

CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>

In addition to the requirements of [TDC 31.064\(2\)](#), the 18" x 24" sign must display the meeting date, time, and address as well as 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**. 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 Jurgens Parkland Annexations project, I hereby certify that on this day, three (3) 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: 3/25/19

TLID # 25115DA00100

NOTICE
**NEIGHBORHOOD /
DEVELOPER MEETING**
4/10/2019 6:00 p.m.
8513 SW Tualatin Road
503-691-3064

INFOBOX

TLID #
2S114BC01900

NOTICE
NEIGHBORHOOD /
DEVELOPER MEETING
4/10/2019 6:00 p.m.
8513 SW Tualatin Road
503-691-3064

INF. BOX

TLID #2S114BC01901

NOTICE
NEIGHBORHOOD /
DEVELOPER MEETING
4/10/2019 6:00 p.m.
8513 SW Tualatin Road
503-691-3064

INF-BOX





City of Tualatin

www.tualatinoregon.gov

March 22, 2019

NOTICE of Proposed Annexation into the City of Tualatin for properties located at 10511 SW Hazelbrook Road and 10325 SW Jurgens Lane, Tualatin OR 97062

Dear Property Owner and/or Resident:

The City of Tualatin owns a 3.44 acre parcel to the west of Jurgens Park and two parcels totaling 5.15 acres to the northeast of Jurgens Park. The property is currently in unincorporated Washington County, and proposed to be annexed into the City of Tualatin to receive services, and be regulated by City codes and laws.

The process for annexing into the City requires that the applicant, in this case the City of Tualatin Parks & Recreation Department to hold a neighborhood meeting. The purpose of the meeting is to provide an opportunity to discuss the annexation proposal with surrounding property owners and residents. We would like to invite all interested owners and residents to attend the **Neighborhood Meeting on April 10, 2019 at 6:00 pm in the Juanita Pohl Center, 8513 SW Tualatin Road** (located in Tualatin Community Park), Tualatin OR 97062.

This City owned park property will provide recreational opportunities in accordance with the Parks & Recreation Master Plan. In the future, there will be a site planning process, and community members will be invited to let us know what parks and recreation amenities and facilities they would like to see on these properties.

A map showing the location of the properties proposed for annexation is on the back of this letter.

Please call or email questions, comments or concerns about these annexation proposals, and you are invited to attend the neighborhood meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rich Mueller".

Rich Mueller
Parks Planning & Development Manager
503.691.3064
rmueller@tualatin.gov

10511 SW Hazelbrook Road and 10325 SW Jurgens Lane, Tualatin OR 97062
Proposed Annexation Neighborhood Meeting

Wednesday April 10, 2019

6:00pm-6:30 pm

Juanita Pohl Center

8513 SW Tualatin Road

Summary

Rich Mueller, Parks Planning and Development Manager, opened the meeting by greeting the nine attendees and explained this was the official annexation meeting. Rich indicated there had been a prior meeting that 14 attended. He mentioned that the first meeting had a notification issue, which is the reason this meeting is being held.

Rich went on to explain the purpose of the meeting was to discuss the annexation of three parcels of land into to the City. He pointed out the parcel locations on the large map laid out on the table in front of the group. Rich also stated there was no development planned for these properties at this time, only annexation. In addition, he explained there would be a future community involvement process to plan the design and development of the parkland.

Rich then introduced Ross Hoover, Parks & Recreation Director and Kyla Cesca, Office Coordinator and opened the floor to questions about the annexation. During the question and answer session, a few questions about the Clean Water Services interceptor project came up. Rich answered these questions and redirected the meeting discussion to the proposed annexations.

Below is a list of the questions that were asked about the annexation and the responses provided.

Questions & Answers

Q1: Are you planning on knocking down any trees?

A1: No development is planned for the properties at this time, so this is a difficult question to answer. We usually leave the riverbank area in a natural state. However, not much will happen until a planning process takes place other than invasive species and trash removal.

