



City of Tualatin

COMMUNITY DEVELOPMENT PLANNING DIVISION

Scoping Meeting Request

CITY OF TUALATIN
RECEIVED

JUN 04 2018

COMMUNITY DEVELOPMENT
PLANNING DIVISION

The purpose of the Scoping and Pre-Application meetings is to offer early assistance in the land use and permitting process. This includes thoughtful feedback on preliminary design direction and visioning, outlining expectations, and to assist the applicant in attaining a complete application at first submittal.

PROJECT DESCRIPTION

Project name/title: Todd Village Tree Work
What is the primary purpose of this scoping meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

We are proposing extensive tree pruning and removal at this property. Looking to discuss the scope of work and permitting, etc. Please see the proposed work attached.

PROPERTY INFORMATION

Property address/location(s): 8325 SW Mohawk St.
Tualatin, OR 97062

Tax map and tax lot no.(s): _____

Zoning: _____

PROPERTY OWNER/HOLDER INFORMATION

Name(s): Todd Village Apartments
Juanita Jimenez

Address: 8325 SW Mohawk St. Phone: 503-692-3176

City/state: Tualatin, OR Zip: 97062

APPLICANT INFORMATION

Name: MARK BOURGEOIS w/ ARBOR PRO

Address: 121 Foothills Rd Phone: 503-473-8733

City/state: LO, OR Zip: 97034

Contact person: MARK BOURGEOIS

Phone: 503-710-0815 Email: MARK@ARBORPRO.NW.COM

Scoping Meeting Information

All of the information identified on this form is required and must be submitted to the Planning Division with this application. Conferences are scheduled subject to availability and a minimum of two weeks after receiving this application and all materials. Scoping meetings are one (1) hour long and are typically held on Mondays between the hours of 3-4 p.m. or Wednesdays between 2-4 p.m.

If more than four (4) people are expected to attend the scoping meeting in your group, please inform the City in advance so that alternate room arrangements can be made to accommodate the group.

REQUIRED SUBMITTAL ELEMENTS

(Note: Requests will not be accepted without the required submittal elements)

- A complete application form.
- 1 hard copy and an electronic set of the following:
 - Preliminary site and building plans, drawn to scale, showing existing and proposed features. (Plans do not need to be professionally prepared; just accurate and reliable.)
 - A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
 - A list of all questions or issues the applicant would like the City to address.

FOR STAFF USE ONLY

Case No.: SCR-0019

Related Case No.(s): _____

Application accepted:

By: B Date: 6-4-18

Date of Scoping: Pre-app/ 6.25.18

Time of Scoping: _____

Planner assigned to Scoping: Erin

What type of development are you proposing? (Check all that apply)

Industrial Commercial Residential Institutional Mixed-use
Tree work (apartment complex)

Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

please see attached.

Are you familiar with the development process in Washington or Clackamas County or Tualatin?

Yes No *N/A*

If yes, please identify an example project:

Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes No

Is the property under enforcement action? If yes, please attached a notice of the violation.

Please provide the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:

N/A



ArborPro
TREE EXPERTS

503 473 TREE

Fir/3"/W side of bldg#34

Plum/7"/S side of bldg#36

✓ P. Laurel/8"/N side of bldg#36

✓ P. Laurel/8"/N side of bldg#36

✓ P. Laurel/8"/N side of bldg#36

✓ P. Laurel/8"/N side of bldg#36

✓ P. Laurel/8"/N side of bldg#36

Pine/14"/SW side of bldg#37

✓ P. Laurel/15"/W side of bldg#37

Cherry/7"/N side of bldg#37

✓ P. Laurel/16"/N side of bldg#37

✓ Birch/12"/N side of bldg#37

Grand Total \$55,500.00, plus permitting fees, includes stump grinding.
*Permitting fees will be billed at cost.

**There are two pre-existing stumps that are not included in either version that will be included at no extra cost.

***A 25% deposit will be required prior to work beginning; the remaining balance will be due Net 30.

****Property owner to move vehicles as/when indicated by ArborPro, or additional fees will apply.

*****This quote is valid for 60 days.

X  Client Signature of Acceptance

Thank you for considering Arbor Pro!



ArborProNW.com

email: info@arborpronw.com

503 473 TREE (8733)

fax: 503 491 2834



ArborPro
TREE EXPERTS

503 473 TREE

Sincerely,

Mark W. Bourgeois, President
ISA Certified Arborist PN1562A
Member ISA - International Society of Arboriculture
Oregon Contractor License # 128102



ArborProNW.com

email: info@arborpronw.com

503 473 TREE (8733)

fax: 503 491 2834



ArborPro
TREE EXPERTS

503 473 TREE

- P. Laurel/12"/W side of bldg#12**
- Pine/11"/SW side of bldg#12**
- ✕ **Alder/20"/W side of bldg#13**
- Cherry/1"/SW corner of bldg#13**
- ✕ **P. Laurel/24"/E side of bldg#13**
- ✕ **Sweetgum/12"/E side of bldg#13**
- ✕ **Sweetgum/12"/E side of bldg#13**
- ✕ **Sweetgum/12"/E side of bldg#13**
- Sweetgum/12"/E side of bldg#13**
- Birch/12"/N side of bldg#14**
- Birch/12"/N side of bldg#14**
- Birch/12"/N side of bldg#14**
- ✕ **Sweetgum/16"/E side of bldg#14**
- ✕ **Sweetgum/15"/E side of bldg#14**
- Pine/14"/E side of bldg#14**
- ✕ **Sweetgum/18"/E side of bldg#14**
- ✕ **Sweetgum/19"/E side of bldg#14**
- Birch/19"/NW side of bldg#15**
- Birch/7"/W side of bldg#15**
- ✕ **Birch/16"/W side of bldg#15**
- Birch/22"/W side of bldg#15**
- Maple/22"/SE side of bldg#15**
- Maple/14"/NE side of bldg#16**
- ✕ **Maple/19"/N ide of bldg#16**
- Maple/15"/W side of bldg#16**
- Maple/14"/W side of bldg#16**
- ✕ **Maple/15"/W side of bldg#16**
- Sycamore/24"/South of bldg#16**



ArborProNW.com

email: info@arborpronw.com

503 473 TREE (8733)

fax: 503 491 2834



ArborPro
TREE EXPERTS

503 473 TREE

- ✕ **Maple/22"/W side of bldg#17**
- ✕ **Pine/10"/SW side of bldg#17**
- ✕ **Maple/10"/W side of bldg#19**
- ✕ **Maple/14"/NW side of bldg#19**
- ✕ **P. Laurel/14"/W side of bldg#20**
- ✕ **P. Laurel/14"/W side of bldg#20**
- ✕ **P. Laurel/14"/W side of bldg#20**
- ✕ **Pine/14"/W side of bldg#21**
- ✕ **Birch/6"/N side of bldg#21**
- ✕ **Birch/13"/SE corner of bldg#23**
- ✕ **Maple/15"/N side of bldg#24**
- ✕ **Maple/18"/W side of bldg#24**
- ✕ **Maple/16"/W side of bldg#24**
- ✕ **Pine/10"/W side of bldg#25**
- ✕ **Birch/10"/S side of bldg#25**
- ✕ **Pine/22"/SW side of bldg#26**
- ✕ **Maple/14"/N side ofn bldg#26**
- ✕ **Birch/10"/N side of bldg#26**
- ✕ **Birch/11"/N side of bldg#27**
- ✕ **Birch/11"/S side of bldg#29**
- ✕ **Birch/12"/SE side of bldg#30**
- ✕ **Maple/10"/E side of bldg#30**
- ✕ **Birch/10"/N side of bldg#31**
- ✕ **Maple/7"/N side of bldg#31**
- ✕ **Maple/22"/NE corner of bldg#32**
- ✕ **Birch/10"/N side of bldg#32**
- ✕ **Maple/17"/N side of bldg#32**
- ✕ **Birch/10"/E side of bldg#33**





ArborPro
TREE EXPERTS

503 473 TREE

Below, please find our bid with our specific recommendations and additions to the job. Please note that the items listed in **bold** reflect pruning and the items in the regular typeset are removals. The italicized items reflect the suggested changes from the above specified work. All suggested changes have gone from removals to prunes.

