
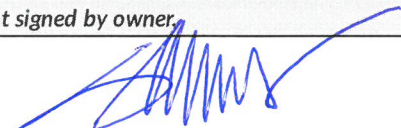




Land Use Application

| Project Information | | |
|--|--|------------------|
| Project Title: Ibach Street Subdivision | | |
| Brief Description: The Applicant proposes to create a 27-lot subdivision for the future construction of residential townhomes. | | |
| Estimated Construction Value: To be determined | | |
| Property Information | | |
| Address: 10150 SW Ibach Street, Tualatin, OR 97062 | | |
| Assessor's Map/Tax Lot Number: 2S135BB02100B | | |
| Applicant/Primary Contact | | |
| Name: Sam Huck | Company Name: 3J Consulting, Inc. | |
| Address: 9600 SW Nimbus Ave. Suite 100. | | |
| City: Beaverton | State: OR | ZIP: 97008 |
| Phone: 971-253-4220 | Email: sam.huck@3j-consulting.com | |
| 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. | | |
| Applicant's Signature:  | Digitally signed by Samuel Huck Date: 2025.09.23 08:30:21-07'00' | Date: 09/23/2025 |
| Property Owner | | |
| Name: Golden Oak Properties LLC | | |
| Address: Contact Applicant's Representative: 3J Consulting, Inc. C/O Sam Huck -- 9600 SW Nimbus Ave. Suite 100. | | |
| City: Beaverton | State: OR | ZIP: 97008 |
| Phone: 971-253-4220 | Email: sam.huck@3j-consulting.com | |
| Letter of authorization is required if not signed by owner. | | |
| Property Owner's Signature:  | Date: 09/23/2025 | |

LAND USE APPLICATION TYPE:

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

| Office Use | | |
|------------|----------------|--------------|
| Case No: | Date Received: | Received by: |
| Fee: | Receipt No: | |



Fidelity National Title
Company of Oregon

**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:

Fidelity National Title Company of Oregon
Phone No.: (503)786-0340

Date Prepared: September 22, 2025
Effective Date: September 16, 2025 / 08:00 AM
Charge: \$250.00
Order No.: 45142506995
Reference:

The information contained in this report is furnished to the Customer by Fidelity National Title Company of Oregon (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.

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45142506995

EXHIBIT "A"
(Land Description)

For APN/Parcel ID(s): R559817

For Tax Map ID(s): 2S135BB02100

A parcel of land in Section 35, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at an iron rod 20 feet South of the North Section line and 685.25 feet East of the Northwest corner of Section 35; thence East 280 feet to an iron rod; thence South 0°32' West 311.15 feet to an iron rod; thence West 280 feet to an iron rod; thence North 0°32' East 311.15 feet to the point of beginning.

EXCEPTING THEREFROM that portion granted to the City of Tualatin for public street and right-of-way purposes by document recorded November 5, 1993, Recording No. 93-092336.

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45142506995

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) R559817 as well as Tax/Map ID(s) 2S135BB02100

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45142506995

EXHIBIT "C"
(Vesting)

Golden Oak Properties LLC, an Oregon limited liability company

EXHIBIT "D"
(Liens and Encumbrances)

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026.
2. City Liens, if any, in favor of the City of Tualatin.
3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
4. Conditions and restrictions as established by the City of Tualatin Ordinance No. 630-84:

For Charges and Assessments Of: Water system
Ordinance No. / File No.: 630-84
Recording Date: April 24, 1984
Recording No.: 84-015322

Also disclosed by City of Tualatin Ordinance No. 796-90
Recording Date: June 7, 1990
Recording No.: 90-029542

Amendment disclosed by City of Tualatin Ordinance No. 799-90

Recording Date: June 7, 1990
Recording No: 90-029543

Contact the City of Tualatin for current information regarding charges and assessments.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Tualatin
Purpose: Slopes
Recording Date: November 5, 1993
Recording No: 93-092337
Affects: Reference is hereby made to said document for full particulars

6. Conditions and restrictions as established by the City of Tualatin Resolution No. 3108-95:

For Charges and Assessments of : Sanitary Sewer System
Recording Date: July 9, 1996
Recording No.: 96-061504

Also disclosed by City of Tualatin Resolution No. 3109-95
Recording Date: July 9, 1996
Recording No.: 96-061505

Contact the City of Tualatin for current information regarding charges and assessments.

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

7. Conditions and restrictions as established by the City of Tualatin Resolution No. 3135-95

For Charges and Assessments Of: Street improvements
Recording Date: July 9, 1996
Recording No.: 96-061509

Contact the City of Tualatin for current information regarding charges and assessments.

