

Exhibit I: Neighborhood/Developer Meeting Information

AFFIDAVIT OF MAILING NOTICE

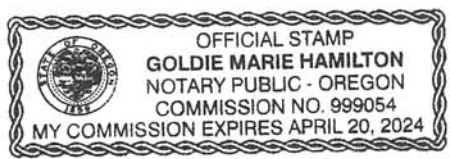
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Mitchell Godwin being first duly sworn, depose and say:

That on the 9 day of June, 20 20, 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.

Mitchell Godwin
Signature

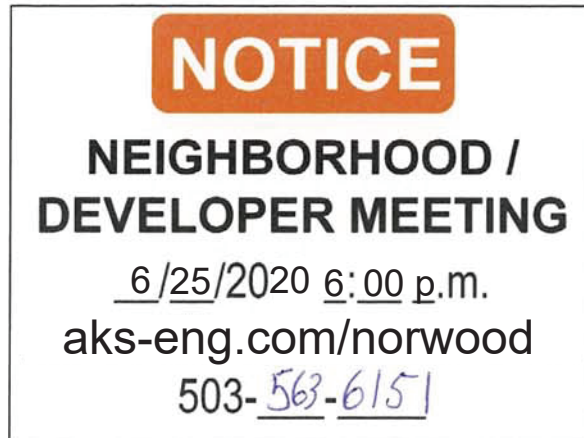
SUBSCRIBED AND SWORN to before me this 9 day of June, 20 20.



Goldie Marie Hamilton
Notary Public for Oregon
My commission expires: April 20, 2024

RE: _____

CERTIFICATION OF SIGN POSTING



In addition to the requirements of TDC 32.150, 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**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the SW Norwood Road Annexation (ANN 20-0003) project, I hereby certify that on this day, 6/9/2020 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: Mitchell Godwin

(Please Print)

Applicant's Signature: Mitchell Godwin

Date: 6/9/20

I. Executive Summary

Venture Properties, Inc. (Applicant) is seeking approval for the annexation of 23.93 acres of real property (Tax Lot 100, Washington County Assessor's Map 2S 1 35D) to the City of Tualatin. Tax Lot 100 is currently located within unincorporated Washington County but also within the City of Tualatin Urban Growth Boundary (UGB). The site is contiguous to the city limits to the north and west. The property is zoned Future Development 20-Acre District (FD-20). Upon its annexation, the property would be zoned Medium-Low Density Residential (RML) by the City. The subject property is within the Basalt Creek Concept Plan (April 2019) area.

The applicant intends to sequentially submit residential subdivision applications for the properties listed which would provide needed housing for the City of Tualatin.

The proposal satisfies the applicable approval criteria for annexations outlined within the Tualatin Development Code (TDC).

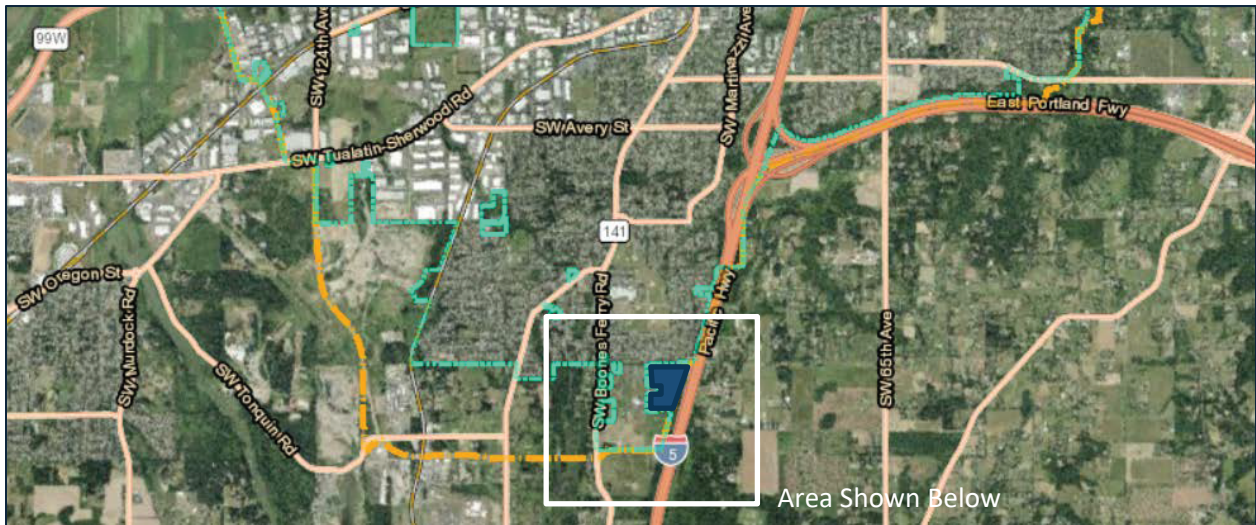
This application includes the City application forms and written materials necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

