

ORDINANCE NO. 1467-22

AN ORDINANCE ANNEXING TERRITORY NORTH OF THE SW HERMAN ROAD AND SW CIPOLE ROAD INTERSECTION, TAX MAP 2S121DC LOT 700, INTO THE CITY OF TUALATIN; WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND URBAN ROADS MAINTENANCE DISTRICT (ANN 22-0001)

WHEREAS, Cipole Properties, LLC. (owners) as represented by AKS Engineering and Forestry, submitted a petition for annexation of approximately 1.44 acres of land located north of the intersection of SW Herman Road and SW Cipole Road, Tax Map 2S121DC Lot 700, hereafter called the "Property," into the City of Tualatin;

WHEREAS, the City of Tualatin is authorized to annex territory under ORS Chapter 222 and Metro Code Chapter 3.09;

WHEREAS, the annexation of the Property has been requested by 100 percent of the property owners, 100 percent of the electors, and qualifies for annexation under ORS 222.125;

WHEREAS, Washington County has not opposed the annexation in accordance with the Urban Growth Management Agreement between the County and the City;

WHEREAS, Metro does not oppose the annexation;

WHEREAS, under ORS 199.510(2)(c), when a city receives services from a district and is part of that district, any territory annexed to the city is to be included in the boundaries of the district and subject to all liabilities of the district in the same manner and to the same extent as other territory included in the district;

WHEREAS, the City receives sewer, storm, and surface water management services from Clean Water Services and is part of the Clean Water Services district, as referenced ORS 199.510(2)(c);

WHEREAS, the Property is in the Washington County Enhanced Sheriff Patrol District;

WHEREAS, the Property is in the Urban Road Maintenance District;

WHEREAS, ORS 222.520(1) authorizes cities to withdraw territory from districts concurrent with the annexation decision;

WHEREAS, notice of public hearing on the annexation petition was given as required by Tualatin Development Code 32.260;

WHEREAS, the Council conducted a public hearing relating to the annexation where Council heard and considered the testimony and evidence presented by the City staff, the applicant, and those appearing at the public hearing;

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** The Property identified in the legal description attached as Exhibit 1 and as more fully depicted in the map in Exhibit 2, which are both incorporated by reference, is hereby annexed to and made a part of the City of Tualatin.

**Section 2.** The findings attached as Exhibit 3, which are incorporated herein by reference, are hereby adopted.

**Section 3.** The City Recorder is directed to forward copies of this Ordinance to the Oregon Department of Revenue.

**Section 4.** Within five days of receipt of the required information from the Oregon State Department of Revenue, the City Recorder is directed to send copies of this Ordinance and the approval from the Oregon Department of Revenue to Metro for filing with the Oregon Secretary of State.

**Section 5.** The annexation of the Property is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180.

**Section 6.** On the effective date of the annexation, the Property is withdrawn from the Washington County Enhanced Sheriff Patrol District and the Urban Road Maintenance District.

**Section 7.** On the effective date of the annexation, under ORS 199.510(2)(c), the property will continue to be within the boundaries of Clean Water Services for the provision of sanitary sewer, storm, and surface water management.

**Section 8.** The City Recorder is directed to forward copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities operating within the City in accordance with ORS 222.005.

Adopted by the City Council this 13<sup>th</sup> day of June, 2022.

CITY OF TUALATIN, OREGON

BY *Frank Baker*  
Mayor

ATTEST:

BY *Sherilyn Lombos*  
Sherilyn Lombos (Jun 14, 2022 18:35 PDT)  
City Recorder



AKS ENGINEERING & FORESTRY, LLC  
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
 P: (503) 563-6151 | www.aks-eng.com

AKS Job #7949

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

**EXHIBIT A**  
 City of Tualatin  
 Annexation Legal Description

A tract of land located in the Southeast One-Quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Commencing at the southwesterly corner of Lot 1 of the plat of "Hagg Industrial Park"; thence along the westerly line of said Lot 1 and the City of Tualatin city limits, North 15°47'38" West 48.32 feet to the southeast corner of Document Number 2020-114853 and the True Point of Beginning; thence along the southerly line of said deed leaving said city limits, South 62°41'39" West 126.81 feet to an angle point; thence continuing along said southerly line, South 89°09'37" West 232.68 feet to the east line of Document Number 2010-099106 and the City of Tualatin city limits; thence along said east line and said city limits, North 00°50'23" West 198.00 feet to the southerly line of Document Number 98-098111; thence along said southerly line and said city limits, North 89°09'37" East 308.41 feet to the westerly line of said Lot 1; thence along said westerly line and said city limits, South 15°47'38" East 146.45 feet to the True Point of Beginning.

The above described tract of land contains 1.44 acres, more or less.

2/16/2022



*Michael S. Kalina*



RENEWS: 6/30/23

**ANNEXATION CERTIFIED**

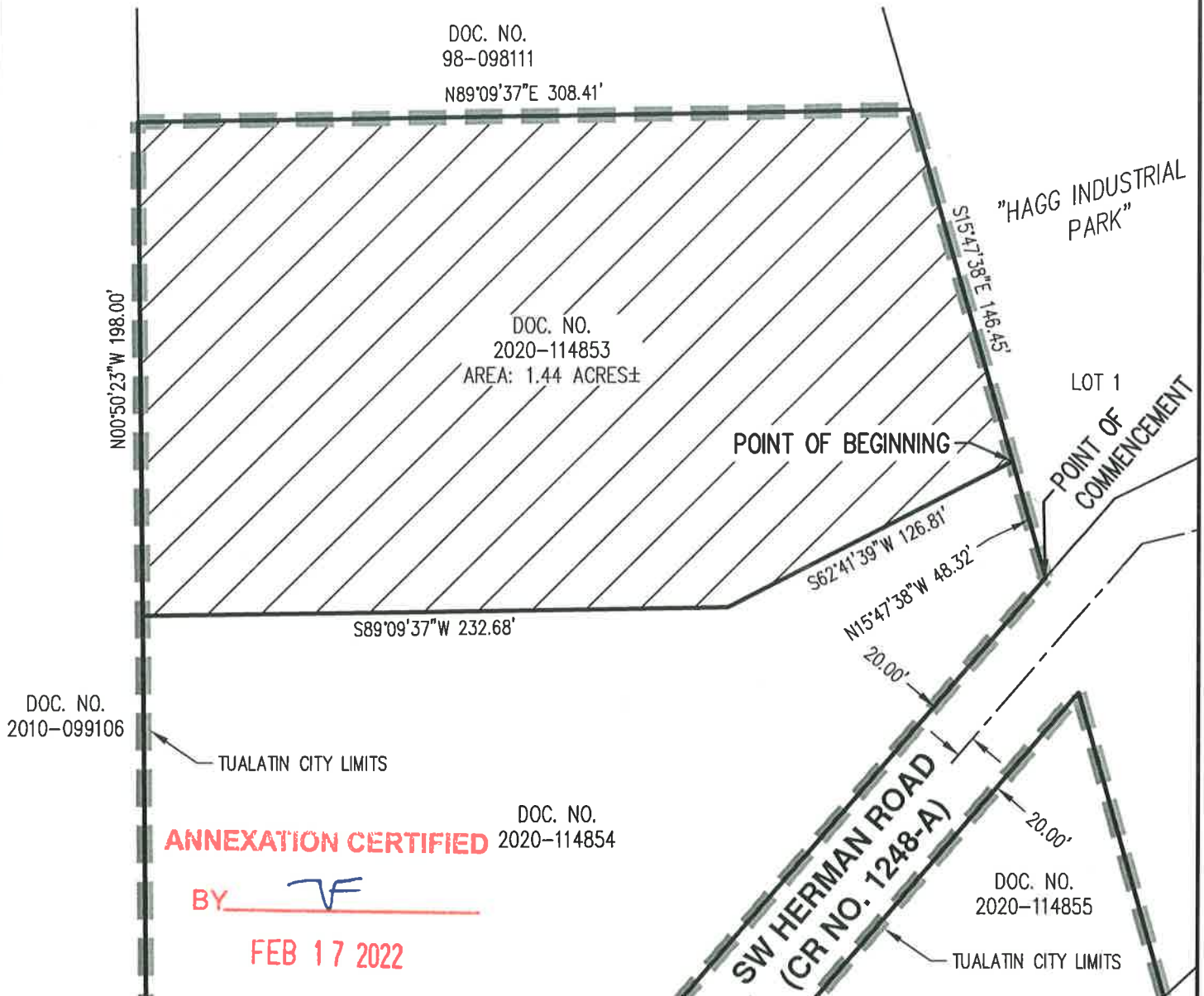
BY *TF*

**FEB 17 2022**

**WASHINGTON COUNTY A & T  
 CARTOGRAPHY**

# EXHIBIT B

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SEC. 21,  
T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



**ANNEXATION CERTIFIED**

BY TF

**FEB 17 2022**

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**

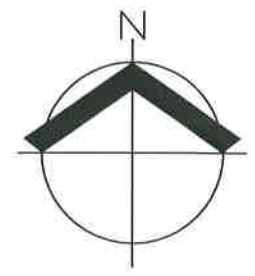
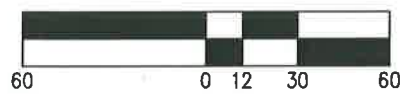
2/16/2022

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Michael S. Kalina*

**OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/23**

SCALE: 1" = 60 FEET



<b>RAYBORN CITY OF TUALATIN ANNEXATION</b>		<b>EXHIBIT B</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM		DRWN: EN CHKD: MK AKS JOB: 7949





## ANALYSIS AND FINDINGS

Case #: ANN 22-0001

---

Location:	North of the intersection of SW Herman Road & SW Cipole Road; Tax ID 2S121DC00700
Owner:	Cipole Properties, LLC.
Applicant:	AKS Engineering & Forestry
Representative:	Tony Mills, AKS Engineering & Forestry

---

### Introduction

#### A. Applicable Criteria

Annexations are reviewed under Tualatin Development Code (TDC) Chapter 33.010, *Annexations*. This code refers to Metro Code 3.09, *Local Government Boundary Changes*, and the applicable provisions of ORS Chapter 222, which also govern annexations.

#### B. Project Description

The subject territory is 1.44 acres and is located north of the intersection of SW Herman Road and SW Cipole Road. The land is within Tualatin's Urban Planning Area and is designated as General Manufacturing (MG). The subject territory is within unincorporated Washington County. The property is bordered to the north, east, and west by the existing City of Tualatin City Limits. The abutting property to the south will remain within unincorporated Washington County.

The property owner has petitioned for annexation into the City of Tualatin. The scope of this review is limited to the suitability of annexing the property into the City of Tualatin. The subject territory is already within the Clean Water Services District, Tualatin Valley Fire and Rescue, TriMet, and the Sherwood School District. The annexation would prompt withdrawal from the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District.

This application does not approve new development or construction of any buildings, it is solely an annexation application. If annexed, future development would be subject to all applicable requirements of the Tualatin Municipal and Development Codes.

## **Exhibit 3. Analysis and Findings**

### **C. Site Description**

The subject territory is a vacant rectangular property comprised of 1.44 acres and is bordered on the north, east and west by City of Tualatin's City Limits. The property is undeveloped. The subject territory is bordered by industrial uses to the north, south and west.

### **Exhibits**

Exhibit A: Application, Petition and Supporting Materials

Exhibit B: Comprehensive Plan Map 8-1 (Functional Classification and Traffic Signal Plan)

Exhibit C: Comprehensive Plan Map 9-1 (Water System Master Plan)

Exhibit D: Comprehensive Plan Map 9-2 (Sewer System Master Plan)

Exhibit E: Comprehensive Plan Map 10-1 (Zoning)

## Exhibit 3. Analysis and Findings

### TDC Chapter 33, Applications and Approval Criteria

#### Section 33.010 Annexations

To grant an annexation application, the Council must find:

**(5) Approval Criteria. To grant an annexation application, the Council must find:**

**(a) The territory to be annexed is within the Metro Urban Growth Boundary;**

**Finding:**

*As shown in Exhibit E, the subject territory is within the Metro Urban Growth Boundary and within Tualatin's Urban Planning Area. This standard is met.*

**(b) The owners of the territory to be annexed have petitioned to be annexed;**

**Finding:**

*As shown in Exhibit A, the property owners, Patrick Larson of Cipole Properties, LLC., has petitioned to have the territory annexed into the City of Tualatin. This standard is met.*

**(c) The application conforms to the applicable criteria in Metro Code 3.09; and**

#### Chapter 3.09 Local Government Boundary Changes

#### Chapter 3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

[...]

**B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:**

**1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;**

**Finding:**

*The subject territory has access to adequate sanitary sewer and potable water to the south of the property and will be accessed from an existing public street, SW Herman Road, by way of a 40' wide shared utility and access easement. There are stormwater sewer lines along SW 129<sup>th</sup> Ave to the east and a second stormwater sewer line along SW Cipole Road to the west of the subject territory. The subject territory is already within the Clean Water Services District (CWS), Tualatin Valley Fire and Rescue, TriMet, and the Sherwood School District. As a result of the proposed annexation, the property would be withdrawn from the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District.*

**Sanitary Sewer:**

*The City of Tualatin Sewer Master Plan (Exhibit D) illustrates sanitary sewer connections are available in the vicinity of the subject territory. An 8" sanitary sewer main is located near the southeast edge of the subject territory along SW Herman Road.*

### **Exhibit 3. Analysis and Findings**

#### **Stormwater:**

*There are no stormwater sewer lines along SW Herman Road abutting the subject territory. There is a 24" stormwater main east of the subject territory in SW 129<sup>th</sup> Avenue and a 12" stormwater main west of the subject territory within SW Cipole Road. Additionally, Tualatin and Clean Water Services implement stormwater management standards as required by the National Pollution Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System (MS4) permits. Stormwater facilities, including on-site detention facilities consistent with City and CWS standards, will be required with any future development.*

*The proposed annexation is consistent with the 1972 Tualatin Drainage Plan and Tualatin Comprehensive Plan Chapter 9.*

#### **Potable Water:**

*The City of Tualatin Water System Master Plan (Exhibit C) shows an existing transmission line in the vicinity of the subject territory. There's a 24" water main transmission line in SW Herman Road and 8" distribution water line located in the utility and access easement that runs along the eastern edge of the subject territory. As a result, the property is able to connect to water service consistent with the City's Water Master Plan.*

#### **Transportation and Streets:**

*The subject site is provided with public street access from SW Herman Road, which is classified as a Minor Arterial (Exhibit B) and is under the City of Tualatin's jurisdiction. The subject territory does not have direct road frontage and will be accessed from a 40' wide shared utility and access easement along the eastern edge of the property. Future road frontage improvements would be reviewed in conjunction with a future Architectural Review application for development on the site.*

*The territory is currently within the TriMet transit district and would continue to be so upon annexation. Currently the subject territory is not located near a TriMet bus line.*

#### **Additional Services:**

*As a result of the proposed annexation, the property would be withdrawn from the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District.*

*The territory is currently within the Tualatin Valley Fire and Rescue district, and would continue to be so upon annexation into the City.*

*The territory is currently within the Sherwood School District and would be continue to be so upon annexation.*

*The subject territory is not currently within an independent parks district, and would be served by the City of Tualatin for parks services and facilities upon annexation. This standard is met.*



## Exhibit 3. Analysis and Findings

**2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and**

**Finding:**

*The proposed boundary change will withdraw the property from Washington County's jurisdiction for planning, zoning, building, and related services and transfer jurisdiction for those services to the City of Tualatin. This standard is met.*

**3. The proposed effective date of the boundary change.**

[...]