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: \$993,750.00
Dated: January 8, 2025
Trustor/Grantor: Golden Oak Properties LLC, a(n) Oregon limited liability company
Trustee: Ticor Title Company of Oregon
Beneficiary: Corevest American Finance Lender LLC, a Delaware limited liability company
Loan No.: 55974
Recording Date: January 10, 2025
Recording No.: 2025-001207

By various assignments, the beneficial interest thereunder is now held of record in:

Assignee: CAF Term Borrower WF, LLC, a Delaware limited liability company
Recording Date: May 27, 2025
Recording No.: 2025-023087

By various assignments, the beneficial interest thereunder is now held of record in:

Assignee: Redwood BPL Holdings 2, Inc., a Delaware corporation
Loan No.: not disclosed
Recording Date: August 15, 2025
Recording No.: 2025-036109

By various assignments, the beneficial interest thereunder is now held of record in:

Assignee: Redwood Maple Mortgage Fund, LP
Loan No.: not disclosed
Recording Date: August 15, 2025
Recording No.: 2025-036110

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

By various assignments, the beneficial interest thereunder is now held of record in:

Assignee: CAFL 2025-RRTL1 Issuer, LP
Loan No.: not disclosed
Recording Date: August 15, 2025
Recording No.: 2025-036111

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

NOTES:

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

Fiscal Year: 2024-2025
Amount: \$7,795.47
Levy Code: 023.25
Account No.: R559817
Map No.: 2S135BB02100

Note: Boundary Deeds:

Deed No.: 96-058149
Deed No.: 2012-057082
Deed No.: 2014-014891
Deed No.: 2020-001203
Deed No.: 2022-069105
Deed No.: 2023-023872
Deed No.: 2025-012130
Deed No.: 2025-022065

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.

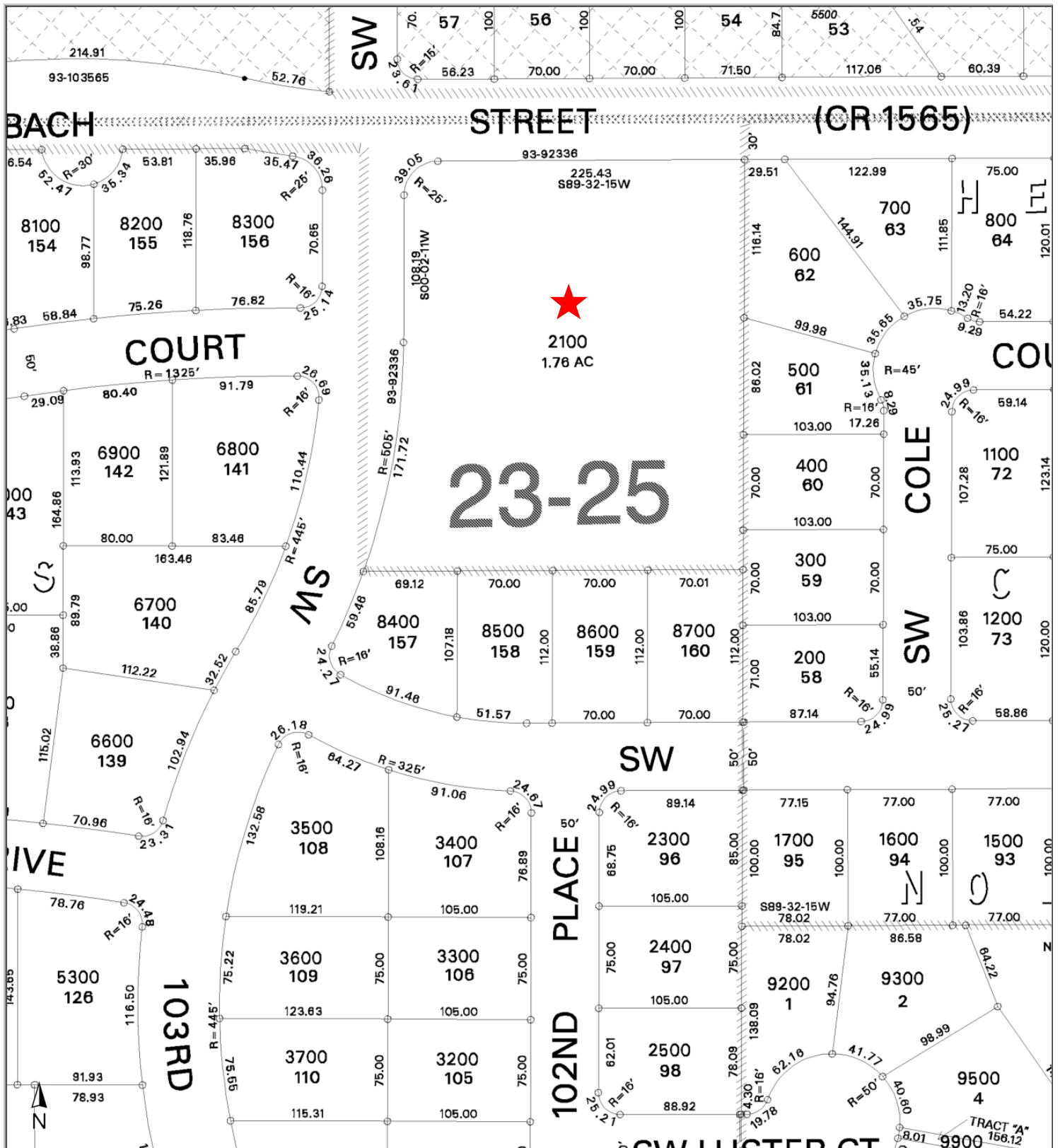
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS 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.