Q2: Do you talk to community members about what will be done with the property?

A2: Ross Hoover answered this question - The City has connected with the community to create the Parks & Recreation Master Plan, which is an outline to reimagine park sites for the next 30 years. The community requested that we rethink Jurgens Park, and we will facilitate a site master plan for this park involving the community, park advisory committee, Council and hopefully the school district. We want to create an amazing park for the community.

Q3: Do you work with environmentalist to determine what to do?

A3: Yes, we will follow environmental regulations and work with Clean Water Services to protect the environment. We know the community desires a sustainable process and facilities.

Q4: Are there just small trees in this area (pointing to 10325 SW Jurgens Ln)

A4: Yes, a few mature trees along with many small ones.

Q5: How long with the annexation take?

A5: We expect to take about 3 to 4 months.

Q6: Are there any neighbors of the property here in attendance?

A6: A few were at the previous meeting, and Rich stated that he has talked with all surrounding neighbors of the proposed annexations.

Q7: Who received notices?

A7: All neighbors within 1,000 feet of the proposed land being annexed. All owners are notified in subdivisions if a property is within the 1,000 feet.

Q8: What happens to the land after annexation, before the planning process? Can we go on it?

A8: Ross Hoover indicated that we address this in detail during the meeting that follows this one (dog park meeting). However, there are a few reasons why the city does not want people on parcels prior to planning and development. Reason 1: The property to the East of the park has an old house this is not safe. Reason 2: We want to make the area that people are already using safe, there are currently holes and falling hazards.

Q9: Are you creating a parking area for the boat ramp?

A9: There are no plans to do that at this time.

Q10: When there are events at the park, parking is an issue as the parking lot fills, and people park in the street and neighborhood.

A10: Yes, we are aware of the parking issues that will be addressed during the planning and redesign of the park. This planning and design process will involve engaging community members.

A few individual questions came up after the meeting:

Q: Horse Trial Issue: currently rides on county land, can this continue when the land is annexed into the city?

A: This is something we will have to look into and get back to this individual.

Q: Will Washington County still maintain the roads after the property is annexed into the City?

A: This is something we will have to look into and get back to this individual.

Submitted by:

Kyla Cesca

Office Coordinator



City of Tualatin

Parkland Annexations
Neighborhood Meeting
April 10, 2019
Juanita Pohl Center
6 pm

NAME	STREET ADDRESS	EMAIL	PHONE
Janine Wilson	[REDACTED]	[REDACTED]	[REDACTED]
Bob Waggener	[REDACTED]	[REDACTED]	[REDACTED]
Charles BLATT	[REDACTED]	[REDACTED]	[REDACTED]
Carol Greenough	[REDACTED]	[REDACTED]	[REDACTED]
Allyse Reed	[REDACTED]	[REDACTED]	[REDACTED]
Dave Brockway	[REDACTED]	[REDACTED]	[REDACTED]
Steph Brockway	[REDACTED]	[REDACTED]	[REDACTED]
Allison Girmai	[REDACTED]	[REDACTED]	[REDACTED]

Hors



City of Tualatin

Parkland Annexations
Neighborhood Meeting
April 10, 2019
Juanita Pohl Center
6 pm

NAME	STREET ADDRESS	EMAIL	PHONE
WARDEN HARVEY	[REDACTED]	[REDACTED]	[REDACTED]

10511 SW Hazelbrook Road and 10325 SW Jurgens Lane, Tualatin OR 97062
Informal Neighborhood Informational Meeting

Wednesday March 20, 2019

6:00pm-7:00 pm

Juanita Pohl Center

8513 SW Tualatin Road

Summary

Rich Mueller, Parks Planning and Development Manager, opened the meeting by greeting the 14 attendees. Rich announced to everyone there had been a notification issue with this meeting, and that another Annexation meeting would be held on April 10th at the same time and place. He stated this meeting would still be held for those in attendance and that all comments, questions and concerns would be noted and submitted with the annexation application.