Version #2:

Species/Diameter/Location

- Birch/19"/E side of bldg#1
- P. Laurel/19"/S side of bldg#1*
- Pine/22"/S side of bldg#1*
- P. Laurel/19"/SW corner of bldg#2*
- Butterfly bush/1"/E side of bldg#2
- Hibiscus bush/1"/W side of bldg#2
- Birch/10"/N side of bldg #2
- P. Laurel/19"/N side of bldg #2
- Pine/22"/NW corner of bldg #3*
- Pine/30"/SW Corner of bldg#4
- Birch/15"/E side of bldg#5*
- Birch/15"/E side of bldg#5*
- Birch/17"/E side of bldg #5*
- Ash/14"/W side of bldg#6
- Maple/14"/W side of bldg#6
- Birch/14"/W side of bldg#6
- Ash/14"/N side of bldg#6*
- Birch/12"/S side of bldg#6
- Birch/12"/S side of bldg#6
- Birch/19"/E side of bldg#6*





ArborPro

TREE EXPERTS

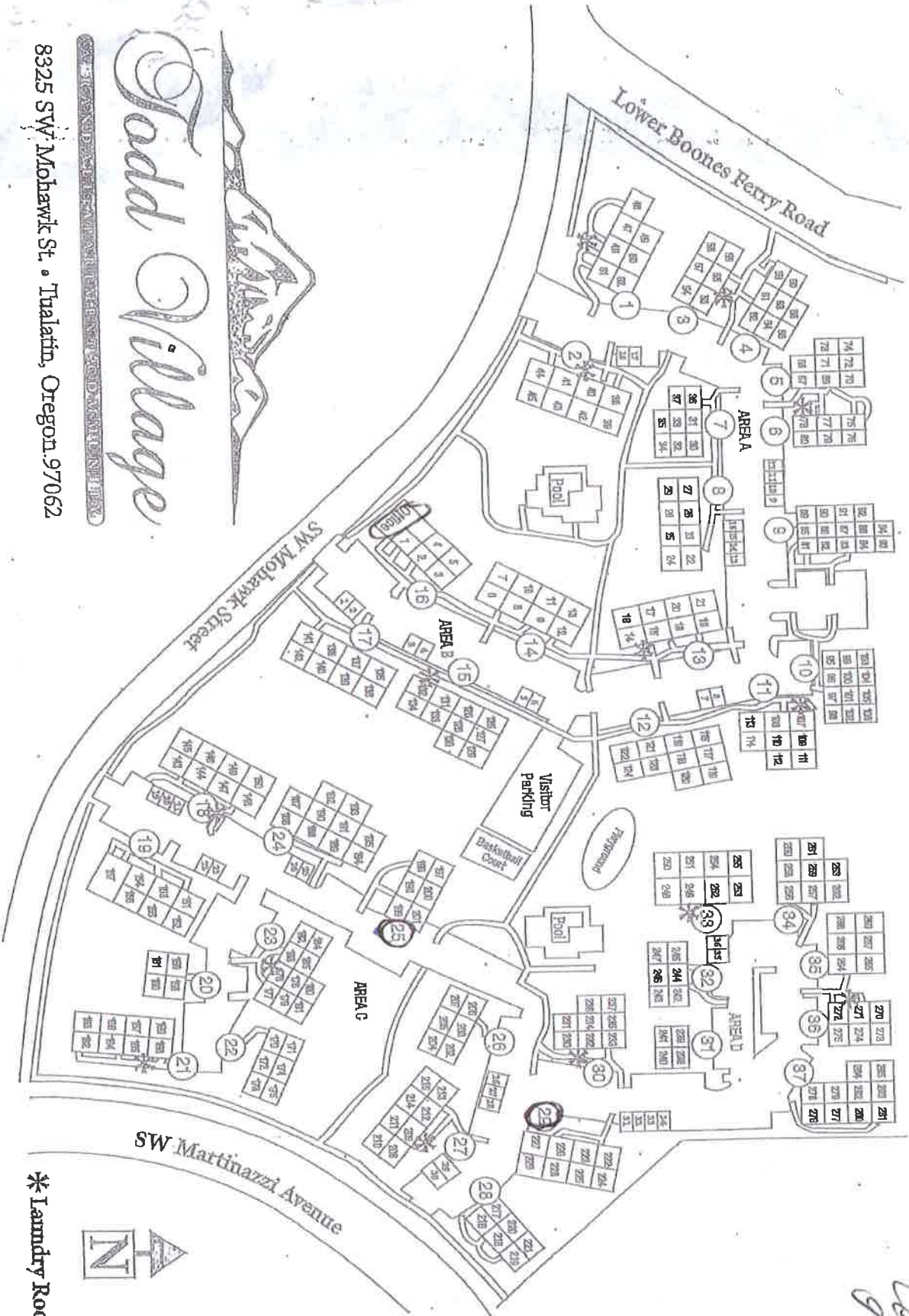
503 473 TREE

- Maple/19"/E side of bldg#6
- Maple/19"/E side of bldg#6
- Birch/19"/East of bldg #6**
- ✧ Birch/10"/N side of bldg#7
- ✧ Birch/12"/N side of bldg#7
- Pine/16"/E side of bldg#7**
- ✧ Pine/9"/E side of bldg#7
- Birch/21"/SW corner of bldg#7**
- ✧ Pine/9"/SW corner of bldg#7
- Maple/11"/NW corner of bldg#8**
- Maple/18"/SW side of bldg #9**
- ✧ Pine/10"/SW side of bldg#9
- Maple/19"/W side of bldg#9**
- Maple/19"/W side of bldg#9**
- ✧ Ash/14"/N side of bldg#9
- ✧ P. Laurel/14"/SE corner of bldg#9
- Birch/12"/W side of bldg#10**
- Birch/12"/W side of bldg#10**
- ✧ Maple/7"/SW side of bldg#10
- Maple/19"/SE side of bldg#10**
- ✧ Pine/13"/E side of bldg#10
- ✧ Pine/12"/W side of bldg#11
- ✧ Maple/12"/W side of bldg#11
- Sweetgum/12"/SW side of bldg#11**
- ✧ Birch/10"/N side of bldg#12
- P. Laurel/16"/N side of bldg#12**
- Sweetgum/18"/W side of bldg#12**
- ✧ Sweetgum/18"/W side of bldg#12



Todd Village

8325 SW Mohawk St. • Tualatin, Oregon 97062



1/2 5d 25 Birch 475 x 130
 N 5d 25 Pine 475 x 130
 55d 29 Birch 575 / 160 / 80
 Leave
 Gardens

* Laundry Room

Erin Engman

From: Erin Engman
Sent: Tuesday, December 11, 2018 10:40 AM
To: Kirsten
Subject: FW: Todd Village Tree Removal
Attachments: Todd Village Tree Removal Proposal (2.22 MB); Example_Tree Preservation Plan.pdf

Hi Kirsten-

Perhaps this email will help you compile the requested application materials. I'm back in the office after being sick.