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

**ParcelID: R559817****Tax Account #: 2S135BB02100****10150 SW Ibach St, Tualatin OR 97062**

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.



10195 Southwest Riddle Road, Wilsonville, OR 97070
p 503.570.0626 f 503.542.9507 republicservices.com

August 5, 2025

Sam Huck
3J Consulting

Re: Ibach Subdivision
10150 SW Ibach St.
Tualatin, OR 97062

Dear Sam,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin OR.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete residential waste removal and recycling services as needed on a weekly basis for this location.

The proposed 28-lot residential town home development plan will be serviced as curbside residential trash, commingle-recycle, glass-recycle, and yard debris-recycle carts as specified in the City of Tualatin solid waste and recycle collection franchise agreement with Republic Services. Adequate space must be provided along each unit's frontage to accommodate the three standard carts and glass bin without interfering with fixed objects. Driveway spacing and curb frontage must be designed to allow for proper cart placement on collection days without impacting mailboxes, hydrants, or other infrastructure. Based on your development plan, our trucks will be able to access both sides of street A from SW Ibach St. and SW 103rd Ave. Collection service day will be determined by Republic Services.

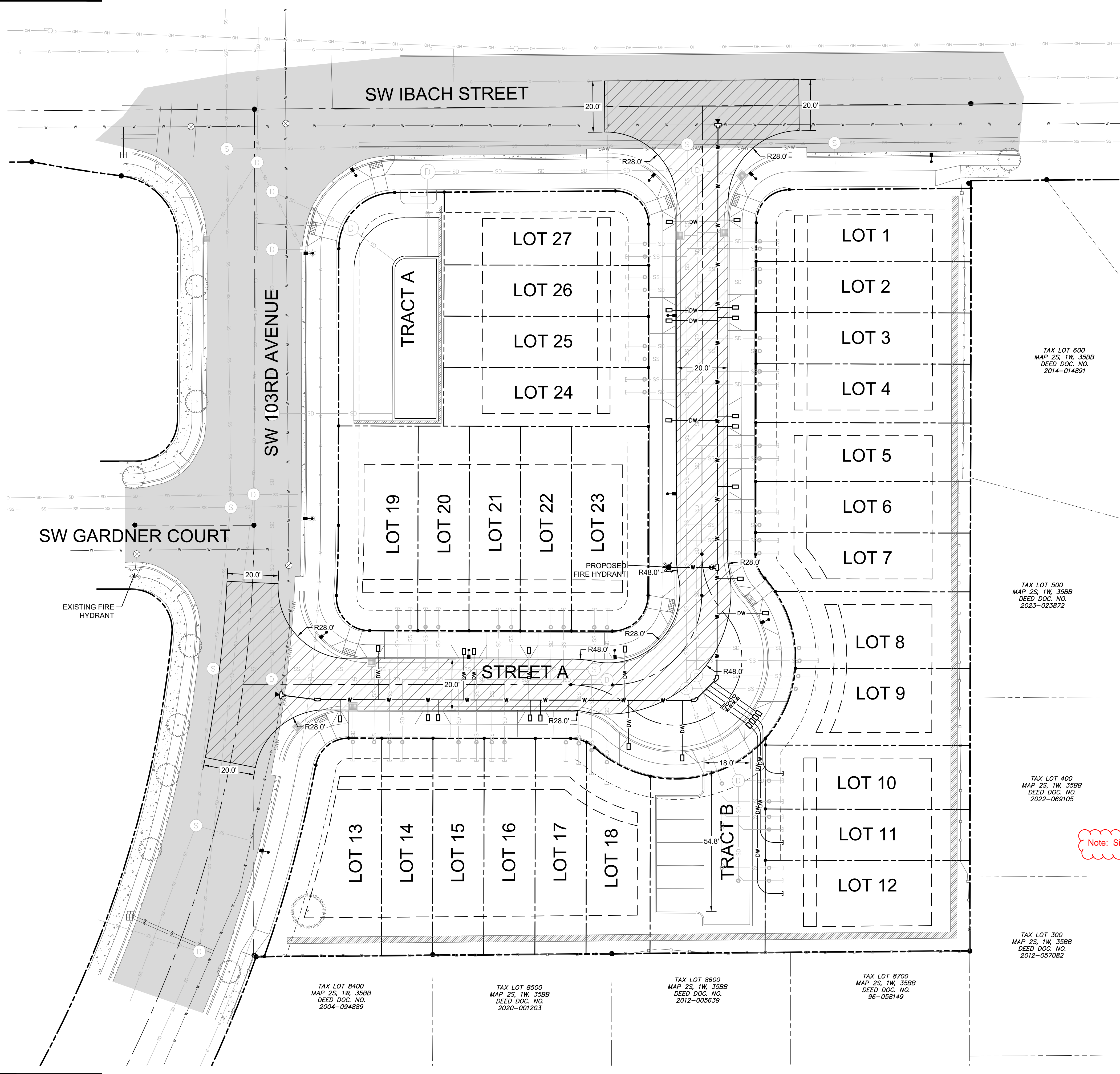
Thanks Sam, for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a horizontal line.

