



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

PROPOSAL NAME Service Center

PROPOSAL SUMMARY (Brief description)

1. Plan Map Amendment Re-zone property located within the Institutional District (IN)
2. Plan Text Amendment to add government offices / functions to the list of uses for the (IN) district

PROPERTY INFORMATION

Location (address if available): 10699 SW Human Rd
 Tax Map & Lot #(s): 251 22AD 00200 6 00300 Planning District: ML
 Total site size: Approx 0.22 Acres Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Chytrou Reynolds
 Mailing Address: "Same as below"
 City/State: _____ Zip: _____
 Phone: 503-691-3099 Email: c Reynolds @ tualatin.org
 Applicant's Signature: Chytrou Reynolds Date: 2/5/19

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.

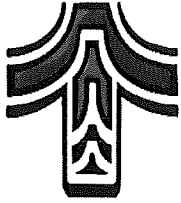
PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)

Name: City of Tualatin
 Mailing Address: 18880 SW Martinazzi Ave
 City/State: Tualatin OR Zip: 97062
 Phone: 503-691-3010 Email: Stombos @ tualatin.org
 Property Owner Signature: Shirley Lombard Date: 3/6/19
 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.ci.tualatin.or.us

PLAN MAP AMENDMENT CERTIFICATION OF SIGN POSTING



24"

The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **medium blue** composed of the **RGB color values Red 0, Green 112, and Blue 192**. 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 City of Tualatin project, I hereby certify that on this day, February 7, 2019 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: Clayton Reynolds
(PLEASE PRINT)

Applicant's Signature: Clayton Reynolds

Date: 2/7/2019

PLAN TEXT AMENDMENT CERTIFICATION OF SIGN POSTING



If the PTA is property-specific, 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 blue** composed of the **RGB color values Red 0, Green 112, and Blue 192**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at <http://www.ci.tualatin.or.us/departments/communitydevelopment/planning>.

As the applicant for the City of Tualatin project, I hereby certify that on this day, February 7, 2019 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: Clayton Reynolds
(PLEASE PRINT)

Applicant's Signature: Clayton Reynolds

Date: 2/7/2019

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Chayton Reynolds being first duly sworn, depose and say:

That on the 9th day of February, 2019, I served upon the persons shown on Exhibit "A" (Mailing Area List), 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.

