

Exhibit E: Neighborhood Meeting Documentation

AFFIDAVIT OF MAILING NOTICE

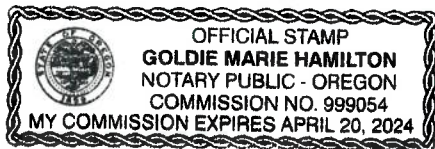
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

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

That on the 17 day of May, 2021, 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 19th day of May, 2021.



Goldie Marie Hamilton
Notary Public for Oregon
My commission expires: 4/20/2024

RE: Autumn Sunrise Subdivision and Conditional Use Permit

May 17, 2021



**RE: Neighborhood/Developer Virtual Meeting – Autumn Sunrise
Subdivision and Conditional Use Permit**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding Autumn Sunrise, a ±62-acre site located in the Basalt Creek Planning Area that is generally located south of SW Norwood Road and east of SW Lower Boones Ferry Road in Tualatin, Oregon. The site is comprised of Tax Lots 100, 400, 401, 500, 501, 600, 800, and 900 of Washington County Assessor's Map 2S 1 35D and is zoned Medium-Low Density Residential (RML) and Neighborhood Commercial (CN). A map of the location is shown on the back of this letter. The project involves a Conditional Use Permit to allow detached single-family homes in the RML zone, and a Subdivision for 400 single-family attached and detached lots and two commercial lots. Improvements to the commercial lots will be addressed in future land use applications. Prior to submitting a land use application to the City of Tualatin, we would like to discuss the project with you in more detail.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before the application is submitted to the City. Due to social distancing measures and the inability to meet in person, this meeting will be held via telephone and online Zoom webinar. The City of Tualatin Planning Division approves of this means of holding the required neighborhood meeting. The meeting is scheduled for:

Wednesday, June 9, 2021 AT 6:00 PM

SEE ATTACHED INSTRUCTIONS TO LEARN HOW TO JOIN THE MEETING

This meeting gives you the opportunity to share any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards and is consistent with Tualatin's land use regulations. Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to contact me at 503-563-6151 or by email at slotemakerm@aks-eng.com.

Sincerely,

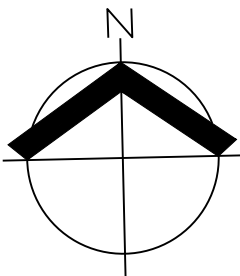
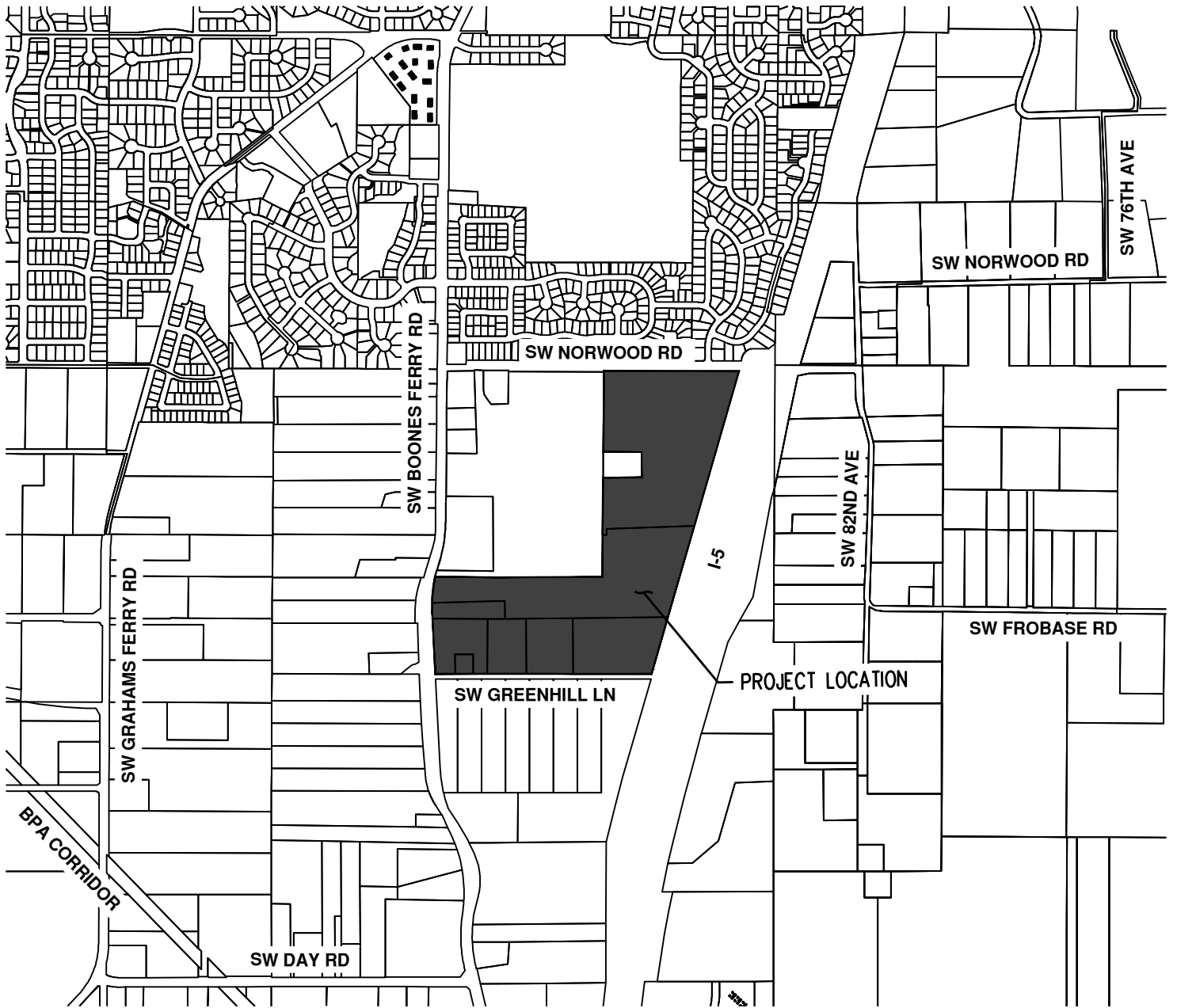
AKS ENGINEERING & FORESTRY, LLC

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

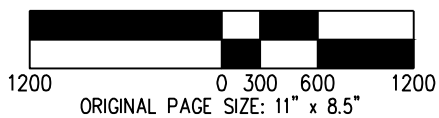
Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | SlotemakerM@aks-eng.com

Enclosures: Vicinity Map
Instructions for Joining & Participating in the Public Neighborhood Meeting

Cc: Tabitha Boschetti, City of Tualatin Community Development Department by email
Byrom CIO representatives by email



SCALE: 1" = 1200 FEET



DATE: 05/13/2021

AUTUMN SUNRISE SITE VICINITY MAP

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



EXHIBIT
A

DRWN: JSM
 CHKD: DS
 AKS JOB:
 7454

Instructions for Joining & Participating in the Public Neighborhood Meeting for the Autumn Sunrise Subdivision and Conditional Use Permit

Virtual Meeting provided via Zoom Webinar

Wednesday June 9, 2021 at 6:00 PM

Please Register in Advance **(a list of attendees must be submitted to the City):**

- Go to www.aks-eng.com/autumn-sunrise 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 on www.aks-eng.com/autumn-sunrise 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/autumn-sunrise 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: **861 3179 8813**
- The Password if needed is: **6161**

MEETING ADMINISTRATOR:

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

Email slotemakerm@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: slotemakerm@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: slotemakerm@aks-eng.com

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to: slotemakerm@aks-eng.com
- All questions received after the meeting and prior to midnight 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.

