

CITY OF TUALATIN  
RECEIVED

APR 19 2019

COMMUNITY DEVELOPMENT  
PLANNING DIVISION



# CITY OF TUALATIN

## Community Development Department-Planning Division

### Land Use Application—Type IV

**PROPOSAL NAME** Jurgens Parkland Annexations

**PROPOSAL SUMMARY** *(Brief description)*  
Proposal to annex 10511 SW Hazelbrook Road and 10325 SW Jurgens lane into the City of Tualatin from Washington County

**PROPERTY INFORMATION**  
Location *(address if available)*: 10325 SW Jurgens lane + 10511 SW Hazelbrook Road  
Tax Map & Lot #(s): 25115DA00100 Planning District: RL  
Total site size: 8.59 acres  Developed  Undeveloped

**APPLICANT/CONTACT INFORMATION**  
Applicant or Primary Contact Name: Rich Mueller, Parks + Recreation Department  
Mailing Address: 18880 SW Martinazzi Avenue  
City/State: Tualatin, OR Zip: 97062  
Phone: 503 691-3064 Email: rmueller@tualatin.gov  
Applicant's Signature: Rich Mueller Date: 4/17/19

*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**  
Name: City of Tualatin  
Mailing Address: 18880 SW Martinazzi Avenue  
City/State: Tualatin, OR Zip: 97062  
Phone: 503 691-3064 Email: rmueller@tualatin.gov  
Property Owner Signature: Rich Mueller Date: 4/17/19

*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.:	<u>Ann 19-0001</u>
Date Received:	<u>4-19-19</u>
By:	<u>[Signature]</u>
Fee Amount \$:	_____
Received by:	_____

### ANNEXATION PROPERTY INFORMATION SHEET

**EXISTING CONDITIONS IN AREA TO BE ANNEXED:**

Land area, in acres: 8.59 (3 tax lots)

General description of territory (Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal): The sites are generally flat with slopes greater than 25% at northend (riverbank), adjacent to Tualatin River with some large trees. There is one house and storage structure scheduled for demolition.

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

North: Tualatin River

South: SW Hazelbrook Road and/or Jurgens Park

East: Jurgens Park and/or vacant land

West: Rauch and/or Jurgens Park

**EXISTING LAND USE:**

Number of existing units/structures:

Single-family: 1 Multi-family: \_\_\_\_\_ Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Describe existing units/structures: One house and 1 storage structure in poor condition and scheduled to be demolished.

What is the current use(s) of the land proposed to be annexed: Vacant land that was acquired as future City parkland.

Public facilities or other uses: N/A

Total current year assessed valuation – Land \$: 827,380 Structures \$: 29,150

Total existing population: 0

Is the territory contiguous to the City limits: Yes

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

**URBAN SERVICE PROVIDERS:**

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

County: Washington County

Highway Lighting District: N/A

Fire District: Tualatin Valley Fire + Rescue

Sanitary District: Clean Water Services

Water District: City of Tualatin

Grade School District: Tigard - Tualatin School District

High School District: Tigard - Tualatin School District

Library District: City of Tualatin

Drainage District: Clean Water Services

Parks & Recreation District: City of Tualatin

Other: \_\_\_\_\_

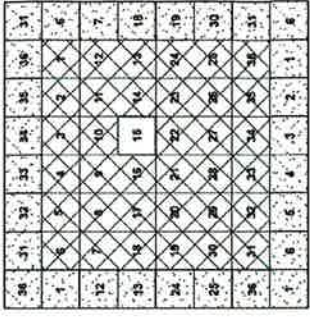
Is the territory served by any of the providers listed above (describe existing connections to public services): None

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

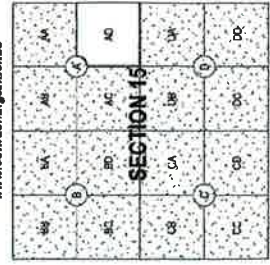
2S115AD



WASHINGTON COUNTY OREGON  
 SE 1/4 NE 1/4 SECTION 15 T2S R1W W.M.  
 SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