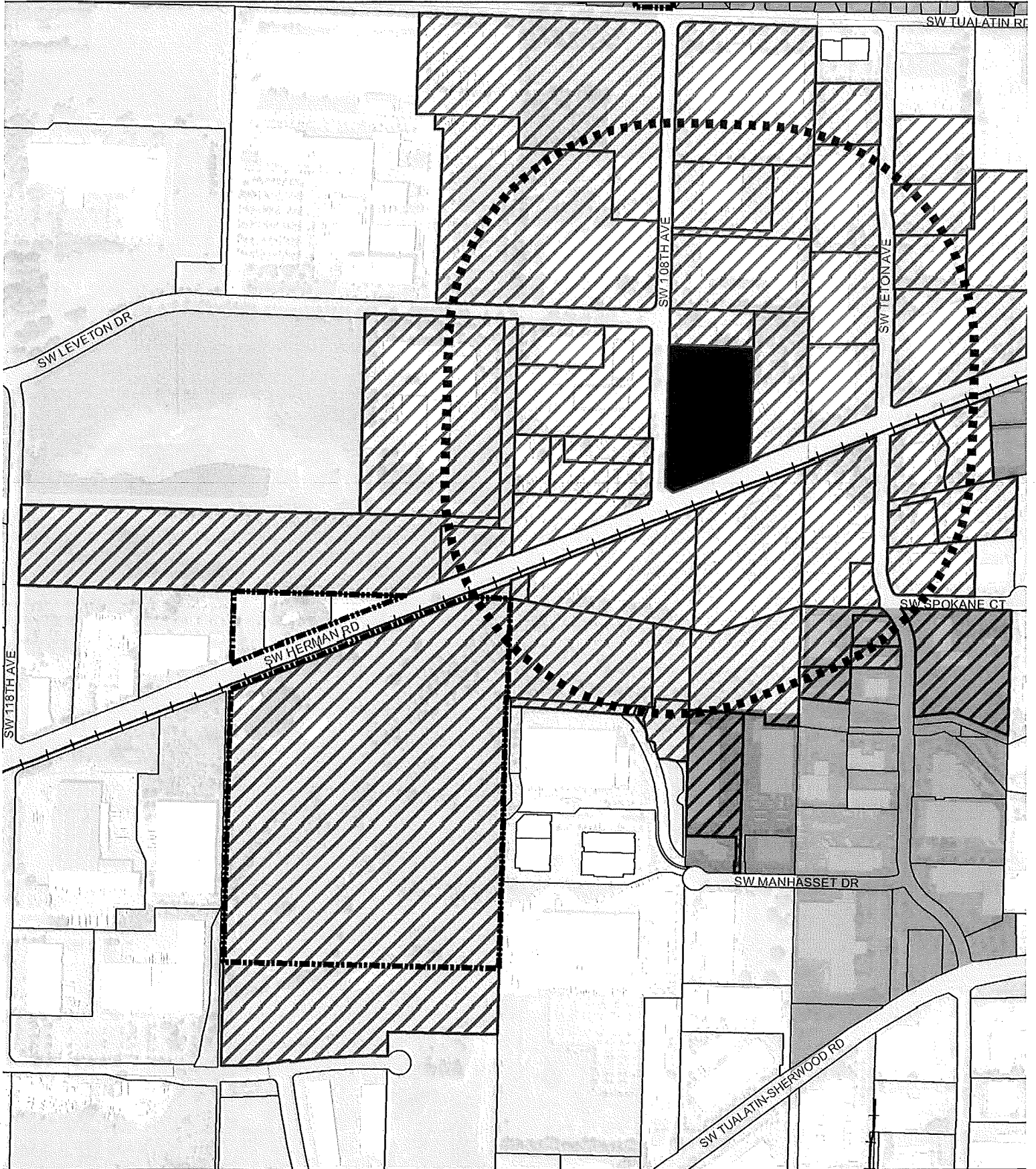
Chayton Reynolds
Signature


SUBSCRIBED AND SWORN to before me this 6 day of March, 2019.




Onnie Neumann
Notary Public for Oregon
My commission expires:

RE: _____



 1000' Buffer

 Selected Taxlots





City of Tualatin

www.tualatinoregon.gov

February 8, 2019

Property Owner
Tualatin, OR 97062

RE: TUALATIN SERVICES CENTER – BUILDING/REMODEL/SITE IMPROVEMENTS

Dear Property Owner:

You are cordially invited to attend an additional neighborhood meeting on March 6, 2019 at 6:00 pm at the Tualatin Operations Facility. This meeting shall be held to discuss a proposed project located at 10699 SW Herman Road, Tualatin, OR 97062 (between SW Teton Avenue and SW 108th Avenue).

The proposal is to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration.

The proposal is to include the following:

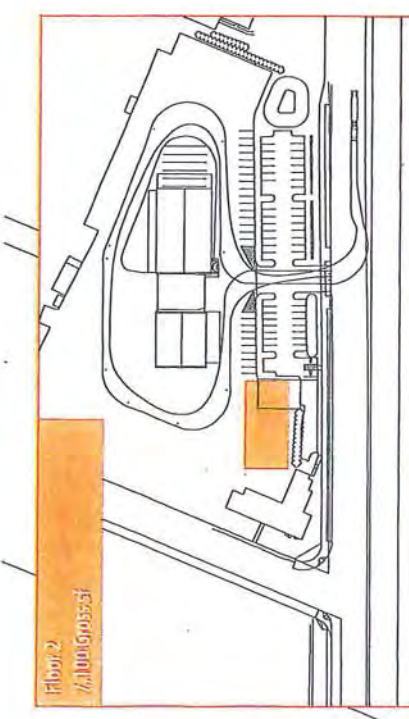
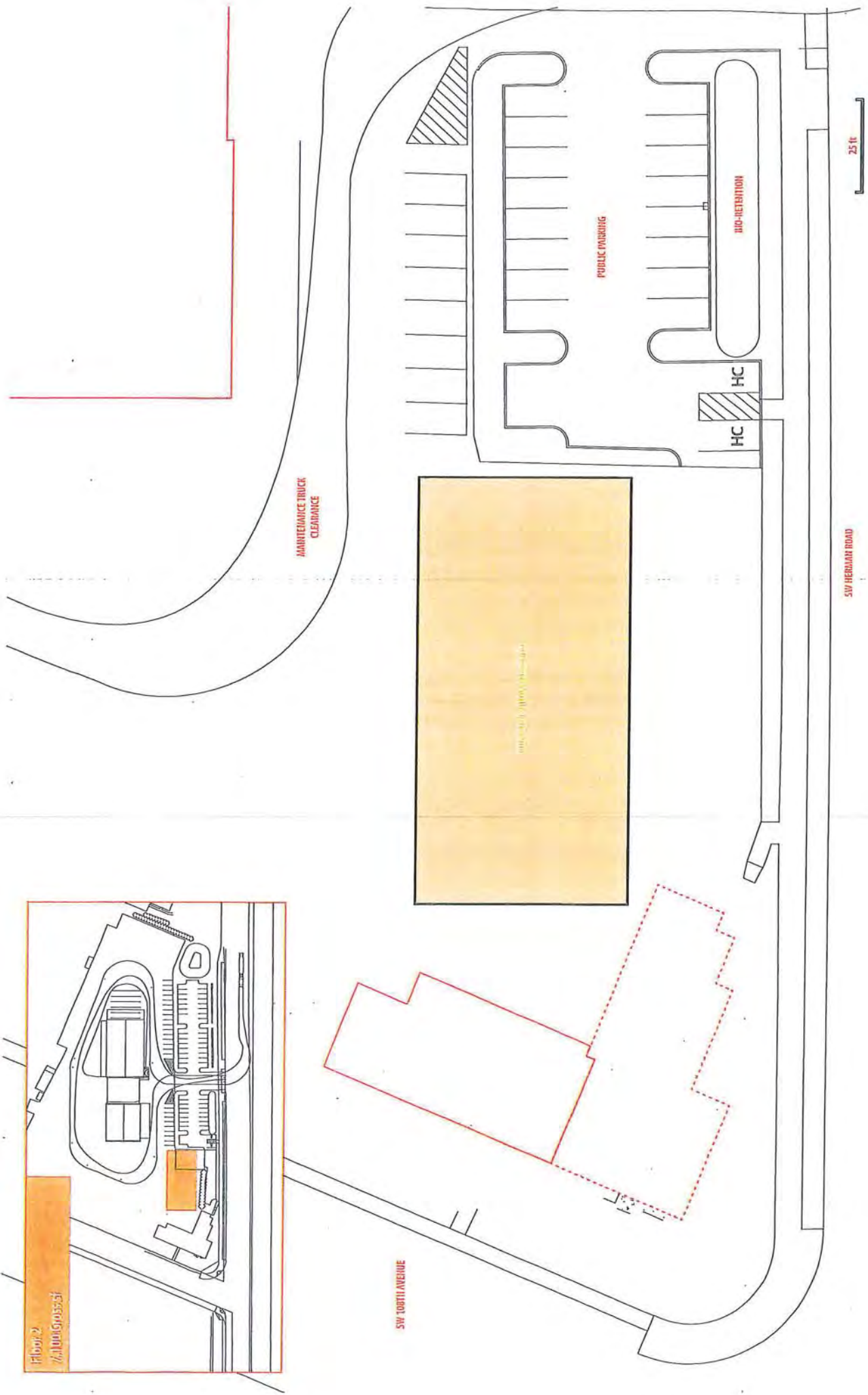
- Propose a Plan Map Amendment to rezone the property located within the Institutional (IN) District;
- Propose a Plan Text Amendment to add government offices/functions to the list of permitted uses for the IN District (clarifies use);
- And, propose a building addition to the site. The anticipated project would include a two-story building, approximately 15,000 square feet (see attached concept plan for approximate on site location).

