

April 27, 2020

Narrative addressing the criteria in 33.010(5):

Daniel and Anna Park now submit their application for annexation, believing that the Tualatin City Council will find the following items to be true of their application:

That the territory to be annexed at 10835 SW Tualatin Rd, in Tualatin OR is within the Metro Urban Growth Boundary, as it is surrounded on the north, west, south and east sides by properties currently within the Tualatin Urban Growth Boundary. Please see the enclosed Petition to Annex form that is signed by both of the property owners, Daniel and Anna Park. Upon reviewing Metro Code 3.09 and ORS Chapter 222, we have found that this application conforms to the applicable criteria for a minor boundary change, and is consistent with the applicable provisions of ORS Chapter 222. Please find the following components required for the application enclosed: A certified map and legal description of the subject property, the names and addresses of all of the property owners and the required certifications.



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

PROPOSAL NAME Annexation of 10835 SW Tualatin Rd, Tualatin, OR

PROPOSAL SUMMARY *(Brief description)*
To annex the property located at 10835 SW Tualatin Rd, Tualatin, OR 97062 from unincorporated Washington County into the city of Tualatin.

PROPERTY INFORMATION
 Location *(address if available)*: 10835 SW Tualatin Rd, Tualatin, OR 97062
 Tax Map & Lot #(s): 2S115DD00800 Planning District: Urban Unincorporated Washington Co.
 Total site size: 0.41 acres Developed Undeveloped

APPLICANT/CONTACT INFORMATION
 Applicant or Primary Contact Name: Anna Park
 Mailing Address: 9333 SW Nez Perce Ct
 City/State: Tualatin, OR Zip: 97062
 Phone: 503-930-1525 Email: danielandanna park@gmail.com
 Applicant's Signature: Anna Park 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
 Name: Daniel Park, Anna Park
 Mailing Address: 9333 SW Nez Perce Ct
 City/State: Tualatin, OR Zip: 97062
 Phone: 503-930-1525 Email: danielandanna park@gmail.com
 Property Owner Signature: Daniel Park Date: 4/27/20

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

- LAND USE APPLICATION TYPE**
- Annexation (ANN) Plan Map Amendment (PMA)
 - Conditional Use Permit (CUP) Plan Text Amendment (PTA)
 - Central Urban Renewal Master Other _____
 - Historic Landmark Designation or Removal of Designation (HIST)

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

Neighborhood Meeting Notes

Re: Annexation of 10835 SW Tualatin Rd, Tualatin, OR 97062

March 12, 2020 at 6:00pm

Juanita Pohl Center

In Attendance:

Anna Park, Mark Edwards, Kelly Gallagher, Mark Van Horn, Sue Hein, Chris Hein, Mike Ryan, Mike Hannegan, Tracy Hensley, Mollie Uselman, Stacy Shetler

Main Points Covered:

A brief introduction to Daniel and Anna and Family was made: Anna is a native Oregonian and Daniel is a long-time resident. They are currently Tualatin residents. Their children are students in Tualatin, one of whom will be attending nearby Hazelbrook Middle School next year.

Location: A map of the tax lot was shared, along with a description of the lot location north of Tualatin Road, and East of 109th Ave on the corner. Anna explained that this lot is currently in unincorporated Washington County, and annexation will be into the city of Tualatin. Zoning will become RL, residential low density.

Current site plan and future site plan: An aerial view including designations of the utility lines, and an image showing the lot shape and footprint of the existing structures were shown, and Anna showed where the shed, juniper and birch tree had been removed and the blackberries cut back. She indicated that asbestos abatement would begin on the old house soon. Two possible plans for the lot are being discussed, depending on certain factors. One is to build a new custom home on the site near where the old house is. The other possibility is to remodel the existing house. She explained that if new construction begins, then the Tualatin development code will be triggered, requiring a masonry wall along Tualatin Road, and the existing driveways will be closed with one driveway to the property installed along 109th Avenue. Required set-backs will be applied.