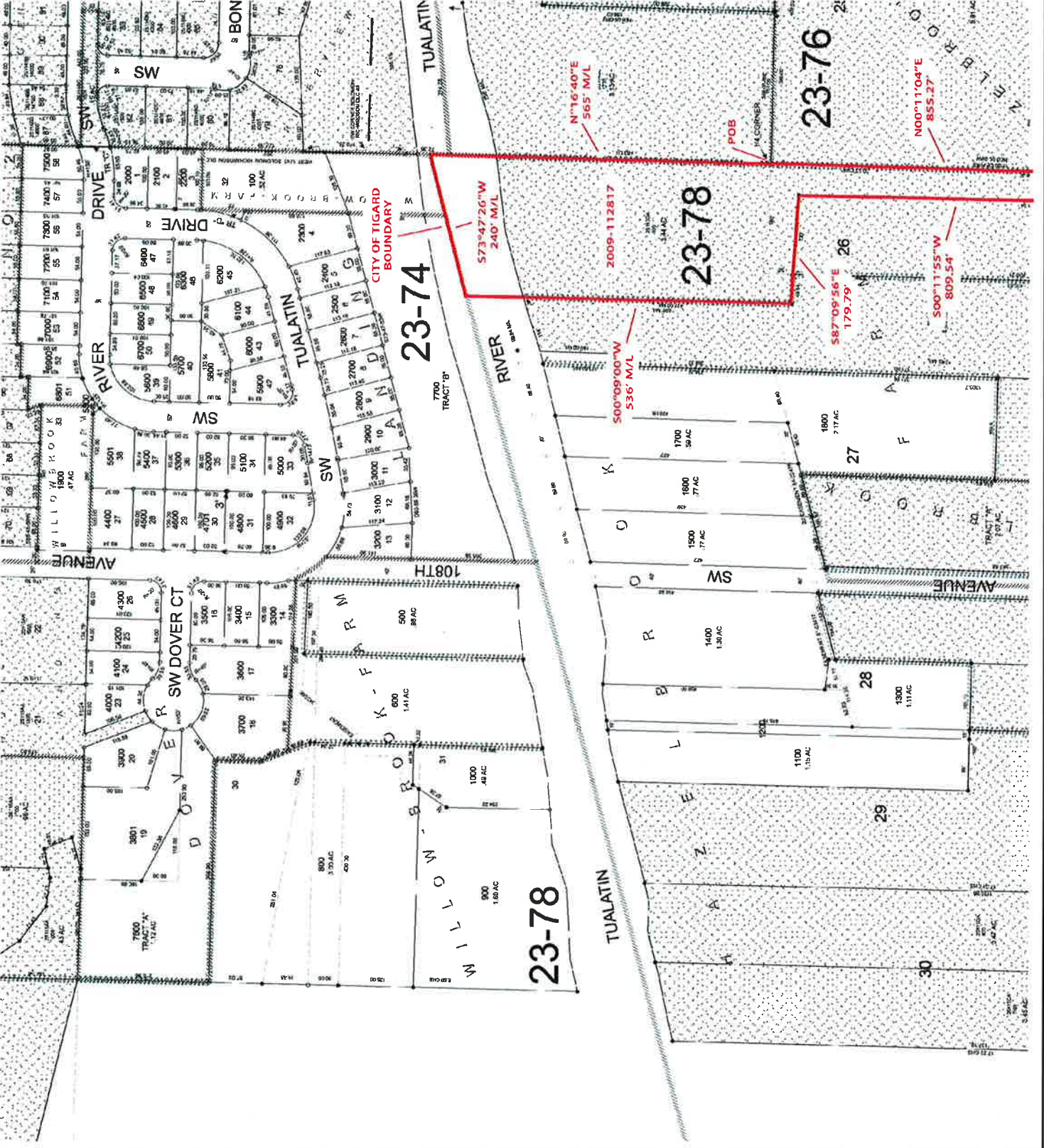


Cancelled Taxation For: 2S115AD  
 1900.8601.0750.3600.233.300.400.700  
**ANNEXATION CERTIFIED BY**  
**WASHINGTON COUNTY**  
**CARTOGRAPHY**  
 5/29/2018



