprehensive plan,

Finding:

The City of Tualatin's Comprehensive Plan contains the Community Plan Map 9-1 (Attachment B), showing this property as part of the Urban Planning Area The provisions of the Comprehensive Plan that relate to annexations, found in TDC Chapter 4, Community Growth, are fully reflected in the criteria presented in the implementing sections of the TDC Chapter 33 010, Annexations, and Chapter 32 260, Annexation Procedures This standard is met

f. Any applicable concept plan, and

Finding:

The subject site was considered for future annexation and zoning under the Southwest Concept Plan (Attachment C) The proposed annexation would be entirely consistent with this plan. This standard is met.

2 Consider whether the boundary change would:

- a. Promote the timely, orderly and economic provision of public facilities and services;**
- b. Affect the quality and quantity of urban services; and**
- c. Eliminate or avoid unnecessary duplication of facilities or services**

Finding:

Since the property is adjacent to existing urban services, including utilities and transportation access in SW Tualatin-Sherwood Road and SW 124th Avenue, this annexation would not interfere with the timely, orderly, and economic provision of public facilities and services, nor would it necessitate the duplication of services. The progression toward additional transportation and utility improvements associated with any future development would be timely. Annexation is a necessary first step to future development and related public improvements. Standards A through C are met.

E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

Finding:

The subject property is wholly within the UGB. This standard is met.

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

ORS 222.111(1) 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.

Finding.

As shown on the Community Plan Map 9-1, the subject property is not within a city and is contiguous to the City of Tualatin. This standard is met.

ORS 222 520(1) 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.

Finding:

As part of this annexation, the subject territory will be withdrawn from the Enhanced Sheriff Patrol District. Police services will be provided by the City of Tualatin. Because the proposed boundary change is consistent with state and local law, this standard is met

Conclusion and Recommendation:

Based on the application and the above analysis and findings, the proposed annexation complies with applicable Oregon Revised Statutes, Metro Code, and TDC Accordingly, staff recommends City Council approval of File No ANN-18-0002

Attachment A to
Exhibit 3

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

Matthew J Dolan
Signature

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



Pamela Ketel
Notary Public for Oregon
My commission expires:

