



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

CITY OF TUALATIN
 RECEIVED
 MAY 01 2019
 COMMUNITY DEVELOPMENT
 PLANNING DIVISION

PROPOSAL NAME Todd Village Apartments Tree Removal/Replacement

PROPOSAL SUMMARY (Brief description)

Type I Architectural Review to remove/replace dead/dying trees and trees damaging on-site infrastructure

PROPERTY INFORMATION

Location (address if available): 8325 SW Mohawk Street

Tax Map & Lot #(s): 2S124CC TL 200 & 300 Planning District: RH

Total site size: +/- 16 Acres Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Tim Gleason - CTL Management, Inc.

Mailing Address: 9500 SW Barbur Blvd., #300

City/State: Portland, OR **Zip:** 97219

Phone: _____ **Email:** _____

Applicant's Signature: _____ **Date:** _____

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: Todd Village-285 LLC

Mailing Address: 9500 SW Barbur Blvd., #300

City/State: Portland, OR **Zip:** 97219

Phone: _____ **Email:** _____

Property Owner Signature: _____ **Date:** _____

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- Architectural Review (AR)
- Historic Landmark (HIST)
- Interpretation (INT)
- Minor Variance (MVAR)
- Tree Removal (TCP)
- Other _____

FOR STAFF USE ONLY	
Case No.:	<u>AR 19-0006</u>
Date Received:	<u>5-1-19</u>
By:	<u>[Signature]</u>
Fee Amount \$:	<u>610.00</u>
Received by:	_____



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

PROPOSAL NAME Todd Village

PROPOSAL SUMMARY (Brief description)
Remove sick, hazardous, property damaging trees & shrubs & replace with new landscaping better suited for the area

PROPERTY INFORMATION

Location (address if available): 8325 SW Mohawk St, Tualatin, OR
 Tax Map & Lot #(s): 2S1242C-00200, ACCT # R981917 Planning District: _____
2S1242C-00300, ACCT # R981926
 Total site size: 15.91 ACRES Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: MARK BOUQUETS (Arborpro Inc)
 Mailing Address: 121 FootHills Rd
 City/State: Lake Oswego Zip: OR
 Phone: 503-473-4733 Email: info@arborproinc.com

Applicant's Signature: [Signature] Date: 11-01-18

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 (Attach list if more than one)

Name: TODD VILLAGE - 285, L.L.C.
 Mailing Address: C/O RANDALL REALTY CORP, 9500 S.W. BARBUR BLVD, SUITE 300
 City/State: PORTLAND OR Zip: 97219
 Phone: 503-245-1131 Email: RON.KOOS@RANDALLGROUP.COM

Property Owner Signature: [Signature] Date: 11/5/2018

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- Architectural Review (AR)
- Historic Landmark (HIST)
- Interpretation (INT)
- Minor Variance (MVAR)
- Tree Removal (TCP)
- Other _____

FOR STAFF USE ONLY	
Case No.:	_____
Date Received:	_____
By:	_____
Fee Amount \$:	_____
Received by:	_____

GENERAL INFORMATION	
Site Address:	8325 SW Mohawk Street
Assessor's Map and Tax Lot #:	2S124CC 200 & 300
Planning District:	RH - Residential High Density
Parcel Size:	+/-16 Acres
Property Owner:	Todd Village-285 LLC
Applicant:	CTL Management, Inc. - Tim Gleason
Proposed Use:	Remove/Replace trees

ARCHITECTURAL REVIEW DETAILS	
Residential	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial No new development
Number of parking spaces:	
Square footage of building(s):	
Square footage of landscaping:	
Square footage of paving:	
Proposed density (for residential):	

For City Personnel to complete:

Staff contact person:

CITY OF TUALATIN FACT SHEET

General

Proposed use: Landscaping - remove and replace trees			
Site area:	acres	Building footprint:	sq. ft.
Development area: No new development	acres	Paved area:	sq. ft.
	Sq. ft.	Development area coverage:	%

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ Total parking required: _____ spaces ADA accessible = _____ Van pool = _____ Compact = (max. 35% allowed) = Loading berths = _____	Spaces provided: Total parking provided: _____ spaces Standard = _____ ADA accessible = _____ Van pool = _____ Compact = _____ Loading berths = _____
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Bicycles

Covered spaces required:	Covered spaces provided:
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Landscaping

Landscaping required: _____% of dvpt. area Square feet	Landscaping provided: _____% of dvpt. area Square feet
Landscaped parking island area required: _____%	Landscaped parking island area provided: _____%

Trash and recycling facility

Minimum standard method: _____ square feet	
Other method: _____	square feet

For commercial/industrial projects only

Total building area:	sq. ft.	2 nd floor:	sq. ft.
Main floor:	sq. ft.	3 rd floor:	sq. ft.
Mezzanine:	sq. ft.	4 th floor:	sq. ft.