Feel free to contact me with any questions or commentary.

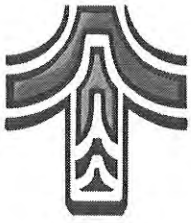
Regards,

Clay Reynolds

Clayton Reynolds
City of Tualatin – Maintenance Services
503.691.3099 and creynolds@tualatin.gov



Sheet 2
7/10/06 09:55:51



City of Tualatin

www.tualatinoregon.gov

Tualatin Services Center – Building/Remodel/Site Improvements
Plan Text Amendment/Plan Map Amendment
Public Meeting
March 6, 2019 @ 6:00 pm

Please sign in below:

NAME	REPRESENTING
<i>Charon Reynolds 5:30 - 7:15</i>	<i>City of Tualatin</i>
<i>NO OTHER ATTENDEES</i>	
<i>Charon Reynolds</i>	

RECORD OF SURVEY

FOR THE CITY OF TUALATIN BEING A PORTION OF "GLENMORAG PARK" LOTS 11, 12, AND 15 OF SECTION 22, LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
SEPTEMBER 20, 2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
OREGON
DECEMBER 13, 2007
RYAN H. GODSEY
65804
RENEW: 6/30/15

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THOSE TRACTS OF LAND DESCRIBED IN WARRANTY DEED NUMBERS 86028151 AND 200010109 PER CITY OF TUALATIN CASE FILE NO. F.A. 13-02.
BASIS OF BEARINGS IS NORTH 68°56'37" EAST BETWEEN MONUMENT NUMBERS 143 AND 144 PER 5N613566.
THE EAST LINE WAS ESTABLISHED THROUGH MONUMENT NUMBERS 134, 137, 138 AND 139.
THE NORTH LINE OF LOT 11 WAS ESTABLISHED BETWEEN MONUMENT NUMBERS 139 AND 151.
THE WEST LINE OF THE EAST 247.00 FEET OF LOT 11 WAS ESTABLISHED BETWEEN MONUMENT NUMBERS 140 AND 136.
THE NORTH LINE OF THE SOUTH ONE-HALF OF LOT 11 WAS ESTABLISHED THROUGH MONUMENT NUMBERS 141 AND 142.
THE CENTERLINE OF SW 108TH AVENUE (COUNTY ROAD NUMBER 1278) WAS ESTABLISHED THROUGH MONUMENT NUMBERS 120, 124, 149, 152, AND 150.
THE WEST BOUNDARY LINE BEING COMMON TO THE EAST RIGHT-OF-WAY LINE OF SW 108TH AVENUE IS 247 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SW 108TH AVENUE.
THE CENTERLINE OF SW HERMAN ROAD (COUNTY ROAD NUMBER 481) WAS ESTABLISHED AS A LINE BETWEEN MONUMENT NUMBERS 143 AND 144.
THE EAST BOUNDARY LINE BEING COMMON TO THE NORTH RIGHT-OF-WAY LINE OF SW HERMAN ROAD IS BASED ON THE CENTERLINE ALIGNMENT OF SW HERMAN ROAD AND RECORD INFORMATION FROM RIGHT-OF-WAY DEDICATION DEED NUMBERS 2008-073138 AND 2008-073151. FENCE LINES GENERALLY FOLLOW AND ARE WITHIN THE BOUNDARIES EXCEPT WHERE NOTED.