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WELBORN LIV TRUST**
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NEWBERRY GARY B & THOMPSON DONNA
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NEULEIB TAMI R
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NEILL RACHEL & HUSUM BRENT
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MOTT LINDA L LIV TRUST
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MOSHOFKY JOHN & MOSHOFKY GINGER
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BEVERLY H LIV TRUST**
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MILLER CAROLE D LIV TRUST
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TUALATIN, OR, 97062

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MICHELS ELIZABETH A
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MENES MARK A
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AUDREY**
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MCNUTT SCOTT M JR & MCNUTT KATRIN
22565 SW MANDAN DR
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MCMANUS HEIDI
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TUALATIN, OR, 97062

MCLEOD TRUST
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TUALATIN, OR, 97062

**MCLAUGHLIN NATHANIEL ANDREW &
MCLAUGHLIN AREENA DEVI**
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MCKEAN AMY & MCKEAN RAYMOND
22685 SW VERMILLION DR
TUALATIN, OR, 97062

MCKEAN JOHN R & MCKEAN LINDA L
21370 MAKAH CT
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MCGRADY ANDREA M
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TUALATIN, OR, 97062

**MCGILCHRIST STEPHEN R & NYSTROM-
GERDES ELIZABETH R**
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MCDONOUGH MAUREEN CLARE**
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MCCORMIC KIMBERLEY A
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TUALATIN, OR, 97062