Rich then explained the properties being annexed, their locations and pointed them out on the large maps on the meeting tables. He went on to explain that no development or planning for these properties are scheduled take place at this point, and there will be future public engagement meetings for that purpose.

Rich opened the floor to questions about the annexation. During the question and answer session, half the questions were regarding the future Clean Water Services interceptor project scheduled to take place at Jurgens Park this summer. Rich answered these questions and redirected the meeting discussion to the issue of the annexations.

Below is a list of the questions that were asked about the annexation and the responses provided.

Questions & Answers

Q1: Please explain the potential time line for the annexation and the following planning process for the property?

A1: We are ready to move forward with the Annexation which is typically a 3 to 4 month process and to goes to Council for approval. After that the parkland site planning process may begin, but is not currently funded, and is expected to be in the future a year or more out.

Q2: Will the properties stay in their current state for the next few years

A2: Potentially they would. The main work on the CWS project will take from June-December with natural restoration following for another year which will delay any potential development activity.

Q3: What if anything, might hold up the annexation?

A3: If there are factors brought to the attention of City that may affect the process.

Q4: What has been holding up this annexation?

A4: We delayed annexing the property to the west in order to include the newly acquired property to the east, and annex all the properties together.

Q5: When will construction begin?

A5: Nothing is planned with the exception of a potential temporary dog park on the west property.

Q6: Will any trees be removed?

A7: No tree removal is currently planned

Q8: Is there any money for development?

A8: We are working on determining funding sources and opportunities now that the master plan is complete.

Q9: Are the invasive species being removed on the Rife property?

Q10: Yes, as well as trash removal which should start this spring and summer with support through grant funds.

Q11: Will the Rife project involve volunteers?

A11: Yes, after the removal of the invasive plants and trash which will take 2 years.

Q12: What will happen to the coyotes that live in the property? Will it drive them into the city creating safety issues?

A12: This is something interesting to consider as we move forward, we have made a note and will take this into consideration during the planning and design stages.

Q 13: Where are the sports fields possibly going?

A13: We don't know yet. This decision will be part of a future public planning process and consideration of environmental issues code requirements to look into.

Q14: We already own the land, what exactly does annexation mean?

A14: Annexation puts the property into the city limits where it falls under city rules and ordinances as opposed to being in Washington County.

Q15: What do the black dotted lines on the map mean?

A15: That shows the current city boundaries

Submitted by:

Kyla Cesca

Office Coordinator



City of Tualatin

Information Parkland Annexations
Neighborhood Meeting
March 20, 2019
Juanita Pohl Center
6 pm

NAME	STREET ADDRESS	EMAIL	PHONE
Jill Maronde			
Duncan Taff			
Florence Sethi			
SHARON GITT			
DAN SCOTT			
KEL JOHNSON			
Valerie Richey			
CHARLES BLAX			
WARRE HARDEW			
Norma Fiison			
Jerry Reatro			



City of Tualatin

Parkland Annexations
Information Neighborhood Meeting
March 20, 2019
Juanita Pohl Center
6 pm

NAME	STREET ADDRESS	EMAIL	PHONE
Dave & Stephanie Brockway	[REDACTED]	[REDACTED]	[REDACTED]
Michele Albright			

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Kyla Cesca being first duly sworn, depose and say:

That on the 22 day of March, 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.

Kyla Cesca
Signature

SUBSCRIBED AND SWORN to before me this 18 day of April, 2019.



Nicole Morris
Notary Public for Oregon
My commission expires:

RE: _____

ANN19-0001

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.