**Finding:**

*The annexation of the subject territory will be effective on the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180. This standard is met.*

**D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.**

**Finding:**

*These standards are addressed below.*

### **3.09.045 Expedited Decisions**

**D. To approve a boundary change through an expedited process, the city shall:**

**1. Find that the change is consistent with expressly applicable provisions in:**

**a. Any applicable urban service agreement adopted pursuant to ORS 195.065;**

**Finding:**

*ORS 195.065 considers urban services agreements pertaining to sanitary sewer, water, fire protection, parks, open space, recreation, and streets, roads, and mass transit. The City of Tualatin has an established Urban Planning Area Agreement (UPAA) with Washington County, which currently has jurisdiction over the subject territory. The UPAA acknowledges that the City of Tualatin is responsible for comprehensive planning, including public facility planning, within the Urban Planning Area. It also establishes a process for determining the likely provider for urban services through concept planning; this is generally the City except where the City holds Intergovernmental Agreements (IGAs) with other service providers.*

*The subject territory is currently within, and would remain within, the Tualatin Valley Fire and Rescue district. Additionally the subject territory is currently within, and would remain within, the Sherwood School district. The territory is not within an independent parks, open space or recreation district other than Metro, of which it will remain a part.*

*The City of Tualatin has an established IGA with CWS delineating responsibilities for public sanitary sewer and stormwater management. The subject territory is already within the CWS District.*

### Exhibit 3. Analysis and Findings

*No additional urban services agreements apply. This standard is met.*

**b. Any applicable annexation plan adopted pursuant to ORS 195.205;**

**Finding:**

*No applicable annexation plan exists for this area. This standard is not applicable.*

**c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;**

**Finding:**

*No applicable cooperative planning agreement exists for this area. This standard is not applicable.*

**d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;**

**Finding:**

*The City's Transportation System Plan, Sewer Master Plan and Water Master Plan are all contained in the Comprehensive Plan and applicable to the subject territory. These plans are discussed below in greater detail.*

***Transportation System Plan:***

*The City of Tualatin Transportation System Plan (Exhibit B) identifies SW Herman Road as a Minor Arterial. The subject site will have public street access to SW Herman Road via a shared utility and access easement on the eastern edge of the property. The property is able to connect to the transportation network consistent with the City's TSP.*

***Sewer Master Plan:***

*The City of Tualatin Sewer Master Plan (Exhibit D) illustrates sewer connection is available in the vicinity of the subject territory. An 8" sanitary sewer main is located near the southeast edge subject territory. The subject territory is already within the CWS district and the City's sewer district.*

*The City of Tualatin Sewer Master Plan (Exhibit D) illustrates sewer connections are available in the vicinity of the subject territory.*

***Water Master Plan:***

*The City of Tualatin Water System Master Plan (Exhibit C) shows an existing transmission line in the vicinity of the subject territory. There's a 24" water main transmission line in SW Herman Road and 8" distribution water line located in the utility and access easement that runs along the eastern edge of the subject territory. As a result, the property is able to connect to water service consistent with the City's Water Master Plan.*

*The proposed annexation is consistent with these plans. This standard is met.*

### Exhibit 3. Analysis and Findings

**e. Any applicable comprehensive plan;**

**Finding:**

*The City of Tualatin's Comprehensive Plan contains the Comprehensive Plan Map 10-1, (Exhibit E) showing this territory as part of the Urban Planning Area and indicating that the property is zoned General Manufacturing (MG).*

*Comprehensive Plan Chapters 8 Transportation, and 9 Public Facilities Services provide details about service provision in this vicinity. Map 9-1 (Exhibit C) outlines the future provision of water service over the subject territory. Map 9-2 (Exhibit D) shows connections and future provision for sewer service to the subject territory. Chapter 9 establishes a method for cooperation with DEQ and CWS with the Storm Water Management Ordinance applied at the time of future development.*

*This standard is met.*

**f. Any applicable concept plan; and**

**Finding:**

*The subject territory is not within a concept planning area. The property is subject to a land use designation of General Manufacturing (MG) as illustrated on Comprehensive Plan Map 10-1 (Exhibit E). This standard is met.*

**2. Consider whether the boundary change would:**

- a. Promote the timely, orderly and economic provision of public facilities and services;**
- b. Affect the quality and quantity of urban services; and**
- c. Eliminate or avoid unnecessary duplication of facilities or services.**

**Finding:**

*Given the property is adjacent to existing urban services, including utilities and transportation access on SW Herman Road via an existing utility and access easement, this annexation would not interfere with the timely, orderly, and economic provision of public facilities and services, nor would it necessitate the duplication of services. The progression toward additional transportation and utility improvements associated with any future development would be timely. Annexation is a necessary first step to future development and related public improvements. Standards A through C are met.*

**E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.**

**Finding:**

*The subject territory is wholly within the Urban Growth Boundary (UGB). This standard is met.*

### Exhibit 3. Analysis and Findings

(d) The application is consistent with applicable provisions of ORS Chapter 222.

**ORS 222.111(1)** When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.”

**Finding:**

*As shown on the Comprehensive Plan Map 10-1 (Exhibit E), the subject territory is not within a city and is contiguous to the City of Tualatin. This standard is met.*

**ORS 222.520(1)** Whenever a part less than the entire area of a district named in ORS 222.510 becomes incorporated as or annexed to a city in accordance with law, the city may cause that part to be withdrawn from the district in the manner set forth in ORS 222.120 or at any time after such incorporation or annexation in the manner set forth in ORS 222.524. Until so withdrawn, the part of such a district incorporated or annexed into a city shall continue to be a part of the district.

**Finding:**



*The subject territory is within the Sherwood School District, Tualatin Valley Fire & Rescue, and TriMet districts and will remain so. Police services will be provided by the City of Tualatin. Because the proposed boundary change is consistent with state and local law, this standard is met.*

**Conclusion and Recommendation:**

*Based on the application and the above analysis and findings, the proposed annexation complies with applicable Oregon Revised Statutes, Metro Code, and TDC. Accordingly, staff recommends City Council approval of File No. ANN 22-0001 and adoption of Ordinance No. 1467-22.*



## Land Use Application

<b>Project Information</b>		
Project Title: <b>Cipole Properties, LLC</b>		
Brief Description: <b>See written narrative</b>		
<b>Property Information</b>		
Address: <b>Not addressed</b>		
Assessor's Map Number and Tax Lots: <b>2S 1 21DC, Tax Lot 700</b>		
<b>Applicant/Primary Contact</b>		
Name: <b>Tony Mills</b>	Company Name: <b>AKS Engineering &amp; Forestry</b>	
Address: <b>12965 SW Herman Road, Suite 100</b>		
City: <b>Tualatin</b>	State: <b>OR</b>	ZIP: <b>97062</b>
Phone: <b>503-563-6151</b>	Email: <b>millst@aks-eng.com</b>	
<b>Property Owner Applicant/Property Owner's Representative</b>		
Name: <b>Cipole Properties, LLC</b>		
Address: <b>19990 SW Cipole Road</b>		
City: <b>Tualatin</b>	State: <b>OR</b>	ZIP: <b>97062</b>
Phone: <b>Please contact Applicant's representative.</b>	Email: <b>Please contact Applicant's representative.</b>	
Property Owner's Signature: 		Date: <b>4/28/22</b>
<small>(Note: Letter of authorization is required if not signed by owner)</small>		
<b>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.</b>		
Applicant's Signature: 		Date: <b>4/28/22</b>

**Land Use Application Type:**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Annexation (ANN)<br><input type="checkbox"/> Architectural Review (AR)<br><input type="checkbox"/> Architectural Review—Single Family (ARSF)<br><input type="checkbox"/> Architectural Review—ADU (ARADU)<br><input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Historic Landmark (HIST)<br><input type="checkbox"/> Industrial Master Plan (IMP)<br><input type="checkbox"/> Plan Map Amendment (PMA)<br><input type="checkbox"/> Plan Text Amendment (PTA)<br><input type="checkbox"/> Tree Removal/Review (TCP) | <input type="checkbox"/> Minor Architectural Review (MAR)<br><input type="checkbox"/> Minor Variance (MVAR)<br><input type="checkbox"/> Sign Variance (SVAR)<br><input type="checkbox"/> Variance (VAR) |
|---|---|---|

<b>Office Use</b>		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

# Cipole Properties, LLC Annexation

---

**Date:** April 2022

**Submitted to:** City of Tualatin  
Planning Division  
10699 SW Herman Road  
Tualatin, OR 97062

**Applicant:** Cipole Properties, LLC  
19990 SW Cipole Road  
Tualatin, OR 97062

**AKS Job Number:** 7949



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

---

## Table of Contents

<b>I.</b>	<b>Executive Summary</b> .....	<b>2</b>
<b>II.</b>	<b>Site Description/Setting</b> .....	<b>2</b>
<b>III.</b>	<b>Applicable Review Criteria</b> .....	<b>2</b>
	City of Tualatin Development Code .....	2
	Chapter 32 – Procedures .....	2
	TDC 32.140. Application Submittal. ....	2
	TDC 32.260. Annexation Procedures. ....	4
	TDC 33.010. Annexations.....	4
	Metro Code .....	5
	Title III. Planning.....	5
	Chapter 3.09.....	5
<b>IV.</b>	<b>Conclusion</b> .....	<b>6</b>

## Exhibits

- Exhibit A:** Application Form
  - Exhibit B:** Petition and Certifications
  - Exhibit C:** Preliminary Title Report, Legal Description, and Map
  - Exhibit D:** Washington County Assessor’s Map
  - Exhibit E:** Mailing Labels
  - Exhibit F:** Pre-application Meeting Notes
  - Exhibit G:** Neighborhood Meeting Materials
-

---

# Annexation Application

## Cipole Properties, LLC

<b>Submitted to:</b>	City of Tualatin Planning Division 10699 SW Herman Road Tualatin, OR 97062
<b>Applicant/ Property Owner:</b>	Cipole Properties, LLC 19990 SW Cipole Road Tualatin, OR 97062
<b>Applicant's Consultant:</b>	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062
	Contact(s): Tony Mills Email: millst@aks-eng.com Phone: (503) 563-6151
<b>Site Location:</b>	Unaddressed property north of the intersection of SW Herman Road and SW Cipole Road
<b>Washington County Assessor's Map:</b>	2S 1 21DC, Tax Lot 700
<b>Site Size:</b>	±1.44 acres
<b>Land Use Districts:</b>	Future Development 10 Acre (FD-10)
<b>Comprehensive Plan Designation:</b>	General Manufacturing Planning District (MG)





---

## I. Executive Summary

Cipole Properties, LLC (Applicant) is applying to annex a ±1.44-acre property (Tax Lot 700 of Washington County Assessor's Map 2S 1 21DC) into the City of Tualatin to accommodate the site's development.

This application includes the forms, written materials, and preliminary plans 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 subject property is a single ±1.44-acre lot: Tax Lot 700 of Washington County Assessor's Map 2S 1 21DC. The current configuration of Tax Lot 700 is the result of two recently recorded property line adjustments (Survey, 33983) that reorganized three parcels comprised of Tax Lots 700, 800, 801, and 900 of Washington County Assessor's Map 2S 1 21DC. The site abuts Tualatin city limits and is within the Metro Urban Growth Boundary (UGB) in unincorporated Washington County. Currently, the property is within the Future Development 10 Acre District (FD-10) of Washington County. According to the City of Tualatin Comprehensive Plan, the site is designated as within the General Manufacturing Planning District (MG). A shared private drive extending north from Herman Road provides access to the site. The site has no frontage on public rights-of-way.

## III. Applicable Review Criteria

### City of Tualatin Development Code

#### Chapter 32 – Procedures

#### TDC 32.140. Application Submittal.

- (1) *Submittal Requirements.* Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:
  - (a) *A completed application form.* The application form must contain, at a minimum, the following information:
    - (i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
    - (ii) The address or location of the subject property and its assessor's map and tax lot number;
    - (iii) The size of the subject property;
    - (iv) The comprehensive plan designation and zoning of the subject property;
    - (v) The type of application(s);
    - (vi) A brief description of the proposal; and
    - (vii) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).

**Response:** Consistent with the requirements of this section, a City-provided application form has been completed and is included as Exhibit A.

- 
- (b) A written statement addressing each applicable approval criterion and standard;

**Response:** This written narrative serves as a written statement addressing each criterion applicable to the review of an annexation application within the City of Tualatin.

- (c) Any additional information required under the TDC for the specific land use action sought;

**Response:** The provided information is consistent with the applicable requirements of the Tualatin Development Code (TDC) and additional information provided by City staff at a pre-application meeting held on January 19, 2022 (Exhibit F). This requirement is satisfied.

- (d) Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;

**Response:** Payment has been made in the applicable amount with the submittal of this application.

- (e) Recorded deed/land sales contract with legal description.

**Response:** Certification of ownership along with a legal description are provided in Exhibit C. This requirement is satisfied.

- (f) A preliminary title report or other proof of ownership.

**Response:** A preliminary title report is in Exhibit C. This requirement is met.

- (g) For those applications requiring a neighborhood/developer meeting:

- (i) The mailing list for the notice;
- (ii) A copy of the notice;
- (iii) An affidavit of the mailing and posting;
- (iv) The original sign-in sheet of participants; and
- (v) The meeting notes described in TDC 32.120(7).

**Response:** A neighborhood/developer meeting was held on Monday, March 28, 2022. The applicable meeting information (notice, sign-in sheet, meeting notes, etc.) are included in Exhibit G. These requirements are satisfied.

- (h) A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

**Response:** On March 14, 2022, notice of a neighborhood meeting for the subject annexation application was sent to all city recognized Citizen Involvement Organizations.

- (i) Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;

---

**Response:** This application includes exhibits, forms, and written statements consistent with the requirements of the applicable review criteria. The information provided should be sufficient for City staff to review. This requirement is satisfied.

**TDC 32.260. Annexation Procedures.**

An Annexation brings property from outside the City Limits into the City Limits. At the same time, the City also removes the property from any county special districts that are no longer needed. For example, property in Washington County is withdrawn from the Washington County Enhanced Sheriff's Patrol District because police services will be provided by the Tualatin Police Department.