RE: Itel Annexation

TLID	OWNER1	OWNER2	OWNER3	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S127BD1600	2003-042 PARTITION PLAT	OWNER OF LOT 1		1400 SW FIFTH AVE #810	PORTLAND	OR	97201
2S127C001400	2008-006 PARTITION PLAT	OWNERS OF LOTS 1-3					00000
2S127C000401	ASHWOOD CONSTRUCTION INC			29772 SW HEATER RD	SHERWOOD	OR	97140-5005
2S128A000300	COLUMBIA CORRUGATED BOX CO INC			12777 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97082
2S127C001300	CPUS 115TH COMMERCE PARK LP	BY NTRG		14785 PRESTON RD #880	DALLAS	TX	75254
2S127C000700	DTI PROPERTIES LLC	BY DAYNE BARRETT INGRAM		15836 SW MADRONA LN	SHERWOOD	OR	97140-8578
2S127BD01800	ELLIS DAVID L &	AL-HADI FAROUK H		155 B AVE #222	LAKE OSWEGO	OR	97035
2S128A000100	FORE-SIGHT BALBOA LLC			20400 SW CIPOLE RD	TUALATIN	OR	97062-7269
2S127BD01000	G & S FAMILY LIMITED PARTNERSHIP			20752 SW 120TH AVE	TUALATIN	OR	97062-6961
2S127BD01100	G & S FAMILY LIMITED PARTNERSHIP			20752 SW 120TH AVE	TUALATIN	OR	97062-6961
2S127BD01400	G & S FAMILY LIMITED PARTNERSHIP			20752 SW 120TH AVE	TUALATIN	OR	97062-6961
2S128D000100	HILLSBORO CITY OF &	TUALATIN VALLEY WATER DISTRICT		1850 SW 170TH AVE	BEAVERTON	OR	97006
2S127BC80111	ICC 2 LLC			4200 SE COLUMBIA WAY	VANCOUVER	WA	98681-6572
2S127BC80121	ICC 2 LLC			4200 SE COLUMBIA WAY	VANCOUVER	WA	98681-6572
2S127BC80131	ICC 2 LLC			4200 SE COLUMBIA WAY	VANCOUVER	WA	98681-6572
2S127BD01700	INDOOR ARENA INVESTORS LLC			11883 SW ITTEL ST	TUALATIN	OR	97062-6855
2S127BC00200	ITEL KENNETH E			12158 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
2S127BC80000	ITEL CORPORATE CENTER	CONDOMINIUMS OWNERS OF ALL	UNITS				00000
2S127BD01300	ITEL MICHAEL			20900 SW 120TH AVE	TUALATIN	OR	97062-6817
2S127C000500	ITEL KENNETH E			12158 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
2S127C000701	ITEL KENNETH E			12158 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
2S127BD00200	MILGARD MANUFACTURING INC	BY RYAN TAX COMPLIANCE BRVS LLC	DEPT 720	PO BOX 4800	SCOTTSDALE	AZ	85261-4800
2S127C000100	NEMARNIK FAMILY PROPERTIES LLC			201 NE 2ND AVE	PORTLAND	OR	97222-3289
2S127BD01200	NICOL GORHAM DOUGLAS REV TRUST	NICOL ROBIN HIATT REV TRUST		3691 CALAROGA OR	WEST LINN	OR	97068-1071
2S127C000600	OREGON ASPHALTIC PAVING LLC			PO BOX 4810	TUALATIN	OR	97062-4810
2S127C001100	OREGON REAL ESTATE B LLC			4930 CASH RD	DALLAS	TX	75247-6308
2S128D000900	OREGON ASPHALTIC PAVING LLC			PO BOX 4810	TUALATIN	OR	97062-4810
2S128A001900	PM MARSHALL CO			PO BOX 278	TUALATIN	OR	97062-0278
2S127BD04000	POWIN PACIFIC PROPERTIES LLC			PO BOX 483	TUALATIN	OR	97062-0483
2S127BD01800	POWIN PACIFIC PROPERTIES LLC			PO BOX 483	TUALATIN	OR	97062-0483
2S127BC80141	SHIELDS MANUFACTURING INC			12310 SW CIMINO ST	TUALATIN	OR	97062-6962
2S127C000300	TIGARD SAND & GRAVEL LLC			PO BOX 4810	TUALATIN	OR	97062-4810
2S127C000400	TIGARD SAND & GRAVEL CO INC			PO BOX 4810	TUALATIN	OR	97062-4810
2S127C000900	TIGARD SAND & GRAVEL LLC			PO BOX 4810	TUALATIN	OR	97062-4810
2S127BD00900	TUALATIN CITY OF			16880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092
2S127BD00800	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC		1400 SW FIFTH AVE #810	PORTLAND	OR	97201
2S127BD00700	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC		1400 SW FIFTH AVE #810	PORTLAND	OR	97201
2S127BD00600	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC		1400 SW FIFTH AVE #810	PORTLAND	OR	97201
2S127BD00500	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC		1400 SW FIFTH AVE #810	PORTLAND	OR	97201
2S127BD00200	WAGER EDWARD J			6331 SE CARMATION ST	MILWAUKIE	OR	97267-2426
2S127BC00100	WAGER EDWARD J			6331 SE CARMATION ST	MILWAUKIE	OR	97267-2426
2S127C001200	WESTERN PRECISION PROPERTIES LLC	BY WESTERN PRECISION PRODUCTS INC		21101 SW 115TH AVE	TUALATIN	OR	97062-6959

Attachment A to
Exhibit 3

111 SW Fifth Avenue, Suite 2500 Portland, OR 97204 503 542 3860 kpff.com



November 27, 2018

Recipient
Street address
City, ST 12345

RE IteI 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 black ink, appearing to read 'Matthew J. Dolan'.

Matthew J. Dolan, PE
Principal



ATTENDEE SIGN-IN

NAME	EMAIL	MAILING ADDRESS	PHONE NUMBER	ORGANIZATION
JOE LIPSCOMB	ljc205@emcraft-			
Angela DeMeo	XXXX TUALATINMidwest C10@GMAIL.COM			Tualatin Midwest C10 (3)

Attachment A to
Exhibit 3

Attachment A to
Exhibit 3



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

Attachment A to
Exhibit 3



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.