Kelly Herrod
Operations Supervisor
Republic Services Inc.

P:\25008-SW IBACH ST SUBDIVISION\CADD\SHEETS\25008 - FIRE ACCESS PLAN.DWG



| LEGEND | |
|--------|-------------------------|
| | FIRE TRUCK TURNING AREA |
| | EXISTING WATER MAIN |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | PROPOSED WATER MAIN |
| | TEE FITTING |
| | PROPOSED HYDRANT |

TAX LOT 600
MAP 2S, 1W, 35BB
DEED DOC. NO.
2014-014891

TAX LOT 500
MAP 2S, 1W, 35BB
DEED DOC. NO.
2023-023872

TAX LOT 400
MAP 2S, 1W, 35BB
DEED DOC. NO.
2022-069105

TAX LOT 300
MAP 2S, 1W, 35BB
DEED DOC. NO.
2012-057082

TAX LOT 8400
MAP 2S, 1W, 35BB
DEED DOC. NO.
2004-094889

TAX LOT 8500
MAP 2S, 1W, 35BB
DEED DOC. NO.
2020-001203

TAX LOT 8600
MAP 2S, 1W, 35BB
DEED DOC. NO.
2012-005639

TAX LOT 8700
MAP 2S, 1W, 35BB
DEED DOC. NO.
96-058149



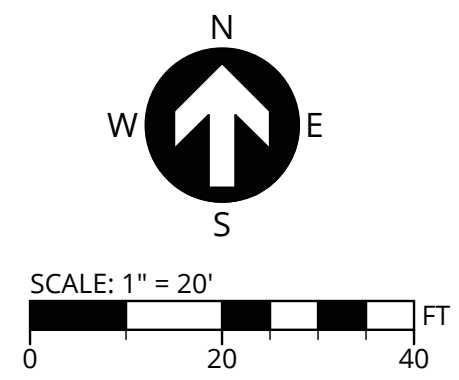
APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS.

Alex McElh
Deputy Fire Marshal II

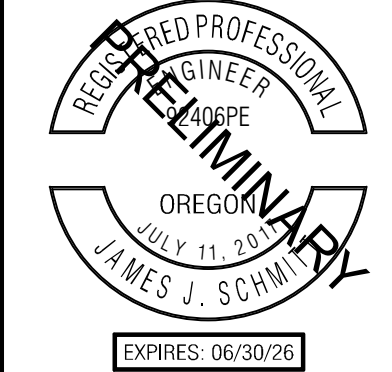
TVF&R Permit #2025-0148

Note: A TVF&R final inspection is required for this project.