**Response:** This application will be reviewed following the applicable procedure outlined in the Tualatin Development Code. The applicant is prepared to post notice of the required public hearing to the property and provide testimony as necessary.

**TDC 33.010. Annexations.**

[...]

(4) *Specific Submittal Requirements.* In addition to the general application submittal requirements in TDC 32.140 (Application Submittal), an applicant(s) for a quasi-judicial annexation must submit the following:

(a) The Application for Annexation form;

**Response:** Consistent with the requirements of this section, a City-provided application form has been and is included as Exhibit A.

(b) The Petition to Annex to the City of Tualatin form;

(c) A legal description of the subject territory including any abutting public street right-of-way that is not yet in the City Limits;

(d) The Certification of Legal Description and Map form;

(e) The Certification of Property Ownership form;

(f) The Certification of Registered Voters form;

(g) The Property Owner Information Sheet form;

**Response:** A signed petition, legal description, and signed certifications are included in Exhibit B. These requirements are satisfied.

(h) The City application fee, and the Metro application fee in a separate check made payable to Metro;

**Response:** Payment for the applicable Metro Regional Services (Metro) application fee has been submitted with the application package. This requirement is satisfied.

(i) The three column by ten row matrix sheet listing the Assessors Map Number and Tax Lot Number, name and mailing address for:

(i) The owner (fee title) of the subject territory, and

(ii) Recipients pursuant to TDC 32.240 (3) and the governing jurisdiction of any public street right-of-way to be annexed;

**Response:** A mailing list including the necessary information is included in Exhibit E of this application. This requirement is satisfied.

(j) The Annexation Property Information Sheet form;

---

**Response:** The property information sheet is included in Exhibit A of this application. This requirement is satisfied.

- (k) A copy of the County Assessors Maps showing the subject territory, any public street right-of-way to be annexed and the lots within 1,000 feet of the subject territory including any public street right-of-way. The subject territory and right-of-way to be annexed must be outlined with a wide, light colored ink marker;

**Response:** A copy of the Washington County Assessor’s Map highlighting the tax lot to be annexed is included in Exhibit D. This requirement is satisfied.

- (l) If necessary, a letter from the County or State Road Authority stating its consent to annex the right-of-way described in the legal description; and

**Response:** As demonstrated throughout this written narrative and in the provided exhibits, the subject property does not abut a right-of-way. This requirement is not applicable.

- (m) Any information required by the City Manager in addition to the above.

**Response:** This written narrative, along with the applicable forms, plans, and certifications, is consistent with the requirements for an annexation application.

(5) *Approval Criteria. To grant an annexation application, the Council must find:*

- (a) The territory to be annexed is within the Metro Urban Growth Boundary;

**Response:** As identified by TualGIS, the City of Tualatin’s geographic information system (GIS), the subject property is within the Metro UGB. This criterion is satisfied.

- (b) The owners of the territory to be annexed have petitioned to be annexed;

**Response:** A petition signed by the property owner is included in Exhibit B. The criterion is met.

- (c) The application conforms to the applicable criteria in Metro Code 3.09; and

**Response:** The consistency of this application with the applicable criteria of the Metro Code is demonstrated in this written narrative. This criterion is satisfied.

- (d) The application is consistent with applicable provisions of ORS Chapter 222.

**Response:** Consistent with the requirements of ORS Chapter 222, the subject property abuts the city limits, the property owner is petitioning the City to annex their property, and the petition is being processed in accordance with the procedural requirements outlined in the City’s charter.

## Metro Code

Title III. Planning

### Chapter 3.09

#### 3.09.040 Requirements for Petitions

- A. A petition for a boundary change must contain the following information:
  1. The jurisdiction of the reviewing entity to act on the petition;
  2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;

- 
3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
  4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.

**Response:** A petition signed by the owner of the subject property, legal description of the property, and a map are in Exhibit B.

- B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

**Response:** The requisite fees have been included with this application. This requirement is met.

#### **IV. Conclusion**

The required findings have been made, and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Tualatin Development Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve this Annexation application.

### 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)**

**PROPERTY DESIGNATION**

(Indicate Section, Township, Range and Lot No.)

**MAILING ADDRESS**

**PROPERTY ADDRESS** (If different)

(1) Cipole Properties, LLC, Pat Larson & Jeff Larson PO BOX 69  
TUALATIN OR 97062

21 T2S R1W, TL 700 not addressed

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) \_\_\_\_\_

(5) \_\_\_\_\_

(6) \_\_\_\_\_

(7) \_\_\_\_\_

(8) \_\_\_\_\_

(9) \_\_\_\_\_

(10) \_\_\_\_\_

## ANNEXATION PROPERTY INFORMATION SHEET

### **EXISTING CONDITIONS IN AREA TO BE ANNEXED:**

Land area, in acres: ±1.44 Acres

General description of territory *(Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal)*: Please see the written narrative.

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

North: Industrial warehouse and manufacturing

South: Vacant

East: Industrial warehouse and manufacturing

West: Industrial warehouse and manufacturing

### **EXISTING LAND USE:**

Number of existing units/structures:

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

Describe existing units/structures: The subject property is unimproved, vacant land.

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

The subject property is unimproved, vacant land.

Public facilities or other uses: The subject property is unimproved, vacant land.

Total current year assessed valuation – Land \$: 54,100 Structures \$: 0

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: Yes

**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 County

Highway Lighting District: N/A

Fire District: Tualatin Valley Fire and Rescue

Sanitary District: Clean Water Services

Water District: Sherwood

Grade School District: Sherwood

High School District: Sherwood

Library District: N/A

Drainage District: Clean Water Services

Parks & Recreation District: City of Tualatin

Other: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



### 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>Patrick Larson</i>	Patrick Larson, Cipole Properties, LLC	2/10/22	X			19990 SW Cipole Road Tualatin, OR, 97062	21DC	1	2S	700

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

### 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.

TD FOSTER                      GIS TECH  
Printed Name                      Title

[Signature]                      2/17/22  
Signature                      Date

CARTOGRAPHY                      WASHINGTON  
Department                      County of

**ANNEXATION CERTIFIED**

BY TF  
**FEB 17 2022**

**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.

\_\_\_\_\_  
Printed Name                      Title

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Department                      County of



**CERTIFICATION OF REGISTERED VOTERS  
FOR ANNEXATION PURPOSES\***

I hereby certify that the attached petition for the annexation of the territory listed herein to the CITY OF TUALATIN contains, as of the date listed, the following information:

- 1   Number of signatures of individuals on petition.
- 0   Number of active **registered voters** within the territory to be annexed.
- 0   Number of **VALID signatures of active registered voters** within the territory to be annexed, on the petition.

Tax lot number(s): 2S121DC00700      19990 SW Cipole Rd  
Tualatin, OR 97062

DIVISION:        ELECTIONS  
COUNTY:        WASHINGTON  
DATE:        April 18, 2022  
NAME:        Maria Hallowell  
TITLE:        Administrative Specialist II



Maria Hallowell  
(Signature of Election Official)

\*This 'Certification of Registered Voters for Annexation Purposes' DOES NOT, in any way, make the determination if this petition meets the annexation requirements of the city/district listed.

Annexation certification sht rev4-043009



**PUBLIC RECORD REPORT  
FOR NEW SUBDIVISION  
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Phone No.:

Date Prepared: January 24, 2020  
Effective Date: January 13, 2020 / 08:00 AM  
Charge: \$0.00  
Order No.: 152000069  
Reference:

The information contained in this report is furnished to the Customer by Lawyers Title of Oregon, LLC (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

**REPORT**

- A. The Land referred to in this report is located in the County of Washington, State of Oregon, and is described as follows:  
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:  
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:  
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:  
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

**EXHIBIT "A"**  
**(Land Description)**

**PARCEL I:**

Beginning at the Southwest corner of the tract described in contract to William S. Maplethorpe and Barbara Jean Maplethorpe, husband and wife, as recorded in Book 461, Page 469, Washington County Deed Records, and which Southwest corner is said to bear North 89° 95' East 950.35 feet and North 0° 54' West 435.6 feet from the quarter Section corner on the South line of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon; thence North 0° 54' West along the West line of said Maplethorpe tract, 63.0 feet to an iron pipe; thence North 89° 66' East, parallel with the South line of said tract, 308.71 feet to an iron pipe on the Easterly line thereof; thence South 15° 51' East, 65.21 feet to the Northeasterly corner thereof; thence South 89° 06' West 325.52 feet to the place of beginning.

**PARCEL II:**

Beginning at the Southwest corner of that real property in Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon; conveyed to Donald O. Galbreath by deed recorded in Book 154, Page 340, Washington County Deed Records, which corner bears North 89° 06' East 950.35 feet from the one-quarter Section corner on the South line of Section 21, Township 2 South, Range 1 West, Willamette Meridian; and running thence North 00° 54' West along the Westerly line of said Galbreath property, 435.6 feet; thence North 89° 06' East 324.85 feet to the Easterly line of said Galbreath property; thence South 15° 43' East along said Easterly line 285.37 feet, more or less, to the most Easterly corner of said Galbreath property, a point on the Northwesterly line of the Southern Pacific Company's right of way; thence South 47° 22' West along said Northwesterly line to its intersection with the Easterly line of the County Road; thence North 08° 14' East along said Easterly line to the South line of said Section 21; thence South 89° 06' West along said Section line, 150.0 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract of land, to-wit:

A parcel of land in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon, described as follows:

Beginning at the most Westerly Southwest corner of that tract described in contract to Clarence R. Lovell, recorded August 16, 1966, in Book 611, Page 874, Washington County Deed Records, said point being North 89° 06' East, 950.35 feet from the South quarter corner of said Section; thence North 00° 54' West 175.0 feet; thence North 40° 30' East, 280 feet; thence South 15° 45' East, parallel to the East line of the tract above described, 274.2 feet, more or less, to a point in the center of County Road No. 27-A; thence Southwesterly along the center line of said County Road, 160.1 feet, more or less, to a point 150 feet East of the most Westerly Southwest corner of the above mentioned Lovell tract; thence South 89° 06' West along the South line of said Section, 150.0 feet to the place of beginning.

**PARCEL III:**

A parcel of land in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon, described as follows:

Beginning at the most Westerly Southwest corner of that tract described in contract to Clarence R. Lovell, recorded August 16, 1966, in Book 611, Page 874, Washington County Deed Records, said point being North 89° 06' East, 950.35 feet from the South quarter corner of said Section; thence North 00° 54' West 175.0 feet; thence

Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

**EXHIBIT "A"**  
**(Land Description)**  
(continued)

North 40° 30' East, 280 feet; thence South 15° 45' East, parallel to the East line of the tract above described, 274.2 feet, more or less, to a point in the center of County Road No. 27-A; thence Southwesterly along the center line of said County Road, 160.1 feet, more or less, to a point 150 feet East of the most Westerly Southwest corner of the above mentioned Lovell tract; thence South 89° 06' West along the South line of said Section, 150.0 feet to the place of beginning.

Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

**EXHIBIT "B"**  
**(Tax Account and Map)**

APN/Parcel ID(s) R529958, R529949, R2116401 and R529967 as well as Tax/Map ID(s) 2S121DC00700,  
2S121DC00800, 2S121DC00801 and 2S121DC00900

Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

**EXHIBIT "C"**  
**(Vesting)**

Cipole Properties LLC, an Oregon limited liability company



**EXHIBIT "D"**  
**(Liens and Encumbrances)**

1. Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Adjoining parcels  
Purpose: Access  
Recording Date: November 16, 1961  
Recording No: Book 453, page 153  
Affects: The Easterly portion of Parcels I and II
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Tualatin  
Purpose: Water line  
Recording Date: April 23, 1998  
Recording No: 98-041810  
Affects: The Easterly portion of Parcels I and II
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Portland General Electric Company  
Purpose: Anchor easement  
Recording Date: February 20, 2003  
Recording No: 2003-025056  
Affects: The Southerly portion of Parcel II
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Washington County, a political subdivision of the State of Oregon  
Purpose: Sidewalk  
Recording Date: March 23, 2009  
Recording No: 2009-023156  
Affects: The Southwesterly portion of Parcel III
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: AKS, LLC  
Purpose: Utilities and related facilities  
Recording Date: December 27, 2013  
Recording No: 2013-107655  
Affects: The Easterly portion of Parcel I and II
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: AKS, LLC  
Purpose: Placement and maintenance of a sign  
Recording Date: December 27, 2013  
Recording No: 2013-107656  
Affects: Parcel II - see recorded document for exact location

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

8. A Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,

Amount: \$950,000.00  
Dated: January 1, 2019  
Trustor/Grantor: Cipole Properties LLC, an Oregon limited liability company  
Trustee: Mark L. Huglin  
Beneficiary: Trustees of the Rayborn Family Trust  
Loan No.: Not Disclosed  
Recording Date: January 11, 2019  
Recording No.: 2019-001682

9. Any right, interest or claim that may exist, arise or be asserted under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
10. Rights of tenants, as tenants only, in unrecorded leaseholds.

