

# Exhibit B: Public Notice



## AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

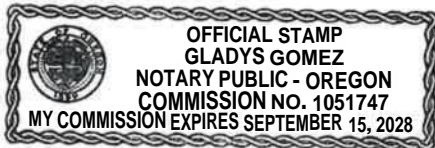
That on the December day of 17, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this December 17 of, 2025

Lindsey Hagerman  
Signature

SUBSCRIBED AND SWORN to before me this

12th day of December  
Gladys Gomez  
Notary Public for Oregon



My commission expires: September 15, 2028

RE: SB25-0002 NOTICE OF APPLICATION

The public notice addresses in relation to this land use review have been withheld from the decision packet as they contain personal information including email addresses and/or phone numbers. The official record for this case can be reviewed by making a public records request here

<https://www.tualatinoregon.gov/administration/public-records-request-0>

or contact Keith Leonard at 503-691-3029



# NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT

## SB 25-0002 – Ibach Street Subdivision

Exhibit B.

**NOTICE IS HEREBY GIVEN** that on September 23, 2025 the City of Tualatin Planning Division received a Type II Subdivision application, which was deemed complete on December 12, 2025, known as:

### **Ibach Street Subdivision File No: SB 25-0002**

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

**Individuals wishing to comment on the application, must do so in writing by 5pm on December 31, 2025 to:**

Planning Division  
Attn: Keith Leonard  
City of Tualatin  
10699 SW Herman Road  
Tualatin, OR 97062  
[kleonard@tualatin.gov](mailto:kleonard@tualatin.gov) or (503) 691-3029

3j Consulting Incorporated, on behalf of the property owner Golden Oak Properties LLC, requests approval of a 27-lot subdivision on 1.76 acre lot zoned Low-Density Residential (RL) located at 10150 SW Ibach Street (Tax Lot 2S135BB02100).



- **Criteria:** Tualatin Development Code Chapters: 32, 33, 36, 40, 74 and 75
- **Decision making process:** Subdivisions are a limited land use decision conducted in accordance with TDC 36.120 and other applicable sections. The Community Development Director and City Engineer shall issue final decisions on the proposed Tentative Subdivision Plan. Notice of decision shall be provided to the property owner, applicant, and any person who submitted written comments in accordance with 32.220(3). The decisions shall



# NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT

## SB 25-0002 – Ibach Street Subdivision

**NOTICE IS HEREBY GIVEN** that on September 23, 2025 the City of Tualatin Planning Division received a Type II Subdivision application, which was deemed complete on December 12, 2025, known as:

### **Ibach Street Subdivision File No: SB 25-0002**

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

**Individuals wishing to comment on the application, must do so in writing by 5pm on December 31, 2025 to:**

Planning Division  
Attn: Keith Leonard  
City of Tualatin  
10699 SW Herman Road  
Tualatin, OR 97062  
[kleonard@tualatin.gov](mailto:kleonard@tualatin.gov) or (503) 691-3029

3j Consulting Incorporated, on behalf of the property owner Golden Oak Properties LLC, requests approval of a 27-lot subdivision on 1.76 acre lot zoned Low-Density Residential (RL) located at 10150 SW Ibach Street (Tax Lot 2S135BB02100).



- **Criteria:** Tualatin Development Code Chapters: 32, 33, 36, 40, 74 and 75
- **Decision making process:** Subdivisions are a limited land use decision conducted in accordance with TDC 36.120 and other applicable sections. The Community Development Director and City Engineer shall issue final decisions on the proposed Tentative Subdivision Plan. Notice of decision shall be provided to the property owner, applicant, and any person who submitted written comments in accordance with 32.220(3). The decisions shall



become final 14 calendar days after the date the notice of the decision is given unless a written request for review (Appeal) of the decision is submitted on a form provided by the City.

- **Individuals wishing to comment** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.
- **Notice of the Subdivision Decision** will only be provided to those who submit written comments regarding that application.

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

For additional information contact:

Keith Leonard, Associate Planner, [kleonard@tualatin.gov](mailto:kleonard@tualatin.gov) and (503) 691-3029

10699 SW Herman Rd, Tualatin, Oregon 97062 [TualatinOregon.gov](http://TualatinOregon.gov)



become final 14 calendar days after the date the notice of the decision is given unless a written request for review (Appeal) of the decision is submitted on a form provided by the City.

- **Individuals wishing to comment** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.
- **Notice of the Subdivision Decision** will only be provided to those who submit written comments regarding that application.

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

For additional information contact:

Keith Leonard, Associate Planner, [kleonard@tualatin.gov](mailto:kleonard@tualatin.gov) and (503) 691-3029

10699 SW Herman Rd, Tualatin, Oregon 97062 [TualatinOregon.gov](http://TualatinOregon.gov)