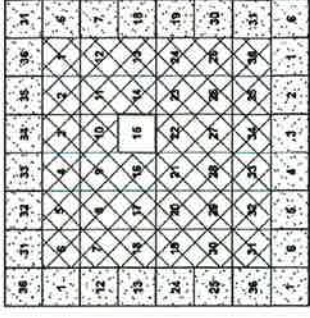
PLOT DATE: 3/7/2018  
 FOR ASSESSMENT PURPOSES  
 ONLY - DO NOT RELY ON  
 FOR OTHER USE

2S115AD  
 TIGARD

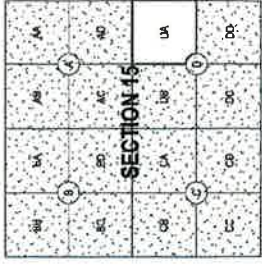




WASHINGTON COUNTY OREGON  
 NE 1/4 SE 1/4 SECTION 16 T2S R11W W.M.  
 SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



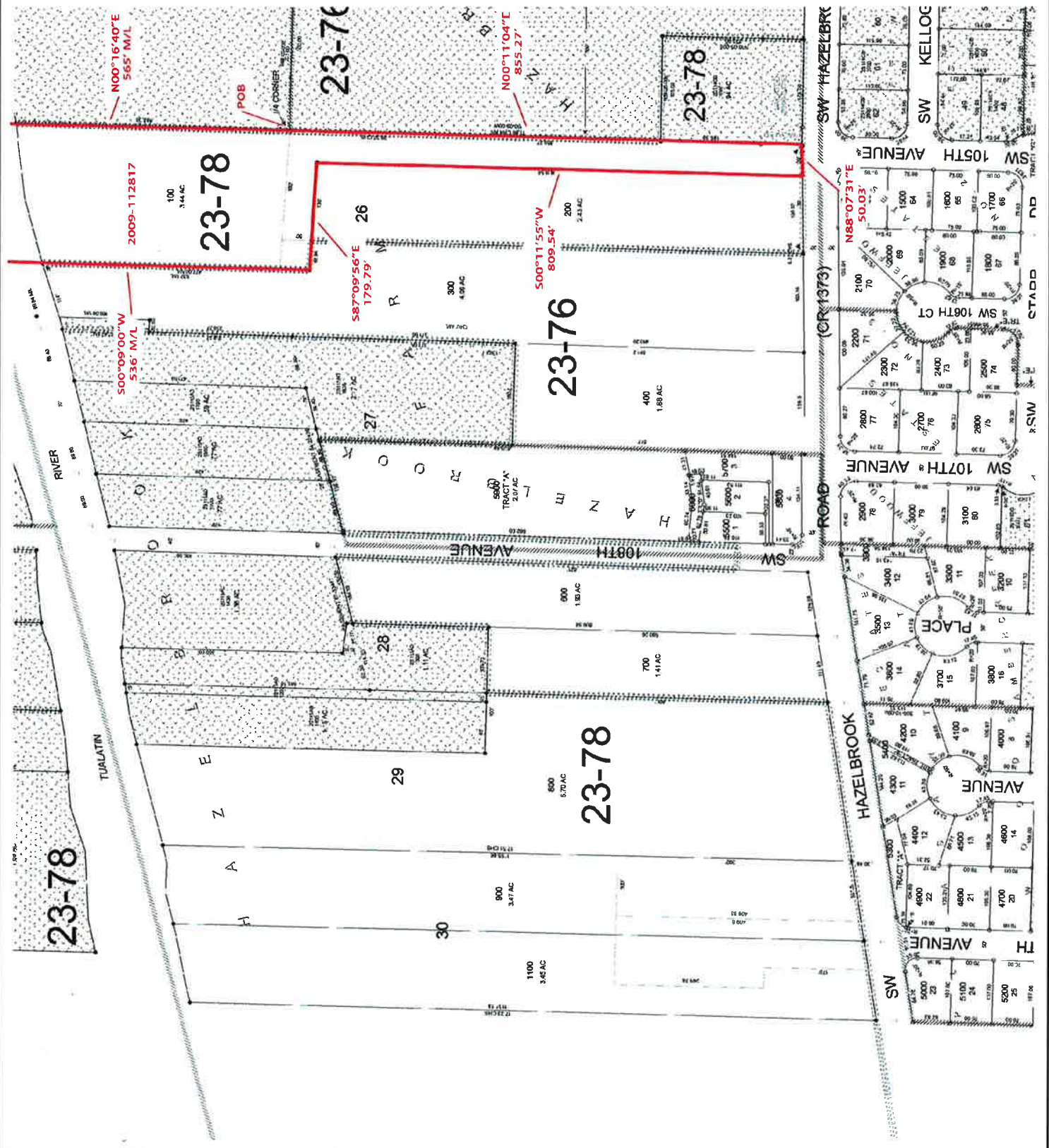
Cancelled Taxlots For: 2S115DA  
 191,100,000,000,000