NOTE: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2019-2020  
Amount: \$869.09  
Levy Code: 088.09  
Account No.: R529958  
Map No.: 2S121DC-00700  
Affects Parcel I

NOTE: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2019-2020  
Amount: \$2,138.77  
Levy Code: 088.09  
Account No.: R529949  
Map No.: 2S121DC-00800  
Affects the Northerly portion of Parcel II

NOTE: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2019-2020  
Amount: \$166.91  
Levy Code: 088.09  
Account No.: R2116401  
Map No.: 2S121DC-00801  
Affects the Southerly portion of Parcel II

Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

NOTE: Property taxes for the fiscal year shown below are paid in full.  
Fiscal Year: 2019-2020  
Amount: \$3,321.90  
Levy Code: 088.09  
Account No.: R529967  
Map No.: 2S121DC-00900  
Affects Parcel III

**\*\*End of Liens & Encumbrances\*\***

## DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
  - (a) "Customer": The person or persons named or shown as the addressee of this report.
  - (b) "Effective Date": The effective date stated in this report.
  - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
  - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
  - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
  - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
  - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
  - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
    - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
    - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
    - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
    - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
    - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
    - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
    - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

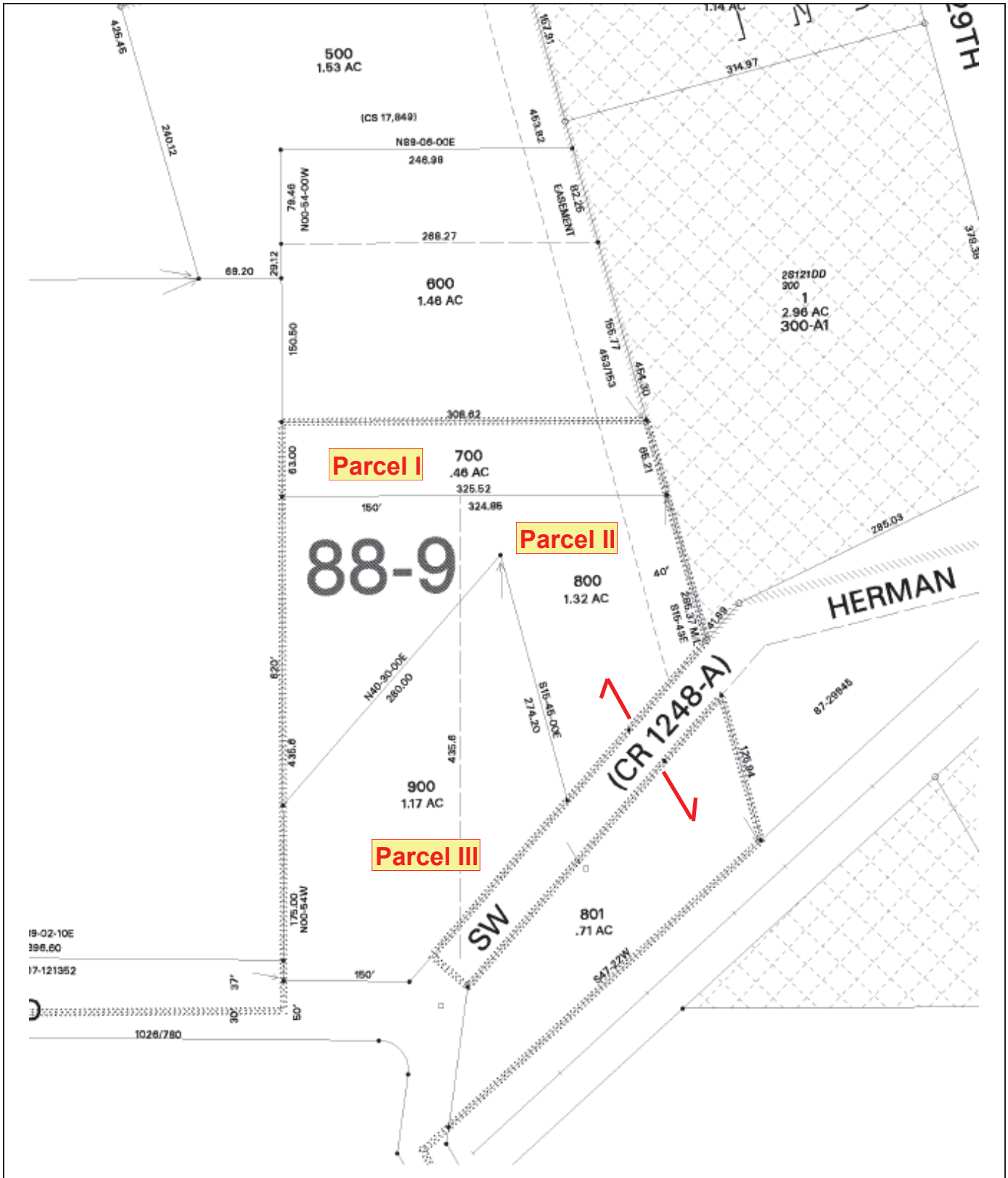
Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

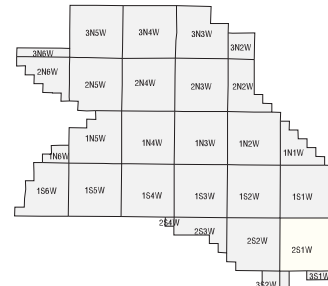
NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

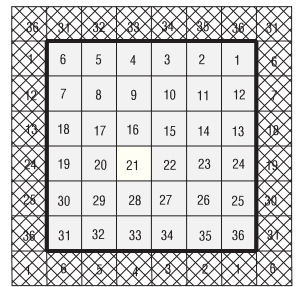
END OF THE LIMITATIONS OF LIABILITY



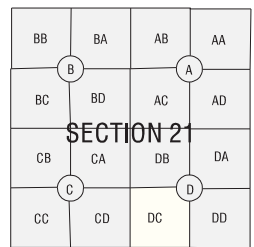
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



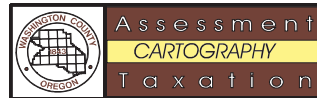
**WASHINGTON COUNTY OREGON**  
 SW1/4 SE1/4 SECTION 21 T2S R1W W.M.  
 SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

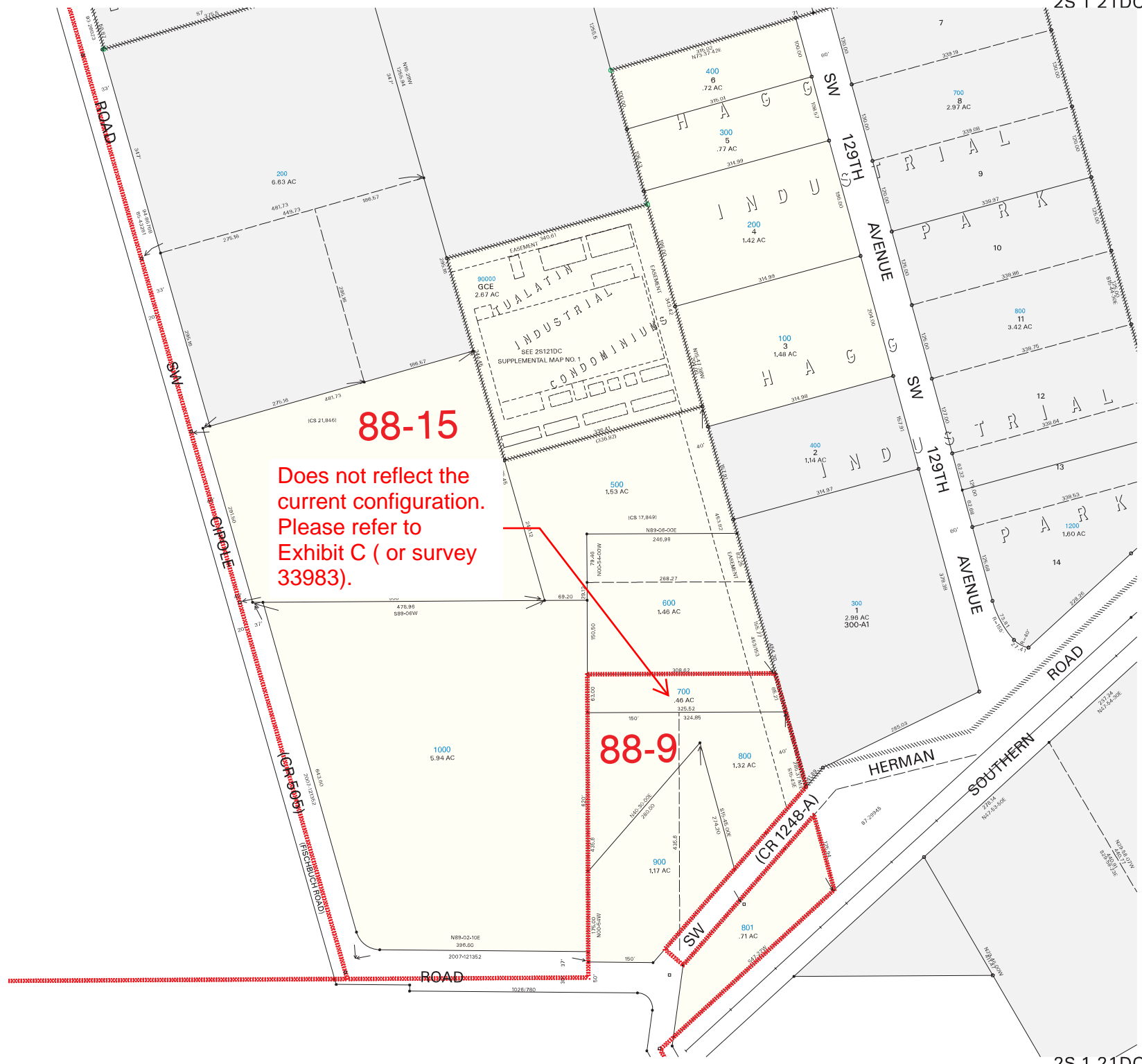


Cancelled Taxlots For: 2S121DC  
 1200,1300.



**PLOT DATE: January 28, 2015**  
**FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE**

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



**88-15**  
 Does not reflect the current configuration. Please refer to Exhibit C ( or survey 33983).

**88-9**

(ICR 1248-A)



<b>NAME OF DOCUMENT FOR RECORDING:</b> <b>Waiver Of Rights And Remedies</b> Grantor: (Petitioner(s))  Grantee: City of Tualatin Consideration: None. Tax Statement to be mailed to: No change.  <u>After Recording, Return To:</u> City of Tualatin, Attn: City Recorder, 18880 SW Martinazzi, Tualatin, OR 97062	<i>(For County Recording Use Only)</i>
---	--

**MEASURE 37 & 49 WAIVER OF RIGHTS AND REMEDIES**

Cipole Properties LLC

**Whereas,** Patrick J Larson ("Petitioner", including collectively all petitioners) has petitioned to the City of Tualatin ("City") to commence certain proceedings, i.e., annexation, planning district change, and/or plan text amendment for the following described real property,

See attached legal description

**Whereas,** under Ballot Measure 37 (effective December 2, 2004), as amended by Ballot Measure 49 (effective December 6, 2007), a property owner may seek just compensation or waiver of certain land use regulations if a public entity enacts or enforces the land use regulations after the property owner acquired the property; and

**Whereas,** Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances; and

**Whereas,** City does not wish to approve the Petitioner's requested proceedings if such approval could result in the owner or the owner's successors or assigns filing a claim for compensation for the land use regulations in effect upon the effective date of the proceedings or a claim seeking to require the City to waive its land use regulations, which are being newly imposed upon the property as a result of the Petitioner's requested proceedings; and

**Whereas,** Petitioner wishes to obtain the City's approval of Petitioner's requested proceedings and therefore agrees to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

Now, therefore, Petitioner warrants that the Petitioner executing this Waiver Agreement holds the full and complete present ownership or any interest therein in the property, and agrees as follows:

1. As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: Annexation, planning district change, and/or plan text amendment which may include designation of the property as subject to additional applicable land use regulations and overlay zones and districts, which may include, but are not limited to the Mixed Use Commercial Overlay District, Industrial Business Park Overlay District, Flood Plain District, Wetlands Protection District, Greenway Protection Overlay District and Natural Areas, and/or design districts ("proceedings"), the undersigned Petitioner, on behalf of Petitioner, Petitioner's heirs, devisees, executors, administrators, successors and assigns, agrees and covenants to the City of Tualatin, its officers, agents, employees and assigns that the Petitioner hereby waives, releases and

forever discharges, and agrees that Petitioner shall be estopped from asserting any rights and remedies, actions, causes of action, suits, claims, liabilities, demands, and rights to waivers arising under or granted by any statutory or constitutional regulatory compensation or waiver provisions, including but not limited to Ballot Measure 37 (2004) and Ballot Measure 49 (2007) or otherwise enacted after the date of this proceeding which would create a right of claim for compensation or waiver from city land use regulations that exist upon the effective date of the proceeding and which, by the approval of the proceeding, are then applicable to the property.

2. This covenant, waiver, release, and discharge binds the undersigned's heirs, devisees, executors and administrators, successors in interests, and assigns. This covenant, waiver, release, and discharge will run with the land, and this instrument or a memorandum of it may be recorded in the official records of the County in which the subject real property is located. This instrument may be terminated upon the filing of a Notice of Termination of Waiver filed by the City of Tualatin.
3. If this instrument is given contemporaneous with a consent to future proceedings to be initiated by the City, Petitioner acknowledges that the proceedings may be initiated by the City of Tualatin at any time in the discretion of the City and that this waiver and release is applicable to any ordinances adopted prior to the effective date of the proceeding.
4. This document is executed of my own free will and without duress. I/we respectively acknowledge that I/we have been advised to obtain legal advice prior to the execution of this document, and that either I, or each of us respectively, have either obtained legal advice or have independently elected not to seek legal advice prior to the execution of this document, recognizing that this document may affect our legal rights and remedies.

DATED this 10 day of February, 2022

 <hr/> <i>(signature)</i>	<hr/> <i>(signature)</i>
Petitioner Name: <u>Patrick J Larson - Cipole Properties LLC</u>	Petitioner Name: <hr/>
Date Signed: <u>2/10/2022</u>	Date Signed: <hr/>

Petitioner (corporation, etc.) Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Name of Signor: \_\_\_\_\_  
Office/Title of Signor: \_\_\_\_\_

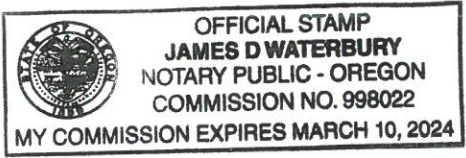
State of Oregon \_\_\_\_\_ )  
County of Washington )

On this 10<sup>th</sup> day of February, 2022, before me the undersigned Notary Public, personally appeared

Pat Larson

(Name of Petitioners signing; not Notary name)

- Personally known to me
- Proved to me on the basis of satisfactory evidence
- To be the person who executed the within instrument
- As \_\_\_\_\_ or on behalf of the entity therein named, pursuant to authority, and acknowledged to me the execution hereof.

WITNESS my hand and official seal <i>(Do not write outside of the box)</i>	Place Notary Seal Below
Notary Signature: <u>Jim Waterbury</u> Notary name (legible): <u>Jim Waterbury</u>	

This document is accepted pursuant to authority and approved for recording.