MCCALEB KEVIN L
8950 SW IOWA DR
TUALATIN, OR, 97062

**MCALLISTER DENNIS C & MCALLISTER
RAGNHILD**
8805 SW STONO DR
TUALATIN, OR, 97062

MATHERS LES D & MATHERS CHRIS A
23050 SW 82ND AVE
TUALATIN, OR, 97062

MAST MARVIN R & JELI CARLENE M
23845 SW BOONES FERRY RD
TUALATIN, OR, 97062

MARTIN FAMILY TRUST
8986 SW STONO DR
TUALATIN, OR, 97062

**MARTIN GARY D & LUMLEY-MARTIN
MEGAN B**
22785 SW MANDAN DR
TUALATIN, OR, 97062

MARLEAU ALLISON P
22615 SW VERMILLION DR
TUALATIN, OR, 97062

MARK HENRY & MARK CHRISTINE
22725 SW 90TH PL
TUALATIN, OR, 97062

MARBLE AMANDA L
8989 SW STONO DR
TUALATIN, OR, 97062

MALONEY CHERYL L
22820 SW VERMILLION DR
TUALATIN, OR, 97062

**MALONSON GARY D & MALONSON
MARSHA L**
22955 SW VERMILLION DR
TUALATIN, OR, 97062

MAIER DARLA & MAIER THOMAS
9340 SW PALOUSE LN
TUALATIN, OR, 97062

**MADONDO JEFFRET & JOHNSON MORGAN
IRENE**
22795 SW 94TH TER
TUALATIN, OR, 97062

**MACCLANATHAN MELANIE &
MACCLANATHAN MICHAEL**
22575 SW 94TH TER
TUALATIN, OR, 97062

LYNCH LARRY L & LYNCH SUZANNE M
23185 SW 82ND AVE
TUALATIN, OR, 97062

LUSCOMBE BRUCE C TRUST
22605 SW 87TH PL
TUALATIN, OR, 97062

LUCINI JOHN W & GRACE N FAM TRUST
23677 SW BOONES FERRY RD
TUALATIN, OR, 97062

LIMING JEANNE E
9380 SW SKOKOMISH LN
TUALATIN, OR, 97062

LEMON CHASE ANTHONY & LEMON HEIDI
8940 SW IOWA DR
TUALATIN, OR, 97062

LEE WILLIAM
9335 SW PALOUSE LN
TUALATIN, OR, 97062

LEE FLORENCE & YAM WAI LUN
8822 SW STONO DR
TUALATIN, OR, 97062

LEE DAVID O & RAPISARDA DEIDRE
24245 SW BOONES FERRY RD
TUALATIN, OR, 97062

LATHROP JEFFREY A & LATHROP MARIA M
9265 SW IOWA DR
TUALATIN, OR, 97062

LARSON ANDREW & WISEMAN LEAH DANIELLE
22845 SW 94TH TER
TUALATIN, OR, 97062

LARA SALVADOR
22845 SW 93RD TER
TUALATIN, OR, 97062

LANDCASTER DEVELOPMENT CORPORATION
6770 SW CANYON DR
PORTLAND, OR, 97225

LANDCASTER DEVELOPMENT CORPORATION
6770 SW CANYON DR
PORTLAND, OR, 97225

LAM DAVID & NGUYEN BETH NGOC BICH
8700 SW STONO DR
TUALATIN, OR, 97062

LACEY LONNIE D & LACEY LORI A
22665 SW 94TH TER
TUALATIN, OR, 97062

KNUDSON THOMAS & KNUDSON LINDA SALYERS
8725 SW STONO DR
TUALATIN, OR, 97062

KLOSSNER ANDREW J
8854 SW STONO DR
TUALATIN, OR, 97062

KLEPICH DAVID & KLEPICH BRITTANI
22545 SW MANDAN DR
TUALATIN, OR, 97062

KLAUSS CYDNI M
22635 SW 87TH PL
TUALATIN, OR, 97062

KIS JUAN ANTONIO & KIS CLAUDIA
22615 SW 93RD TER
TUALATIN, OR, 97062

KINNAMAN JEFFREY B & KINNAMAN JENNIFER D
8780 SW STONO DR
TUALATIN, OR, 97062

KIMMEL RONALD A & KIMMEL REBECCA A
23605 SW BOONES FERRY RD
TUALATIN, OR, 97062

KERNER ROBERT
8850 SW STONO DR
TUALATIN, OR, 97062

KERN KEVIN
9450 SW IOWA DR
TUALATIN, OR, 97062

KENNEDY MICHAEL C & KENNEDY LINDA
22735 SW 87TH PL
TUALATIN, OR, 97062

KALATEH EBRAHIM SHIRDOOST & DOOST NOOSHIN NEZAM
22585 SW 87TH PL
TUALATIN, OR, 97062

JOHNSON FLETCHER & JOHNSON CHRISTINA
9365 SW STONO DR
TUALATIN, OR, 97062

JENKINS PHILIP D & JENKINS KRISTEN K
9240 SW STONO DR
TUALATIN, OR, 97062

JASTRAM WILLIAM E & JASTRAM CHRISTINE A
9015 SW IOWA DR
TUALATIN, OR, 97062

JACOBS JEFFREY W
9360 SW PALOUSE LN
TUALATIN, OR, 97062

INGRAM CLIFFORD KEITH & INGRAM ELISABETH JOY
22785 SW 87TH PL
TUALATIN, OR, 97062

HYRE TIMOTHY R & HYRE ANNILEE D
22840 SW VERMILLION DR
TUALATIN, OR, 97062

HUMPHREY MARGIE LIV TRUST
22820 SW 92ND PL
TUALATIN, OR, 97062

HUMPHREY SUSAN E
8801 SW STONO DR
TUALATIN, OR, 97062

HUALA ROBIN PATRICK
14607 NE 57TH ST
BELLEVUE, WA, 98007

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR, 97062

HOOVER DAN M
8993 SW STONO DR
TUALATIN, OR, 97062

HOLDBROOK-DADSON DENISE
9330 SW SKOKOMISH LN
TUALATIN, OR, 97062

HODGE KENNETH M
9235 SW STONO DR
TUALATIN, OR, 97062

**HILDRETH TYRONE MACGREGOR &
HILDRETH SHANA LYNNE**
9355 SW QUINAULT LN
TUALATIN, OR, 97062

HEYER TRUST
22775 SW VERMILLION DR
TUALATIN, OR, 97062

HERNANDEZ KIMBERLY A
22500 SW MANDAN DR
TUALATIN, OR, 97062

HAUDBINE PATRICK E & HAUDBINE DELEE
9215 SW STONO DR
TUALATIN, OR, 97062

HANAWA IWAO & HANAWA LAURIE
3528 CHEROKEE CT
WEST LINN, OR, 97068

HAMILTON GEORGE & ALICE TRUST
22740 SW 87TH PL
TUALATIN, OR, 97062

GRIFFITH DWIGHT A & GRIFFITH H KAY
22905 SW VERMILLION DR
TUALATIN, OR, 97062

GOFORTH NATHAN L & TAAFFE JULIA C
22755 SW 90TH PL
TUALATIN, OR, 97062

GILCHRIST BEVERLY & GILCHRIST ROLAND
9310 SW IOWA ST
TUALATIN, OR, 97062

GHODS SHAWN M & GHODS JENNA N
22815 SW 89TH PL
TUALATIN, OR, 97062

HIGASHI DUSTIN L & SANTORO ANGELA C
22895 SW MANDAN DR
TUALATIN, OR, 97062

HERTZ PAULA D
22900 SW MANDAN DR
TUALATIN, OR, 97062

HEIRONIMUS JULIE A & VALLECK GEORGE
22710 SW 90TH PL
TUALATIN, OR, 97062

**HATCHER THOMAS W & HATCHER
ELIZABETH A**
22645 SW VERMILLION DR
TUALATIN, OR, 97062

HAMM STEVEN & HAMM SANDRA
22725 SW VERMILLION DR
TUALATIN, OR, 97062

HALL SCOTT & HALL BETH
9065 SW STONO DR
TUALATIN, OR, 97062

GREEN JUSTIN J
8560 SW MARICOPA DR
TUALATIN, OR, 97062

GLASS BRIAN D & GLASS LEAH M
8900 SW SWEEK DR #537
TUALATIN, OR, 97062

**GILBERT CHRISTOPHER S & GILBERT
TAYLOR A**
22680 SW 87TH PL
TUALATIN, OR, 97062

GEORGE TIMOTHY P & GEORGE BETHANY
9335 SW IOWA DR
TUALATIN, OR, 97062

HICKOK TODD J & HICKOK MOLLY J
23855 SW BOONES FERRY RD
TUALATIN, OR, 97062

HERRERA FERNANDO & HERRERA MARIA
9360 SW STONO DR
TUALATIN, OR, 97062

HEINZE JOINT TRUST
8070 SW LAUREL ST
PORTLAND, OR, 97225

HARRISON LIV TRUST
8976 SW STONO DR
TUALATIN, OR, 97062

HAMILTON JAMES & HAMILTON KRISTIN
9400 IOWA DR
TUALATIN, OR, 97062

**GUERRA FILEMON M JR & QUIRANTE
MALINDA**
8899 SW IOWA DR
TUALATIN, OR, 97062

GORGER MOLLY J TRUST
PO BOX 230725
TIGARD, OR, 97281

GLAESER CHARLES W & GLAESER CHRISTA
8955 SW IOWA DR
TUALATIN, OR, 97062

GIACCHI ROBYN M
8900 SW IOWA DR
TUALATIN, OR, 97062

**GENSLER KRISTOPHER & GENSLER
MARIAH**
8540 SW MARICOPA DR
TUALATIN, OR, 97062

GARIBAY JAIME
22555 SW 94TH TER
TUALATIN, OR, 97062

GAMACHE ROBERT R & GAMACHE CHERI
22770 SW VERMILLION DR
TUALATIN, OR, 97062

**GALVER ROBERTO & GALVER PATRICIA
BYRNE**
22995 SW VERMILLION DR
TUALATIN, OR, 97062

FULLER ERIC M & FULLER XIAOYAN
9365 SW QUINAULT LN
TUALATIN, OR, 97062

FRY ALBERTA A TRUST
9175 SW STONO DR
TUALATIN, OR, 97062

FRONIUS JOHN A & FRONIUS SUSAN A
22650 SW 87TH PL
TUALATIN, OR, 97062

FRIBLEY SARAH E & FRIBLEY CHAD C
9005 SW STONO DR
TUALATIN, OR, 97062

**FRENCH RODERICK LEE & FRENCH THERESE
LYNN**
9080 SW STONO DR
TUALATIN, OR, 97062

FRAZIER FAMILY LLC
22830 SW 89TH PL
TUALATIN, OR, 97062

FRAZIER JOHN D IV & FRAZIER WANDA R
22830 SW 89TH PL
TUALATIN, OR, 97062

FRAVEL LINDA S
9365 SW SKOKOMISH
TUALATIN, OR, 97062

FRANKS TERENCE D
22730 SW 90TH PL
TUALATIN, OR, 97062

FRANCIS FRANK J & FRANCIS HELEN MARIE
9130 SW IOWA DR
TUALATIN, OR, 97062

FRANCIS KATHLEEN & FRANCIS DAN
9345 SW SKOKOMISH LN
TUALATIN, OR, 97062

FOSSE PATRICIA J & FOSSE RANDY C
22925 SW MANDAN DR
TUALATIN, OR, 97062

FORCE ROBERT B & FORCE JEANETTE M
9365 SW PALOUSE LN
TUALATIN, OR, 97062

FINDERS DEBRA P
9355 SW PALOUSE LN
TUALATIN, OR, 97062

FEUCHT DANIEL & BEVERLY LIV TRUST
22715 SW 87TH PL
TUALATIN, OR, 97062

FAST JEFFREY & FAST TIFFANY
22800 SW MANDAN DR
TUALATIN, OR, 97062

FADLING JULIE H
22630 SW VERMILLION DR
TUALATIN, OR, 97062

ESZLINGER ERIC & ESZLINGER NATASHA
9395 SW QUINAULT LN
TUALATIN, OR, 97062

ESAU EVAN & ESAU MICHELLE
18315 CAPISTRANO WAY
MORGAN HILL, CA, 95037

ERWERT EMILY
22915 SW 94TH TER
TUALATIN, OR, 97062

ERDMAN PAUL & ERDMAN PAMALA B
8862 SW STONO DR
TUALATIN, OR, 97062

ENNIS MARK & ENNIS BARBARA
9380 SW STONO DR