ANNEXATION CERTIFIED BY  
 WASHINGTON COUNTY  
 CARTOGRAPHY  
 5/29/2018



PLOT DATE: 3/20/2018  
 FOR ASSESSMENT PURPOSES  
 ONLY - DO NOT REUSE  
 FOR OTHER USE

Map errors shown by color or shading are a computer-generated pattern  
 and do not constitute a survey. Please contact the appropriate agency for more information.



### PETITION TO ANNEX

To the Council and City of Tualatin:

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

Signature	Printed Name	Date	I am a *			Address	Property Description				
			PO	RV	OV		QTR	TWN	RANGE	LOT	
<i>[Handwritten Signature]</i>	<i>Rich Mueller</i>	<i>5/23/18</i>	<input checked="" type="checkbox"/>			<i>10511 SW Hazelbrook Rd.</i>	<i>15DA</i>	<i>2S</i>	<i>1W</i>	<i>0100</i>	

\* Please check one of the following: PO: Property Owner; RV: Registered Voter; OV: Property Owner & Registered Voter

### 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) City of Tualatin 18880 SW Martinazz Ave.  
25115DA0100 Tualatin, OR 97062

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) \_\_\_\_\_

(5) \_\_\_\_\_

(6) \_\_\_\_\_

(7) \_\_\_\_\_

(8) \_\_\_\_\_

(9) \_\_\_\_\_

(10) \_\_\_\_\_



# City of Tualatin

www.tualatinoregon.gov

## CERTIFICATION OF PROPERTY OWNERSHIP

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

NAME TD FOSTER ANNEXATION CERTIFIED  
 TITLE GIS TECH BY TF  
 DEPARTMENT CARTOGRAPHY MAY 29 2018  
 COUNTY OF WASHINGTON WASHINGTON COUNTY A & T  
 DATE 5/29/18 CARTOGRAPHY

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

## CERTIFICATION OF REGISTERED VOTERS

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

NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DEPARTMENT \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 DATE \_\_\_\_\_



## Legal description for annexation

A portion of Lot 26 "Hazelbrook Farm" in Section 15, Township 2 South, Range 1 West, Willamette Meridian in Washington County, Oregon; described in Washington County Recorder's document number 2009-112817 and more particularly described as follows:

Beginning at the East quarter corner of said Section 15, being a point on the East line of said document 2009-112817, thence North  $00^{\circ}16'40''$  East along said line 565 feet more or less to the center of the Tualatin River, also being the Northeast corner of said document and the boundary of the City of Tigard; Thence along the North line of said document South  $73^{\circ}47'26''$  West 240 feet more or less to the Northwest corner thereof; thence along the West line of said document South  $00^{\circ}09'00''$  West 536 feet more or less to an angle point; thence South  $87^{\circ}09'56''$  East 179.79 feet to an angle point; thence South  $00^{\circ}11'55''$  West 809.54 feet to the North line of SW Hazelbrook Road; thence along said line North  $88^{\circ}07'31''$  East 50.03 feet to the East line of said document; thence along said line North  $00^{\circ}11'04''$  East 855.27 feet to the point of beginning.