Note: Site plan updated 9/17/25 to reflect new street standards and reflect no parking along the 20' new street.



SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON



PUBLISH DATE
09/15/2025
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

FIRE ACCESS PLAN
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR

3J CONSULTING

CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 2S135BB02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER
C240

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. Jurisdiction:

2. Property Information (example: 1S234AB01400)

Tax lot ID(s):

OR Site Address:

City, State, Zip:
Nearest cross street:

4. Development Activity (check all that apply)

- ☐ Addition to single family residence (rooms, deck, garage)
- ☐ Lot line adjustment ☐ Minor land partition
- ☐ Residential condominium ☐ Commercial condominium
- ☐ Residential subdivision ☐ Commercial subdivision
- ☐ Single lot commercial ☐ Multi lot commercial
- Other

3. Owner Information

Name:
Company:
Address:
City, State, Zip:
Phone/fax:
Email:

4. Applicant Information

Name:
Company:
Address:
City, State, Zip:
Phone/fax:
Email:

6. Will the project involve any off-site work? ☐ Yes ☐ No ☐ Unknown

Location and description of off-site work:

7. Additional comments or information that may be needed to understand your project:

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name

Print/type title

Signature ONLINE SUBMITTAL

Date

FOR DISTRICT USE ONLY

- ☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- ☐ Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- ☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- ☐ **THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- ☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Chealsey Rosebrook