TUALATIN, OR, 97062

EDWARDS DANIELLE
22585 SW 93RD TER
TUALATIN, OR, 97062

EDELIN JENNIFER A & EDELIN SEAN M
9350 SW QUINAULT LN
TUALATIN, OR, 97062

EAKINS EILEEN G
22760 SW 93RD TERR
TUALATIN, OR, 97062

**DUNN PATRICK P & DUNN CLARA I
RUSINQUE**
9380 SW PALOUSE LN
TUALATIN, OR, 97062

**DUFFIELD RICHARD & DUFFIELD KATIE
ANN**
22865 SW MANDAN DR
TUALATIN, OR, 97062

**DOW PETER J REV TRUST & SHERFY
JENNIFER L REV TRUST**
9360 SW QUINAULT LN
TUALATIN, OR, 97062

**DERIENZO NICHOLAS C & DERIENZO
COURTNEY LEIGH**
22755 SW 87TH PL
TUALATIN, OR, 97062

DAVIS JASON WAYNE
9180 SW STONO DR
TUALATIN, OR, 97062

CURTHOYS CAROL ANN REV LIV TRUST
8879 SW IOWA DR
TUALATIN, OR, 97062

CRISP TONI K
9380 SW IOWA DR
TUALATIN, OR, 97062

COOK DAVID C & COOK DAYNA L
22660 SW 93RD TER
TUALATIN, OR, 97062

COBB DANIEL Z & COBB ROSA
22770 SW 89TH PL
TUALATIN, OR, 97062

**CHRISTENSEN MICHAEL A & CHRISTENSEN
JAMIE L**
23725 SW 82ND AVE
TUALATIN, OR, 97062

CHEN RICHARD & CHEN LENA
PO BOX 1551
LAKE OSWEGO, OR, 97035

CHAND PARBIN
22600 SW MANDAN DR
TUALATIN, OR, 97062

DOSS ANDREA & DOSS BRANDON
22580 SW 94TH TER
TUALATIN, OR, 97062

DEMPSTER MICHAEL M
22830 SW MANDAN DR
TUALATIN, OR, 97062

**DAVIS JAMES HAYES & BRANSON-DAVIS
NESHIA**
23395 SW 82ND AVE
TUALATIN, OR, 97062

CRUZ ALEJANDRO FRANCISCO
9270 SW SKOKOMISH LN
TUALATIN, OR, 97062

CRANSTON MICHAEL S
8845 SW STONO DR
TUALATIN, OR, 97062

CONFER ANDREW B
22575 SW 87TH PL
TUALATIN, OR, 97062

CLARK ROY H
9295 SW PALOUSE LN
TUALATIN, OR, 97062

CHILDS ROBERT M & CHILDS MARY J
22705 SW VERMILLION DR
TUALATIN, OR, 97062

CHAUSSE PETER L & CHAUSSE PAULINA
22920 SW 82ND AVE
TUALATIN, OR, 97062

CHAN JOSEPH L
23156 BLAND CIR
WEST LINN, OR, 97068

DITTMAN ADAM H & DITTMAN ELIZABETH
22785 SW 89TH PL
TUALATIN, OR, 97062

**DEARDORFF CRAIG S & DEARDORFF
ALBERTA**
22595 SW 93RD TER
TUALATIN, OR, 97062

DARLING LANCE F
22865 SW 94TH TER
TUALATIN, OR, 97062

CRONKRITE ERIK
9315 SW PALOUSE LN
TUALATIN, OR, 97062

COOPER JULIE ANN LIV TRUST
9390 SW IOWA DR
TUALATIN, OR, 97062

**COMMUNITY PARTNERS FOR AFFORDABLE
HOUSING**
PO BOX 23206
TIGARD, OR, 97281

**CHRISTENSEN STANFORD DEE & CAROL
MAE REV INTERVIVOS TRUST**
8980 SW STONO DR
TUALATIN, OR, 97062

CHEN RICHARD & CHEN LENA
PO BOX 1551
LAKE OSWEGO, OR, 97035

CHASE HARRY M & CHASE CATHY LEE
8799 SW STONO DR
TUALATIN, OR, 97062

CHAN CHEUK YEE CHAN REVOC LIV TRUST
11531 SE FLAVEL ST
PORTLAND, OR, 97266

CHAMPAGNE PATRICK & ROY CELINE
8880 SW IOWA DR
TUALATIN, OR, 97062

**CHAMBERLAND MATHEW &
CHAMBERLAND JAMES W**
8975 SW IOWA DR
TUALATIN, OR, 97062

**CHAMBERLAIN JOHN & CHAMBERLAIN
DEBRA**
9000 SW GREENHILL LN
TUALATIN, OR, 97062

CHAMBERLAIN PARTNERS LLC
10340 SW TUALATIN RD
TUALATIN, OR, 97062

CHADWICK SCOTT A
6650 MAPLE AVE
OAK HILLS, CA, 92344

CARNS STEVEN C
9335 SW QUINAULT LN
TUALATIN, OR, 97062

CARLSON RICHARD
11105 BERRY RD
VALLEY CENTER, CA, 92082

CARDENAS FERNANDO
9340 SW QUINAULT LN
TUALATIN, OR, 97062

CARBAJAL PEDRO & CARBAJAL REGINA
8925 SW IOWA DR
TUALATIN, OR, 97062

**CAMPBELL ANGELA R & CAMPBELL
CHRISTOPHER A**
22910 SW MANDAN DR
TUALATIN, OR, 97062

CALVANO FAMILY TRUST
22760 SW 90TH PL
TUALATIN, OR, 97062

CALKINS MICHAEL & CALKINS DIANE
8890 SW STONO DR
TUALATIN, OR, 97062

CALDERON CAMIE M
22735 SW 92ND PL
TUALATIN, OR, 97062

CAIS CARLY J
9340 SW STONO DR
TUALATIN, OR, 97062

BURNS DANIEL D & KRILL DEANN R
9345 SW QUINAULT LN
TUALATIN, OR, 97062

BURCHFIEL LARRY & BURCHFIEL DEBORAH
8858 SW STONO DR
TUALATIN, OR, 97062

**BUNCE MICHAEL R REVOC LIV TRUST &
BUNCE DEBORAH J REVOC LIV TRUST**
9150 SW IOWA DR
TUALATIN, OR, 97062

BUHAY JASON & BUHAY MICHELLE
9300 SW STONO DR
TUALATIN, OR, 97062

BRASHEAR GREGORY A
22935 SW MANDAN DR
TUALATIN, OR, 97062

BRACKNEY CHRIS
23355 SW 82ND AVE
TUALATIN, OR, 97062

BOX MICHAEL L & BOX KATIE M
9370 SW PALOUSE LN
TUALATIN, OR, 97062

BOSKET JOHN A & BOSKET JULIE L
9355 SW STONO DR
TUALATIN, OR, 97062

BOELL DONALD B & BOELL PATRICIA J
22675 SW 87TH
TUALATIN, OR, 97062

BOCCI JAMES A & BOCCI JULIA A
23205 SW BOONES FERRY RD
TUALATIN, OR, 97062

BLACK JENNIFER O & BLACK DAVID O JR
9040 SW STONO DR
TUALATIN, OR, 97062

**BIEBERDORF JENNIFER E & BIEBERDORF
JEREMY**
22695 SW MANDAN DR
TUALATIN, OR, 97062

**BENNETT JASON M & MCALEER
MARGUERITE T**
22730 SW VERMILLION DR
TUALATIN, OR, 97062

BEMROSE HEATHER LYNN
9320 SW IOWA DR
TUALATIN, OR, 97062

BELL JAMES M & BELL EVA J
22710 SW VERMILLION DR
TUALATIN, OR, 97062

BELL REV TRUST
8930 SW IOWA DR
TUALATIN, OR, 97062

BELDING ROBERT E LIV TRUST
22745 SW VERMILLION DR
TUALATIN, OR, 97062

BEIKMAN STEPHEN & BEIKMAN MONIQUE
22760 SW 87TH PL
TUALATIN, OR, 97062

BEEBE BRENT E & BEEBE SANDRA L
8895 SW STONO DR
TUALATIN, OR, 97062

BEDIENT SONYA & GOUY PHIL
8995 SW IOWA DR
TUALATIN, OR, 97062

BECKER SUSAN
9405 SW QUINAULT LN
TUALATIN, OR, 97062

BEAR ALISA ANN TRUST
8525 SW MARICOPA DR
TUALATIN, OR, 97062

BAZANT CHRISTINE LEE & BAZANT JOHN JOSEPH
36449 HWY 34
LEBANON, OR, 97355

BAVARO EMILY EVELYN & BAVARO JOSHUA
22940 SW VERMILLION DR
TUALATIN, OR, 97062

BANKS LONDON & BANKS MIRANDA
22850 SW 93RD TER
TUALATIN, OR, 97062

BADARACCO ERIN
8456 SW MOHAWK ST
TUALATIN, OR, 97062

BACA GREGORY R & BACA ELIZABETH R
16869 SW 65TH AVE #387
LAKE OSWEGO, OR, 97035

BABCOCK GAYLON
8680 SW STONO DR
TUALATIN, OR, 97062

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR, 97034

AUSTIN MICHAEL P & AUSTIN ALLISON M
9325 SW IOWA DR
TUALATIN, OR, 97062

AUST JOSEPHINE A
8846 SW STONO DR
TUALATIN, OR, 97062

AUGEE JOEL L & AUGEE HEIDI M S
8905 SW IOWA DR
TUALATIN, OR, 97062

ATKINS DANIEL J & ATKINS DAWNITA G
22570 SW 93RD TER
TUALATIN, OR, 97062

AROZA EMMANUEL E
17084 SW LYNNLY WAY
SHERWOOD, OR, 97140

ARCIGA MARCO A & ARCIGA VIRGINIA L
22550 SW 93RD TER
TUALATIN, OR, 97062

ARCHULETA JOHN L & ARCHULETA ELISHA J
9385 SW SKOKOMISH LN
TUALATIN, OR, 97062

ANTHIMIADES GEORGE T & ANTHIMIADES STEPHANIE J
8735 SW STONO DR
TUALATIN, OR, 97062

ANGIN JONATHAN & BRIDGET TRUST
PO BOX 2413
TUALATIN, OR, 97062

ANDERSON SCOTT A & ANDERSON ANDREA N
22825 SW 92ND PL
TUALATIN, OR, 97062

ANDERSON RICHARD J JR
22630 SW 93RD TER
TUALATIN, OR, 97062

ALVSTAD RANDALL & ALVSTAD KAREN
23515 SW BOONES FERRY RD
TUALATIN, OR, 97062

ALSOP RICHARD F
22800 SW 89TH PL
TUALATIN, OR, 97062

ALLISON VICKI R
8994 SW STONO DR
TUALATIN, OR, 97062

ALLARD JOHN A & ALLARD KELCIE L
8885 SW IOWA DR
TUALATIN, OR, 97062

AGORIO DIANA
22790 SW 87TH PL
TUALATIN, OR, 97062

AGHAZADEH-SANAEE MEHDI & ASIAEE NAHID
23745 SW BOONES FERRY RD
TUALATIN, OR, 97062

From: [Melissa Slotemaker](#)
To: pdxalex@icloud.com; robikelly@earthlink.net; mwestenhaver@hotmail.com; deb.fant@gmail.com
Cc: [Mimi Doukas](#); [Tabitha Boschetti](#); [Lindsey Hagerman](#)
Subject: Autumn Sunrise Subdivision and Conditional Use Permit Neighborhood Meeting
Date: Tuesday, May 18, 2021 8:55:00 AM
Attachments: [image001.png](#)
[7454 20210513 N"hd Mtg Mailing-FINAL.pdf](#)

Hello Byrom CIO Representatives,

I am pleased to invite you to participate in a virtual Neighborhood/Developer Meeting on **June 9, 2021 at 6:00 pm** to discuss a planned Subdivision and Conditional Use Permit (for detached single-family homes) at the ±62-acre site south of SW Norwood Road and east of SW Boones Ferry Road. This meeting provides an opportunity for us to discuss the planned application with surrounding property owners and the Byrom CIO before the application is submitted to the City.