Erin Engman

503.691.3024

From: Erin Engman <eengman@tualatin.gov>
Sent: Monday, November 05, 2018 5:09 PM
To: Laura Zimmerman <Laura.Zimmerman@ctlmanagement.com>; Tim Gleason <Tim.Gleason@ctlmanagement.com>; Elizabeth Riley <info@arborpronw.com>; Juanita Jimenez <Juanita.Jimenez@ctlmanagement.com>; Mark Bourgeois <mark@arborpronw.com>
Cc: Steve Koper <skoper@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>
Subject: Todd Village Tree Removal

Hi all-

Thank you for hosting your neighborhood developer meeting last week for the proposed tree removal at Todd Village. I'm following up on a few items that we discussed at the meeting. I think the most critical thing to note, is that the City is unable to accept an aerial image that highlights the trees proposed for removal as part of your architectural review application submittal. The Tualatin Development Code requires specific items be submitted as part of your architectural review application (TDC [31.071](#) and [34.210](#))- including scaled drawings. Adding a landscape architect or other design professional to your team, may be necessary to produce the required documentation.

Tree Preservation Site Plan, drawn to a legible scale, showing the following information:

- a north arrow;
- existing and proposed property lines;
- existing and proposed topographical contour lines;
- existing and proposed structures, impervious surfaces, wells, septic systems, and stormwater retention/detention facilities;
- existing and proposed utility and access locations/easements;
- illustration of vision clearance areas;
- illustration of all trees on-site that are eight inches or more in diameter (including size, species, and tag i.d. number);
- all trees proposed for removal and all trees proposed for preservation shall be indicated on the site plan as such by identifying symbols;
- trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

Please find an example attached.

Tree Assessment prepared by a qualified arborist, including the following information:

- an analysis as to whether trees proposed for preservation can in fact be preserved in light of the development proposed, are healthy specimens, and do not pose an imminent hazard to persons or property if preserved;
- an analysis as to whether any trees proposed for removal could be reasonably preserved in light of the development proposed and health of the tree;
- a statement addressing the approval criteria set forth in [TDC 34.230](#);
- and arborist's signature and contact information.
- The tree assessment report shall have been prepared and dated no more than one calendar year preceding the date the Tree Removal Permit application is deemed complete by the City.

Landscape Plan, drawn at a scale of 1":10', 1":20' or 1":30', showing:

- the location of existing trees having a trunk diameter of eight inches or greater, as measured at a point four feet above ground level;
- proposed to be removed and to be retained on the site;
- the location and design of landscaped areas;
- the varieties and size of trees and plant materials to be planted on the site;
- other pertinent landscape features, and irrigation systems required to maintain trees and plant materials.

I also mentioned that I would send the Clean Water Service's link to apply for a Service Provider Letter:

<https://www.cleanwaterservices.org/documents-forms/pre-screen-form/>

Please let me know if you have any questions regarding the documentation.

Erin Engman


503.691.3024

Neighborhood/Developer Meeting Affidavit of Mailing

State of Oregon)
)SS
County of Washington)

I, Juanita Jimenez, being first duly sworn, depose and say:

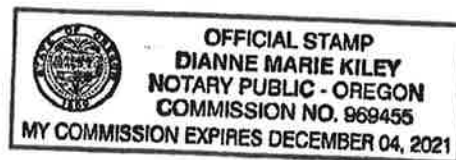
That on the 10th day of October, 2018, I served upon the persons shown on Exhibit "A" attached hereto and by this reference Incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B" attached hereto and by this reference incorporated herein, by mailing to them a true 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 Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature- Juanita Jimenez

SUBSCRIBED AND SWORN to me this 10th day of October, 2018.


Notary Public for Oregon: 
My commission expires: 12/04/21



As the applicant for the Todd Village Apartments Tree Removal and Landscape Upgrade project, I hereby certify that on this day, October 10, 2018, a sign was posted on the subject property in accordance with the Tualatin Development Code and the Community Development Department – Planning Division.

Applicants Name: Todd Village Apartments

Applicant's Signature: _____


Juanita Jimenez

State of Oregon)

)SS

County of Washington)

Date: October 10, 2018

SUBSCRIBED AND SWORN to me this 10th day of October, 2018.

Notary Public for Oregon: _____

My commission expires: _____

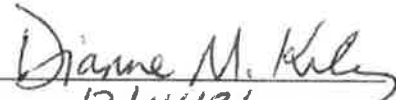

12/04/21



Exhibit A

OWNER1	OWNER2	OWNER3	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
ACKER JOHN S & ADAMS ERIKKA	ACKER SIERRA D		8165 SW SHENANDOAH WAY	TUALATIN	OR	97062-9302
ADOLPHSON RICHARD G & AHREND MINDY L	ADOLPHSON CLAIRE L		8300 SW MOHAWK ST	TUALATIN	OR	97062-9172
ALGER APRIL E AMINI MITRA			5895 SW DELKER RD	TUALATIN	OR	97062-7753
ANDERSON PHILLIP E JR ANTHONY WILMA			8468 SW MOHAWK ST	TUALATIN	OR	97062-9139
ARC CAFEUSA001 LLC BADARACCO ERIN V			8182 SW SHENANDOAH WAY	TUALATIN	OR	97062-9300
BAILEY SUSANNE J BAKER JOAN RENEE & BALDUS ANN E			8342 SW MOHAWK ST	TUALATIN	OR	97062-9123
BARBOUR SARAH J BARNES CHRISTOPHER E & BASSETT JEFFREY E	BAKER THOMAS WILLIAM		20062 SW TILLAMOOK CT	TUALATIN	OR	97062-9175
BATES DEBRA M BAXTER KARA			8494 SW MOHAWK	TUALATIN	OR	97062
BECKER HENRY & CAROLYN BELL TORREY J			2325 E CAMELBACK RD #1100	PHOENIX	AZ	85016
BENNER LENNON M BERRY KATHIE A	BARNES CAROLINE C		8456 SW MOHAWK ST	TUALATIN	OR	97062-9139
BOURBONNAIS TERRY J BRANDEN CHRISTINE A			8424 SW MOHAWK ST	TUALATIN	OR	97062-9169
BRANDON DIANE J BRAZIL COLLEEN M			20212 SW 86TH AVE	TUALATIN	OR	97062-9105
BROWN SHERRI LYNN BUSSANICH BRIAN & BUTCHER BOYD			8478 SW MOHAWK ST	TUALATIN	OR	97062-9135
BUTLER KAREN L BYRON STUART			10705 SW PONDEROSA PL	TIGARD	OR	97223-4242
CAFFALL RICHARD S/TAMARA L CAFFALL CURT & LESLIE			8326 SW MOHAWK ST	TUALATIN	OR	97062-9166
CARLTON-FRANCO CHRISTOPHER J CARR JANET STEIGER			8394 SW MOHAWK ST	TUALATIN	OR	97062-9123
CASA DE ROBLES LLC & CASTILE TIGEST			8350 SW MOHAWK ST	TUALATIN	OR	97062-9166
CENTURY HOTEL LLC CERES PLAZA LLC			8434 SW MOHAWK ST	TUALATIN	OR	97062-9169
CH RETAIL FUND I/TUALATIN CHAO ANDY			8295 SW SHENANDOAH WAY	TUALATIN	OR	97062-9373
CHARLEBOIX JANICE E &			15211 SW GREENRIDGE PL	TIGARD	OR	97224
			8372 SW MOHAWK ST	TUALATIN	OR	97062-9142
			8390 SW MOHAWK ST	TUALATIN	OR	97062-9166
			19804 SW BOONES FERRY RD	TUALATIN	OR	97062-9005
			8312 SW SHENANDOAH WAY	TUALATIN	OR	97062-9375
			8324 SW SHENANDOAH WAY	TUALATIN	OR	97062-9375
			19790 SW BOONES FERRY RD	TUALATIN	OR	97062-7392
			8404 SW MOHAWK ST	TUALATIN	OR	97062-9166
			PO BOX 4183	TUALATIN	OR	97062-4183
			8284 SW MOHAWK ST	TUALATIN	OR	97062-9172
			20168 SW TILLAMOOK CT	TUALATIN	OR	97062-9176
			15650 SW 133RD AVE	TIGARD	OR	97224-1608
			8555 SW SAGERT ST	TUALATIN	OR	97062-9115
			8685 SW SAGERT ST	TUALATIN	OR	97062-8115
			20136 SW 85TH CT	TUALATIN	OR	97062-9107
			2979 HIGH ST	EUGENE	OR	97405-3709
	BY C&R REALTY CO		9400 SW BARNES RD STE 400	PORTLAND	OR	97225-6660
			8440 SW MOHAWK ST	TUALATIN	OR	97062-9169
			4601 NE 78TH ST SITE 130	VANCOUVER	WA	98665-2906
			PO BOX 513	WILSONVILLE	OR	97070-0513
			3819 MAPLE AVE	DALLAS	TX	75219-3913
			22641 SW PINEHURST CT	SHERWOOD	OR	97140
			8428 SW MOHAWK	TUALATIN	OR	97062