City of Tualatin, Oregon

\_\_\_\_\_  
City Manager

**CERTIFICATION OF SIGN POSTING**



The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain purple composed of the RGB color values Red 112, Green 48, and Blue 160. A template is available at:  
<https://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 \_\_\_\_\_ ANN22-0001 \_\_\_\_\_ project,  
I hereby certify that on this day, 04/18/2022 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: Tony Mills, AKS Engineering & Forestry, LLC  
(Please Print)

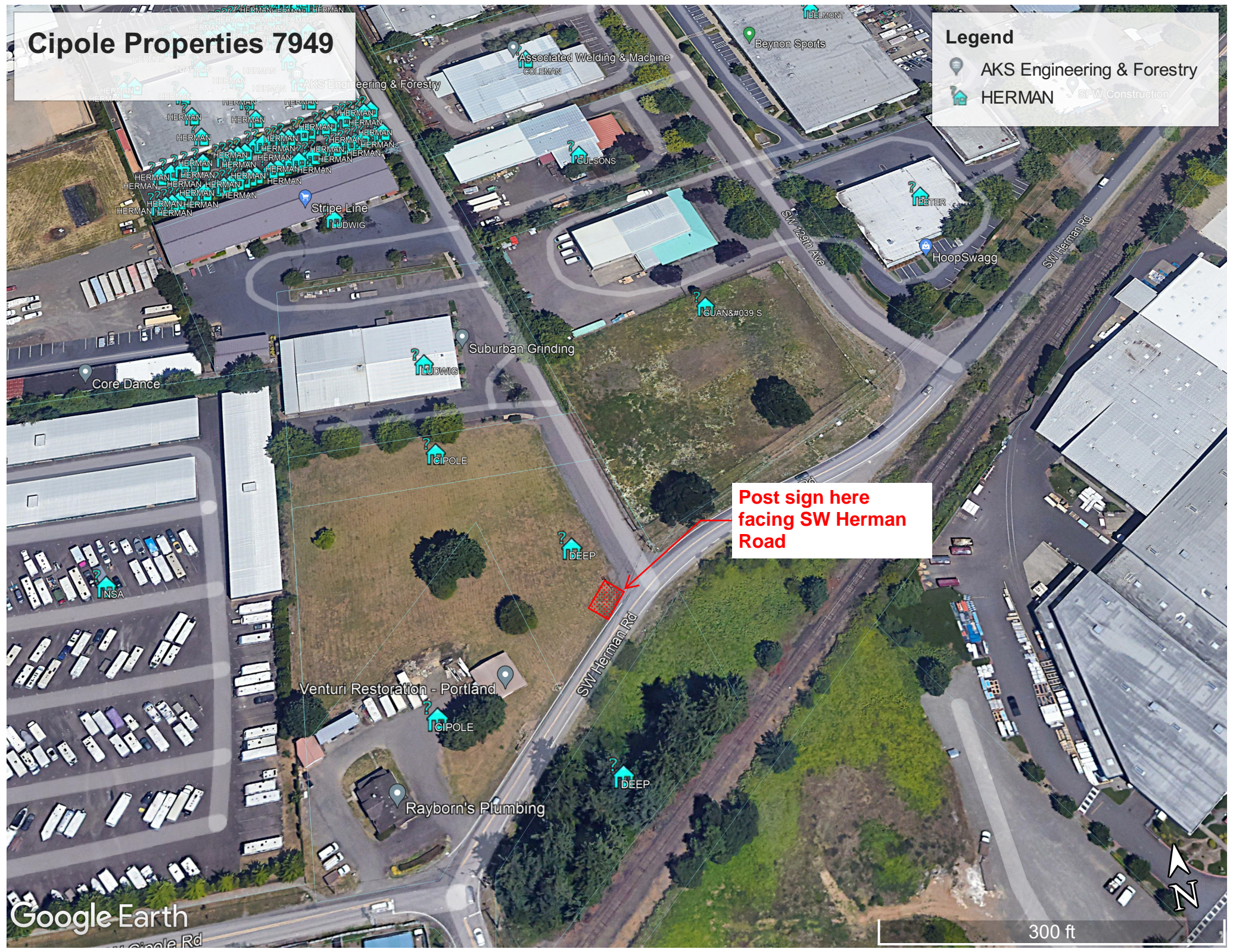
Applicant's Signature: *Anthony B. Mills*

Date: 04/18/2022

# Cipole Properties 7949

### Legend

- AKS Engineering & Forestry
- HERMAN
- SPW Construction



**Post sign here  
facing SW Herman  
Road**





**NOTICE**  
**ANNEXATION**  
**ANN-[22]-0001**  
For more information call  
503-691-3026 or visit  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

## Tony Mills

---

**From:** Tony Mills  
**Sent:** Monday, March 14, 2022 12:08 PM  
**To:** riverparkcio@gmail.com; jasuw7@gmail.com; famtunstill1@frontier.com; dan@danhardyproperties.com; katepinamonti@hotmail.com; jraikoglo@aol.com; daniel@bachhuber.co; cio.east.west@gmail.com; doug\_ulmer@comcast.net; dana476@gmail.com; mcrowell248@comcast.net; tualatinmidwestcio@gmail.com; tmpgarden@comcast.net; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; delmoore@frontier.com; jamison.l.shields@gmail.com; claudia.sterling@comcast.net; janet7531@gmail.com; roydloop@gmail.com; edkcnw@comcast.net; jmakarowsky@comcast.net; patricia.parsons@ctt.com; rwcleanrooms@gmail.com; byromcio@gmail.com; pdxalex@icloud.com; mwestenhaver@hotmail.com; humphreysusan10@gmail.com; deb.fant@gmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; famtunstill1@frontier.com; brian@box2.com  
**Cc:** tualatincio@gmail.com; mgeorge@tualatin.gov; mgeorge@tualatin.gov; Erin Engman  
**Subject:** Cipole Properties, LLC Neighborhood Meeting (Annexation and Architectural Review)  
**Attachments:** 7949 20220310 Nhood Mtg. Letter.pdf

Good afternoon,

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding a ±1.44-acre property located northeast of SW Herman Road and SW Cipole Road (Tax Lot 700 of Washington County Assessor's Map 1S121DC) in Tualatin's General Manufacturing Planning District. The property is currently outside Tualatin's city limits in unincorporated Washington County. The project involves annexing the property into the City of Tualatin and requesting an Architectural Review for a ±14,000 square foot warehouse/manufacturing building. Before submitting a land-use application to the City of Tualatin, we would like to discuss the project with you in more detail.

This meeting aims to provide a forum for surrounding property owners to review and discuss the project before applying to the City. This meeting will allow you to share any specific information about the property involved. We will attempt to answer questions relevant to meeting development standards consistent with the City of Tualatin Land Development Code. This neighborhood meeting date is:

March 28, at 6:00 p.m.

Virtual Meeting

Please go to the project website to register for the meeting:

<https://www.aks-eng.com/cipole-properties/>

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered before the 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.

Any written comments or testimony can be submitted to me via email or mailed to the listed address below. Written comments will be read allowed during the neighborhood meeting.

Please let me know if you have any questions.

Best regards,

March 14, 2022



**RE: Neighborhood Review Meeting  
Annexation and Architectural Review**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding a  $\pm 1.44$ -acre property located northeast of SW Herman Road and SW Cipole Road (Tax Lot 700 of Washington County Assessor's Map 1S121DC) in Tualatin's General Manufacturing Planning District. The property is currently outside Tualatin's city limits in unincorporated Washington County. You can see a map of the location on the back of this letter. The project involves annexing the property into the City of Tualatin and requesting an Architectural Review for a  $\pm 14,000$  square foot warehouse/manufacturing building. Before submitting a land-use application to the City of Tualatin, we would like to discuss the project with you in more detail.

This meeting aims to provide a forum for surrounding property owners to review and discuss the project before applying to the City. This meeting will allow you to share any specific information about the property involved. We will attempt to answer questions relevant to meeting development standards consistent with the City of Tualatin Land Development Code. This neighborhood meeting date is:

**March 28, at 6:00 p.m.**

**Virtual Meeting**

**Please go to the project website to register for the meeting:**

<https://www.aks-eng.com/cipole-properties/>

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered before the 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 cannot attend, please feel free to contact me at 503-563-6151 or by email at [millst@aks-eng.com](mailto:millst@aks-eng.com).

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink that reads 'Anthony B. Mills'.

Tony Mills  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
503-563-6151 | [millst@aks-eng.com](mailto:millst@aks-eng.com)

Enclosure: Tax Map

cc: Erin Engman, City of Tualatin Community Development Department  
Cipole Properties, LLC



## AFFIDAVIT OF MAILING NOTICE

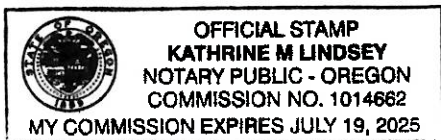
STATE OF OREGON            )  
  ) SS  
COUNTY OF WASHINGTON )

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

That on the   11th   day of   March  , 20   22  , 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   11th   day of   March  , 20   22  .



*Kathrine Lindsey*  
Notary Public for Oregon  
My commission expires:   JULY 19th, 2025  

RE: \_\_\_\_\_

# NOTICE

## NEIGHBORHOOD / DEVELOPER MEETING

03/28/2022 6:00 p.m.

Virtual Meeting:

<https://www.aks-eng.com/cipole-properties/>

503-563-6151

**CERTIFICATION OF SIGN POSTING**

<p><b>NOTICE</b></p> <p><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>
---

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 Cipole Properties Warehouse/Manufacturing project, I hereby certify that on this day, March 17<sup>th</sup> 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: Tony Mills, AKS Engineering & Forestry, LLC (Applicant's consultant)

*(Please Print)*

Applicant's Signature: \_\_\_\_\_

*Tony B. Mills*

Date: \_\_\_\_\_

03/14/22

# Attendee Report

**Report Generated:**

3/29/2022 8:28

**Topic**

Webinar ID

**Cipole Properties Industrial Neighborhood meeting**

841 8499 6828

**Host Details**

**Attended**

User Name (Original Name)

Yes

Glen Southerland (Mimi Doukas)

**Panelist Details**

**Attended**

User Name (Original Name)

Yes

Jeff Hunt

Yes

Paul Sellke

Yes

Pat Larson

Yes

Tony Mills

**Attendee Details**

**Attended**

User Name (Original Name)

Yes

Jamison Shields

**Actual Start Time**

3/28/2022 17:44

Actual Duration (minutes)

26

# Registered

1

**Email**

mimid@aks-eng.com

Join Time

3/28/2022 17:44

Leave Time

3/28/2022 18:10

**Email**

jeff@rayborns.com

Join Time

3/28/2022 18:03

Leave Time

3/28/2022 18:10

pauls@aks-eng.com

3/28/2022 17:56

3/28/2022 18:10

pat@rayborns.com

3/28/2022 17:59

3/28/2022 18:10

millst@aks-eng.com

3/28/2022 17:52

3/28/2022 18:10

<b>First Name</b>	Last Name	Email	
Jamison	Shields	jamison.l.shields@gmail.com	
<b># Cancelled</b>	Unique Viewers	Total Users	Max Concurrent Views
	0	1	6
<b>Time in Session (minutes)</b>	Is Guest	Country/Region Name	
	26 No	United States	
<b>Time in Session (minutes)</b>	Is Guest	Country/Region Name	
	8 Yes	United States	
	15 Yes	United States	
	12 Yes	United States	
	18 Yes	United States	
<b>Registration Time</b>	Approval Status	Join Time	Leave Time
3/14/2022 19:20	approved	3/28/2022 18:02	3/28/2022 18:10

TLID	OWNER1
2S128A000900	WADDILL JOHN
2S121C001400	UNITED STATES OF AMERICA
2S121DB00200	UNION WINE COMPANY
2S121DC90000	TUALATIN INDUSTRIAL CONDOS OWNERS OF ALL UNITS
2S128A000103	SHERWOOD SCHOOL DIST #88J
2S121DC00200	PURA PROPERTY LLC
2S121DD01200	PETER COTTONTAIL ENTERPRISES LLC
2S128B000700	OREGON STREET PARTNERS
2S121DC01000	NSA PROPERTY HOLDINGS LLC
2S128A000600	NORTHWEST NATURAL GAS CO
2S121DC01100	MACHINE SPECIALTIES INC
2S121DC00500	LUDWIG LARRY W & LUDWIG JUDY K
2S128A000800	LUDWIG JASON L
2S128A000700	JNA PROPERTIES LLC
2S128A001500	JK PROPERTY LLC
2S121DC00400	JCBAY LLC
2S121DB00700	JC HOLDINGS LLC
2S121DC00300	JABSHOP LLC
2S121D000301	HERMAN RV STORAGE LLC
2S121DC99097	HERMAN CONDO LLC
2S121DB00300	HAGG FAMILY TRUST
2S121DD00400	GULSONS
2S121DD00300	GUAN'S OREGON LLC
2S121D000600	GRAY ROBERT A TRUST
2S128A000100	FORE-SIGHT BALBOA LLC
2S121DD00201	EXETER 19855 SW 124TH LP
2S128A001600	ENSTROM PATRICK LEE
2S121DC00800	DEEP VALLEY LLC
2S121DC00100	COLEMAN STEVEN R & COLEMAN SANDRA J & COLEMAN MATTHEW J ET AL
2S121C001202	CIPOLE ROAD HOLDINGS LLC
2S121DC00700	CIPOLE PROPERTIES LLC
2S121DC00900	CIPOLE FARMHOUSE LLC
2S121DD00800	BELMONT PROPERTY LLC & JAMFEE3 LLC