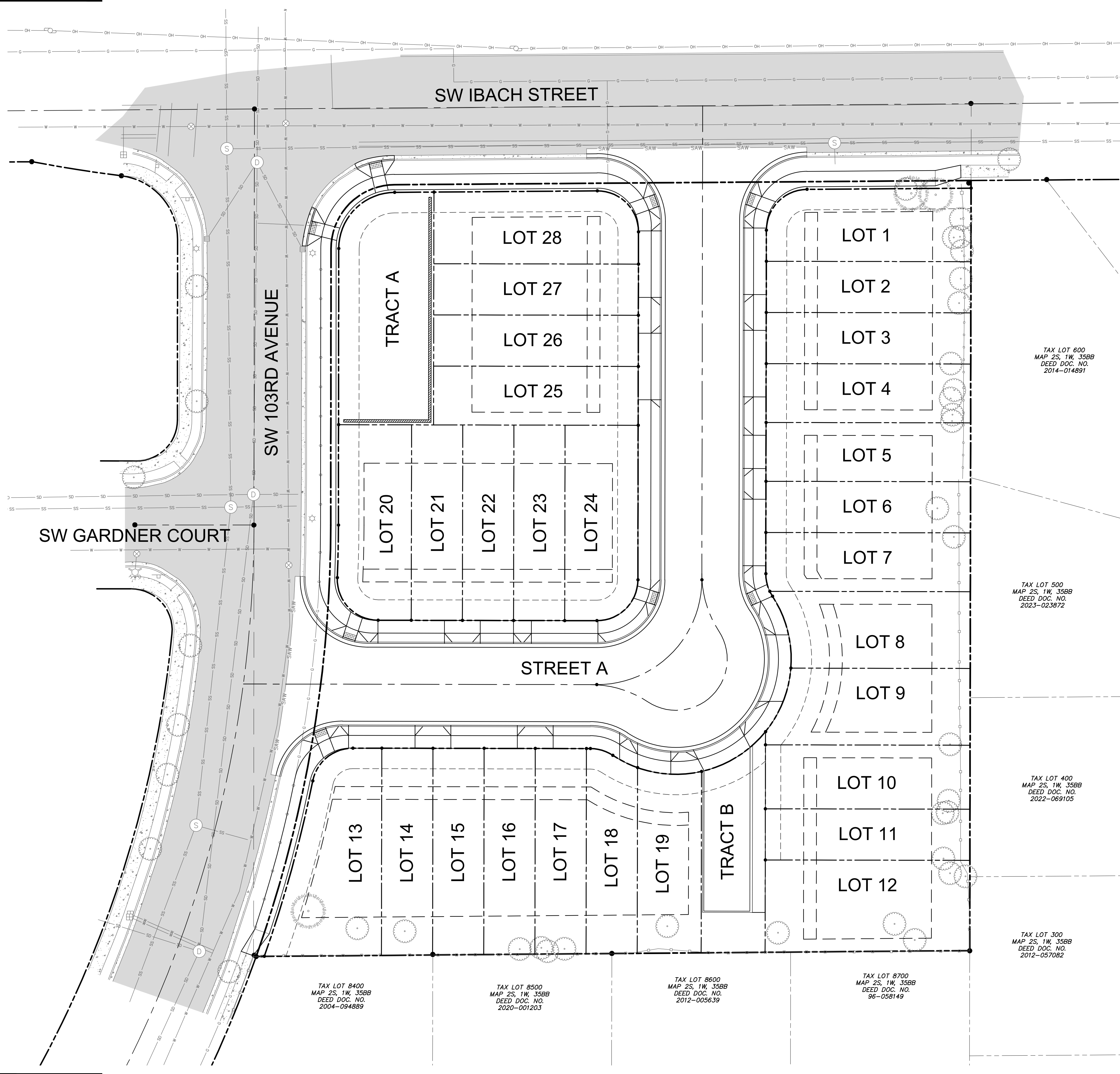
Date

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

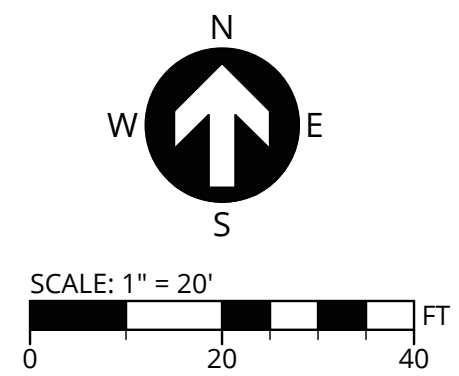
Revised 2/2020

P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - SITE PLAN.DWG

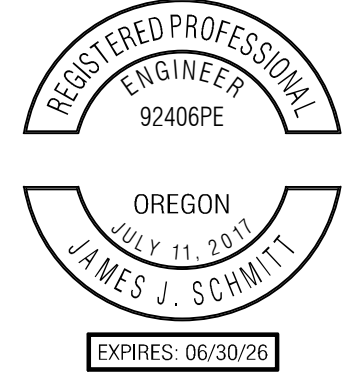


LEGEND

- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE

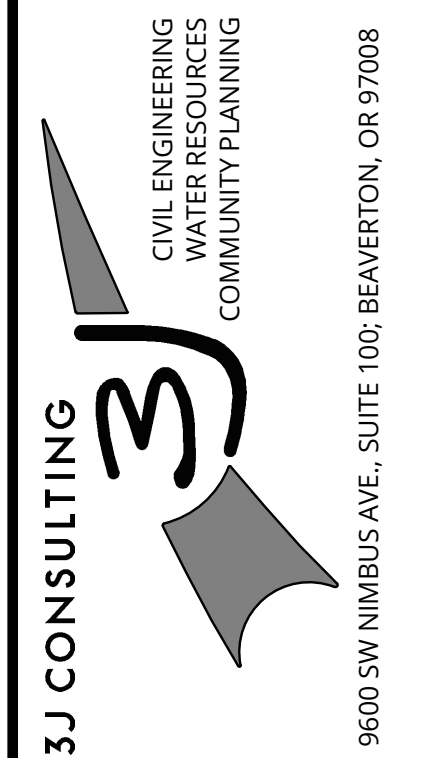


SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON



PUBLISH DATE
06/13/2025
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

SITE PLAN
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR



PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 2S135BB02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER
C200

SENSITIVE AREA CERTIFICATION FORM

Clean Water Services File Number

1. Property Information (example 1S234AB01400)

Tax lot ID(s): _____

 Site Address: _____
 City, State, Zip: _____
 Nearest cross street: _____

2. Owner Information

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/Fax: _____
 E-Mail: _____

3. Development Activity (check **all** that apply)

- ☐ Addition to single family residence (rooms, deck, garage)
☐ Lot line adjustment ☐ Minor land partition
☐ Residential condominium ☐ Commercial condominium
☐ Residential subdivision ☐ Commercial subdivision
☐ Single lot commercial ☐ Multi lot commercial

Other _____

4. Applicant Information

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/Fax: _____
 E-Mail: _____

5. Check any of the following that apply to this project

- ☐ Adds less than 500 square feet of impervious surface.
☐ Does not encroach closer to the Sensitive Area than existing development on the property.
☐ Is not located on a slope greater than 25%.