CHERRY TREE PROPERTIES LLC	8250 SW TONKA ST	TUALATIN	OR	97062-6810
CHRISTENSEN IAN	14330 SW BELL RD	SHERWOOD	OR	97140-9036
CHRISTOPHER PATRICIA N & CK LLC	20170 SW 86TH AVE	TUALATIN	OR	97062-9197
CLARK AARON P & SARAH E	3689 NE 218TH AVE	FAIRVIEW	OR	97024-7738
CODDINGTON DOUGLAS K	2706 GILBERT ST	S SALEM	OR	97302
COLUMBIA SELF-STOR LLC	8380 SW SHENANDOAH WAY	TUALATIN	OR	97062-9377
COOKE GLENNA A	16225 NE EUGENE CT	PORTLAND	OR	97230-5594
COVELL ROAD PROPERTIES LLC	8378 SW MOHAWK ST	TUALATIN	OR	97062-9142
COX LEIGH &	PO BOX 06116	CHICAGO	IL	60606
CREATIVE ASSETS LLC	609 JQ ADAMS ST	OREGON CITY	OR	97045-2416
CRONIN FAMILY TRUST	PO BOX 1456	TUALATIN	OR	97062-1456
CUELLO DAMIEN C JR	4637 NW WOODSIDE TERR	PORTLAND	OR	97210
CURRY SCOTT G &	8508 SW MOHAWK	TUALATIN	OR	97062
CYPRESS GARDENS LLC	448 TENNEY DR	ROGUE RIVER	OR	97537-4529
DA YEE FAMILY TRUST	9400 SW BARNES RD #400	PORTLAND	OR	97225
DALLAL CLAIRE Y &	8614 SW LOGAN LN	TUALATIN	OR	97062-7602
DALTON SHARON LYNN TR	8340 SW MOHAWK	TUALATIN	OR	97062
DAVEY JOSEPH &	8466 SW MOHAWK ST	TUALATIN	OR	97062-9139
DAVIS DONNA R	8292 SW MOHAWK ST	TUALATIN	OR	97062-9172
DENOVA YOANDA CELINA GUTIERREZ	20250 SW 86TH AVE	TUALATIN	OR	97062-9105
DESSAUER SUZANNA COLVIN & DEVICH NICHOLAS FRANKLIN	8232 SW SHENANDOAH WAY	TUALATIN	OR	97062-9301
DEXTER ROBERT W & CATHERINE M	8143 SW SHENANDOAH WAY	TUALATIN	OR	97062-9302
DOBBS 1998 FAMILY TRUST	8631 SW LOGAN LN	TUALATIN	OR	97062-7602
DONALDSON AMY L	20055 SW TILLAMOOK CT	TUALATIN	OR	97062-9178
DORAN YVONNE REV LIV TRUST	8418 SW MOHAWK ST	TUALATIN	OR	97062-9169
DRAPER MELODY	8322 SW MOHAWK ST	TUALATIN	OR	97062-9122
DSUNEJ LLC	4159 NW CLEEK PL	PORTLAND	OR	97229-7829
DULCE-ANGELO ARLENE C & DUNMYER MARTHA JENEANE	8438 SW MOHAWK ST	TUALATIN	OR	97062-9169
DUNNING ROWAN KATHERINE WALKER	25675 SW MEADOW BROOK	SHERWOOD	OR	97140
EISERT CLARK L/STEPHANIE	8402 SW SANTIAM DR	TUALATIN	OR	97062-9154
EMERY PETER C TRUST	8400 SW MOHAWK ST	TUALATIN	OR	97062-9166
ENVOY CHELAN LLC & FABRYCKI HAL	8296 SW MOHAWK ST	TUALATIN	OR	97062-9172
FAETH MICHAEL & TERESA	10685 SW CLAY	SHERWOOD	OR	97140
FAGERQUIST AMBRE	16740 SW KING RICHARD CT	SHERWOOD	OR	97140-8743
FAIRCHILD DENA	205 E 11TH ST #100	VANCOUVER	WA	98660
FANTA CAROL C	16543 S HARDING RD	OREGON CITY	OR	97045-9679
FARNSWORTH STEVEN L AND FARRELL DONALD L & FLANNERY FAMILY TRUST	20208 SW 85TH CT	TUALATIN	OR	97062-9107
	8500 SW MOHAWK ST	TUALATIN	OR	97062-9139
	8406 SW MOHAWK ST	TUALATIN	OR	97062-9166
	20015 SW TILLAMOOK CT	TUALATIN	OR	97062-9178
	8480 SW MOHAWK ST	TUALATIN	OR	97062-9135
	8314 SW MOHAWK ST	TUALATIN	OR	97062-9122