For residential projects only **No new development**

Number of buildings:	Total sq. ft. of buildings: _____ sq. ft.
Building stories:	



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.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Recorded 5/13/2010

Grantor: RANDALL REALTY CORP
RANDALL, Marcia H., Trustee
NORGART, Randall E., Trustee
BASS, Kirk A., Trustee
KOOS, Ronald L., Trustee
ROBERT D. RANDALL REVOCABLE LIVING TRUST
DATED JANUARY 5, 1998,
AS AMENDED JANUARY 12, 2001
c/o Randall Realty Corp
9500 SW Barbur Boulevard, Suite 300
Portland, Oregon 97219

Grantee: TODD VILLAGE - 285, L.L.C.
c/o Randall Realty Corp
9500 SW Barbur Boulevard, Suite 300
Portland, Oregon 97219

After recording, return to:
Dean N. Alterman
Folawn Alterman & Richardson LLP
805 SW Broadway, Suite 2750
Portland, Oregon 97205

Send tax statements to:
Todd Village - 285, L.L.C.
c/o Randall Realty Corp
9500 SW Barbur Boulevard, Suite 300
Portland, Oregon 97219

BARGAIN AND SALE DEED

RANDALL REALTY CORP, an Oregon corporation (as to a 25% interest in Lot 2) and MARCIA H. RANDALL, RANDALL E. NORGART, KIRK A. BASS, and RONALD L. KOOS, who took title as Ron L. Koos, as co-trustees of the ROBERT D. RANDALL REVOCABLE LIVING TRUST DATED JANUARY 5, 1998, AS AMENDED JANUARY 12, 2001 (as to a 75% interest in Lot 2 and a 100% interest in Lot 3) (hereinafter "Grantor"), hereby convey to TODD VILLAGE - 285, L.L.C., an Oregon limited liability company (hereinafter "Grantee"), and grantee's heirs, successors and assigns, all of Grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, more fully described as follows:

Lot 2, BOONES FERRY PLAZA, and Lot 3, BOONES FERRY PLAZA, in the City of Tualatin, Washington County, Oregon.

[For reference only, and not by way of limitation, the property is commonly known as the Todd Village apartments, 8325 SW Mohawk Street, Tualatin, Oregon 97062.]

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

FIDELITY NATIONAL TITLE CO. 01-20100002980-C

This instrument filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

15
31
20ms
46
0-


The true consideration for this conveyance is \$0. This conveyance is made to effect a mere change in identity, form, or place of organization and is not a conveyance for consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 3rd day of MAY, 2010.


RANDALL REALTY CORP:

ROBERT D. RANDALL REVOCABLE LIVING TRUST DATED JANUARY 5, 1998, AS AMENDED JANUARY 12, 2001:


Randall E. Norgart, President


Marcia H. Randall, Co-Trustee


Ronald L. Koos, Vice President

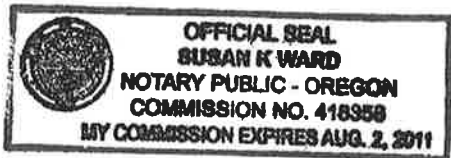

Randall E. Norgart, Co-Trustee


Kirk A. Bass, Co-Trustee


Ronald L. Koos, Co-Trustee

STATE OF OREGON)
County of Multnomah)

This deed was acknowledged before me on May 3, 2010, 2010 by Randall E. Norgart as President and Ronald L. Koos as Vice President of Randall Realty Corp, an Oregon corporation, as their voluntary act on behalf of the corporation.