**OWNER2**

US FISH & WILDLIFE SERVICE LANDS DIVNWRSLNDS: CHARLES PARROTT

BELMONT PROPERTY LLC  
& JAMFEE3 LLC  
PO BOX 23025  
PORTLAND, OR 97281

CIPOLE FARMHOUSE LLC  
19990 SW CIPOLE RD  
TUALATIN, OR 97062

CIPOLE PROPERTIES LLC  
PO BOX 69  
TUALATIN, OR 97062

CIPOLE ROAD HOLDINGS LLC  
19785 SW CIPOLE RD  
SHERWOOD, OR 97140

COLEMAN STEVEN R & COLEMAN SANDRA  
J & COLEMAN MATTHEW J ET AL  
30600 S ARROW CT  
CANBY, OR 97013

DEEP VALLEY LLC  
PO BOX 69  
TUALATIN, OR 97062

ENSTROM PATRICK LEE  
9304 SW 51ST  
PORTLAND, OR 97219

EXETER 19855 SW 124TH LP  
101 W ELM ST STE 600  
CONSHOHOCKEN, PA 19428

FORE-SIGHT BALBOA LLC  
20400 SW CIPOLE RD  
TUALATIN, OR 97062

GRAY ROBERT A TRUST  
7823 SW KINGFISHER WAY  
PORTLAND, OR 97224

GUAN'S OREGON LLC  
16315 SW BARROWS RD #105A  
BEAVERTON, OR 97007

GULSONS  
307 LEWERS ST 6TH FLOOR  
HONOLULU, HI 96815

HAGG FAMILY TRUST  
19100 SW 129TH AVE  
TUALATIN, OR 97062

HERMAN CONDO LLC  
12965 SW HERMAN RD #100  
TUALATIN, OR 97062

HERMAN RV STORAGE LLC  
12965 SW HERMAN RD #100  
TUALATIN, OR 97062

JABSHOP LLC  
4850 E PLACITA PROVIDA  
TUCSON, AZ 85718

JC HOLDINGS LLC  
12111 SW MALLOY WAY  
SHERWOOD, OR 97140

JCBAY LLC  
19435 SW 129TH AVE  
TUALATIN, OR 97062

JK PROPERTY LLC  
PO BOX 37  
TUALATIN, OR 97062

JNA PROPERTIES LLC  
19975 SW CIPOLE RD  
SHERWOOD, OR 97140

LUDWIG JASON L  
19445 SW CIPOLE RD  
SHERWOOD, OR 97140

LUDWIG LARRY W & LUDWIG JUDY K  
PO BOX 473  
TUALATIN, OR 97062

MACHINE SPECIALTIES INC  
19730 CIPOLE RD #1  
TUALATIN, OR 97062

NORTHWEST NATURAL GAS CO  
220 NW 2ND AVE  
PORTLAND, OR 97209

NSA PROPERTY HOLDINGS LLC  
5005 MEADOWS RD STE 420  
LAKE OSWEGO, OR 97035

OREGON STREET PARTNERS  
PO BOX 1000  
SHERWOOD, OR 97140

PETER COTTONTAIL ENTERPRISES LLC  
PO BOX 1938  
WILSONVILLE, OR 97070

PURA PROPERTY LLC  
28742 SW PETES MOUNTAIN RD  
WEST LINN, OR 97068

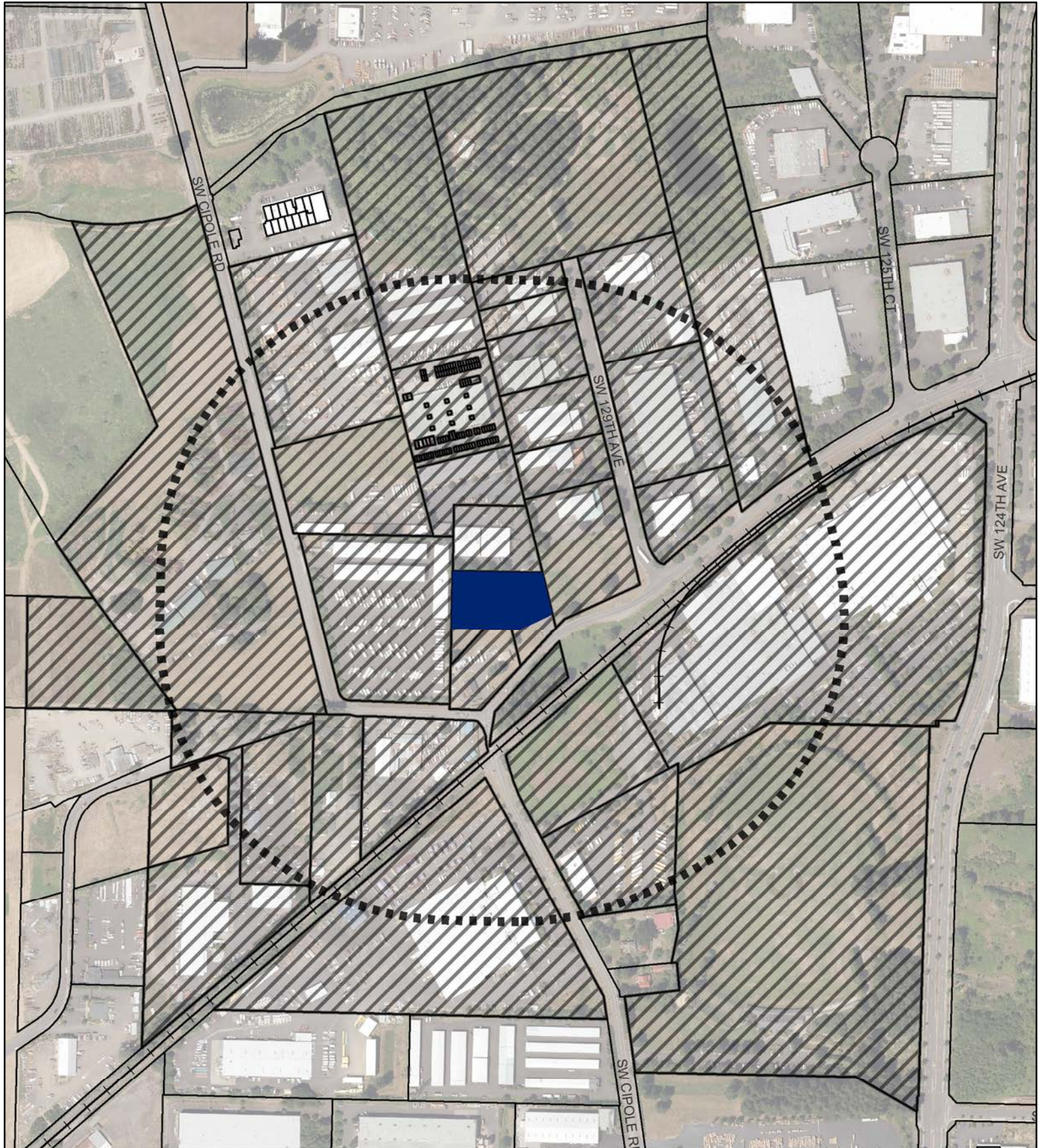
SHERWOOD SCHOOL DIST #88J  
23295 SW MAIN ST  
SHERWOOD, OR 97140

UNION WINE COMPANY  
PO BOX 370  
SHERWOOD, OR 97140



USA FISH & WILDLIFE SERVICE LANDS  
DIVNWRS/LNDS: CHARLES PARROTT  
911 NE 11TH AVE  
PORTLAND, OR 97232

WADDILL JOHN  
PO BOX 1464  
COOS BAY, OR 97420



1000' Buffer



Selected Taxlots





## CIPOLE PROPERTIES, LLC

### SW Herman & Cipole Road Pre-Application Meeting Summary

Thank you for discussing your proposed industrial development project. Below you will find a summary of our discussion points. If there is anything else from our meeting that you wish to document, please respond with your notes as well. Thank you.

#### Required Land Use Reviews

Submit electronically via eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.

#### Neighborhood/Developer meeting

- Holding a Neighborhood/Developer meeting is required for both Annexation and Architectural Review applications. The same meeting may be used for both applications.
- Neighborhood/Developer meetings should generally be held no more than six months prior to application. More detailed information about this meeting, is online here: <https://www.tualatinoregon.gov/planning/neighborhood-developer-meetings>
- Applicants are responsible for mailing and posting notice of your Neighborhood Developer meeting. The City can provide a list of addresses for your notice letters. This mailing list includes neighboring property owners, but communicating with your current residents is also encouraged to proactively address concerns. Please email us at [planning@tualatin.gov](mailto:planning@tualatin.gov) to request a Mailing List for a \$32 fee.

#### Annexation:

- Type IV procedure, subject to City Council hearing and adoption. Within 45-days of determining an annexation application is complete, a public hearing date will be set before the City Council. Council meetings are held virtually on the 2nd and 4th Monday of each month, beginning at 7:00 pm.
- Findings regarding proposed connection to public sanitary sewer, stormwater, and water systems should be described in your narrative. Further comments regarding the available systems are under Public Utilities below.
- Work with Washington County Assessment and Taxation's Cartography staff to certify legal description, map, and property ownership: <https://www.co.washington.or.us/AssessmentTaxation/GISCartography/index.cfm>
- Provide Metro filing fee as a separate check made out to "Metro" with annexation application. For fee schedule, refer to: <https://www.oregonmetro.gov/tools-partners/data-resource-center/annexation-and-boundary-change-information>
- Application packet: <https://www.tualatinoregon.gov/planning/annexation-ann-application>

- Examples of recent annexation applications are found on our projects website:  
[https://www.tualatinoregon.gov/projects?term\\_node\\_tid\\_depth=All&field\\_project\\_status\\_value=All&field\\_project\\_type\\_tid=All&keys=ANN](https://www.tualatinoregon.gov/projects?term_node_tid_depth=All&field_project_status_value=All&field_project_type_tid=All&keys=ANN)

### **Architectural Review Application:**

Type II Land Use Decision – See [TDC 33.020\(3\)](#)

[https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/5081/ar\\_instructions\\_2019\\_withforms.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/5081/ar_instructions_2019_withforms.pdf)

Type II AR applications and examples for industrial development found here:

<https://www.tualatinoregon.gov/planning/ar-21-0012-manhasset-industrial>

Criteria to address for your AR narrative includes:

- **Tualatin Municipal Code:**
  - [03-02: Sewer Regulations;](#)
  - [03-03: Water Service;](#)
  - [03-05: Soil Erosion, Surface Water Management, Water Quality Facilities, and Building & Sewers;](#)
- **Tualatin Development Code:**
  - [32: Procedures;](#)
  - [33.020: Architectural Review;](#)
  - [33.110: Tree Removal Permit/Review;](#)
  - [61: General Manufacturing Zone;](#)
  - [63: Industrial Uses – Environmental Regulations;](#)
  - [73A, 73B, and 73C: Design Standards;](#)
  - [74: Public Improvements](#)
  - [75: Access Management](#)

### **Type II Timeline:**

- At the applicant’s risk, an AR application may be submitted while the Annexation application is being processed. Please note that the AR application would be deemed incomplete, notwithstanding any other completeness items upon submittal, and not deemed complete until after the annexation is approved, and the city has jurisdiction of the property, regardless of whether other identified completeness items have previously been satisfied.
- Decided by staff:
  - 30 day Completeness Review
  - Staff issues Notice of Application after application is deemed complete:
    - 14 day comment period
    - Those who comment gain standing for potential appeal
  - Draft decision shared with applicant and property owner within 60 days of complete application
  - Notice of Decision:
    - 14 day appeal period – opportunity to appeal decision to City Council

## Required Service Provider Letters

Clean Water Services will comment on additional natural resource, through their Review process. The Service Provider Letter from CWS is a requirement of a complete land use or Engineering permit submittal. For more information, see <http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>

Coordination with Republic Services, the City's waste disposal service, is required as part of the Architectural Review process. To obtain a service provider letter for proposed development, please work directly with John Olivares, Operations Manager: [jolivares@republicservices.com](mailto:jolivares@republicservices.com) and (503) 826-7139.

Coordination with TVF&R, the City's emergency and fire protection service, is required as part of the Architectural Review process. To obtain a service provider letter for proposed development, please work directly with TVF&R: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Tualatin-73>

## Highlighted Site Design Standards

Permitted and conditional uses are listed in [Table 61-1](#), and use categories are described in [Chapter 39](#). Manufacturing and warehousing are permitted within the MG zone; however a conditional use permit is required for the warehousing of building materials and supplies.

- [Table 61-2](#): Parking and Circulation Areas require a minimum setback of 5 feet; no minimum setback required adjacent to joint access approach in accordance with TDC 73C.
- [Ordinance 1463-21](#): *Front Lot Line*. *A lot line that abuts a street. If two or more lot lines abut a street, the shortest of the lot lines is the front lot line; if two or more lot lines of equal length abut a street, the front line is the lot line that abuts the street of the lower functional classification; and if two or more lot lines are of equal length and abut streets of the same functional classification, any of the lot lines that abut a street can be designated the front lot line.*  
[TDC 73A.500\(1\)](#): Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;
- [TDC 73B.020\(3\)](#): The MG zones requires a minimum of 15% landscaping of the total area to be developed.
- [TDC 73B.060\(1\)](#): Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement
- [TDC 73C.20\(4\)](#) Landscape island required for every eight continuous parking stalls
- [TDC 73D.010\(1\)](#): The requirements of the waste and recyclables management standards apply to all new industrial developments.

### Tree Removal:

Four or fewer trees may be removed within a single calendar year from a single parcel of property or contiguous parcels of property under the same ownership without a permit. Tree is defined as: a living, standing, woody plant having a trunk eight inches or more in diameter, widest cross section, at a point four feet above mean ground level.

If required, tree removal is reviewed under the Architectural Review application. A tree preservation plan and a tree assessment report prepared by a certified arborist are required to address the approval criteria for tree removal found in [TDC 33.110\(5\)](#).

#### **Natural resources:**

Clean Water Services will comment on additional natural resource, through their Review process. The Service Provider Letter from CWS is a requirement of a complete land use or Engineering permit submittal. For more information, see <http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>

#### **Public Utilities and Other Site Development**

- Request available public utility as-builts by emailing [tdoran@tualatin.gov](mailto:tdoran@tualatin.gov).
- Apply for Tualatin Erosion Control, Public Works, and Water Quality Permits electronically via eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.
- An Erosion Control permit is required from Tualatin for projects disturbing over 500 square feet.
  - Additionally if between one and five acres are disturbed, a 1200CN is needed from CWS.
  - If over five acres are disturbed, a 1200C is needed from DEQ.
- A Water Quality Permit is needed for construction and modification of public and private impervious areas. The permit will include wetland mitigation/revegetation required by CWS SPL in addition to treatment, detention as required for conveyance, and hydromodification per CWS D&CS Ch 4.
  - Include all private stormwater treatment and conveyance within a maintenance agreement including existing facilities.
  - For water quality permit application completeness submit stormwater plans and calculations certified by an Oregon registered, professional engineer in accordance with TMC 3-5-390(1) proving proposed systems:
    - In accordance with TMC 3-5-200 through 3-5-430, TDC 74.630 and 74.650, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design and Construction Standards (D&CS) Chapter 4.
    - Show onsite facilities for proposed new and modified impervious areas.
    - Address runoff from all new and modified private impervious areas.
    - Treat new and modified impervious areas in accordance with CWS D&CS 4.08.1.d meeting phosphorous removal in accordance with TMC 3-5-350 per the design storm in accordance with TMC 3-5-360 and CWS D&CS 4.08.2.
    - Detain up to the 25 year storm event in accordance with the Leveton Drainage Basin, TMC 3-5-220, TMC 3-5-230, and CWS D&CS 4.08.
    - Accommodate hydromodification in accordance with CWS D&CS 4.03.5.
    - Include conveyance calculations that accommodates up to a 25-year storm event with 100-year overland flow to the public stormwater system in accordance with TDC 74.640 and CWS D&CS 5.05.2.d.
      - Downstream evaluation with a maximum of 82% capacity within public lines per [TMC 3-5-210 - Review of Downstream System](#)
    - Demonstrate compliance with the Clean Water Services' Service Provider Letter CWS conditions sufficient to obtain a Stormwater Connection Permit Authorization Letter in accordance with TDC 74.650(2) and CWS D&CS 3.01.2(d).