The property was the subject of recent land use applications for Annexation, Development Code Text Amendment, and Plan and Map Amendments. This application is for a 400-lot Residential Subdivision and a Conditional Use Permit to allow detached single-family homes. Two commercially zoned lots along SW Boones Ferry Road are planned to be created with this Subdivision, but commercial improvements and uses will be addressed in future land use applications.

You can find information about the project, how to join the virtual meeting via Zoom or telephone, and how to submit comments or questions on the attached document.

Please let me know if you have any questions.

Sincerely,
Melissa Slotemaker



Melissa Slotemaker, AICP

AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 Ext. 141 | www.aks-eng.com | slotemakerm@aks-eng.com

Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

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NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

06/09/2021 6:00 p.m.
aks-eng.com/autumn-sunrise
503-563-6151.

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>.

applicant's consultant
As the ~~applicant~~ for the _____ Autumn Sunrise Subdivision and Conditional Use Permit _____ project, I hereby certify that on this day, _____ 9 _____ 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
Applicant's consultant _____ (Please Print)

~~Applicant's Signature:~~ Mitchell
Applicant's consultant _____

Date: 5/18/2021



June 18, 2021

Neighborhood Meeting Summary: Autumn Sunrise Subdivision, Conditional Use, and Architectural Review

Meeting Date: June 9, 2021
Time: 6:00 PM
Location: Virtual Meeting via Zoom Webinar

The following serves as a summary of the Neighborhood Meeting process. On May 17, 2021, property owners within 1000 feet of the proposed development site were sent notification of the planned Autumn Sunrise applications. 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. Signs were posted on the subject property on May 18, 2021 to notify the public of the proposed project and upcoming meeting. The Byrom CIO representatives were also emailed the meeting information on May 18, 2021.

On June 9, 2021, Mimi Doukas, Melissa Slotemaker, and Darko Simic from AKS Engineering & Forestry, LLC were the meeting presenters. Michael Anders from Lennar Northwest attended the meeting and was available to answer questions. The meeting began with Melissa Slotemaker providing an overview of the Autumn Sunrise site and the planned land use applications. She then provided details on the City's review process and opportunities for public input.

Following the presentation, attendees were given the opportunity to ask questions live or write questions in the Q&A dialog box. The following topics were discussed:

- Anticipated roadway improvements along SW Norwood Road and SW Boones Ferry Road
- Tree preservation area on the site adjacent to SW Norwood Road
- Concerns about increase in traffic, especially on SW Norwood Road and north on SW Vermillion Drive
- Discussion of Transportation Impact Analysis requirements and how traffic counts are determined
- Requirement for new homes to pay Transportation Development Tax
- Average cost of System Development Charges per new home
- Disrepair of the existing pathway along SW Norwood Road
- Whether a wall will be built along I-5
- Whether a signal will be warranted at the SW Norwood Road/SW Boones Ferry intersection
- When the application, and specifically the transportation study, will be available for review by the public
- Suggestion to include roundabouts in the design of SW Norwood Road
- Anticipated timeline of residential and commercial construction
- Size of the residential lots and quality of the construction

The meeting concluded at approximately 7:00 pm.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC



Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | SlotemakerM@aks-eng.com

Zoom Neighborhood Meeting Attendee Report

Attendee Report

Report Generated: 6/15/2021 13:49

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views	
Autumn Sunrise Neighborhood Meeting	861 3179 8813	6/9/2021 17:43		78	27	0	16	21	
Host Details									
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name			
Yes	Mimi Doukas	mimid@aks-eng.com	6/9/2021 17:43	6/9/2021 19:01	78	United States			
Panelist Details									
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name			
Yes	Michael Anders	Mike.Anders@lennar.com	6/9/2021 17:44	6/9/2021 19:01	78	United States			
Yes	Melissa Slotemaker	slotemakerm@aks-eng.com	6/9/2021 17:46	6/9/2021 19:01	76	United States			
Yes	Darko Simic	Simicd@aks-eng.com	6/9/2021 17:53	6/9/2021 19:01	68	United States			
Attendee Details									
Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)
Yes	Cynthia Ray	Cynthia	Ray	cynthiaray201@gmail.com	6/9/2021 16:34	approved	6/9/2021 18:02	6/9/2021 19:01	60
Yes	Julie Welborn	Julie	Welborn	randyjw@juno.com	6/9/2021 16:35	approved	6/9/2021 18:07	6/9/2021 19:01	54
No	Kurt	Kurt	Clark	Clark0351@gmail.com	5/24/2021 8:36	approved	--	--	--
No	Beth	Beth	Dittman	beth.dittman@gmail.com	5/26/2021 11:21	approved	--	--	--
Yes	Dave Tully	Dave	Tully	davidallentully@hotmail.com	5/20/2021 18:47	approved	6/9/2021 18:00	6/9/2021 19:01	62
Yes	Justin McArthur	Justin	McArthur	mcarthurj@aks-eng.com	6/9/2021 9:36	approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Delee Haudbine	Delee	Haudbine	dhaudbine@frontier.com	6/7/2021 19:51	approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Eric Hawkinson	Eric	Hawkinson	erichawk22@gmail.com	6/9/2021 17:19	approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Paula Hertz	Paula	Hertz	Paula.Hertz@izeinnovation.com	5/26/2021 10:04	approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Matt Huxley	Matt	Huxley	matt.huxley@outlook.com	6/9/2021 18:05	approved	6/9/2021 18:06	6/9/2021 19:01	56
No	Marguerite Mcaleer-Bennett	Marguerite	Mcaleer-Bennett	mmcaleer@intlschool.org	6/9/2021 17:32	approved	--	--	--
				autumn.hickman@northwest-bank.com	5/21/2021 20:18	approved	6/9/2021 18:00	6/9/2021 19:01	62
Yes	Brent Beebe	Brent	Beebe	brent.beebe@gmail.com	5/21/2021 12:08	approved	6/9/2021 18:00	6/9/2021 18:50	51
Yes	Rebecca Kimmel	Rebecca	Kimmel	rkimmel77@gmail.com	6/9/2021 17:59	approved	6/9/2021 18:00	6/9/2021 19:01	62

Zoom Neighborhood Meeting Attendee Report

Yes	Joshua Bavaro	Joshua	Bavaro	jbavaroguitar@gmail.com	6/9/2021 15:03 approved	6/9/2021 18:00	6/9/2021 18:13	14
Yes	Joshua Bavaro	Joshua	Bavaro	jbavaroguitar@gmail.com		6/9/2021 18:13	6/9/2021 19:01	48
No	Tom	Tom	Knudson	tgk692003@gmail.com	5/26/2021 12:52 approved	--	--	--
No	John	John	Lucini	JwLuci@gmail.com	5/20/2021 17:26 approved	--	--	--
Yes	Grace Lucini	Grace	Lucini	GrLuci@gmail.com	5/20/2021 17:21 approved	6/9/2021 18:00	6/9/2021 19:01	61
No	Danny	Danny	O'Neal	dtcme99@comcast.net	6/9/2021 16:05 approved	--	--	--
No	Kim	Kim	Chadwick	k-chadwick@comcast.net	6/7/2021 18:52 approved	--	--	--
No	joan	joan	neumann	jessyleeme3@yahoo.com	5/20/2021 22:06 approved	--	--	--
No	Julie	Julie	Popma	julie.popma@gmail.com	5/21/2021 7:06 approved	--	--	--
Yes	Marguerite McAleer	Marguerite	McAleer	Margueritemcaleer@gmail.com	6/9/2021 17:27 approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Chris Brune	Chris	Brune	csbrune@yahoo.com	6/2/2021 14:54 approved	6/9/2021 18:00	6/9/2021 19:01	61
No	Junior	Junior	Carbajal	jrcarbajal06@gmail.com	5/27/2021 10:04 approved	--	--	--
Yes	Andy Self	Andy	Self	Andy@anglework.com	6/9/2021 17:30 approved	6/9/2021 18:00	6/9/2021 19:01	62
No	Roderick	Roderick	French	rick.french@comcast.net	6/9/2021 10:16 approved	--	--	--

The meeting
will start
shortly...