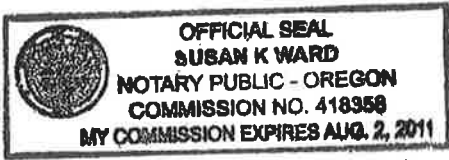


SUSAN
K WARD
OREGON
418358
Susan K Ward
Notary Public for Oregon

AUG. 2, 2011

STATE OF OREGON)
County of Multnomah)

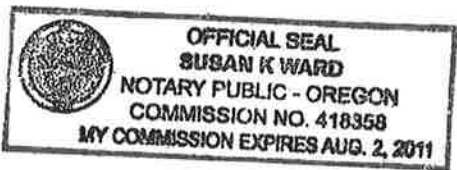
This deed was acknowledged before me on May 3, 2010 by ~~Marcia H. Randall~~, Randall E. Norgart, Kirk A. Bass, and Ronald L. Koos as the co-trustees of the Robert D. Randall Revocable Living Trust dated January 5, 1998, as amended January 12, 2001, as their voluntary act as trustees of the trust.



SUSAN K WARD
Susan K Ward
Notary Public for Oregon

STATE OF OREGON)
County of Multnomah)
OREGON
418358)
AUG. 2, 2011

This deed was acknowledged before me on April 30, 2010 by Marcia H. Randall as a co-trustee of the Robert D. Randall Revocable Living Trust dated January 5, 1998, as amended January 12, 2001, as his or her voluntary act as a trustee of the trust.