- If the proposed water quality facility includes infiltration in the design, a Geotech/soil/infiltration report will need to be submitted to Engineering for a complete land use application.
- A Public Works Permit is needed for any sanitary sewer, stormwater, or water line work within right-of-way or public easements.
  - Public sanitary sewer is to the southeast of this site near SW Herman Road. A private lateral within a private easement may be a proposed opportunity.
  - Public stormwater lines exist within SW 129<sup>th</sup> Avenue. You may evaluate extension of a public line within SW Herman Road to serve this site including any additional private detention or upgrading existing downstream conveyance.
    - The draft stormwater master plan doesn't propose any projects for SW 129th Avenue  
[https://www.tualatinoregon.gov/sites/default/files/fileattachments/engineering/page/51931/draft-final\\_tualatin\\_stormwater\\_master\\_plan\\_feb2020-web.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/engineering/page/51931/draft-final_tualatin_stormwater_master_plan_feb2020-web.pdf)
  - A public water line exists along the east side of this site.
- Driveways must be a minimum of 150 feet from the intersection of SW Cipole Road and SW Herman Road and a maximum of 40 feet wide. [TDC 75.040. - Driveway Approach Requirements](#)
- Hydraulic Modeling is required for over 48,300 square footage of new building area, 870 gallons/acre/day use, and/or more than 49 residential units. Hydraulic Modeling may be requested in advance of application for a land use to confirm availability and requirements, but may need to be updated depending on changes due to conditions of approval. When submitting a modeling application include:
  - Requirements/alternatives allowed by Tom Mooney, TVF&R (503) 259-1419; [thomas.mooney@tvfr.com](mailto:thomas.mooney@tvfr.com)
  - Hydrant flow test results. Request testing via <https://www.tualatinoregon.gov/publicworks/hydrant-flow-tests>. For questions contact Terrance Leahy, Water Division Manager, (503) 691-3095; [tleahy@tualatin.gov](mailto:tleahy@tualatin.gov)
  - After submittal Staff will coordinate with you regarding payment of the fee per the current [fee schedule](#). (Currently \$300/building)

### Transportation and Site Access

- Your transportation engineer must email Mike McCarthy, Principal Traffic Engineer, [mmccarthy@tualatin.gov](mailto:mmccarthy@tualatin.gov) (please also copy [tdoran@tualatin.gov](mailto:tdoran@tualatin.gov)) to confirm proposed Traffic Impact Analysis scope including site plan, building sizes, etc. and estimated trip generation. Staff will coordinate with any other applicable agencies and jurisdictions. Mike may also be reached at (503) 691-3674.

### Fire

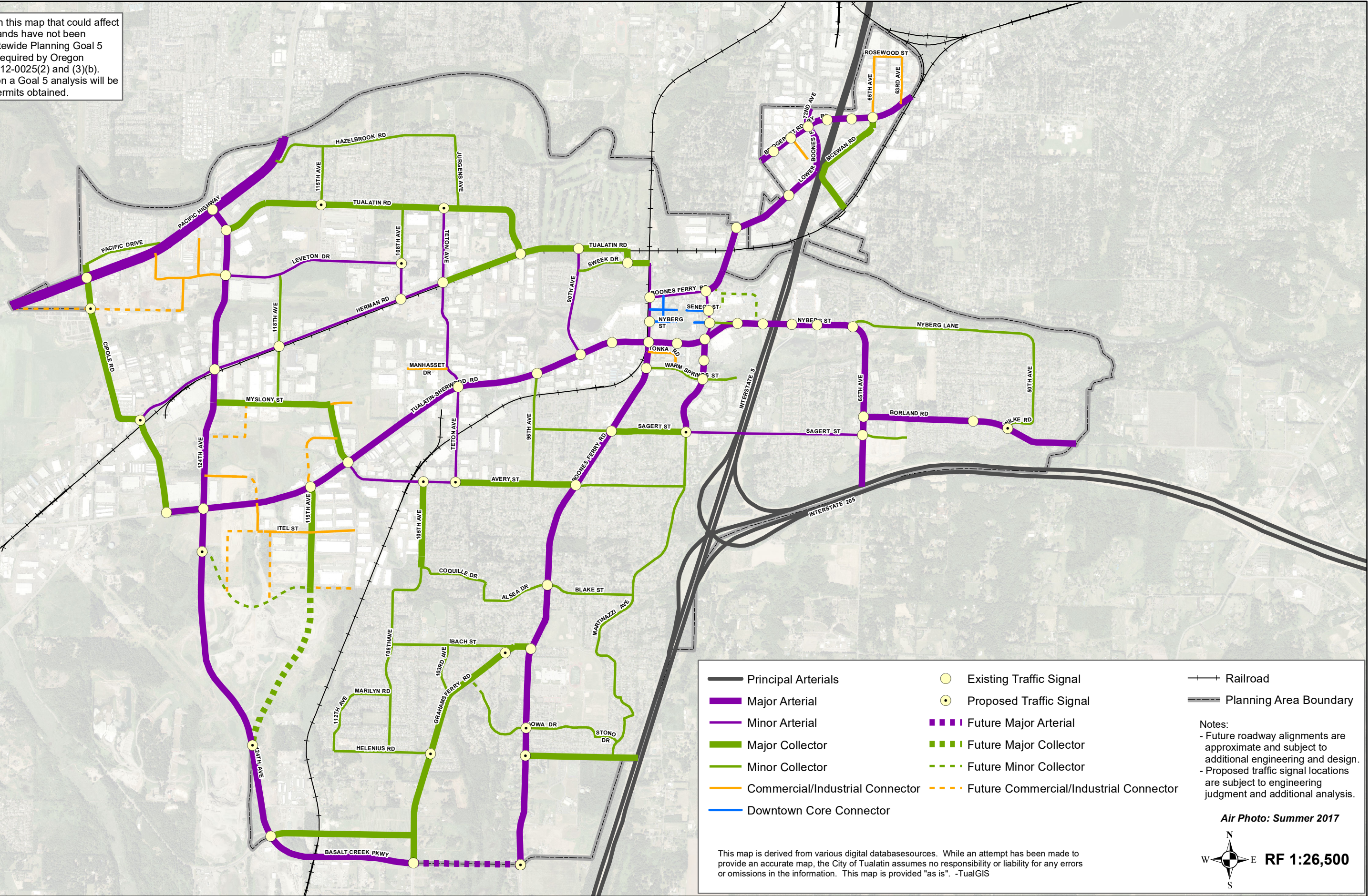
- Drew Dubois, TVF&R (503) 259-1404; [drew.debois@tvfr.com](mailto:drew.debois@tvfr.com)
- Flow testing: Terrance Leahy, Water Division Manager, (503) 691-3095; [tleahy@tualatin.gov](mailto:tleahy@tualatin.gov)

### Building

- At the conclusion of the AR appeal period, please contact Building Services at (503) 691-3044 to schedule a pre-submittal meeting to discuss the permit process with Building Division staff.
- Current fee schedule: <https://www.tualatinoregon.gov/finance/fee-schedule>
- For calculating SDC fees, please work with Lauren Gonzalez, [lgonzalez@tualatin.gov](mailto:lgonzalez@tualatin.gov)

# Map 8-1: Functional Classification and Traffic Signal Plan

The projects embodied in this map that could affect rivers, streams and wetlands have not been analyzed in terms of Statewide Planning Goal 5 (Natural Resources) as required by Oregon Administrative Rule 660-12-0025(2) and (3)(b). Thus, prior to construction a Goal 5 analysis will be completed and proper permits obtained.



Principal Arterials	Existing Traffic Signal	Railroad
Major Arterial	Proposed Traffic Signal	Planning Area Boundary
Minor Arterial	Future Major Arterial	Notes: - Future roadway alignments are approximate and subject to additional engineering and design. - Proposed traffic signal locations are subject to engineering judgment and additional analysis.
Major Collector	Future Major Collector	
Minor Collector	Future Commercial/Industrial Connector	
Commercial/Industrial Connector		
Downtown Core Connector		

This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS

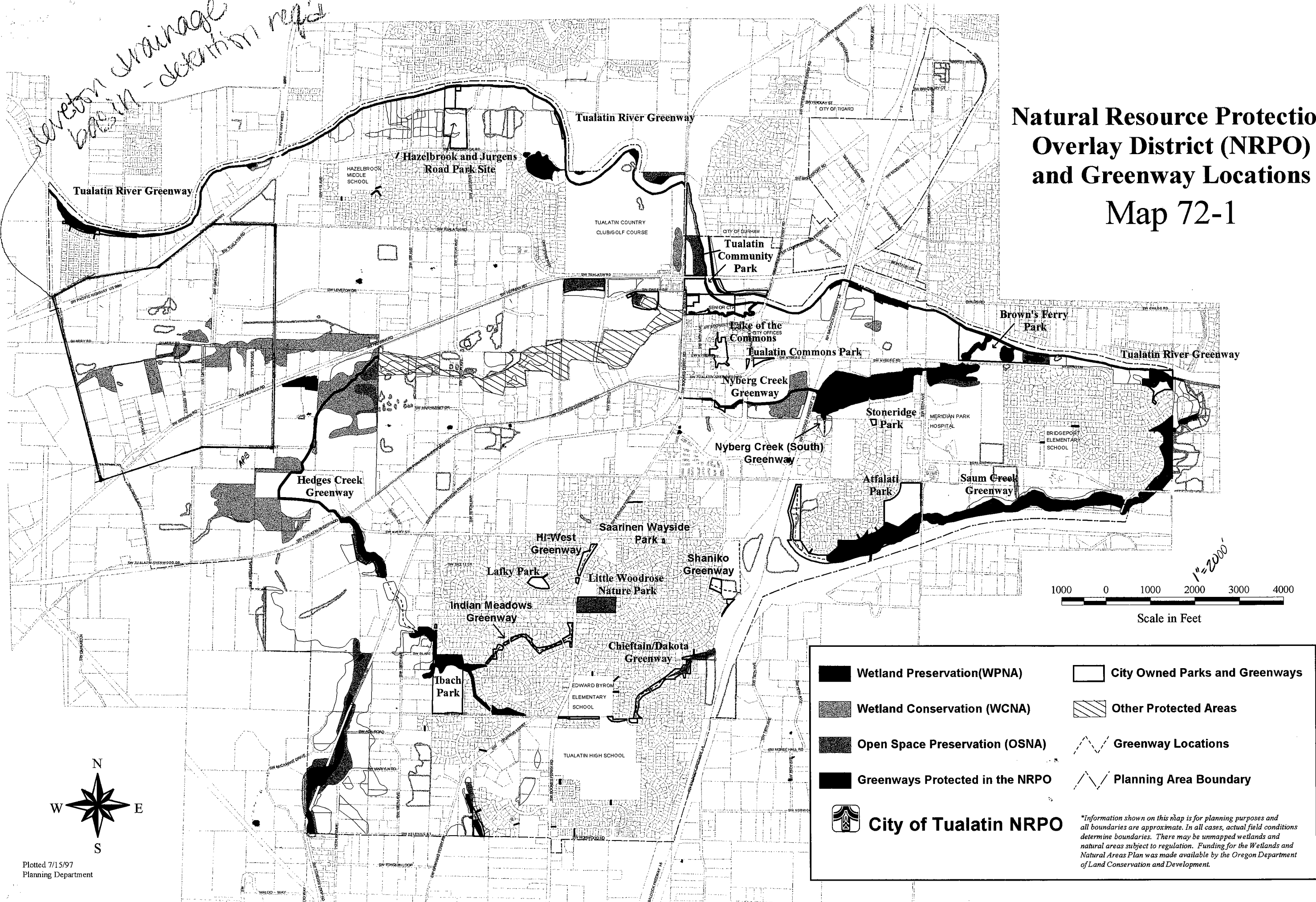
Air Photo: Summer 2017

RF 1:26,500



# Natural Resource Protection Overlay District (NRPO) and Greenway Locations Map 72-1

*Leveton drainage basin - detention req'd*

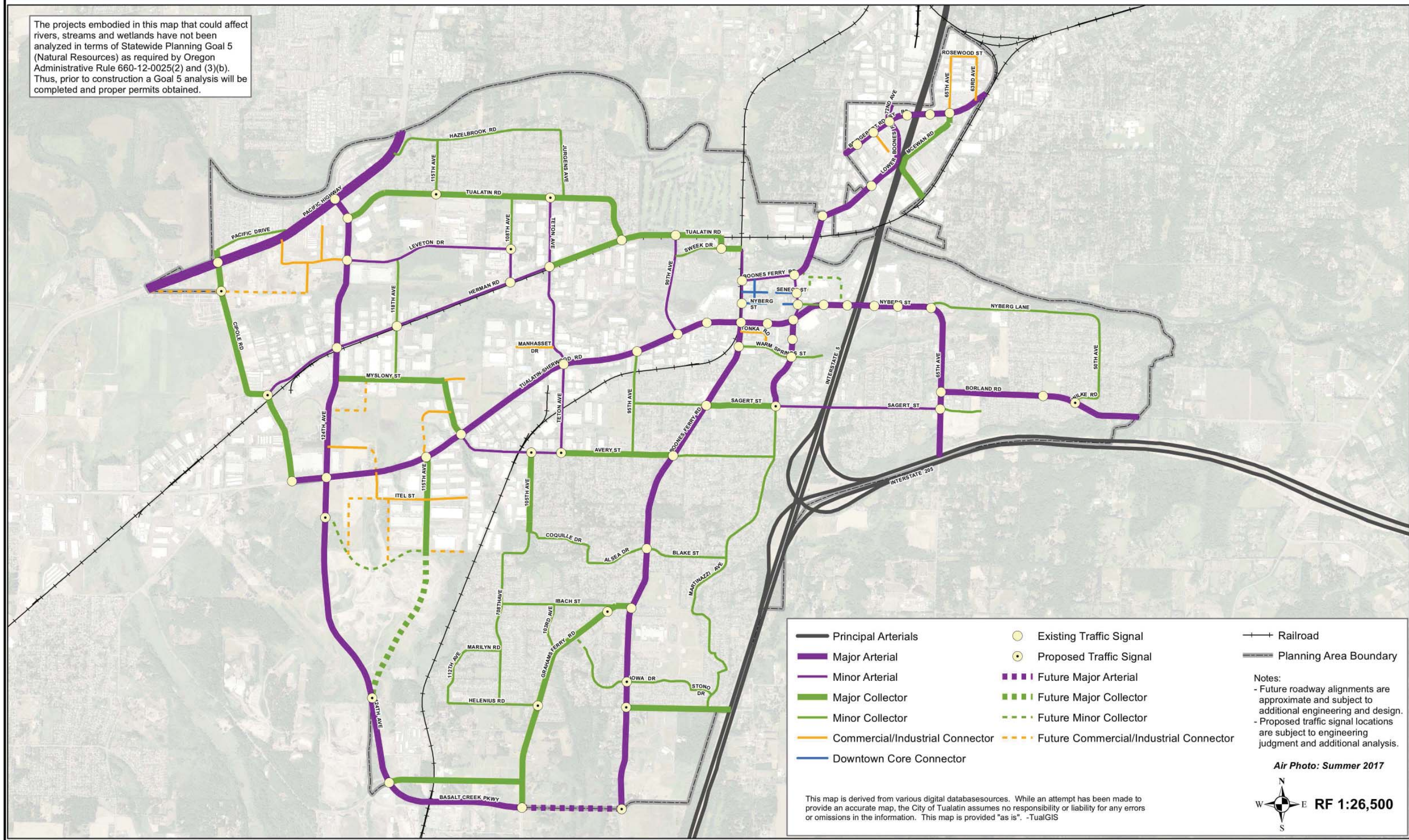




Plotted 7/15/97  
Planning Department

*\*Information shown on this map is for planning purposes and all boundaries are approximate. In all cases, actual field conditions determine boundaries. There may be unmapped wetlands and natural areas subject to regulation. Funding for the Wetlands and Natural Areas Plan was made available by the Oregon Department of Land Conservation and Development.*

# Map 8-1: Functional Classification and Traffic Signal Plan

The projects embodied in this map that could affect rivers, streams and wetlands have not been analyzed in terms of Statewide Planning Goal 5 (Natural Resources) as required by Oregon Administrative Rule 660-12-0025(2) and (3)(b). Thus, prior to construction a Goal 5 analysis will be completed and proper permits obtained.