II. Site Description/Setting

The annexation area is comprised of real property approximately 23.93 acres in size. The property is located within the UGB and will be designated RML upon its annexation. The lot lies east of SW Boones Ferry Road, west of Interstate 5, north of SW Greenhill Lane, and south of SW Norwood Road in the northeastern corner of the Basalt Creek Planning Area.

The property is currently vacant and undeveloped. See attached Exhibit C for legal description and map of the proposed annexation territory boundaries.

Proposed Property for Annexation



Instructions for Joining & Participating in the Public Neighborhood Meeting for the SW Norwood Annexation

Virtual Meeting provided via Zoom Webinar

Thursday, June 25, 2020 at 6:00 PM PST

Please Register in Advance

(a list of attendees must be submitted to the City):

- Go to www.aks-eng.com/norwood/ and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available at www.aks-eng.com/norwood/ two days prior to the meeting and at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet, or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click Here to Join" link provided in your registration confirmation email.
- (If you registered at www.aks-eng.com/norwood/ but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-346-248-7799
+1-929-205-6099	+1-253-215-8782
+1-301-715-8592	+1-312-626-6799

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **886 7684 6067**
- The Password if needed is: **6151**

MEETING ADMINISTRATOR:

For technical assistance or to submit a question for the meeting:

Email mimid@aks-eng.com

During the Meeting

Audio Help

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the “Join by telephone” instructions) to hear the presentation while watching the presentation on your computer monitor.

Questions & Answers

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

- You can Email your question(s) in advance to the Meeting Administrator.
Email mimid@aks-eng.com

During the Meeting:

- **Preferred Method:** Use the “Q&A” button on the bottom of the presentation screen to submit a question in real time.
- Email your question to the Meeting Administrator:
Email mimid@aks-eng.com

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator:
Email mimid@aks-eng.com
- All questions received after the meeting and prior to midnight on June 23, 2020 will be answered in an email to all registered meeting participants by end of business the following day.

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the “Click Here to Join” link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet, or smartphone, we suggest disconnecting and instead use the “Join by telephone” instructions to listen in.

The meeting
will start
shortly...

Visit

If you haven't already, please visit
<https://www.aks-eng.com/norwood/>
to register for this event.

Call

If you are having audio difficulties, please call
+1-253-215-8782
Zoom ID **886 7684 6067**, Password **6151**
OR one of the telephone numbers listed on the Virtual Meeting
Instructions sheet at the above website.

Submit

You can submit questions by typing them into the **Group Chat
Box** – they will go directly to the Meeting Moderator. Questions
will be answered after the presentation.
During the Question/Answer period, you can also **“Raise Your
Hand”** to be called on to provide your questions and comments.

SW Norwood Annexation Neighborhood Meeting

Thursday, June 25, 2020



**12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151**

Introductions

Applicant

Venture Properties, Inc.