Visit

If you haven't already, please visit
www.aks-eng.com/autumn-sunrise
to register for this event.

Call

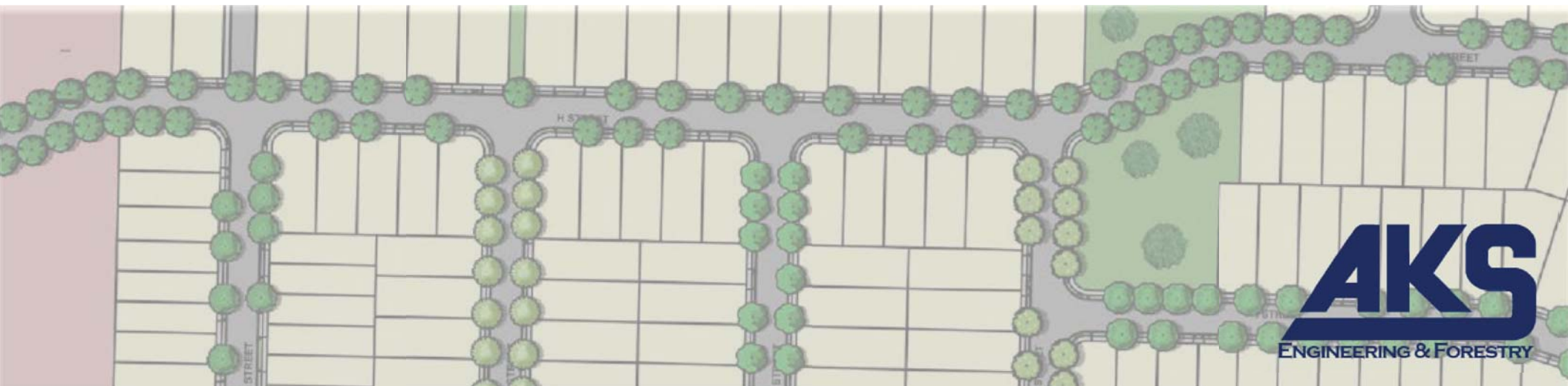
If you are having audio difficulties, please call
+1-253-215-8782
Zoom ID **861 3179 8813**, Password **6161**
OR one of the telephone numbers listed on the Virtual Meeting
Instructions sheet at the above website.

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.

Autumn Sunrise Subdivision and Conditional Use Permit

Neighborhood Meeting
June 9, 2021



AKS
ENGINEERING & FORESTRY

Introductions

Applicant

- » Lennar Northwest, Inc.
 - » Michael Anders, Director of Land Acquisition
 - » David Force, Forward Planning Manager

The logo for Lennar, featuring the word "LENNAR" in a bold, blue, sans-serif font with a registered trademark symbol.

Property Owners

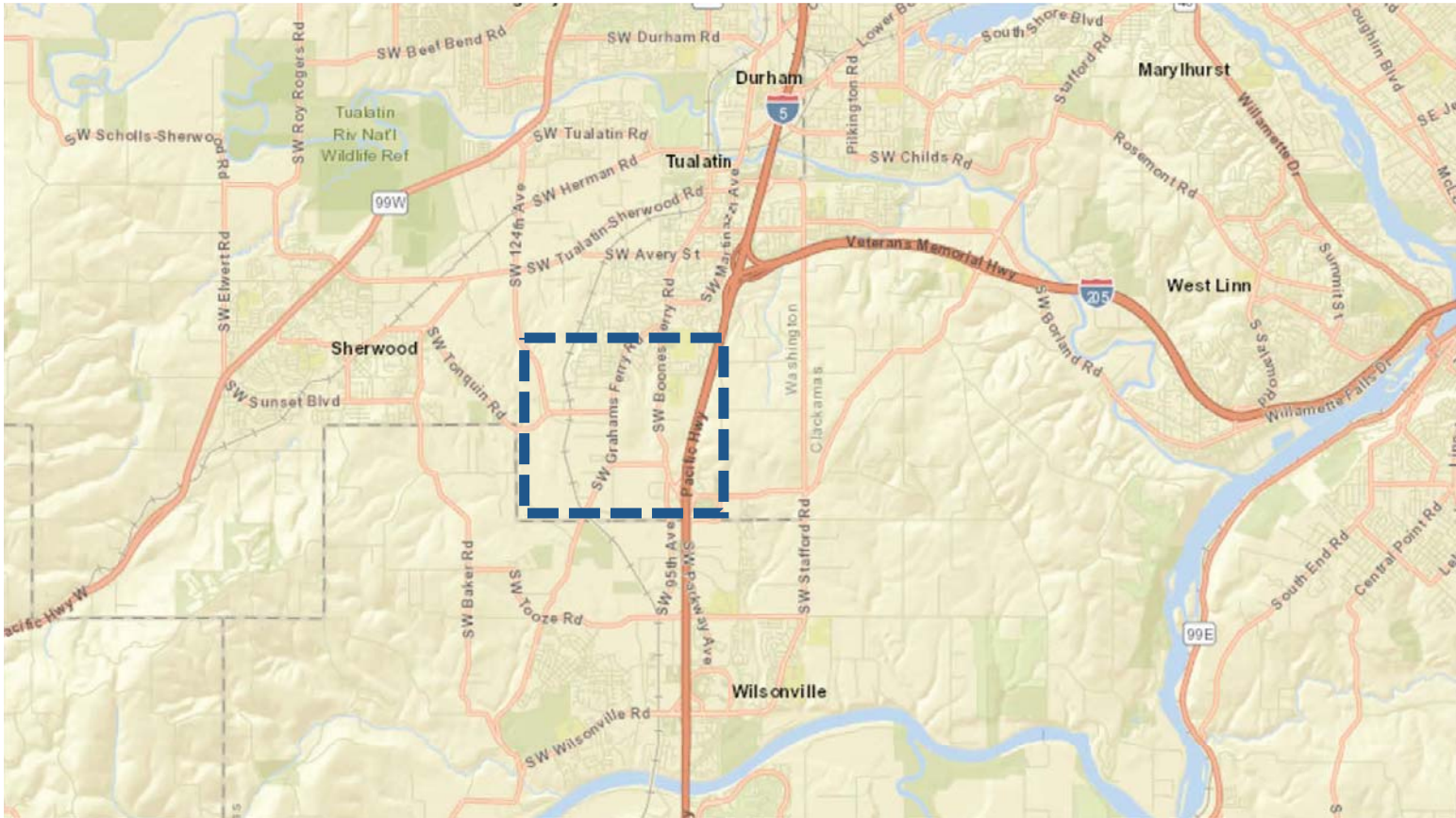
- » Autumn Sunrise, LLC
- » P3 Properties, LLC

Land Use Planning and Civil Engineering

- » AKS Engineering & Forestry, LLC
 - » Mimi Doukas, AICP, RLA
 - » Darko Simic, PE
 - » Melissa Slotemaker, AICP

The logo for AKS Engineering & Forestry, featuring the letters "AKS" in a large, bold, blue font with a horizontal line underneath, and the words "ENGINEERING & FORESTRY" in a smaller, blue, sans-serif font below the line.