Comments and Questions:

Mollie Uselman, Mike Ryan, Mark Vanhorn, Sue Hein and Chris Hein all extended a warm welcome to the neighborhood. Mike Ryan inquired about the site plan for the property and if one or two homes would be constructed. Anna answered that the plan is only for one home on the property. Mark Edwards volunteered to help tear down the old existing fence. Mike Ryan offered painting and handyman services. It was discussed whether the middle school is in easy walking distance of the property and Mike Ryan said it was, with many kids passing by his house in the morning. One man who did not identify himself on the sign-in sheet, but who lives off of 109th Ave and who works for the Washington County building department, inquired about the sewer line location, future driveway location and masonry fence. The utility lines and access points were pointed out on the photo, and the Tualatin development code was discussed in relation to these changes. Mollie Uselman asked if our address would be changing once the driveway was relocated to 109th Ave and most people agreed that it would change.

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>Anna K. Park</i>	Anna K. Park	3/10/20	X			10835 SW Tualatin Rd	SE SE	2 S	1 W	7
<i>Daniel Park</i>	Daniel Park	3/10/20	X			10835 SW Tualatin Rd	SE SE	2 S	1 W	7


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

Legal Description for Annexation

A tract of land in the Southeast quarter of Section 15, Township 2 South, Range 1 West, Willamette Meridian, described in Washington County recording number 2019-33363, more particularly described as follows:

Beginning at the Southwest corner of lot 32 "Maricopa" on the East line of SW 109th Avenue; thence along said East line, South 109 feet to the North line of SW Tualatin Road; thence along said North line, East 164 feet to the Southerly extension of said plat of "Maricopa"; thence along said Southerly extension, North 106 feet to the Southeast corner of said lot 32; thence along the South line of said lot, West 164 feet to the place of beginning.

ANNEXATION CERTIFIED

BY  _____

MAR 11 2020

WASHINGTON COUNTY A & T
CARTOGRAPHY

Annexation Application
Community Development Department - Planning Division

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 DD) 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.

<u>TED FOSTER</u>	<u>C-15 TRST</u>	_____
Printed Name	Title	
<u>[Signature]</u>	<u>3/11/20</u>	_____
Signature	Date	
<u>CARTOGRAPHY</u>	<u>WASHINGTON</u>	_____
Department	County of	

ANNEXATION CERTIFIED

BY TF

MAR 11 2020

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

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>TEO FOSTER</u> Printed Name	<u>GIS TECH</u> Title	<u>_____</u>
<u>[Signature]</u> Signature	<u>3/11/20</u> Date	<u>_____</u>
<u>CARTOGRAPHY</u> Department	<u>WASHINGTON</u> County of	<u>_____</u>

ANNEXATION CERTIFIED
BY [Signature]
MAR 11 2020
WASHINGTON COUNTY A & T
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.

<u>Mickie Kawai</u> Printed Name	<u>Manager</u> Title	<u>_____</u>
<u>[Signature]</u> Signature	<u>March 13, 2020</u> Date	<u>_____</u>
<u>Electors</u> Department	<u>Washington</u> County of	<u>_____</u>

Reg # on 10835 SW Tualatin Rd

Old Republic Title Company of Oregon 5511005975

**RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.: 5511005975
APN: R524016

WHEN RECORDED MAIL TO

Daniel K. Park and Anna K. Park
20243 SW 93rd Ave
Tualatin, OR 97062

MAIL TAX STATEMENT TO

Daniel K. Park and Anna K. Park
20243 SW 93rd Ave
Tualatin, OR 97062

Washington County, Oregon **2019-033363**
D-DW
Stn=7 C LOUCKS **05/30/2019 01:43:17 PM**
\$15.00 \$11.00 \$5.00 \$60.00 \$209.00 **\$300.00**

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

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Craig E Fritz, Grantor, conveys and warrants to Daniel K. Park and Anna K. Park, as Tenants by the Entirety, Grantee, the following described real property in the County of Washington, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$208,263.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14 day of May, 2019.

Craig E Fritz
Craig E Fritz

STATE OF OREGON
County of Clackamas

This instrument was acknowledged before me on this 14th day of May, 2019 by Craig E Fritz.

Arica Dahn Focer
Notary Public for Oregon
My Commission Expires: 1-21-20



Order No.: 5511005975

EXHIBIT A

All of Lot 7, HAZELBROOK FARM, in the County of Washington and State of Oregon.