6. Applicant Information

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/Fax: _____
 E-Mail: _____

7. Will the project involve any off-site work? ☐ Yes ☐ No ☐ Unknown (check appropriate box)

If yes, location and description of off-site work:

8. Additional comments or information that may be needed to understand your project:

9. An on-site, water quality sensitive area reconnaissance was completed on:

Date _____ By _____
 Title _____ Company _____

SENSITIVE AREA CERTIFICATION FORM

Clean Water Services File Number

10. Existence of Water Quality Sensitive Areas (check all appropriate boxes)

As defined in the District's Design and Construction Standards:

- A. Water Quality Sensitive Areas ☐ do ☐ do not exist on the tax lot.
- B. Water Quality Sensitive Areas ☐ do ☐ do not exist within 200' on adjacent properties, or ☐ unable to evaluate adjacent property.
- C. Vegetated corridors ☐ do (_____SF) ☐ do not exist on the tax lot.
- D. Vegetated corridors ☐ do ☐ do not exist within 200' on adjacent properties, or ☐ unable to evaluate adjacent property.
- E. Impacts to sensitive areas and/or vegetated corridors will occur ☐ On-site ☐ Off-site ☐ None proposed at this time.
- F. If impacts, mitigation is ☐ On-site ☐ Off-site ☐ Other_____

11. Simplified Site Assessment containing the following information: (check only items submitted)

Please refer to Design and Construction Standards 19-5 section 3.02.2, as amended by Resolution and Order 19-22, for application requirements.

- ☐ Complete Certification Form (2 pages)
- ☐ Written description of the site and proposed activity.
- ☐ Site plan of the entire property.
- ☐ Photographs of the site labeled and keyed to the site plan.

12. Standard Site Assessment containing the following information: (check only items submitted)

Please refer to Design and Construction Standards 19-5 section 3.02.2, as amended by Resolution and Order 19-22, for application requirements.

- ☐ Complete Certification Form (2 pages)
- ☐ Written description per Design and Construction Standards 19-5 section 3.13.3 b. 1, as amended by Resolution and Order 19-22
- ☐ Wetland Data sheets
- ☐ Vegetated Corridor Data sheets
- ☐ Existing Site Condition Figures
- ☐ Proposed Development Figures

By signing this form the Owner, or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site.

I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Applicant:

Print/Type Name _____ Print/Type Title _____

Signature Phil Per Date _____



Environmental Science & Assessment, LLC

MEMORANDUM

DATE: August 19th, 2025

TO: Clean Water Services – Environmental Review

Cc: Dez Development LLC

FROM: Racine Robinson and Nicole Popp

RE: Simplified Site Assessment – SW Ibach St Subdivision - Tualatin
(TL 2S135BB02100) (CWS File # 25-001912)

Environmental Science & Assessment, LLC (ES&A) conducted a Site Assessment located at 10150 SW Ibach St in Tualatin, Oregon (TL 2S135BB02100) (Figure 1). The 1.76-acre site is located within the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 2 South, and Range 1 West, WM (Figure 2).

This memorandum and attachments are submitted for use in documenting the presence or absence of Sensitive Areas (SAs) and their associated Vegetated Corridors (VCs) on or surrounding the project site to obtain a service provider letter (SPL) for the proposed development.

This memorandum includes the following attachments:

Attachment A: Figures
Attachment B: Site photographs
Attachment C: Wetland Determination Data Form

METHODOLOGY

The primary guidance document for this report is the *Design and Construction Standards for Sanitary Sewer and Surface Water Management* (Resolution and Order 19-5; Clean Water Services, 2019), which provides the methodology for assessing the presence and extent of Sensitive Areas at the development site and within 200 feet of the site, and the required Vegetated Corridors adjacent to them.

Two levels of investigation were used to evaluate the presence of Sensitive Areas. The first level included a review of existing available background data and maps. The second level consisted of an onsite evaluation.

Reviewed background data included the following information:

- Aerial Photography and Topography (Metro Data Resource Center's MetroMap, 2025);
- City of Tualatin Natural Resource Inventory and Local Wetland Inventory (LWI) (Fishman Environmental Services, 1995)
- CWS Public Storm and Sanitary Mapping (CWS, 2025)
- National Wetlands Inventory (US Fish and Wildlife [USFW], 2025)
- National Hydrography Dataset (USFW, 2025)
- Web Soil Survey of Washington County, Oregon (Natural Resource Conservation Service [NRCS], 2025).

ES&A conducted the site evaluation on August 8th, 2025. The investigation included the entire parcel, but data collection focused on lowest site topography in the northwest corner of site. Relevant field data was collected to determine the presence or absence of wetlands (Figure 3). The wetland determination data was collected using the methodology provided in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (USACE, 2010). The wetland data sheet is presented in Attachment C.