FOX SHANNON									
FRANKS JONNIE A JR									
FURRER JACKIE L									
FURTNEY JOSEPH C									
GALLAGHER RONALD A & KATIE L									
GANIER JOSEPH SHANE &									
GANIER JENNIFER E									
GARCIA ALBERTO JIMENEZ									
GARDNER LARRY C & KRISTINE K									
GARRISON ROBERT A & LORI L									
GEORGE AUGUSTINE &									
GODARD JIMMY J &									
GODARD STA'CEE A									
GOLDSBY KATHLEEN M									
GOODLIFFE STEPHEN									
GRUEN MARY M									
GUPTA SAMIR									
HARROW JAMES C AND LINDA J									
HARTZELL BRITTANY R									
HARWOOD LIVING TRUST									
HASTIN MICHAEL CRAIG AND									
HEBERT GERALD &									
HEBEE JOHN C JR &									
HERKOMER MICHAEL									
HIBBERT ILENE S									
HILLSBORO MALL LLC									
HOLTGRAVES JOHN P/KATHERINE E									
HORRAX KATHERINE L									
HORTON JOHN C & MARIA D									
HOUSTON BRENDA L									
HURLBUTT FASANO & WONACOTT									
HUTCHINS CALVIN & LARAYNE									
INTEGRITY INVESTORS LLC &									
J C MOTORS OF TUALATIN LLC									
J LO LLC									
JACK IN THE BOX									
JACKSON STUART M									
JACKSON AMY L &									
JAMES TYLER &									
JAY CEE INC									
JKM PROPERTIES LLC									
JOHNSON SCOTT GLENN & SHELLEY L									
JOHNSON JAMIE A &									
JOHNSON MICHAEL									
8316 SW SHENANDOAH WAY	TUALATIN	OR	97062-9375						
8402 SW MOHAWK ST	TUALATIN	OR	97062-9166						
8396 SW MOHAWK ST	TUALATIN	OR	97062-9166						
8446 SW MOHAWK ST	TUALATIN	OR	97062-9139						
8412 SW MOHAWK ST	TUALATIN	OR	97062-9166						
8520 SW SAGERT ST	TUALATIN	OR	97062-9115						
8490 SW MOHAWK ST	TUALATIN	OR	97062-9135						
3440 SW DOSCH CT	PORTLAND	OR	97221-4132						
8410 SW MOHAWK ST	TUALATIN	OR	97062-9166						
8652 SW LOGAN LN	TUALATIN	OR	97062-7602						
16745 SW STELLAR DR	SHERWOOD	OR	97140-7512						
8487 SW CHELAN CT	TUALATIN	OR	97062-9354						
7415 SW 37TH AVE	PORTLAND	OR	97219-1635						
8426 SW MOHAWK ST	TUALATIN	OR	97062-9169						
8514 SW MOHAWK ST	TUALATIN	OR	97062-9170						
8318 SW MOHAWK ST	TUALATIN	OR	97062-9122						
20002 SW 86TH ST	TUALATIN	OR	97062						
8575 SW SAGERT ST	TUALATIN	OR	97062-9115						
3823 OAK MEADOW LOOP	NEWBERG	OR	97132-7458						
20124 SW TILLAMOOK CT	TUALATIN	OR	97062-9176						
21885 NE ALTON ST	FAIRVIEW	OR	97024-7737						
19800 SW BOONES FERRY RD	TUALATIN	OR	97062-9005						
11130 SW 78TH AVE	TIGARD	OR	97223-2716						
8336 SW SHENANDOAH WAY	TUALATIN	OR	97062-9375						
PO BOX 1681	GIG HARBOR	WA	98335-3681						
8503 SW SANTIAM DRIVE	TUALATIN	OR	97062						
19810 SW BOONES FERRY RD	TUALATIN	OR	97062-9005						
8380 SW MOHAWK ST	TUALATIN	OR	97062-9142						
20532 SW 84TH CT	TUALATIN	OR	97062-9379						
10129 SW WASHINGTON ST	PORTLAND	OR	97225-6947						
17547 N SOMERSET DR	SURPRISE	AZ	85374-6417						
5809 JEAN RD	LAKE OSWEGO	OR	97035-5384						
19401 SW MOHAVE CT	TUALATIN	OR	97062-8500						
8340 SW TONKA ST	TUALATIN	OR	97062-7004						
PO BOX 4900	SCOTTSDALE	AZ	85261-4900						
8398 SW MOHAWK ST	TUALATIN	OR	97062-9166						
8560 SW SAGERT ST	TUALATIN	OR	97062-9115						
21711 SW MARTINAZZI AVE	TUALATIN	OR	97062-9066						
34040 SW LADD HILL RD	WILSONVILLE	OR	97070-9512						
20135 S IMPALA LN	OREGON CITY	OR	97045						
8520 SW MOHAWK ST	TUALATIN	OR	97062-9170						
8408 SW MOHAWK ST	TUALATIN	OR	97062-9166						
8325 SW SHENANDOAH WAY	TUALATIN	OR	97062-9303						

JONATHAN & JOANNE CRANE LLC	21890 SW 103RD CT	TUALATIN	OR	97062-8931
JPF INVESTMENTS LLC	PO BOX 25089	PORTLAND	OR	97298-0089
JUDY DELILAH R	8530 SW SAGERT RD	TUALATIN	OR	97062
JVTC EXPLORATIONS LLC	19463 SW 89TH AVE	TUALATIN	OR	97062-8537
KCP RE LLC	6310 SAN VICENTE BLVD #250	LOS ANGELES	CO	90048
KEEN ANNETTE M	11970 SW HAZELWOOD LOOP	TIGARD	OR	97223-3312
KELLY JAMES	8315 SW SHENANDOAH WAY	TUALATIN	OR	97062-9303
KERN ROBERT G &	4218 NE 41ST AVE	PORTLAND	OR	97211-8244
KIMMER WILLIAM D &	10344 SW BROADMOOR PL	TIGARD	OR	97223
KINDER JAMES W &	20211 SW 85TH CT	TUALATIN	OR	97062-9107
KISER DAVID R/MARCEY A	20044 SW 86TH AVE	TUALATIN	OR	97062-9106
KLUPENGER MORGAN WATKINS	8298 SW MOHAWK ST	TUALATIN	OR	97062-9172
KNUTSON JANAEL	8328 SW SHENANDOAH WAY	TUALATIN	OR	97062-9375
KOLB MICHAEL E & LAURA B	8552 SW SANTIAM DR	TUALATIN	OR	97062-9109
KOTILA CHERYL A	8125 SW SHENANDOAH WAY	TUALATIN	OR	97062-9302
KRAUSE DERALD E	8452 SW MOHAWK ST	TUALATIN	OR	97062-9139
KRUSINSKI JANICE L	8444 SW MOHAWK ST	TUALATIN	OR	97062-9139
KURTTI REBECCA	8360 SW SHENANDOAH WAY	TUALATIN	OR	97062-9377
LANNERS MARCIA L	19830 SW BOONES FERRY RD	TUALATIN	OR	97062-9005
LARSEN MARIO K &	19738 SW BOONES FERRY RD	TUALATIN	OR	97062-7392
LARSEN DWAYNE L &	19770 SW BOONES FERRY RD	TUALATIN	OR	97062-7392
LARSON ROBERT F &	14919 NE LAWNVIEW CIR	AURORA	OR	97002
LAUDERDALE EMILY DAYLA	19820 SW BOONES FERRY RD	TUALATIN	OR	97062-9005
LAUGHLIN DEBBIE J &	8500 SW SAGERT ST	TUALATIN	OR	97062-9115
LAZAR GABRIEL	8496 SW MOHAWK ST	TUALATIN	OR	97062
LEEPER TERESA L	8384 SW MOHAWK ST	TUALATIN	OR	97062-9166
LEMON KIRK D	8365 SW SHENANDOAH WAY	TUALATIN	OR	97062-9303
LINDHOLM BRENT M &	8488 SW MOHAWK ST	TUALATIN	OR	97062-9135
LIPTAU KURT IVAN EDWARD &	20786 YUKON ST NE	AURORA	OR	97002-7013
LOCKHART JANET L	8386 SW MOHAWK ST	TUALATIN	OR	97062-9166
LOUIS JR REV LIV TRUST	8129 SW SHENANDOAH WAY	TUALATIN	OR	97062-9302
LUCAS JAMES VANCE EDWARD &	20086 SW 86TH AVE	TUALATIN	OR	97062-9106
LUKAS ASHLEY B &	19840 SW BOONES FERRY RD	TUALATIN	OR	97062-9005
MAHAN MARIE FAMILY TRUST-1989	8275 SW SHENANDOAH WAY	TUALATIN	OR	97062-9373
MALOS NORINE E	8348 SW MOHAWK ST	TUALATIN	OR	97062-9123
MAR MAR PROPERTIES LLC	9839 SW SIUSLAW LN	TUALATIN	OR	97062-9523
MARSH JEFFREY O JR &	8810 SW TUALATIN SHERWOOD F	TUALATIN	OR	97062
MARTINSON ALAN &	8320 SW SHENANDOAH WAY	TUALATIN	OR	97062-9375
MARTINSON MELANIE A	8355 SW SHENANDOAH WAY	TUALATIN	OR	97062-9303
MCCLANAHAN MATTHEW E	8518 SW MOHAWK ST	TUALATIN	OR	97062
MCDONALD'S CORP 036/0061	PO BOX 182571	COLUMBUS	OH	43218-2571
MCDUFFEE JAMES F	8344 SW SHENANDOAH WAY	TUALATIN	OR	97062-9375
MCENROE LEIHUA	8360 SW MOHAWK ST	TUALATIN	OR	97062-9123