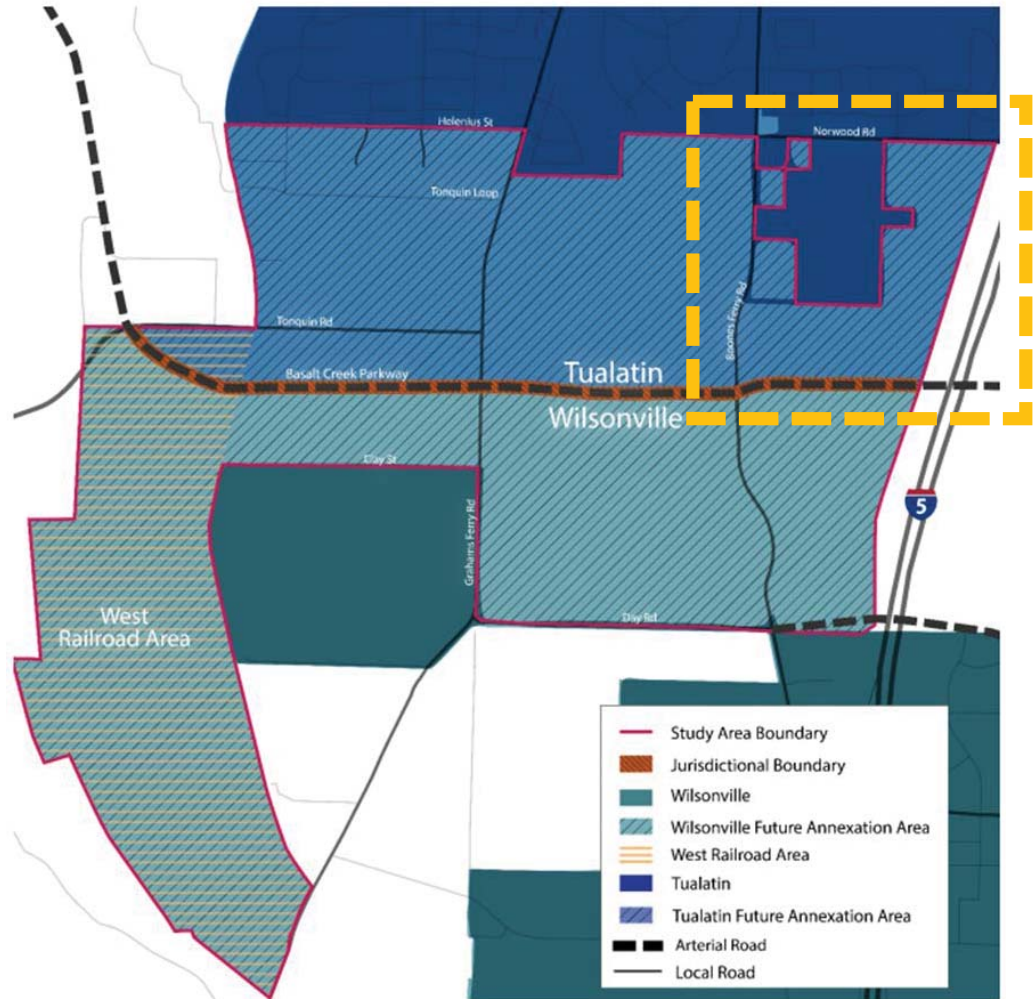
Location



Location

- » In the Basalt Creek Planning Area
- » Recently annexed to City of Tualatin

Figure 1 Basalt Creek Planning Area and jurisdictional boundaries.



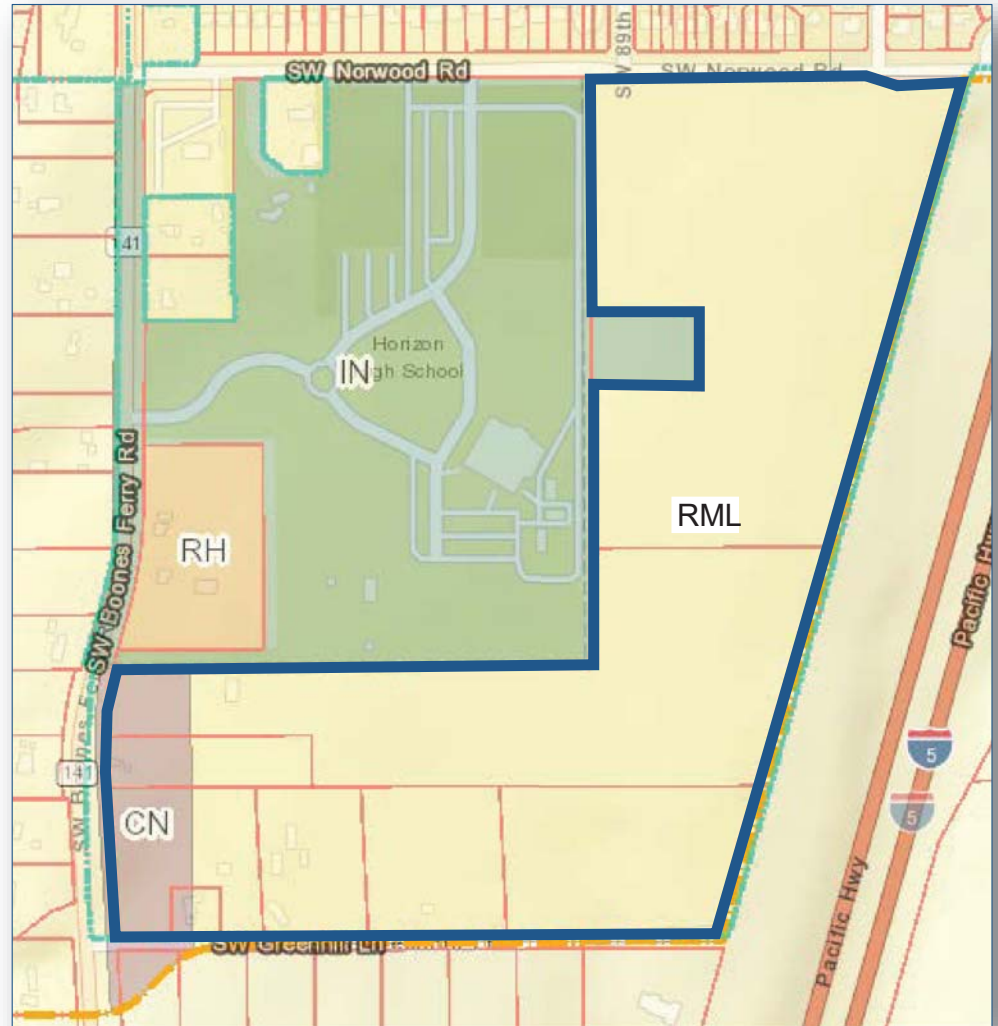
Location

- » ±62-acre site
- » East of SW Boones Ferry Road
- » South of SW Norwood Road
- » West of I-5
- » North of SW Greenhill Lane



Location

- » ±58 acres Medium Low Density Residential (RML) Zoning
- » ±3.9 acres Neighborhood Commercial (CN) Zoning - adjacent to SW Boones Ferry Road
- » Neighboring Uses:
 - Horizon High School (IN)
 - High Density Residential (RH) site
 - Residential neighborhood (RML) north of SW Norwood Road
 - Unincorporated Low density residential (RL) to the west
 - Unincorporated Washington County Zoning in the Wilsonville Planning area to the south