Kelly Ritz, President

Al Jeck, Project Manager

Property Owner

P3 Properties, LLC

Land Use and Civil

Engineering

AKS Engineering & Forestry

Mimi Doukas, AICP, RLA

Glen Southerland, AICP



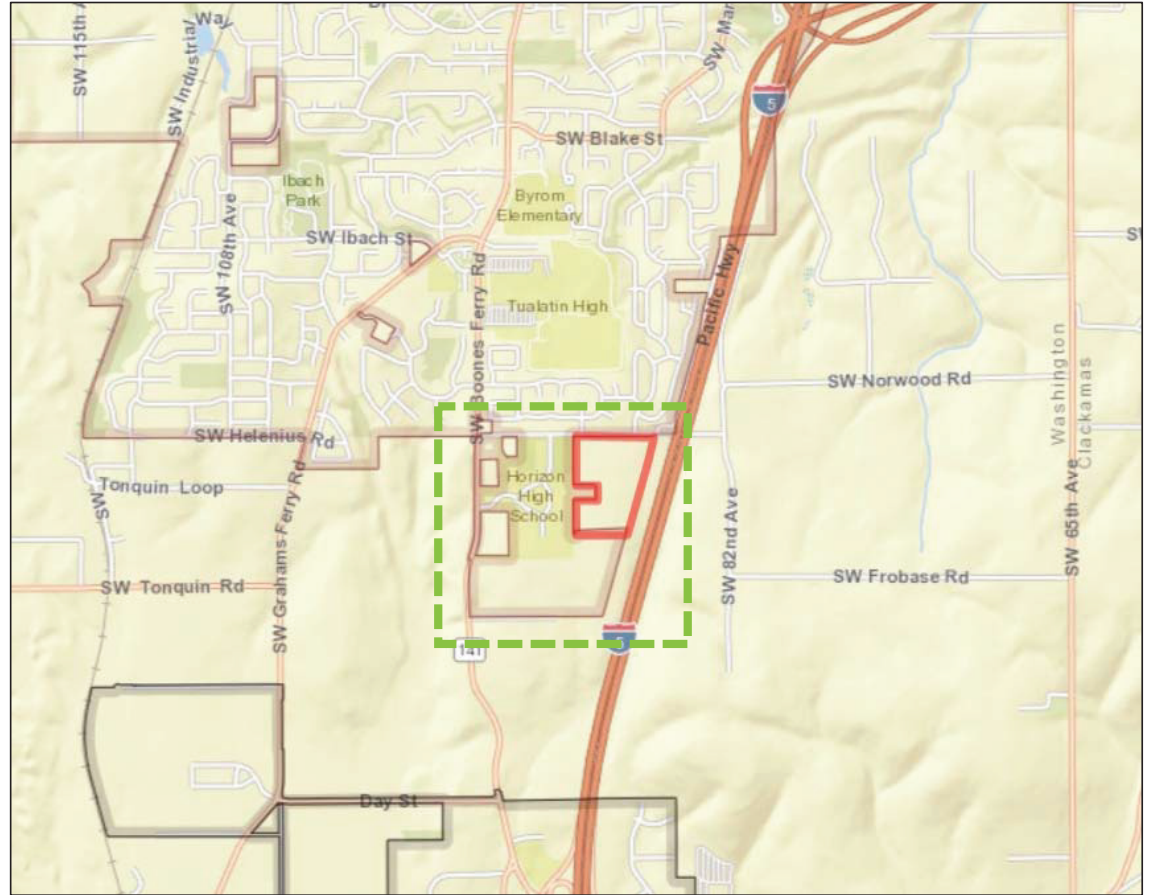
What is being proposed?

The Applicant is proposing an annexation of property to the City of Tualatin.

- Addition of ±23.93 acres to City of Tualatin
- Zoning:
 - Current County Zoning: Future Development, 20-acre (FD-20)
 - City of Tualatin Zoning: Residential Medium-Low Density (RML)
- Services:
 - City of Tualatin
 - Clean Water Services
 - Sherwood School District