WASHINGTON COUNTY
SURVEYOR'S OFFICE
ACCEPTED FOR FILING:

SW 108TH AVENUE MONUMENT TABLE

NO.	STATION	OFFSET	DESCRIPTION
120	143(10)	37.04	END 1" BRASS DISK CH224 HILL
121	143(9)	37.04	END 1" BRASS DISK CH224 HILL
122	143(8)	37.07	END 1" IRON ROD
123	143(7)	37.07	END 1" IRON ROD
124	143(6)	37.07	END 1" IRON ROD
125	143(5)	37.07	END 1" IRON ROD
126	143(4)	37.07	END 1" IRON ROD
127	143(3)	37.07	END 1" IRON ROD
128	143(2)	37.07	END 1" IRON ROD
129	143(1)	37.07	END 1" IRON ROD
130	143(0)	37.07	END 1" IRON ROD
131	143(0)	37.07	END 1" IRON ROD
132	143(0)	37.07	END 1" IRON ROD
133	143(0)	37.07	END 1" IRON ROD
134	143(0)	37.07	END 1" IRON ROD
135	143(0)	37.07	END 1" IRON ROD

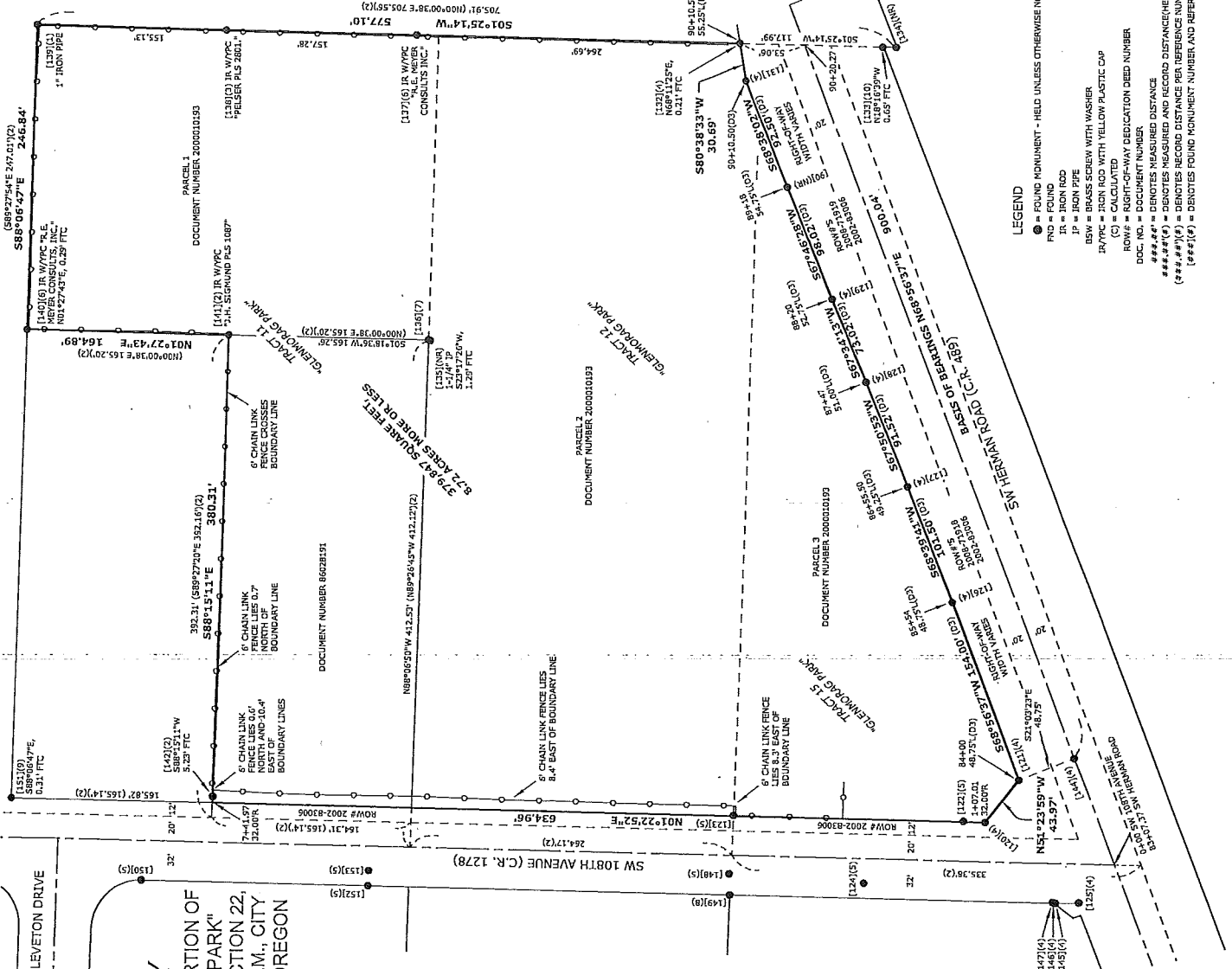
SW HERMAN ROAD MONUMENT TABLE

NO.	STATION	OFFSET	DESCRIPTION
136	144(10)	37.04	END 1" BRASS DISK CH224 HILL
137	144(9)	37.04	END 1" BRASS DISK CH224 HILL
138	144(8)	37.07	END 1" IRON ROD
139	144(7)	37.07	END 1" IRON ROD
140	144(6)	37.07	END 1" IRON ROD
141	144(5)	37.07	END 1" IRON ROD
142	144(4)	37.07	END 1" IRON ROD
143	144(3)	37.07	END 1" IRON ROD
144	144(2)	37.07	END 1" IRON ROD
145	144(1)	37.07	END 1" IRON ROD
146	144(0)	37.07	END 1" IRON ROD
147	144(0)	37.07	END 1" IRON ROD
148	144(0)	37.07	END 1" IRON ROD
149	144(0)	37.07	END 1" IRON ROD
150	144(0)	37.07	END 1" IRON ROD
151	144(0)	37.07	END 1" IRON ROD
152	144(0)	37.07	END 1" IRON ROD
153	144(0)	37.07	END 1" IRON ROD
154	144(0)	37.07	END 1" IRON ROD
155	144(0)	37.07	END 1" IRON ROD

