



**AFFIDAVIT OF MAILING**

STATE OF OREGON             )  
  ) ss  
COUNTY OF WASHINGTON )

I, Lindsey Hagerman being first duly sworn, depose and say:

That on the 13 day of October, 2021, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Application 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 reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this 13 of Oct, 2021

Lindsey Hagerman  
Signature

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

RE: JAR 21-003



**NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT**  
**CASE FILE: VAR 21-0003— PLAMBECK GARDENS**

**NOTICE IS HEREBY GIVEN** that a public hearing before the Planning Commission will be held:

**Thursday, November 18, 2021 at 6:30 pm**

**Zoom Teleconference:** Link with log-in instructions available [www.tualatinoregon.gov/meetings](http://www.tualatinoregon.gov/meetings)

**VAR 21-0003**  
**Plambeck Gardens**

*Carleton Hart Architecture, on behalf of Community Partners, is requesting a variance to maximum building height standards in the RH zone and to minimum parking requirements related to a future multifamily development.*

To view the application materials, visit: [www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**Comments and questions may be submitted to:**  
[eengman@tualatin.gov](mailto:eengman@tualatin.gov)

Planning Division  
Attn: Erin Engman

**The property is located at:** 23500 & 23550 SW Boones Ferry Rd  
**Tax Lot:** 2S135D000303



- **Criteria:** Development Code Chapters: 33.120, 43.300, and 73C.100
- **Staff report** will be available at least seven days before the hearing for inspection at no cost, and copies will be provided at a reasonable cost.
- **Print copies** of the application are available at a reasonable cost.
- **Individuals wishing to comment on the application** must do so in writing to the Planning Division prior to the hearing, or in writing and/or orally at the hearing. Materials must be received by October 27, to be included in the hearing packet.



- **The public hearing:** will begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.
- **All citizens are invited to attend and be heard:** Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- **Notice of the Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.

*You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.*

For additional information contact:  
Erin Engman, Senior Planner, [eengman@tualatin.gov](mailto:eengman@tualatin.gov) and 503-691-3024

YACKLEY DIANE M & GANNETT TOD C  
23240 SW BOONES FERRY RD  
TUALATIN, OR  
97062



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WILLIAMS TOM K  
9300 SW NORWOOD RD  
TUALATIN, OR  
97062

TLID	OWNER1	OWNERADDR
2S135D000102	YACKLEY DIANE M & GANNETT TOD C	23240 SW BOONES FERRY RD
2S135D000108	WILLIAMS TOM K	9300 SW NORWOOD RD
2S135CA00200	VENABLES JOHN V TRUST	6140 SW BOUNDARY ST APT 145
2S135D000107	TUALATIN CITY OF	18880 SW MARTINAZZI AVE
2S135D000109	TUALATIN HILLS CHRISTIAN CHURCH INC	23050 SW BOONES FERRY RD
3S102B000104	SHAMBURG SCOTT A & SHAMBURG LISA G	PO BOX 829
2S135CA00600	RILEY SHAWN O	23365 SW BOONES FERRY RD
2S135CA00700	POTTER DYLAN D & POTTER MICHELLE P	23405 SW BOONES FERRY RD
2S135D000100	P3 PROPERTIES LLC	PO BOX 691
2S135CA00800	MCLEOD TRUST	23465 SW BOONES FERRY RD
2S135CD00400	MAST MARVIN R & JELI CARLENE M	23845 SW BOONES FERRY RD
2S135CD00302	LUCINI JOHN W & GRACE N FAM TRUST	23677 SW BOONES FERRY RD
2S135CA00300	LEDOUX FAMILY TRUST	23155 SW BOONES FERRY RD
2S135CD00200	KIMMEL RONALD A & KIMMEL REBECCA A	23605 SW BOONES FERRY RD
2S135D000106	HORIZON COMMUNITY CHURCH	PO BOX 2690
2S135CD000500	HICKOK TODD J & HICKOK MOLLY J	23855 SW BOONES FERRY RD
2S135CA00100	HELMS DANIEL M	23035 SW BOONES FERRY RD
2S135D000303	COMMUNITY PARTNERS FOR AFFORDABLE HOUSING	PO BOX 23206
2S135D000101	CLARK KURT C & CLARK TARA	3539 DIANNA WAY
3S102AB00100	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN
3S102AB00200	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN
3S102AB00300	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN
3S102AB00400	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN
3S102AB00500	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN
3S102AB00600	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN
2S135CA00400	BOCCI JAMES A & BOCCI JULIA A	23205 SW BOONES FERRY RD
2S135CA00500	BAZANT CHRISTINE LEE & BAZANT JOHN JOSEPH	36449 HWY 34
2S135D000400	AUTUMN SUNRISE LLC	8840 SW HOLLY LN
2S135D000401	AUTUMN SUNRISE LLC	8840 SW HOLLY LN
2S135D000500	AUTUMN SUNRISE LLC	8840 SW HOLLY LN
2S135D000501	AUTUMN SUNRISE LLC	8840 SW HOLLY LN
2S135D000600	AUTUMN SUNRISE LLC	8840 SW HOLLY LN
2S135D000800	AUTUMN SUNRISE LLC	8840 SW HOLLY LN
2S135D000900	AUTUMN SUNRISE LLC	8840 SW HOLLY LN
2S135CD00100	ALVSTAD RANDALL & ALVSTAD KAREN	23515 SW BOONES FERRY RD
2S135CD00300	AGHAZADEH-SANAEI MEHDI & ASIAEE NAHID	23745 SW BOONES FERRY RD

OWNERCITY	OWNERSTATE	OWNERZIP
TUALATIN	OR	97062
TUALATIN	OR	97062
PORTLAND	OR	97221
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
WHITE SALMON	WA	98672
TUALATIN	OR	97062
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TUALATIN	OR	97062
TIGARD	OR	97281
WENATCHEE	WA	98801
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TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
LEBANON	OR	97355
WILSONVILLE	OR	97070
WILSONVILLE	OR	97070
WILSONVILLE	OR	97070
WILSONVILLE	OR	97070
WILSONVILLE	OR	97070
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TUALATIN	OR	97062
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