EXCEPT that parcel conveyed by deed to Charles L. Roberts, et ux, recorded in Washington County Deed Records, at Book 465, page 213, and

EXCEPT that parcel conveyed to Curtis C. Tigard, et ux, recorded in Washington County Deed Records, at Book 506, page 73.

Exceptions:

The subject property lies within the boundaries of the Clean Water Services service district and is subject to the levies and assessments thereof. None found as of the effective date herein.

Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Tualatin Road.

An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To	:	City of Tualatin
For	:	Pedestrian walkway
Recorded	:	June 07, 1993 in Official Records under Document No. <u>93044580</u>

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) Anna Park (v) 15 2S 1W 800	mailing: 9333 SW Nez Perce Ct, Tualatin, OR 97062 property: 10835 SW Tualatin Rd, Tualatin OR 97062
(2) Daniel Park 15 2S 1W 800	mailing: 9333 SW Nez Perce Ct Tualatin OR 97062 property: 10835 SW Tualatin Rd, Tualatin, OR 97062
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	

ANNEXATION PROPERTY INFORMATION SHEET

EXISTING CONDITIONS IN AREA TO BE ANNEXED:

Land area, in acres: 0.41

General description of territory (Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal): Level

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

North: Residential (RL) Tax lot: 2S115DD13400

South: ~~Residential~~ Manufacturing Park (MP) Tax lot: 2S122AA00800

East: Residential (RL) Tax lot: 2S115DD02300

West: Residential (RL) Tax lot: 2S115DD00700

EXISTING LAND USE:

Number of existing units/structures:

Single-family: 1 Multi-family: 0 Commercial: 0 Industrial: 0

Describe existing units/structures: 830 sq ft single family home, built 1935

What is the current use(s) of the land proposed to be annexed: Residential

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Public facilities or other uses: NA

Total current year assessed valuation – Land \$: 231,250 Structures \$: 7,280

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

Highway Lighting District: NA

Fire District: TVFR

Sanitary District: CWS

Water District: _____

Grade School District: Tigard-Tualatin

High School District: Tigard-Tualatin

Library District: Washington County Cooperative Library Services

Drainage District: _____

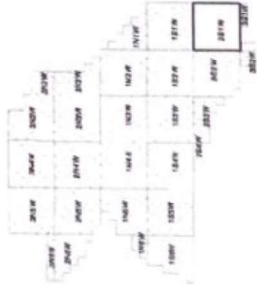
Parks & Recreation District: NA

Other: ODOT District: 2B

Is the territory served by any of the providers listed above (describe existing connections to public services): _____

Property currently has an account with CWS, (storm water fee)

2S 1 15DD



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

35	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	6	9	10	11	12	7
19	18	17	16	15	14	13	16
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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



Cancelled Taxlots For: 2S115DD
 2019-33383
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ANNEXATION CERTIFIED BY
 WASHINGTON COUNTY
 CARTOGRAPHY
 3/11/2020