Susan K Ward
Notary Public for Oregon

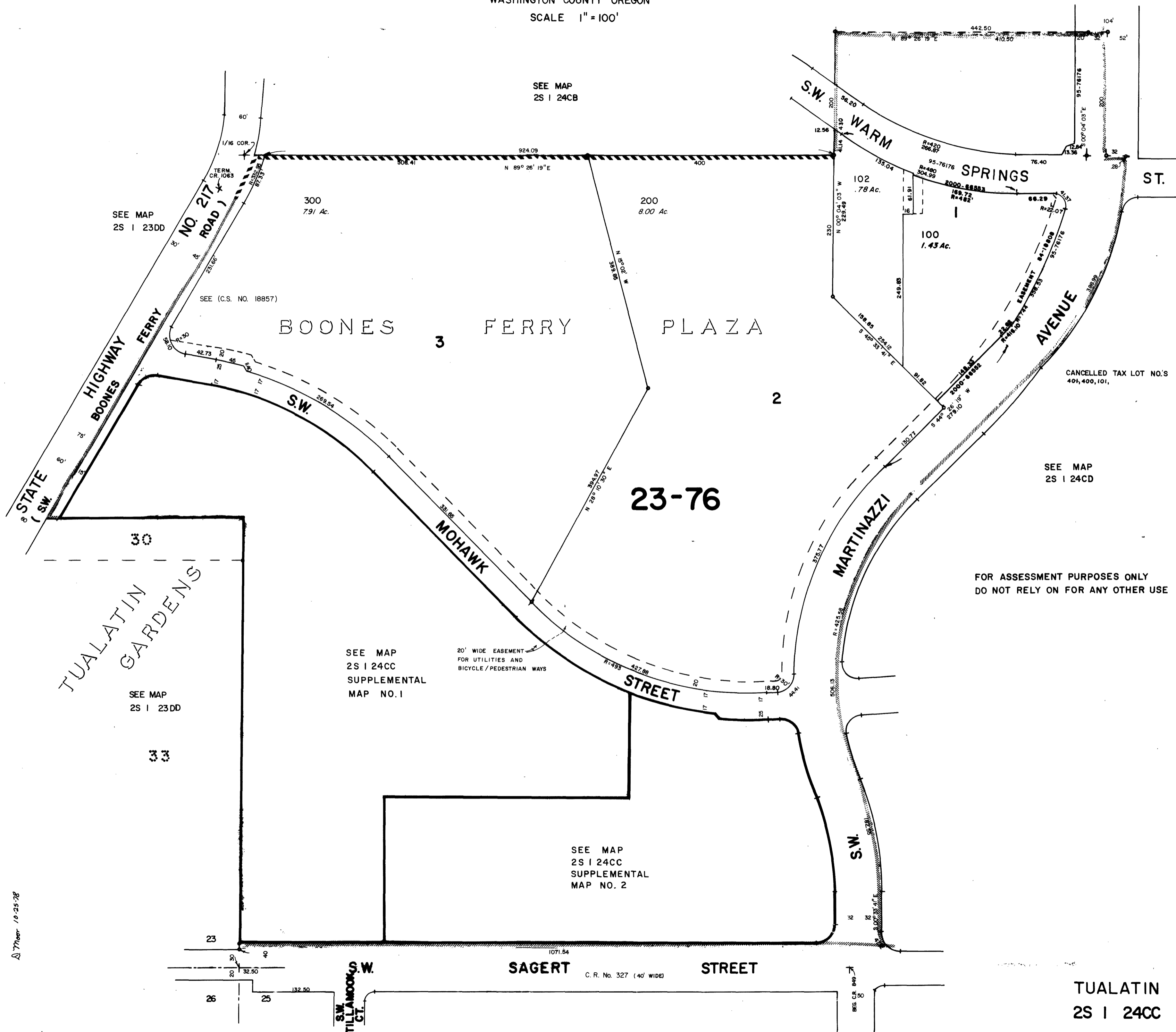
SUSAN K WARD
OREGON
418358
AUG. 2, 2011

SW 1/4 SW 1/4 SECTION 24 T2S RIW W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

2S | 24CC



SEE MAP
2S | 23DD

SEE MAP
2S | 24CB

SEE (C.S. NO. 18857)

CANCELLED TAX LOT NO.S
401, 400, 101,

SEE MAP
2S | 24CD

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

SEE MAP
2S | 24CC
SUPPLEMENTAL
MAP NO. 1

20' WIDE EASEMENT
FOR UTILITIES AND
BICYCLE / PEDESTRIAN WAYS

SEE MAP
2S | 24CC
SUPPLEMENTAL
MAP NO. 2

D:\Theor\10-25-28

TUALATIN
2S | 24CC



Clean Water Services File Number

19-000407

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S124CC TL 200 & 300

Site Address: 8325 SW Mohawk

City, State, Zip: Tualatin, Oregon, 97062

Nearest Cross Street: SW Martinazzi Avenue

3. Owner Information

Name: _____

Company: Todd Village-285 LLC

Address: 9500 SW Barbur Blvd., #300

City, State, Zip: Portland, Oregon, 97219

Phone/Fax: _____

E-Mail: _____

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial

Other _____

Tree removal/replacement

5. Applicant Information

Name: Kirsten Van Loo

Company: Van Loo 2 Associates, LLC

Address: 30495 SW Buckhaven Road

City, State, Zip: Hillsboro, Oregon, 97123

Phone/Fax: 503-956-4180

E-Mail: kirstenvanloo@netzero.net

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work _____

7. Additional comments or information that may be needed to understand your project _____

Remove/replace landscape trees that are dead/dying/diseased/damaging infrastructure

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Kirsten Van Loo Print/Type Title Planner