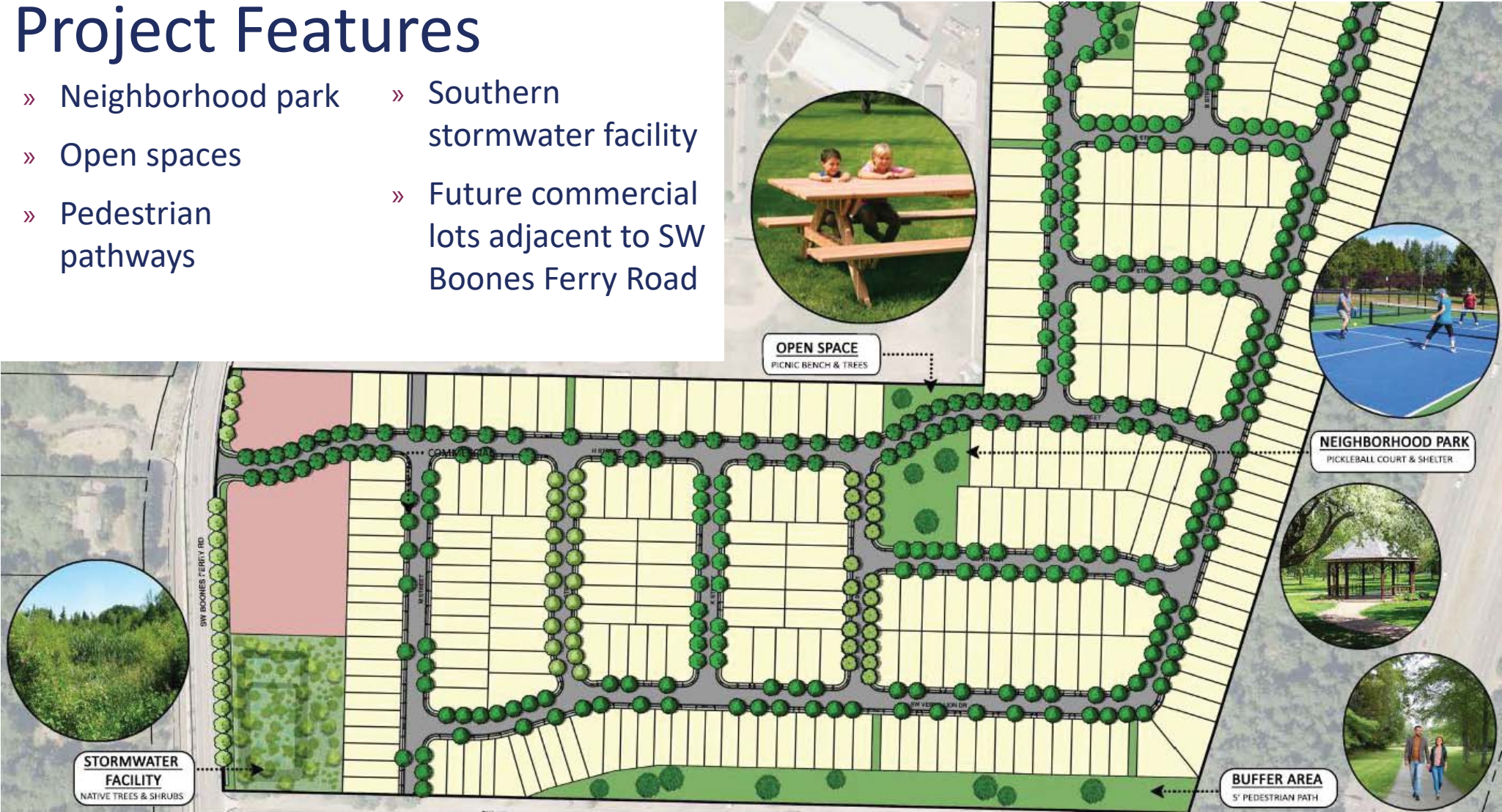
Project Features

- » Single-family residential lots for detached and attached dwellings
- » 60-foot tree preservation buffer on north
- » Open spaces
- » Pedestrian pathways
- » Northern stormwater facility
- » Site for potential new City water reservoir



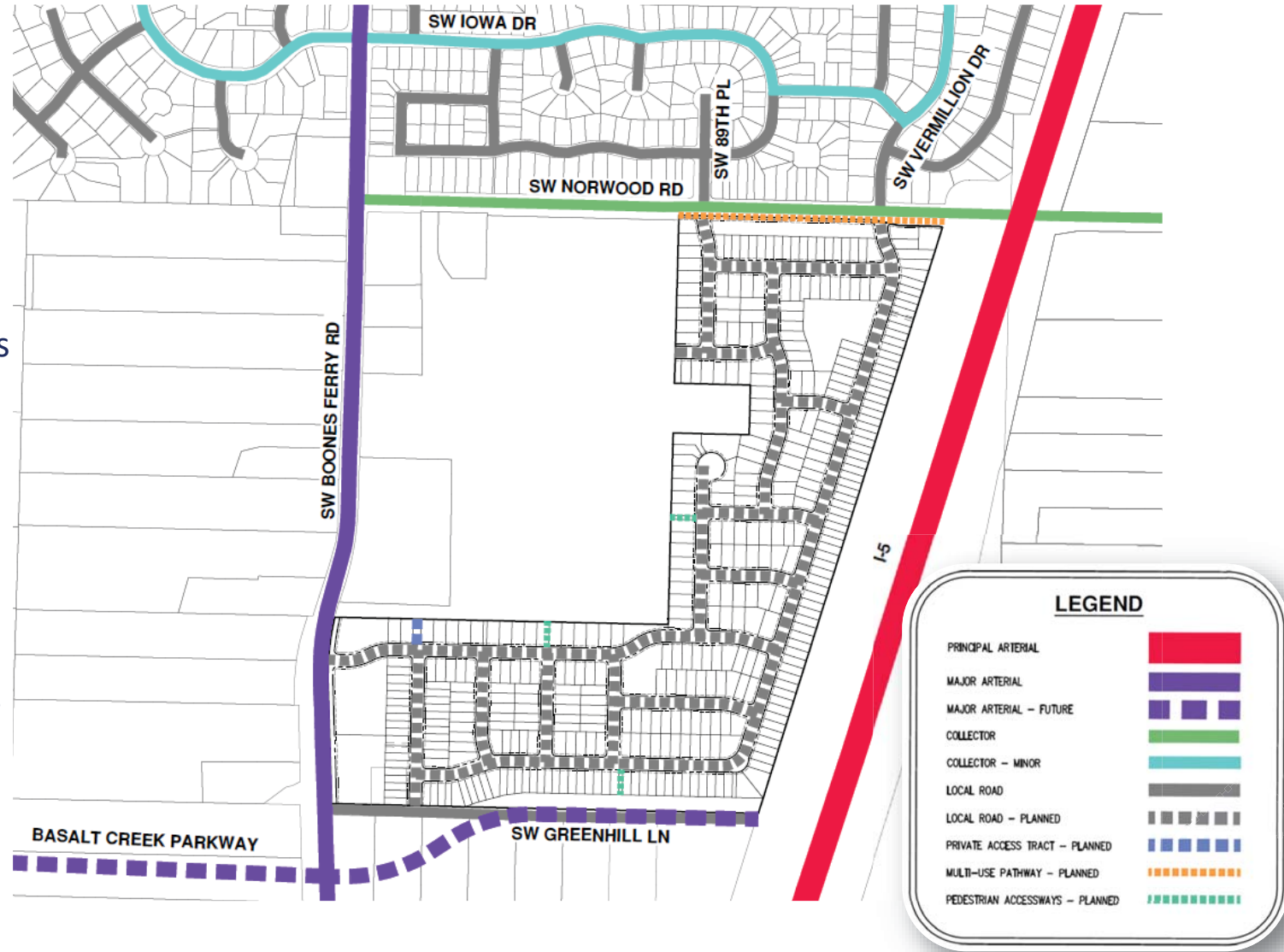
Project Features

- » Neighborhood park
- » Open spaces
- » Pedestrian pathways
- » Southern stormwater facility
- » Future commercial lots adjacent to SW Boones Ferry Road



Circulation

- » Two access points to SW Norwood Road
- » One access point to SW Boones Ferry Road - aligns with frontage road access on the west
- » Private shared access to RH site to the north is provided through the site
- » Pedestrian accessways provided to adjacent sites where full street connections not feasible
- » Multi-use path along SW Norwood Road



Housing Types

- » 400 single-family residential lots
 - 320 detached homes
 - 80 attached townhomes
- » 4 phases

LOT SIZE SUMMARY TABLE

HOUSE PLAN	LOT DIMENSION	QUANTITY
40' WIDE DETACHED UNIT	50' X 100'	102
30' WIDE DETACHED UNIT	40' X 100'	120
24' WIDE DETACHED UNIT	34' X 100'	98
25' WIDE ATTACHED UNIT	30' X 100'	80
TOTAL		400



The Process

The combined application will include Subdivision, Conditional Use for detached single-family homes and Architectural Review for wall/fence design along SW Norwood Road.



Questions?

Mimi Doukas, AICP, RLA
Melissa Slotemaker, AICP
Darko Simic, PE

AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

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