C/O SCHWARTZ KALES ACCOUNTANT

KERN BARBARA L
KIMMER PATSY A
PEDROJA TERRI J

LARSEN REBECCA L
LARSEN KAREN G ESTATE OF
LARSON ASHLEY N

LOUCKS WILLIAM L

LINDHOLM TIFFANY R
LIPTAU CYNTHIA JOANN

BY IRIS M ADDONISIO TR
LUCAS NANCY G
LUKAS REBECCA J

KING JOHN J
MARTINSON MARY

MCFALL NONDICE
 MCGEORGE JO ANN REVOCABLE TRUS' BY JO ANN MCGEORGE TR
 MCGRAW KATHLEEN M
 MCKENZIE SHAWN G &
 MCSWAIN/DAVID CORNELL II
 MEHARRY DEE ANN &
 MELBO LAND & INVESTMENT CO
 MELLAND MICHELE M
 MENDEZ AMY C
 MERCADO GUILLERMINA
 MERRIMAN KEVIN LEE
 METHODIST CHURCH OF TUALATIN
 MILLER PAINT CO INC
 MILLER SANDRA K &
 MILLS SANDRA M
 MOHAWK ST PROPERTY LLC
 MORGAN MICHAEL
 MORGAN JAY C & AIKO
 MOTA MIGUEL JAQUIZ
 MUELLER KURT M &
 MURPHY BYRON K &
 MURPHY JOYCE I
 NEAL MICHELLE L
 NICHOLSON DEBRA M
 NIELSON DARCY
 NIGGLI JOSHUA K &
 O'CONNELL ANDREA & ANTHONY
 OLGUIN JUAN CARLOS & YAZMIN
 OREGON STATE OF
 ORSBURN ANITA
 ORSBURN ANITA J &
 OSLER DAVID & DEBRA D
 OSWEGO WEST LLC
 OTIS BRIAN & LORRAINE TRUST
 OULLETTE KELSEY
 OUSTERHOUT SALLY M &
 PACKARD LIVING TRUST
 PARSONS NICK L AND
 PARSONS SUSAN J
 PATEL REVOCABLE TRUST
 PEREZ LUIS G &
 PETERSON MARTHA K
 PETERSEN JOSHUA A &

609 E COLUMBIA DR
 8436 SW MOHAWK ST
 8280 SW SHENANDOAH WAY
 8498 SW SANTIAM DR
 8472 SW MOHAWK ST
 PO BOX 2862
 1115 MADISON ST NE
 19165 SW 51ST AVE
 8354 SW MOHAWK ST
 8376 SW MOHAWK ST
 8346 SW MOHAWK ST
 20200 SW MARTINAZZI AVE
 12812 NE WHITAKER WAY
 8460 SW MOHAWK ST
 8414 SW MOHAWK ST
 2121 ROSECRANS AVE STE #4325
 8462 SW MOHAWK ST
 8264 SW MOHAWK ST
 8512 SW MOHAWK ST
 8220 SW WARM SPRINGS ST #100
 8476 SW MOHAWK ST
 8290 SW SHENANDOAH WAY
 10741 SW 49TH AVE
 8208 SW SHENANDOAH WAY
 8352 SW MOHAWK ST
 8533 SW SANTIAM DR
 4633 SW DOSCH RD
 20012 SW TILLAMOOK CT
 4040 FAIRVIEW INDUST DR SE
 8524 SW MOHAWK ST
 8388 SW MOHAWK ST
 8164 SW SHENANDOAH WAY
 15938 QUARRY RD STE B-6
 14031 SW ALPINE CREST WAY
 8268 SW MOHAWK ST
 5167 METOLIUS AVE SE
 8675 SW SAGERT ST
 20167 SW 85TH COURT
 8300 SW SHENANDOAH WAY
 28916 LA CARRETERRA
 8667 SW LOGAN LN
 8302 SW MOHAWK ST
 20084 SW TILLAMOOK CT

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 LAGUNA NIGUICA
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 TUALATIN

PARTNERS LLC
 BY WESTPORT CAPITOL
 LACY LAURA J
 WIKSTROM SAMANTHA A
 NIGGLI ANGELA J
 DEPT OF TRANSPORTATION
 RIGHT OF WAY SECTION MS#2
 GARRIETY SUSAN J
 OUSTERHOUT GERALD C
 BY GEORGE D & OUIDA M PACKARD
 BONNIE F
 BY PATEL SHWETA
 PEREZ LUCINA M
 SEELEY REBECCA A