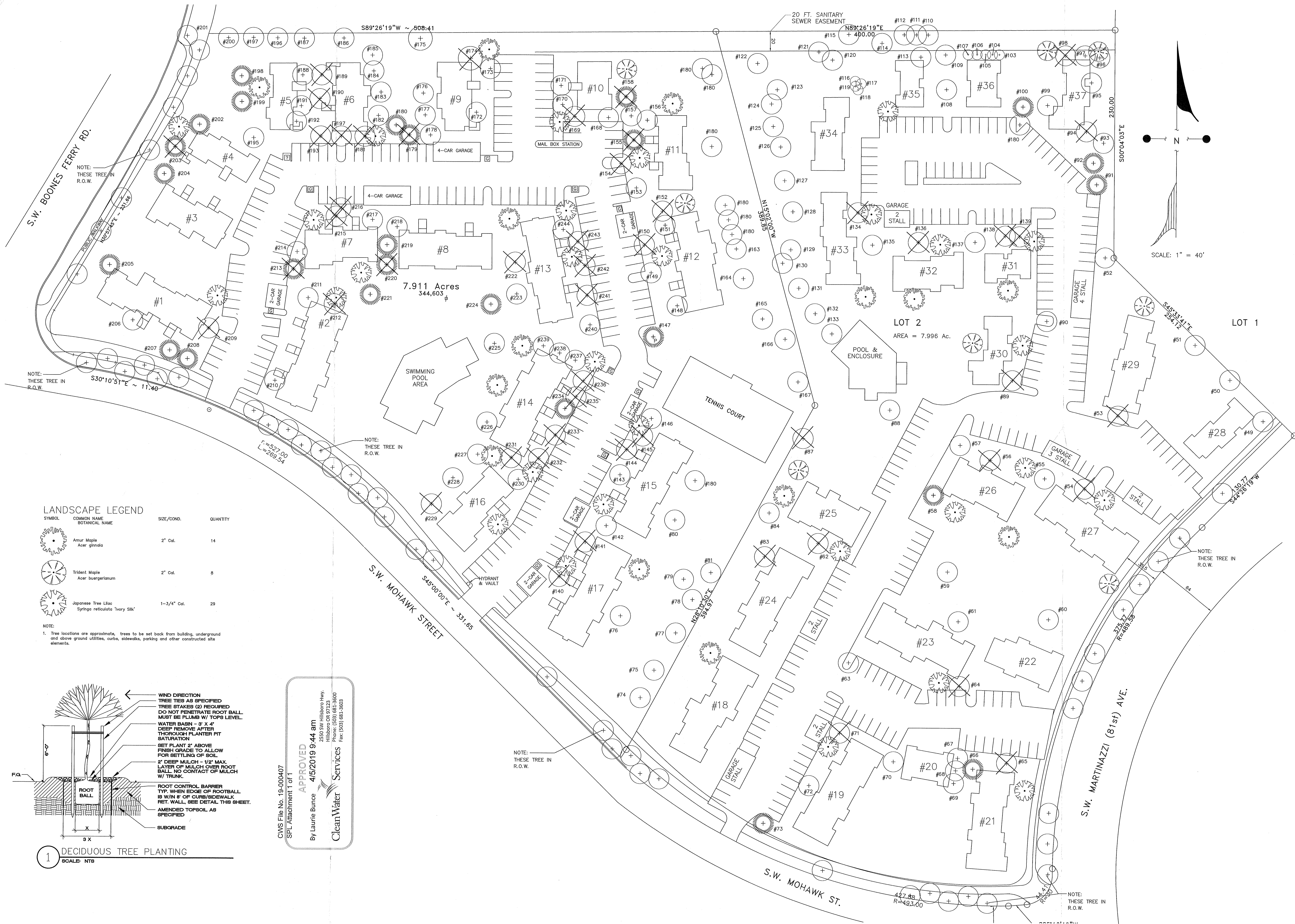
ONLINE SUBMITTAL

Date 2/4/2019

FOR DISTRICT USE ONLY

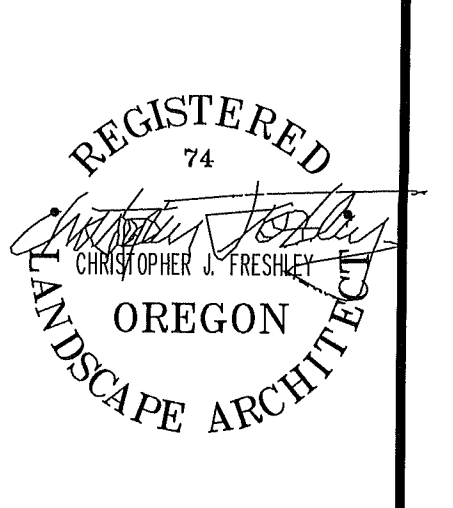
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 17-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless 1 CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Bunte Date 04/05/19

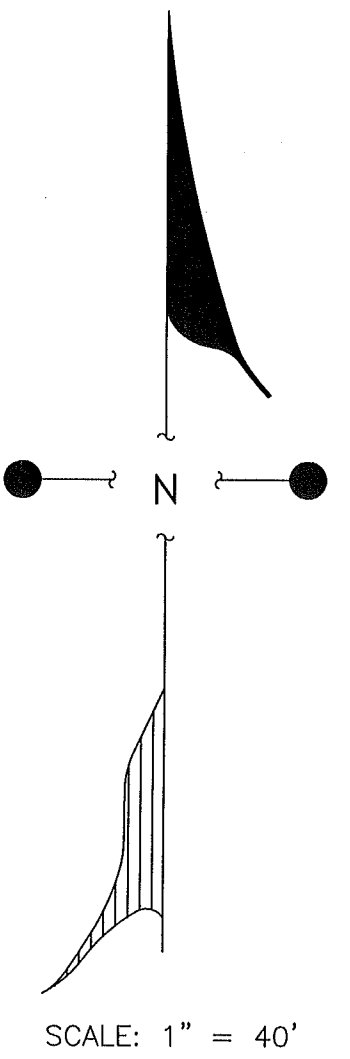


CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
3944 S.W. 26th Place • PORTLAND, OREGON 97219 • 503.752.2841