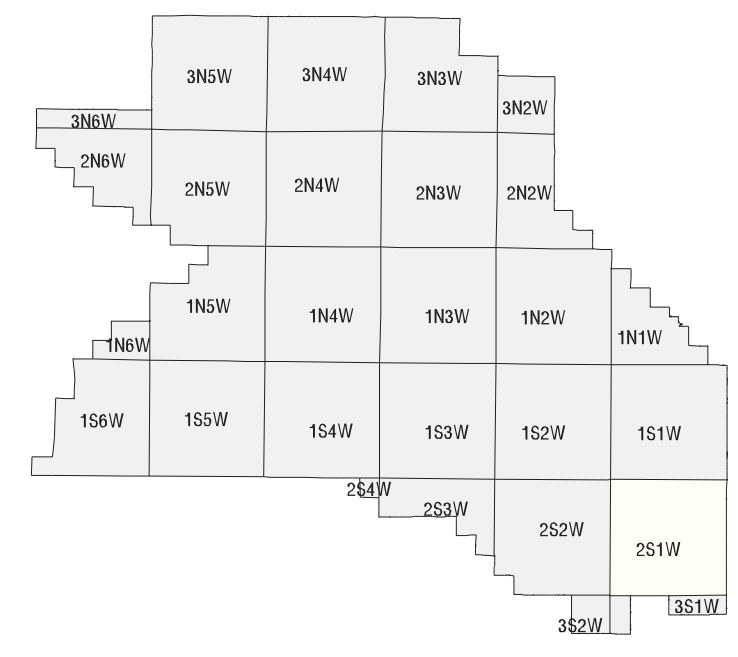
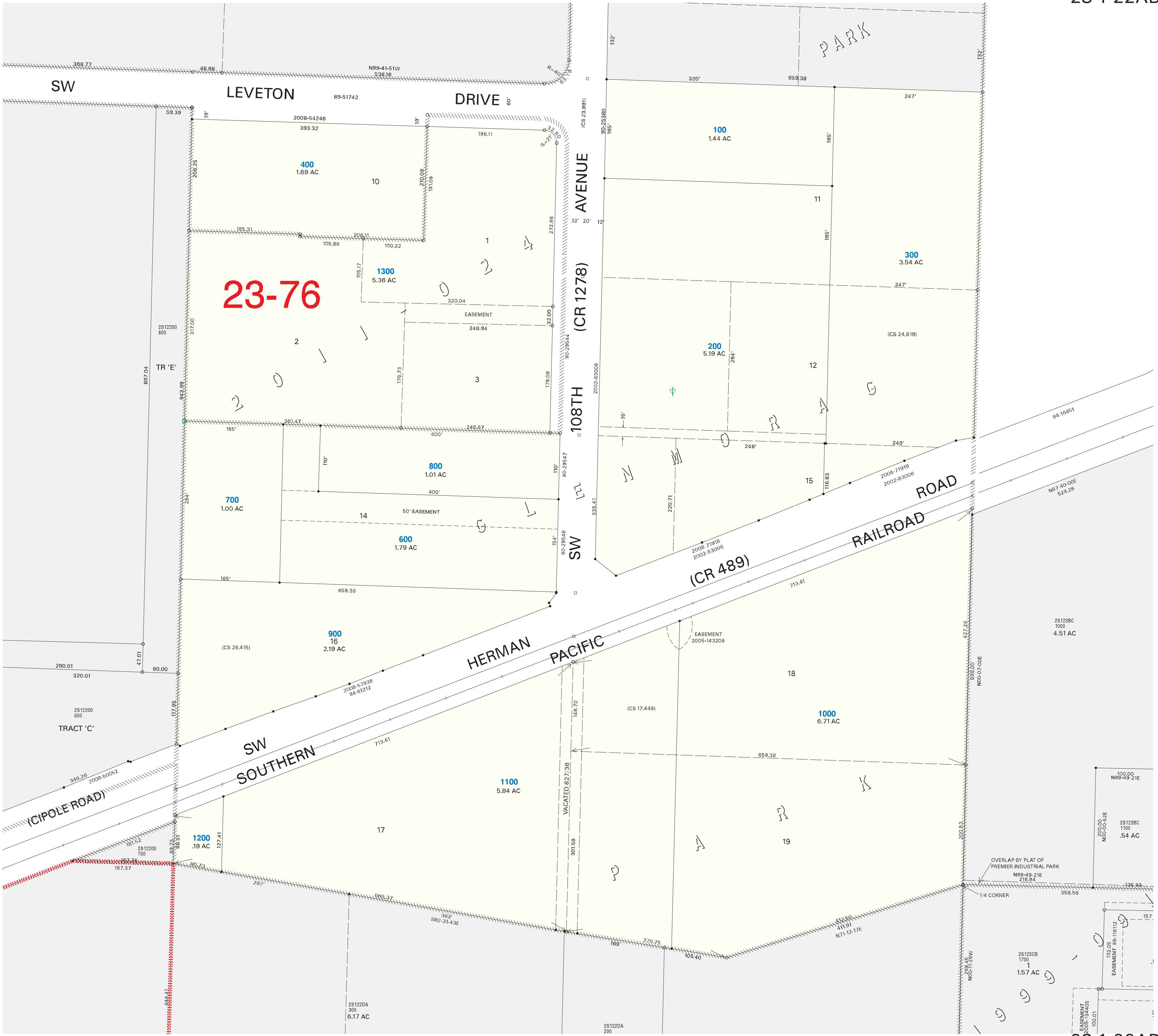
REFERENCES