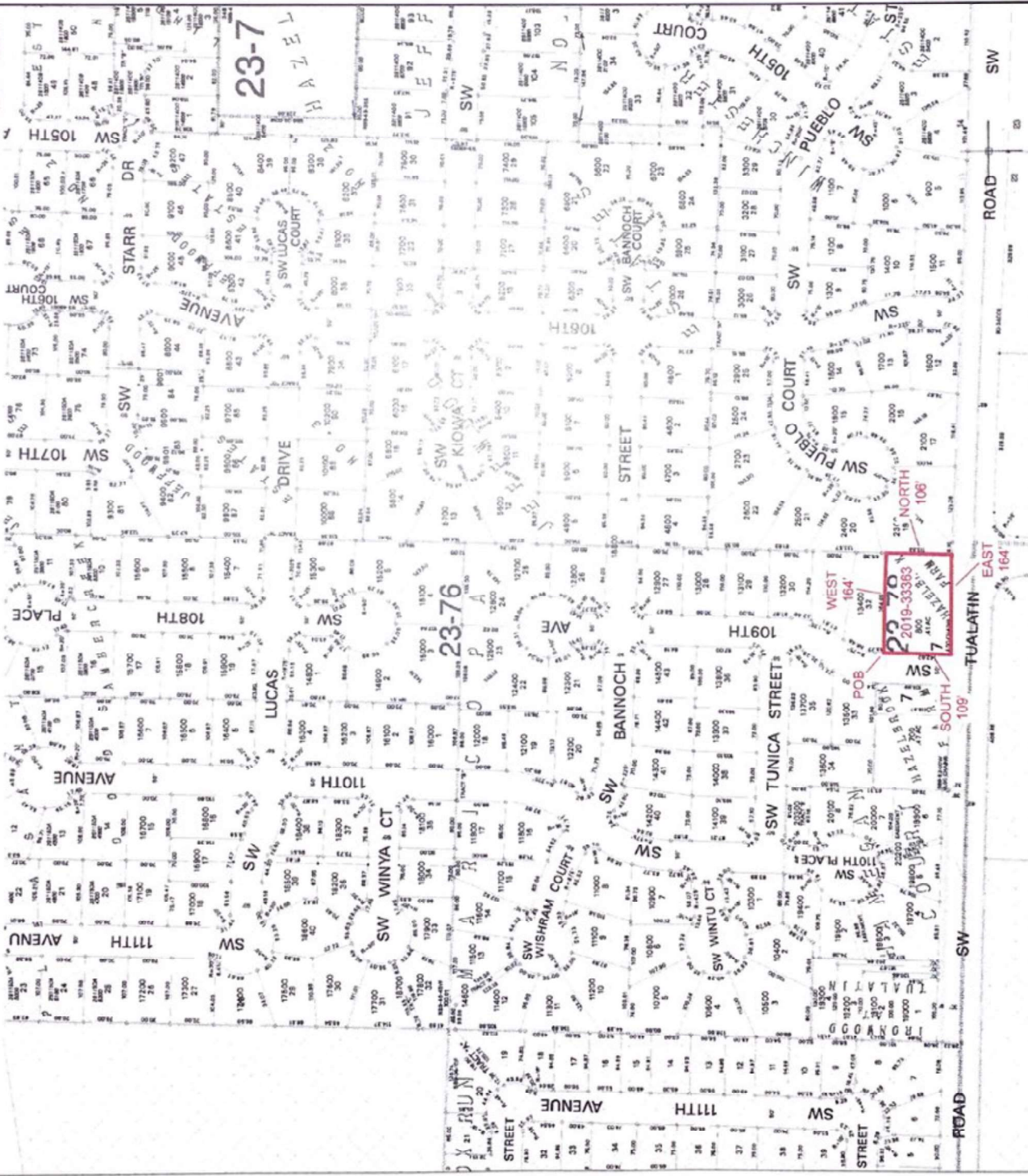


PLOT DATE June 22, 2006
 FOR ASSESSMENT PURPOSES
 ONE FOOT PER INCH
 FOR OFFICIAL USE

Map areas enclosed by blue lines are not included in this
 county property boundaries. Please consult the appropriate Plat
 for the correct information.

TUALATIN
2S 1 15DD

2S 1 15DD



2S 1 15DD

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Anna K. Park being first duly sworn, depose and say:

That on the 26 day of February, 2020, 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.

Anna K. Park
Signature

SUBSCRIBED AND SWORN to before me this 26th day of February, 2020.



Rikki Ann Johns
Notary Public for Oregon
My commission expires: September 11, 2020

RE: _____

Daniel and Anna Park
PO Box 211, Tualatin, OR 97062

February 23, 2020

Dear Neighbor/Property Owner,

You are invited to attend an informal neighborhood meeting that will be held to provide information regarding the property located at: 10835 SW Tualatin Rd, Tualatin Oregon, at the corner of SW Tualatin Rd and SW 109th Ave. This property is currently zoned FD-10 under Washington County, and we, the owners, wish to annex this lot to the city of Tualatin, after which, it will be zoned RL for Residential Low Density and suitable for a single family home. We are happy to meet our nearby neighbors and to do our best to answer questions you might have about Tualatin Development Code and this land use application.

Meeting date and time: Thursday, March 12 at 6:00pm

Location: Juanita Pohl Center, Large Classroom at 8513 SW Tualatin Rd, Tualatin, OR 97062

Regards,

Anna Park

Ph: 503-347-4498

Email: danielandannapark@gmail.com

cc: Lsanford@tualatin.gov; Tualatin Community Development Department