Area Proposed for Annexation



6/27/2020



Area Proposed for Annexation

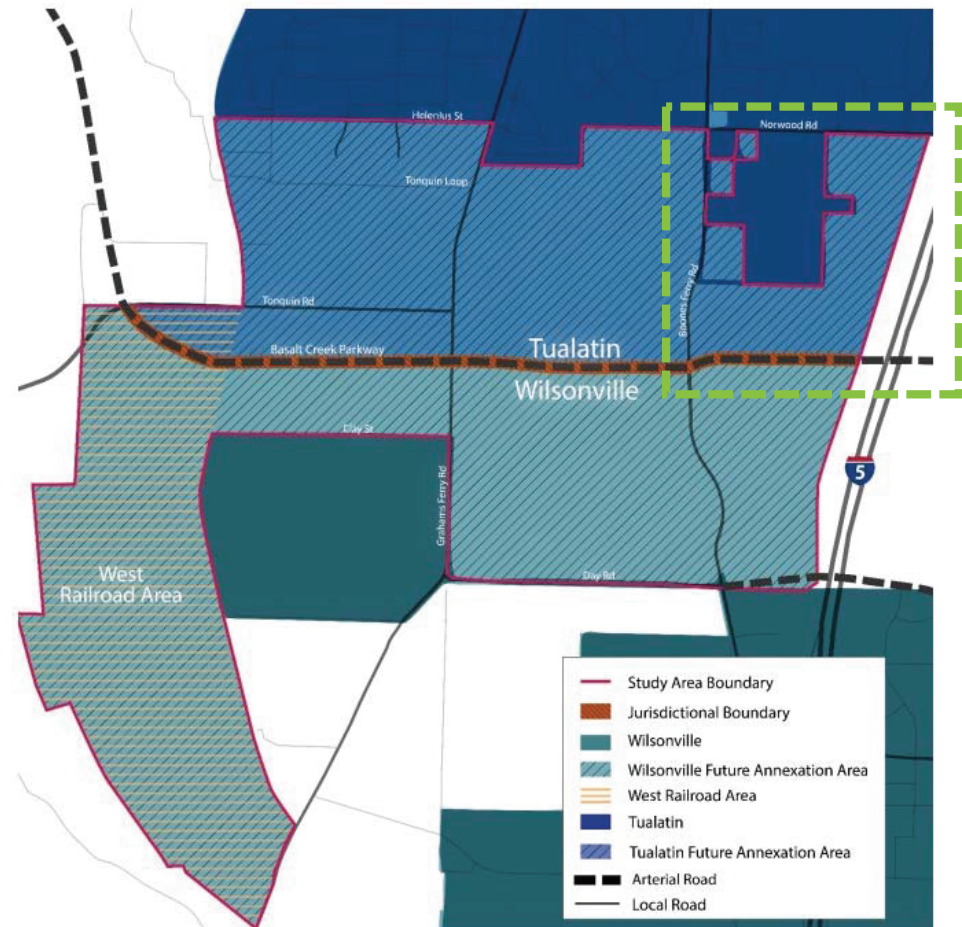


6/27/2020

AKS
ENGINEERING & FORESTRY

Basalt Creek Planning Area

Figure 1 Basalt Creek Planning Area and jurisdictional boundaries.



6/27/2020

What's in store for this site?

After the Annexation decision, the Applicant will submit a land use application for subdivision.



The Process



Questions Received So Far

Q:

A:



Questions?

Mimi Doukas, AICP, RLA

AKS Engineering & Forestry
12965 SW Herman Road, Suite 100

Tualatin, OR 97068

MimiD@aks-eng.com

(503) 563-6151

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator.

Press **“Raise Your Hand”** to be called on to provide your questions and comments.

June 26, 2020



Neighborhood Meeting Summary: SW Norwood Annexation

Meeting Date: June 25, 2020
Time: 6:00 PM
Location: Virtual Meeting via Zoom Webinar

The following serves as a summary of the Neighborhood Meeting process. On June 9, 2020, property owners within 1,000 feet of the proposed annexation were sent notification of the application. This notification included the project location, project details, and the neighborhood meeting date and time. Information on how to join the meeting remotely was provided in the notification letter. A sign was posted on the subject property to notify the public of the proposed project and upcoming meeting.

On June 25, 2020, Mimi Doukas and Glen Southerland from AKS Engineering & Forestry, LLC and Kelly Ritz and Al Jeck from Venture Properties, LLC were the meeting presenters. Mimi provided an overview of the property to be annexed and the specific area applicable to the application. Information about the City's review process and opportunities for public input were provided.

Attendees were given the opportunity to ask questions live or write questions in the Q&A dialog box. Following these questions, emails that had been sent prior to the meeting were read aloud and answered. The following topics were discussed:

- The public participation process for annexations
- Access and traffic impacts on surrounding streets, particularly SW Norwood Road
- Tree and greenbelt removal – noise buffering visual value, and habitat
- Density requirements of the RML district
- The number of dwellings that could be built on the property
- Allowed uses for the RML zone – includes apartments and attached housing
- The possibility of school overcrowding and the possibility of redistricting

The meeting concluded at approximately 7:11 pm.

Materials presented during the meeting and other informational items were uploaded to www.aks-eng.com/norwood greater than two days prior to the Neighborhood/Developer Meeting. These materials will be available on the project website for at least 10 days following the Neighborhood/Developer Meeting.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'M Doukas'.

Mimi Doukas, AICP, RLA – Associate
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | MimiD@aks-eng.com