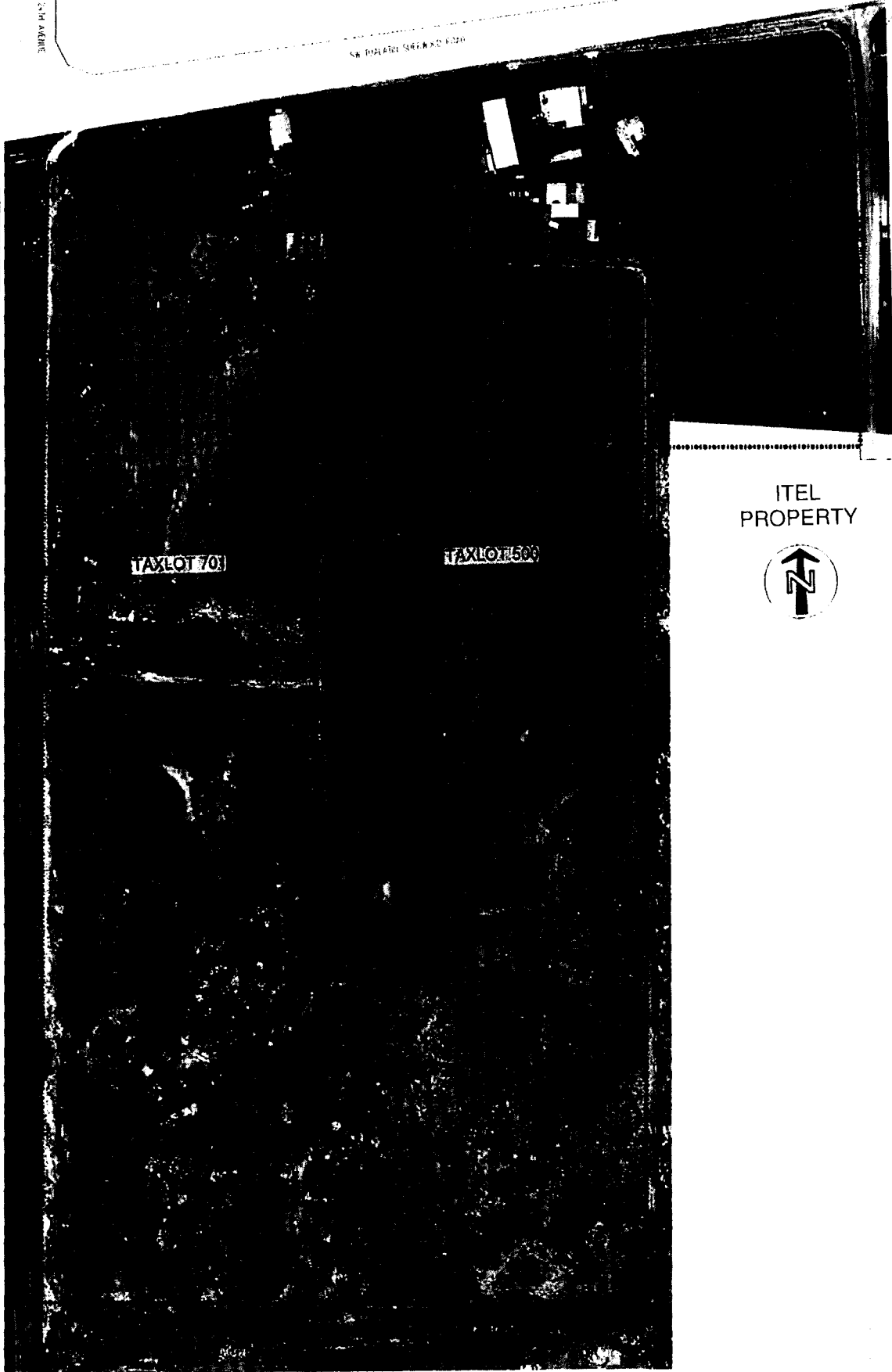
Question: How was the future zoning (MBP) determined for the site?

Response. This was established in the SW Concept Plan.

Attachment A to
Exhibit 3

SW 204 ARBIE

SW 204 ARBIE GREENWOOD E229



TAXLOT 701

TAXLOT 1500

ITEL
PROPERTY





NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

<p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p><u>12/13</u>, 2018 <u>6:00</u> p.m.</p> <p><u>8513 SW TUALATIN ROAD</u></p> <hr/> <p><u>503-542-3860</u></p>	18"
24"	

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 filer (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

Attachment A to
Exhibit 3

04 – Annexation Application

Attachment A to
Exhibit 3



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 12/14/18

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: 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 18-0007</u>
Date Received:	<u>12-14-18</u>
By:	<u><i>[Signature]</i></u>
Fee Amount \$:	_____
Received by:	_____