PETERSON KATHY J	TESTAMENTARY TRUST	8137 SW SHENANDOAH WAY	TUALATIN	OR	97062-9302
PIACENTINI JOHN B	BY KIERSEY & MCMILLAN INC	2001 6TH AVE #2300	SEATTLE	WA	98121
PIETKA PROPERTIES LLC		PO BOX 1696	BEAVERTON	OR	97075-1696
PINTOS ROBERTO B	MARY L	8735 SW SAGERT ST	TUALATIN	OR	97062-9120
PLAGGMER JOHN R JR	BY CLELLA THOMAS	19740 SW BOONES FERRY RD	TUALATIN	OR	97062-7392
POOLE KIMBELRY K		8442 SW MOHAWK ST	TUALATIN	OR	97062-9169
PORTLAND ROSE LLC		644 NW STONEPINE DR	BEND	OR	97703
PORTLAND GENERAL ELECTRIC COMP,		121 SW SALMON ST	PORTLAND	OR	97204-2908
PRESCOTT MARIA D	PRESLEY TEMARA E	8168 SW SHENANDOAH WAY #1	TUALATIN	OR	97062
PRESLEY TIM R &	WOOD CLINTON A	10335 SW HOODVIEW DR	TIGARD	OR	97224-4727
PRESTON WILLIAM M &	BY PACIFIC NW TRUST CO TR	2832 SE VISTA WAY	GRESHAM	OR	97080-5237
QUEST TRUST VI		121 SW MORRISON ST #1490	PORTLAND	OR	97204
RADANOVIC DIANNE M	RIVERA JESUS RAMIREZ	8374 SW MOHAWK ST	TUALATIN	OR	97062-9142
RALF LEOPOLD INVESTMENTS LLC		19460 SW 89TH AVE	TUALATIN	OR	97062-8537
RAMIREZ MIRNA Z &		8375 SW SHENANDOAH WAY	TUALATIN	OR	97062-9303
RAU KENNETH & HEIDI		8364 SW MOHAWK ST	TUALATIN	OR	97062-9142
REES DAN		8502 SW MOHAWK	TUALATIN	OR	97062
RICHARDS NATALIE		8510 SW SAGERT ST	TUALATIN	OR	97062-9115
ROBERTS SHANE M		8675 SW OLD TUALATIN SHERWC	TUALATIN	OR	97062
ROLFE CHARLENE C		8172 SW SHENANDOAH WAY	TUALATIN	OR	97062-9300
ROTH GARY L		8305 SW SHENANDOAH WAY	TUALATIN	OR	97062-9303
RUBLE AJA N		8370 SW MOHAWK ST	TUALATIN	OR	97062-9142
RUMPF JESSICA	RUMPF MARLA J	2843 SW PLUM CT	PORTLAND	OR	97219-6239
RUMPF CARL G &		21484 SW CHRISTENSEN CT	TUALATIN	OR	97062-8910
SAECHAO KATIE	ATTE: ARMAS DESSIRE	20164 SW 85TH CT	TUALATIN	OR	97062-9107
SARDELLA JUDITH		12100 WILSHIRE BLVD STE 250	LOS ANGELES	CA	90025-7117
SARGENT JOAN ALICE	SCHINDLER RONALD A	19816 SW BOONES FERRY RD	TUALATIN	OR	97062-9005
SAUCEDO CHRISTOPHER		8204 SW SHENANDOAH WAY	TUALATIN	OR	97062-9370
SCHINDLER TRACY &		8458 SW MOHAWK ST	TUALATIN	OR	97062-9139
SCHWINDT MEAGAN		8266 SW MOHAWK ST	TUALATIN	OR	97062-9195
SERNA LINDA S		20154 SW TILLAMOOK CT	TUALATIN	OR	97062-9176
SHERRY BRYAN R		8358 SW MOHAWK ST	TUALATIN	OR	97062-9123
SIMPSON SHELLEY		8151 SW SHENANDOAH WAY	TUALATIN	OR	97062-9302
SMITH ROBIN ANN	STEWART VIVIANA P	PO BOX 824	TUALATIN	OR	97062-0824
SOLTERO FRANCISCO S		8625 SW SAGERT ST	TUALATIN	OR	97062-8115
STANLEY MATTHEW E		19760 SW BOONES FERRY RD	TUALATIN	OR	97062-7392
STELL THOMAS C & DAWN R		8278 SW MOHAWK ST	TUALATIN	OR	97062-9172
STEWART BRANDON J &		8280 SW MOHAWK ST	TUALATIN	OR	97062-9172
SULLIVAN WILLIAM S		2982 WINKEL WAY	WEST LINN	OR	97068-2168
SUPERTINO MICHELLE	SVENSSON SANDY SELINA	8178 SW SHENANDOAH WAY	TUALATIN	OR	97062-9300
SVENSSON RYAN ERIK &	BY DIANE WELBORN TR	2703 NE 164TH PL	VANCOUVER	WA	98684-0759
SWANSON LEGACY IRREV TRUST		8392 SW MOHAWK ST	TUALATIN	OR	97062-9166
		8334 SW MOHAWK ST	TUALATIN	OR	97062

TAFUA COLETTE L		8274 SW MOHAWK ST	TUALATIN	OR	97062-9195
TEEL SHELLEY A		8510 SW MOHAWK ST	TUALATIN	OR	97062-9170
TEFERY YETEDAW		8504 SW MOHAWK ST	TUALATIN	OR	97062-9170
TEMPLE JAMES &	TEMPLE COLLEEN	12424 SE WINTER CREEK CT	CLACKAMAS	OR	97086-4330
TEWNPAGTI ITTI	BY VETERANS ADMINISTRATION	1220 SW 3RD ROOM 1616	PORTLAND	OR	97204
TGOC LLC		19470 SW 89TH AVE	TUALATIN	OR	97062-8537
THOMPSON ANITA L		8175 SW SHENANDOAH WAY	TUALATIN	OR	97062-9302
TINDALL KAREN E &	CAFFALL RICHARD S &	8575 SW SAGERT ST	TUALATIN	OR	97062-9115
TOBIAS MARTIN H		8506 SW MOHAWK ST	TUALATIN	OR	97062-9170
TODD VILLAGE-285 LLC	BY RANDALL REALTY CORP	9500 SW BARBUR BLVD #300	PORTLAND	OR	97219
TRI-COUNTY METROPOLITAN	TRANSPORTATION DIST OF OREGON	710 HOLLADAY ST	PORTLAND	OR	97232
TUALATIN LTC PROPERTIES II LLC		4560 SE INTERNATIONAL WAY #1	MILWAUKIE	OR	97222
TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092
TUALATIN HOTEL PARTNERS LLC		5809 JEAN RD	LAKE OSWEGO	OR	97035-5384
TUALATIN COMMONS PLAZA LLC	BY DIANA EMAMI	3380 BARRINGTON DR	WEST LINN	OR	97068-3631
TUALATIN CITY OF	BENEVOLENT & PROTECTIVE ORDER ELKS	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092
TUALATIN VALLEY LODGE #2780		PO BOX 1535	TUALATIN	OR	97062-1535
TUALATIN HOTEL PARTNERS LLC		5809 JEAN RD	LAKE OSWEGO	OR	97035-5384
TUCKER SHERRY D		8522 SW MOHAWK ST	TUALATIN	OR	97062-9170
VALENTIN RODOLFO		8282 SW MOHAWK ST	TUALATIN	OR	97062-9172
VALENTINE FRIDAY		8160 SW SHENANDOAH WAY	TUALATIN	OR	97062-9300
VANDOLAY PROPERTIES LLC		8375 SW WARM SPRINGS ST	TUALATIN	OR	97062-9003
VARGAS MARGARET		8366 SW MOHAWK ST	TUALATIN	OR	97062-9142
VENTI KATHERINE M		8486 SW MOHAWK ST	TUALATIN	OR	97062-9135
VITERITI TRACY A		8344 SW MOHAWK ST	TUALATIN	OR	97062-9123
VONTUNGEIN RITA K		8448 SW MOHAWK ST	TUALATIN	OR	97062-9139
WASHINGTON COUNTY	FACILITES MGMT	169 N FIRST AVE #42	HILLSBORO	OR	97124
WENDT GLADYS T LIVING TRUST		8336 SW MOHAWK ST	TUALATIN	OR	97062-9123
WEST THOMAS B JR &	WEST AMY R	8678 SW LOGAN LN	TUALATIN	OR	97062-7602
WEST CENTER LLC		3380 BARRINGTON DR	WEST LINN	OR	97068-3631
WEST TREVOR M		8332 SW MOHAWK ST	TUALATIN	OR	97062-9122
WESTBY BRYANE		8484 SW MOHAWK ST	TUALATIN	OR	97062-9135
WESTFALL SANDRA C		8332 SW SHENANDOAH WAY	TUALATIN	OR	97062-9375
WHITEMAN BETTY J		8454 SW MOHAWK ST	TUALATIN	OR	97062-9139
WHITE SUZANNE B LIVING TRUST		8368 SW MOHAWK ST	TUALATIN	OR	97062-9142
WIERENGA CHERYL K		8115 SW SHENANDOAH WAY	TUALATIN	OR	97062
WILLAMETTE GRAYSTONE INC	#1300	3490 PIEDMONT RD NE	ATLANTA	GA	30305-1743
WILLIAMS-ANDERSON NICOLE D &	ANDERSON KYLE CA	20016 SW 86TH AVE	TUALATIN	OR	97062-9106
WINN REVOCABLE TRUST	BY SHELLEY R &	20104 SW TILLAMOOK CT	TUALATIN	OR	97062-9176
WINTERS TERRY M		8304 SW MOHAWK	TUALATIN	OR	97062
WOOD SHARON F		8235 SW SHENANDOAH WAY	TUALATIN	OR	97062-9372
WOODS KEITH A		20249 SW 85TH CT	TUALATIN	OR	97062-9107
WOOLFE JANIE L		8330 SW MOHAWK ST	TUALATIN	OR	97062-9122