City of Tualatin

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March 22, 2019

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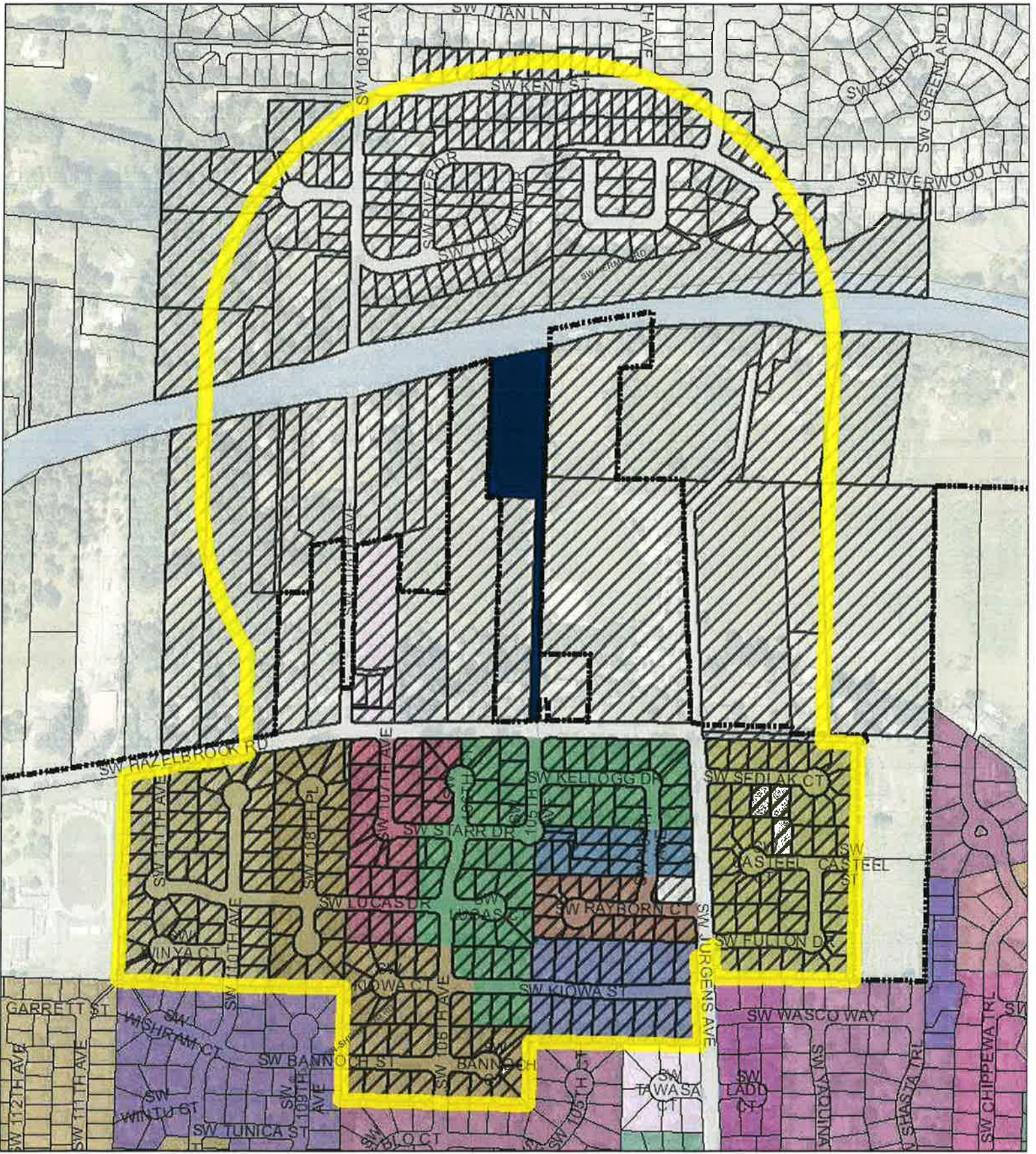
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Sincerely,

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Rich Mueller
Parks Planning & Development Manager
503.691.3064
rmueller@tualatin.gov