**ANNEXATION CERTIFIED**

BY VF

**MAY 29 2018**

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**



# City of Tualatin

www.tualatinoregon.gov

## CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of the property included within the attached petition (located on Assessor's Map 2S 1 15 DA) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME TED FOSTER

TITLE GIS TECH

DEPARTMENT CARTOGRAPHY

COUNTY OF WASHINGTON

DATE 5/29/18

ANNEXATION CERTIFIED

BY TF

MAY 29 2018

WASHINGTON COUNTY A & T  
CARTOGRAPHY



### PETITION TO ANNEX

To the Council and City of Tualatin:

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

Signature	Printed Name	Date	I am a *			Address	Property Description			
			PO	RV	OV		QTR	TWN	RANGE	LOT
<i>Rich Mueller</i>	Rich Mueller	1/15/19	<input checked="" type="checkbox"/>			100325 SW Jurgens Ln	148C	2S	1W	1900
<i>Rich Mueller</i>	Rich Mueller for City of Tualatin	1/15/19	<input checked="" type="checkbox"/>				148C	2S	1W	1901

\* Please check one of the following: PO: Property Owner; RV: Registered Voter; OV: Property Owner & Registered Voter

### 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)	MAILING ADDRESS
PROPERTY DESIGNATION	PROPERTY ADDRESS (if different)
(Indicate Section, Township, Range and Lot No.)	
(1) City of Tualatin 2S114BC1900	18880 SW Martinazzi Ave. Tualatin, OR 97062
(2) City of Tualatin 2S114BC1901	18880 SW Martinazzi Ave. Tualatin, OR 97062
(3) _____	_____
_____	_____
(4) _____	_____
_____	_____
(5) _____	_____
_____	_____
(6) _____	_____
_____	_____
(7) _____	_____
_____	_____
(8) _____	_____
_____	_____
(9) _____	_____
_____	_____
(10) _____	_____
_____	_____

### 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.

<u>TED FOSTER</u>	<u>GIS TECH</u>	_____
Printed Name	Title	
<u>[Signature]</u>	<u>1/14/19</u>	_____
Signature	Date	
<u>CARTOGRAPHY</u>	<u>WASHINGTON</u>	_____
Department	County of	

ANNEXATION CERTIFIED

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

TF

JAN 14 2019

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.

_____	_____	_____
Printed Name	Title	
_____	_____	_____
Signature	Date	
_____	_____	_____
Department	County of	

**EXHIBIT A**

**LEGAL DESCRIPTION FOR ANNEXATION**

A tract of land in Section 14, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

BEGINNING at an iron pipe which bears South 88°00' East 251.0 feet from the quarter section corner common to Sections 14 and 15, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, running thence North 0°09' West 395.0 feet to an iron pipe; thence North 84°02' East 107.56 feet to an iron pipe; thence North 0°09' West 190 feet, more or less, to the centerline of the Tualatin River, also being the boundary of the city of Tigard; thence Northeasterly following the said centerline of the Tualatin River, a distance of 405 feet, more or less, to a point; thence South 6°55' West 605 feet, more or less, to an iron pipe; thence West 199.0 feet to the Northeast corner of Lot 25, HAZELBROOK FARM; thence North 88°00' West 238.0 feet to the point of beginning.

ANNEXATION CERTIFIED

BY VF

JAN 14 2019

WASHINGTON COUNTY A & T  
CARTOGRAPHY

### CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of the property included within the attached petition (located on Assessor's Map 2S 1 14 BC) 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.

TED FOSTER

Printed Name

GIS TECH

Title

[Signature]

Signature

1/14/19

Date

CARTOGRAPHY

Department

WASHINGTON

County of

**ANNEXATION CERTIFIED**

BY TF

**JAN 14 2019**

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**



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>

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As the applicant for the Jurgens Parkland Annexations project, I hereby certify that on this day, 4/29/19 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: Rich Mueller  
(Please Print)

Applicant's Signature: Rich Mueller

Date: 4/29/19



 **NOTICE**   
**ANNEXATION  
ANN-19-0001**  
For more information call  
503-691-3026 or visit  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

TCID # 28115 DA00100

**NOTICE**

**ANNEXATION  
ANN-19-0001**

For more information call  
503-691-3026 or visit  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

PLID# 2514360100

TLID #  
25114DC01901



**NOTICE**



**ANNEXATION  
ANN-19-0001**

For more information call  
503-691-3026 or visit  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)