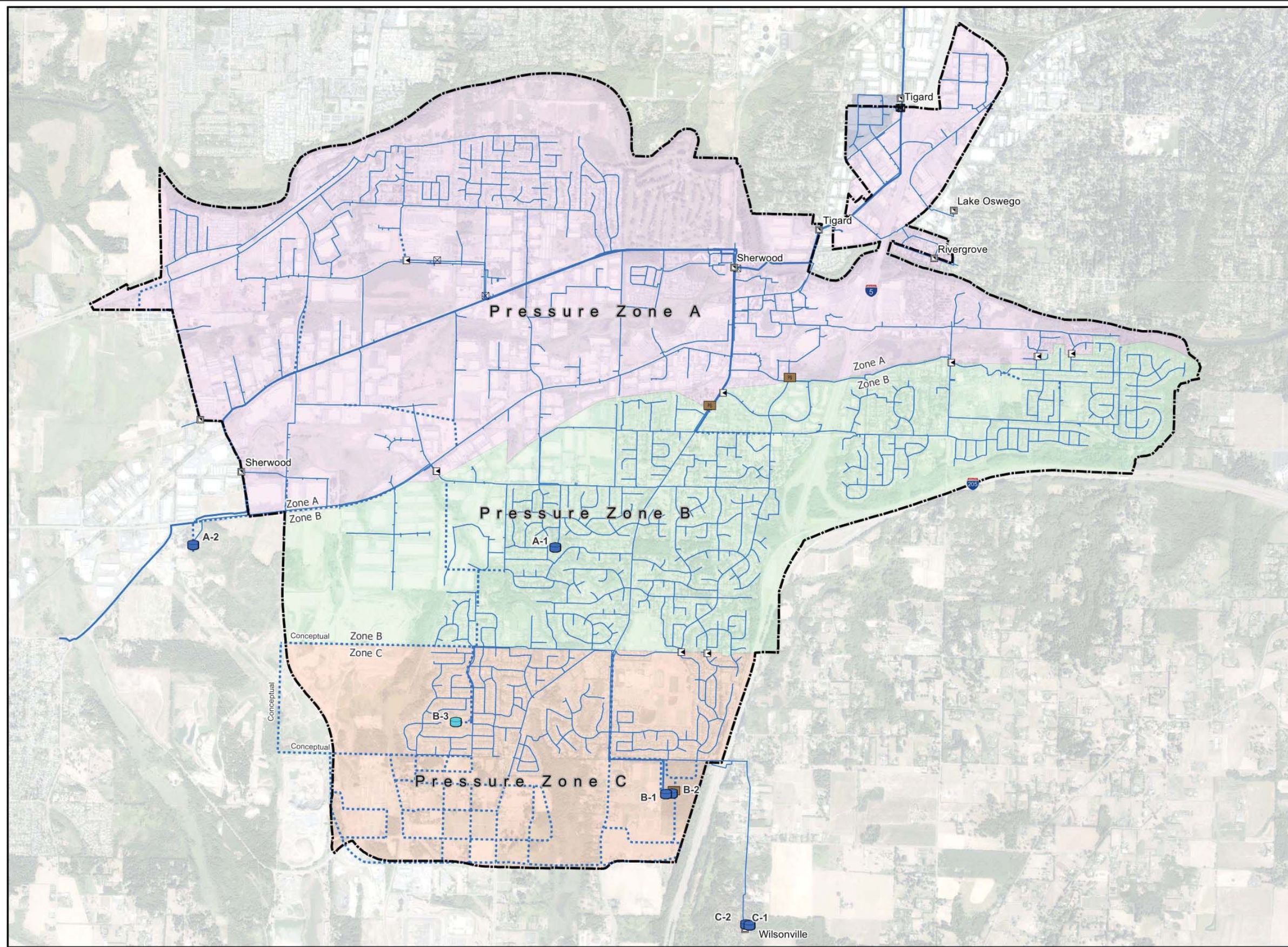
 Principal Arterials	 Existing Traffic Signal	 Railroad
 Major Arterial	 Proposed Traffic Signal	 Planning Area Boundary
 Minor Arterial	 Future Major Arterial	<b>Notes:</b>
 Major Collector	 Future Major Collector	- Future roadway alignments are approximate and subject to additional engineering and design.
 Minor Collector	 Future Minor Collector	- Proposed traffic signal locations are subject to engineering judgment and additional analysis.
 Commercial/Industrial Connector	 Future Commercial/Industrial Connector	
 Downtown Core Connector		















*Air Photo: Summer 2017*

This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS

 **RF 1:26,500**

City of Tualatin  
Water System Master Plan  
Map 9-1










-  Pump Stations
-  Pressure Reducing Valve
-  Pressure Reducing-Sustaining Valve
-  Existing Reservoirs
-  Future Reservoirs
-  Water System Interties
-  Transmission Lines
-  Distribution System
-  Future System Improvements
-  A-Level
-  B-Level
-  C-Level
-  Bridgeport
-  Planning Area Boundary



RF 1:26,500

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS

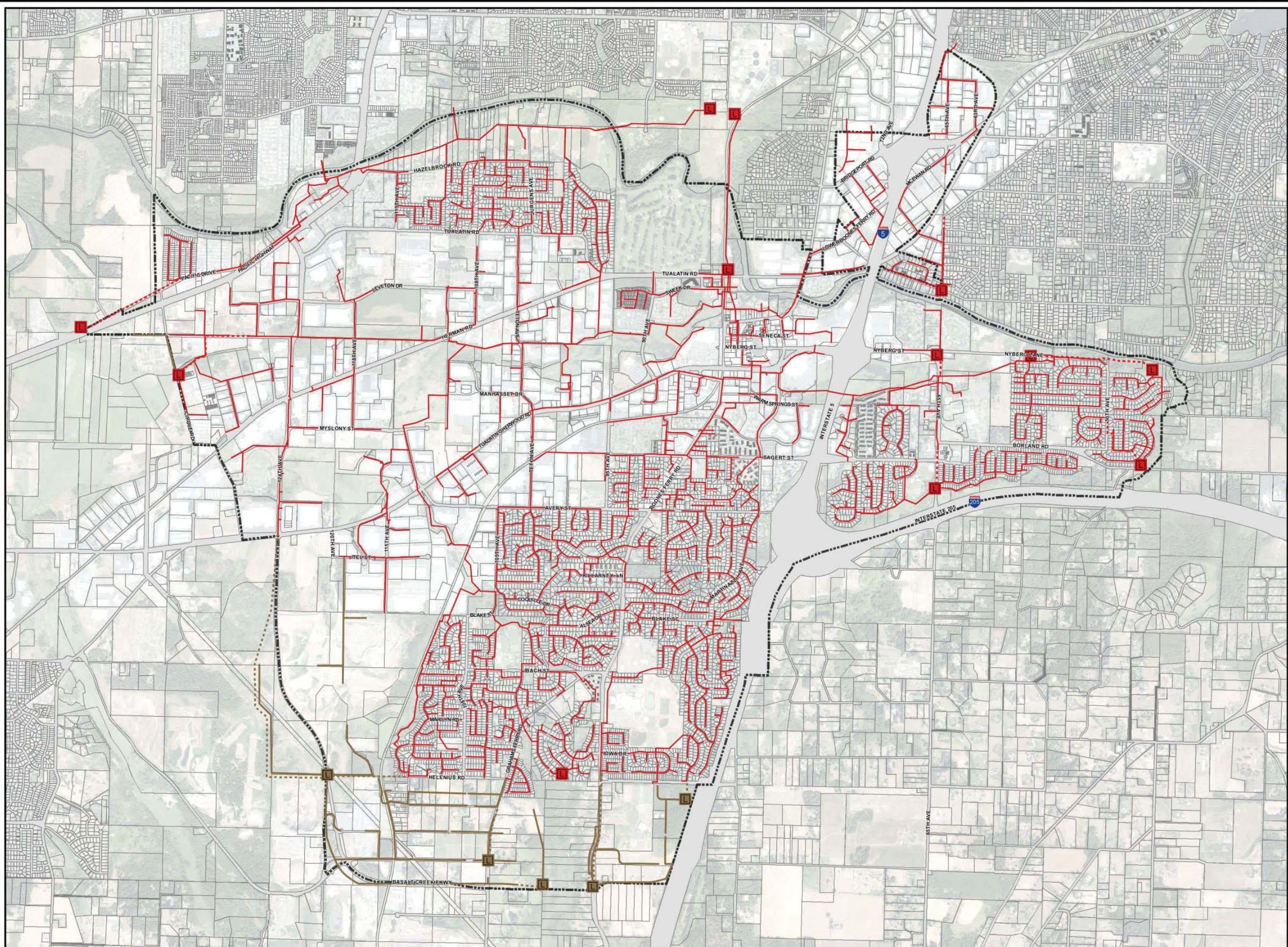
City of Tualatin  
Sewer System Master Plan  
Map 9-2

-  Conceptual Lift Station
-  Lift Station
-  Gravity Pipe
-  Force Main
-  Conceptual Gravity Pipe
-  Conceptual Force Main
-  Planning Area Boundary

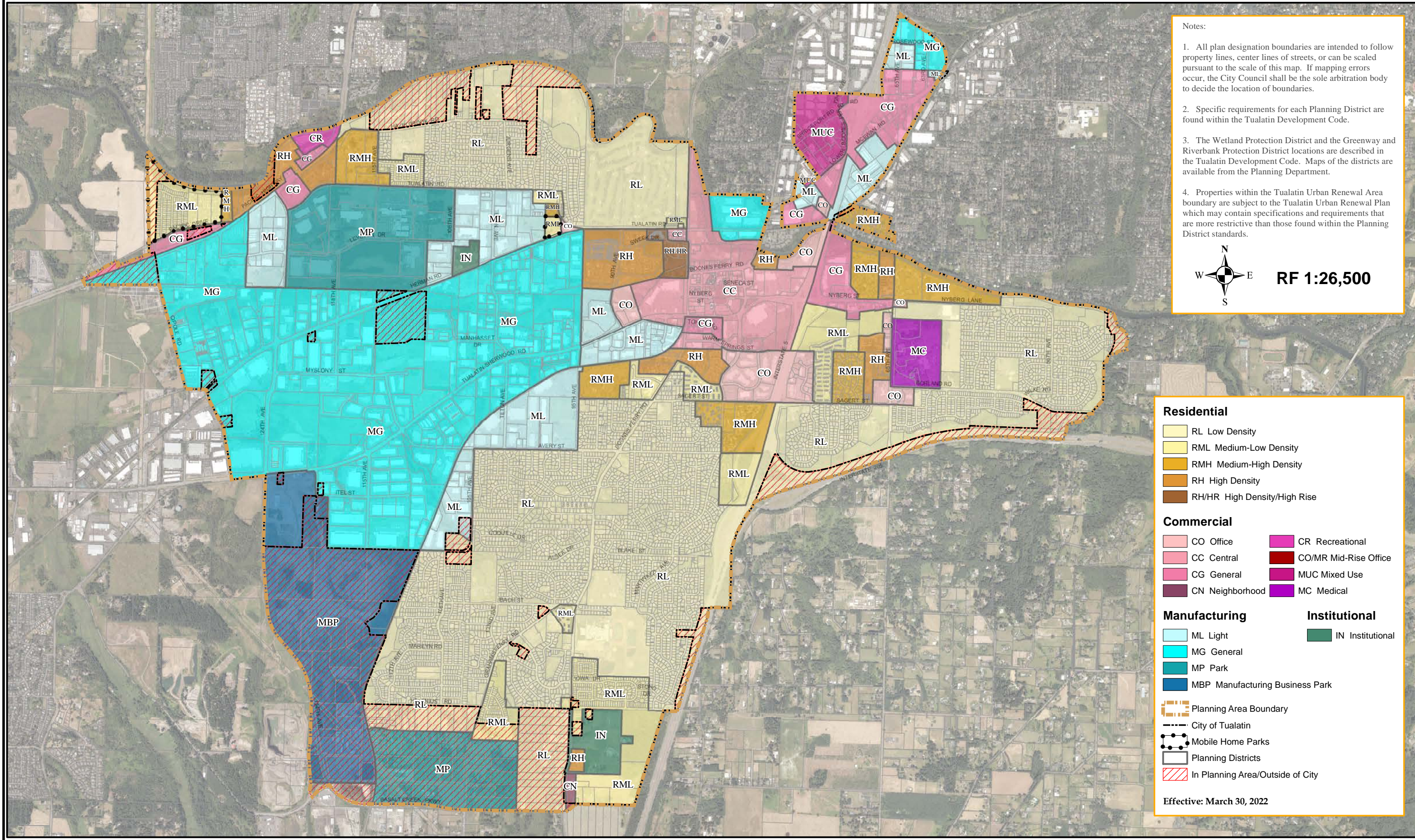


RF 1:26,500

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS



# Map 10-1 Comprehensive Plan Map



- Notes:
1. All plan designation boundaries are intended to follow property lines, center lines of streets, or can be scaled pursuant to the scale of this map. If mapping errors occur, the City Council shall be the sole arbitration body to decide the location of boundaries.
  2. Specific requirements for each Planning District are found within the Tualatin Development Code.
  3. The Wetland Protection District and the Greenway and Riverbank Protection District locations are described in the Tualatin Development Code. Maps of the districts are available from the Planning Department.
  4. Properties within the Tualatin Urban Renewal Area boundary are subject to the Tualatin Urban Renewal Plan which may contain specifications and requirements that are more restrictive than those found within the Planning District standards.

**RF 1:26,500**

**Residential**

- RL Low Density
- RML Medium-Low Density
- RMH Medium-High Density
- RH High Density
- RH/HR High Density/High Rise

**Commercial**

- CO Office
- CC Central
- CG General
- CN Neighborhood
- CR Recreational
- CO/MR Mid-Rise Office
- MUC Mixed Use
- MC Medical

**Manufacturing**

- ML Light
- MG General
- MP Park
- MBP Manufacturing Business Park

**Institutional**

- IN Institutional

Planning Area Boundary  
 City of Tualatin  
 Mobile Home Parks  
 Planning Districts  
 In Planning Area/Outside of City

**Effective: March 30, 2022**