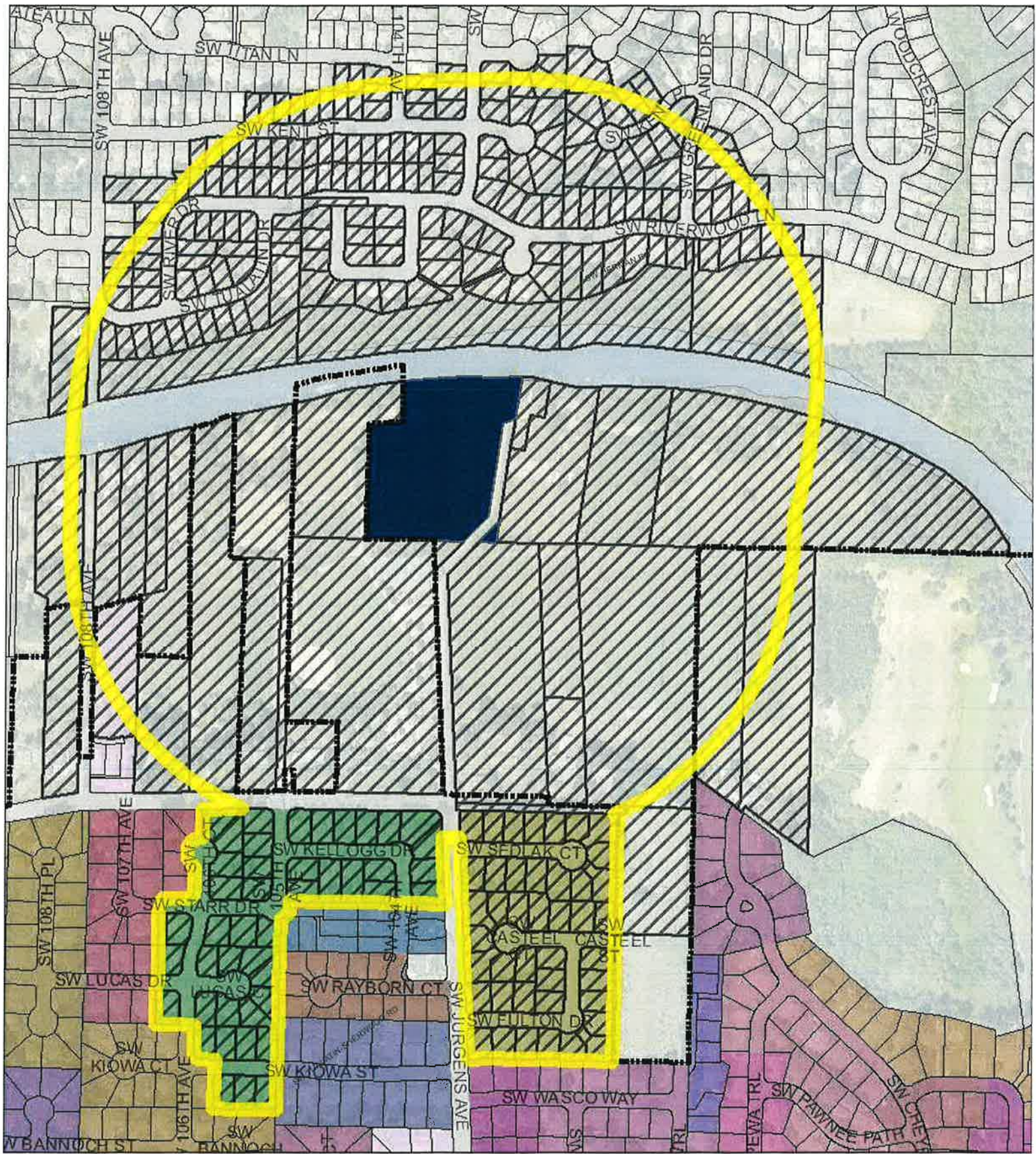


 1000' Buffer

 1000' Buffer with Subdivisions

 Selected Taxlots





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1000' Buffer with Subdivisions



Selected Taxlots