WOOTEN SHAWN
WYLAND DANIEL J &
YOUNG SHERYL R
YOUNG SAMUEL J &
ZELL MARTIN
ZHU HE
ZIAN LIMITED PARTNERSHIP

SHARLA L
YOUNG ANNE B
BY C&R REAL ESTATE SERVICES

8310 SW MOHAWK ST
PO BOX 2268
19824 SW BOONES FERRY RD
8105 SW SHENANDOAH WAY
9400 SW BARNES RD STE 400
8320 SW MOHAWK ST
6712 N CUTTER CIR
TUALATIN OR 97062-9122
TUALATIN OR 97062-2268
TUALATIN OR 97062-9005
TUALATIN OR 97062-9302
PORTLAND OR 97225-6660
TUALATIN OR 97062-9122
PORTLAND OR 97217-3933

TODD VILLAGE

A P A R T M E N T S

Exhibit B

October 10, 2018

«OWNER1»
«OWNER2»
«OWNER3»
«OWNERADDR»
«OWNERCITY», «OWNERSTATE» «OWNERZIP»

Re: Todd Village Apartments Tree Removal and Landscape Upgrade

Dear Property Owner:

You are cordially invited to attend a meeting on Thursday, November 1st at 5:30 p.m. at the Juanita Pohl Center located at 8513 SW Tualatin Road, Tualatin, OR 97062. This meeting will be held to discuss a proposed tree removal and landscape upgrade project located at 8325 SW Mohawk Street, Tualatin, OR 97062. We will be removing trees that are either unhealthy or causing structural issues to the property's buildings, sidewalks and parking lots and/or drainage systems. This project will include replanting of new trees and bushes around the buildings which will not cause issues with invasive root systems.

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 the proposal.

Regards,

Juanita Jimenez
Property Manager, Todd Village

cc: Community Development Director
City Engineer

8325 SW Mohawk, Tualatin, OR 97062
Tel: (503) 692-3170 Fax: (503) 692-1126
toddvillage@ctlmanagement.com

**ARCHITECTURAL REVIEW
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 **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. 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>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the Todd Village project, I hereby certify that on this day, May 8th, 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: Juanita Jimenez - Property Manager
(PLEASE PRINT)
Applicant's Signature: [Handwritten Signature]
Date: May 8th, 2019



Todd Village



NOTICE

**ARCHITECTURAL
REVIEW AR-19-006**

For more information call
503-691-3026 or visit
www.tualatinoregon.gov



City of Tualatin

www.tualatinoregon.gov

May 31, 2019

Kirsten Van Loo
Van Loo² Associates, LLC
30495 SW Buckhaven Road
Hillsboro, OR 97123
kirstenvanloo@netzero.net

File: AR-19-0006

Site: Todd Village Tree Removal/Replacement Permit at 8325 SW Mohawk Street, Tualatin, OR
Tax Lot ID: 2S124CC 200 and 300

Dear Ms. Van Loo,

Thank you for submitting a Tree Removal Permit application for the comprehensive Todd Village tree removal and replacement project on May 1, 2019. Please be advised that the above-referenced land use application has been deemed incomplete, in accordance with the Tualatin Development Code (TDC) 32.160 and Oregon Revised Statutes (ORS) 227.178. The time period in which the City must take final action is suspended pending resolution of the items listed below.

As a general reminder, the applicant holds the burden of proof to demonstrate that the proposal is approvable. Narrative and plans submitted by the applicant are the only materials provided for the public and agency comment period.

Completeness Items:

1. Title Report. Provide a title report, pursuant to [TDC 33.020\(4\)](#).
2. Tree Preservation Plan. Revise the Tree Preservation Plan referenced as Sheet L2 in Sheet Index to illustrate the following items, pursuant to [TDC 33.110\(4\)](#):
 - a. All existing (including public facility lines) and proposed public and private improvements;
- Update tennis court area to illustrate existing parking lot and basketball court
 - b. All existing public and private easements (as referenced in the provided title report);
 - c. Correct tree identification errors between Tree Preservation Plan and Tree Assessment Report (for example: seven trees are labeled 180 and trees: 82, 85, 86, 101, 102, 159-162, 194, 201 are missing on the plan sheets).
**It would be helpful to remove street trees from the plan.*
3. Landscape Plan. Revise the Landscape Plan referenced as Sheet L3 in Sheet Index to illustrate the following items, pursuant to [TDC 31.060](#):
 - a. Illustrate the existing trees to be retained and proposed replacement trees;
**It would be helpful to differentiate the stroke weight or transparency between retained and proposed trees.*

- b. Correct tree identification errors between Landscape Plan and Tree Assessment Report (for example: tree #83 and #141 are to be retained in the report);
 - c. All existing public and private easements.
4. Tree Assessment Report. Your application does not fully address the approval criteria for tree removal under [TDC 33.110\(5\)](#).
 - a. Correct tree inventory errors between Tree Preservation Plan and Tree Assessment Report;
 - b. Tree inventory numbers and diameter should be revised for consistency between the report dated 11/12/2018 and 3/21/2019;
 - c. Provide brief explanation as to why certain trees deemed in poor condition are to be retained. This could be a recommendation to prune, etc. to regain health.
5. Narrative. Please work with Tony Doran to ensure that your narrative addresses all approvability criteria with regard to engineering requirements, pursuant to [TDC 32.140](#):
 - a. Tualatin Development Code Chapters 74.330 relating to easements.

Next Steps

Please be advised that until you—as the applicant—take one of the following steps, no further action will be taken on the application:

1. Submit all completeness items
2. Submit some completeness items and request that the City deem your application complete
3. Submit no completeness items and request that the City deem your application complete

Per ORS 227.178, your application will be void if one of the three steps listed above is not taken within 180 days of the date the application was submitted. The date on which the application would become void is **October 28, 2019**. Please be aware that application fees are nonrefundable.

For the items identified above, you may submit revisions and additions electronically by email. Once your application is deemed complete, staff will review your application for approvability.

Staff makes every effort to identify all completeness issues with the first submittal. However, other completeness issues may arise as a result of each review. If you feel that we have made an error in our assessment, please notify us immediately so that we may resolve the issue.

Please contact me with any questions at 503.691.3024 or eengman@tualatin.gov. For questions/discussions regarding Engineering Division items, please contact Tony Doran at 503.691.3035 or tdoran@tualatin.gov. Thank you for your effort and help.

Sincerely,



Erin Engman
Associate Planner

cc: Steve Koper, Planning Division Manager
Tony Doran, Engineering Associate
Lynette Sanford, Office Coordinator

File: AR-19-0006



City of Tualatin

www.tualatinoregon.gov

E-mailed and sent via First Class Mail **July 29, 2019**

Kirsten Van Loo
Van Loo² Associates, LLC
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Hillsboro, OR 97123
kirstenvanloo@netzero.net

Site: Todd Village Tree Removal/Replacement Permit at 8325 SW Mohawk Street, Tualatin, OR
Tax Lot ID: 2S124CC 200 and 300

Dear Ms. Van Loo,

Staff has reviewed the degree of completion of the Architectural Review (AR) application for the comprehensive Todd Village tree removal and replacement project. This application was submitted on May 1, 2019, and deemed complete on **July 29, 2019**. You are receiving this letter in compliance with Oregon Revised Statutes (ORS) 227.178(2). Staff will issue a final decision approximately four (4) weeks after the date of determination of completeness.

If you have any questions regarding your application, please contact me via phone at 503.691.3024 or eengman@tualatin.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erin Engman".

Erin Engman
Associate Planner

cc: Steve Koper, Planning Manager
Tony Doran, Engineering Associate
Lynette Sanford, Office Coordinator

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