- 1 = PLAT OF GLENMORAG PARK
- 2 = SN232774
- 3 = SN27785
- 4 = SN23981
- 5 = SN23981
- 6 = SN24810
- 7 = SN20920
- 8 = SN24420
- 9 = SN24420
- 10 = SN47415 80238.91
- 11 = SN200010109
- 12 = DOC. NO. 2008-073138
- 13 = DOC. NO. 2008-073151
- 14 = DOC. NO. 2008-073151

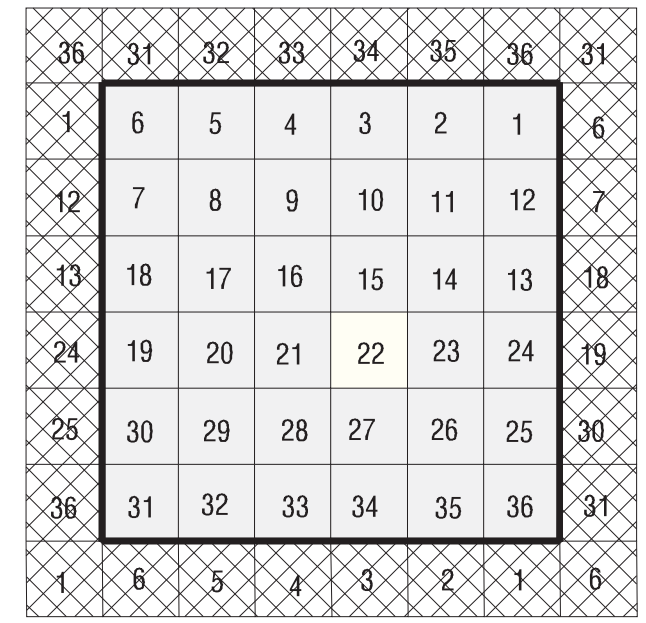
ALL REFERENCED PLATS AND DEEDS ARE RECORDS OF WASHINGTON COUNTY.



- LEGEND**
- = FOUND MONUMENT - HELD UNLESS OTHERWISE NOTED
 - = FOUND MONUMENT - HELD UNLESS OTHERWISE NOTED
 - RD = IRON ROD
 - IP = IRON PIPE
 - BSW = BRASS SCREW WITH WASHER
 - IRWPC = IRON ROD WITH YELLOW PLASTIC CAP
 - (C) = CALCULATED
 - ROW# = RIGHT-OF-WAY DEDICATION DEED NUMBER
 - DOC. NO. = DOCUMENT NUMBER
 - ###.### = DISTANCE MEASURED
 - ###.###(1) = DISTANCE MEASURED AND RECORD DISTANCE (NEEDED) PER REFERENCE NUMBER
 - ###.###(2) = DISTANCE MEASURED AND RECORD DISTANCE (NEEDED) PER REFERENCE NUMBER
 - ###.###(3) = DISTANCE MEASURED AND RECORD DISTANCE (NEEDED) PER REFERENCE NUMBER
 - ###.###(4) = DISTANCE MEASURED AND RECORD DISTANCE (NEEDED) PER REFERENCE NUMBER
 - ###.###(5) = DISTANCE MEASURED AND RECORD DISTANCE (NEEDED) PER REFERENCE NUMBER



WASHINGTON COUNTY OREGON
 SE1/4 NE1/4 SECTION 22 T2S R1W W.M.
 SCALE 1" = 100'

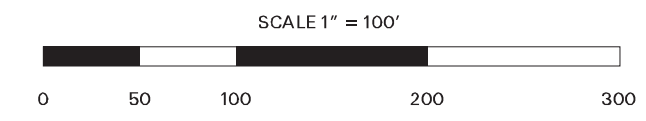


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 22

Cancelled Taxlots For: 2S122AD
 500,200-C1,1400,1500



WASHINGTON COUNTY OREGON Assessment CARTOGRAPHY Taxation

PLOT DATE: June 02, 2017
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

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