LANDSCAPE PLAN
TODD VILLAGE
8325 S.W. MOHAWK STREET, TUALATIN, OREGON 97062



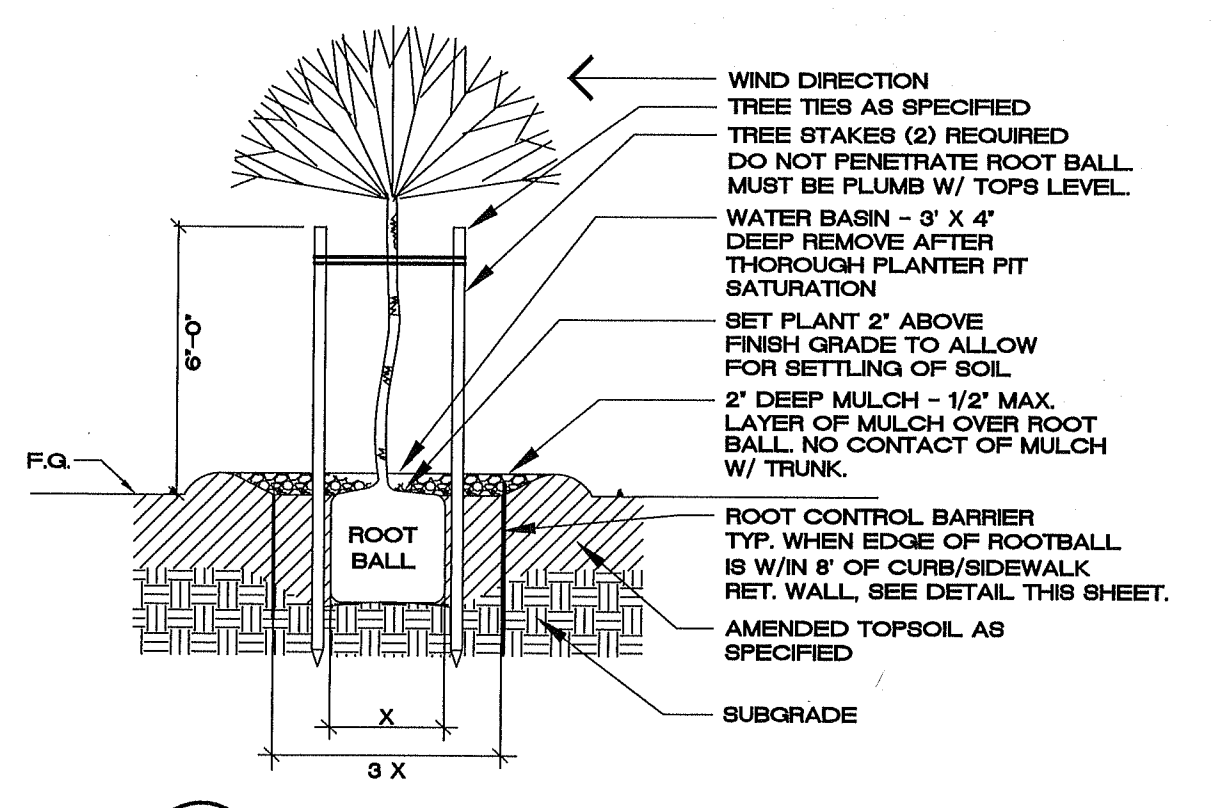
DATE	3.18.2019
DRAWN BY	jf
CHECKED BY	CF
REVISIONS	
SHEET	L3



LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	QUANTITY
	Amur Maple <i>Acer glabrum</i>	2" Cal.	14
	Trident Maple <i>Acer buergerianum</i>	2" Cal.	8
	Japanese Tree Lilac <i>Syringa reticulata 'Ivory Silk'</i>	1-3/4" Cal.	29

NOTE:
1. Tree locations are approximate, trees to be set back from building, underground and above ground utilities, curbs, sidewalks, parking and other constructed site elements.



1 DECIDUOUS TREE PLANTING
SCALE: NTS

CIVS File No. 19.000407
SPL Attachment 1 of 1
APPROVED
4/5/2019 9:44 am
By Laurie Buncie
2550 SW Hillboro Hwy.
Hillsboro, OR 97123
Phone: (503) 638-3600
Fax: (503) 683-9605
CleanWater Services

NOTE: THESE TREE IN R.O.W.

NOTE: THESE TREE IN R.O.W.

NOTE: THESE TREE IN R.O.W.