SITE DESCRIPTION

The project site is developed with a single-family residential home in the center of the parcel and is surrounded by forested cover. There is a driveway that extends south to the residence from SW Ibach Street. The 1.76-acre site is bordered to the north by SW Ibach St, to the west SW 103rd Ave, and to the south and east by residential subdivision development (Figures 2 & 3).

The site consists of a mixed forested plant community. The canopy is comprised of Douglas fir (*Pseudotsuga menziesii*), Oregon ash (*Fraxinus latifolia*), big-leaf maple (*Acer macrophyllum*), black cottonwood (*Populus balsamifera*), and a cherry species (*Prunus sp.*). The understory is sparse and mostly comprised of tree saplings of various species, English holly (*Ilex aquifolium*), saplings of English holly (*Crataegus monogyna*), and beaked hazelnut (*Corylus cornuta*). Where aerial cover is sparse, there is dense cover of invasive Himalayan blackberry (*Rubus armeniacus*) dominating the groundcover. Where there is more aerial canopy, the herbaceous stratum is sparse with some trailing blackberry (*Rubus ursinus*), common swordfern (*Polystichum munitum*), tansy ragwort (*Senecio jacobea*), and posion oak (*Toxicodendron diversilobum*).

The overall topography gradually slopes down from the southern property boundary to the northwest corner. Within the south the highpoint onsite sits at 260 feet of elevation and gradually slopes 10 feet to the north (Figure 3).

There are three soils mapped on the site. Within the south of the project area there is mapped Quatama loam, 7 to 12 percent slopes (Map unit 37BC, HR = 4). Within the south there is Quatama loam, 3 to 7 percent slopes (Map unit 37B, HR = 4). In the northwest corner there is a small portion mapped as Dayton silt loam (Map unit 15, HR = 92) (NRCS, 2025).

The National Wetland Inventory does not have any water resources mapped onsite. On the LWI, there is nothing mapped within the project area.

SITE HISTORY

In 1993, the City of Tualatin obtained a slope easement in the northwest corner for the construction of SW Ibach Street and SW 103rd Avenue intersection. This easement was a temporary construction easement that was never removed on the property (Figure 3). The edge of the slope easement corresponds to the toe of a berm observed out in the field. The toe of the berm is artificially the lowest point on the site. No other significant site alterations were documented for the site, and no other evidence of natural waterways or wetlands was observed on site.

SITE ASSESSMENT

Three data plots (DP-1 – DP-3) were collected within the parcel. Data collection was focused on the low points within the northwest along the toe of the graded berm. The berm extends south from the SW Ibach ROW into the central area of the site.

Soils recorded at DP-1 showed hydric indicators within the middle of a depression along the berm. The depression measured approximately 10 feet wide and the bottom of the depression is almost 1.5 feet below the berm elevation. These soil conditions are most likely artificial and no other indicators of wetland features or hydrology were observed.

No naturally occurring wetland soil or hydrology conditions were observed on site. Therefore, there are no wetland or water resources within the project site (DP-1 – DP-3, Attachment C). No resources were mapped (Figure 3).

The closest resource to the project area is Hedges Creek, approximately 300-feet northeast of the northeast parcel corner according to Metromap.

SITE PLAN

The proposed project is a 28-lot residential subdivision with a storm facility within the northwestern project area corner (Figure 4).

Site access comes from SW Ibach Street to the north and from the west via SW 103rd Avenue from a proposed roadway (Street A) through the site (Figure 4).

CONCLUSION

No Sensitive Areas were identified on site or immediately adjacent to the site and it was determined that no VC extend onto the site from offsite resources (Figure 3-4).

The proposed project offers no Sensitive Area or Vegetated Corridor impacts and there is no onsite Vegetated Corridor that requires enhancement.

REFERENCES

- Clean Water Services, 2019. Design and Construction Standards for Sanitary Sewer and Surface Water Management. R&O 19-5.
- City of Tualatin, 1993. Slope Easement (Washington County File No. 93092337).
- MetroMap, 2025. Metro Data Resource Center's MetroMap. Available online at: <https://gis.oregonmetro.gov/metromap/>.
- Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at: <http://websoilsurvey.nrcs.usda.gov/>.
- U.S. Army Corps of Engineers (USACE). 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, ed. J.S. Wakeley, R. W. Lichvar, and C.V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

ATTACHMENT A: FIGURES





Source: Google Earth Pro earth.google.com

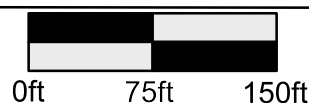
Imagery Date: 02/2025

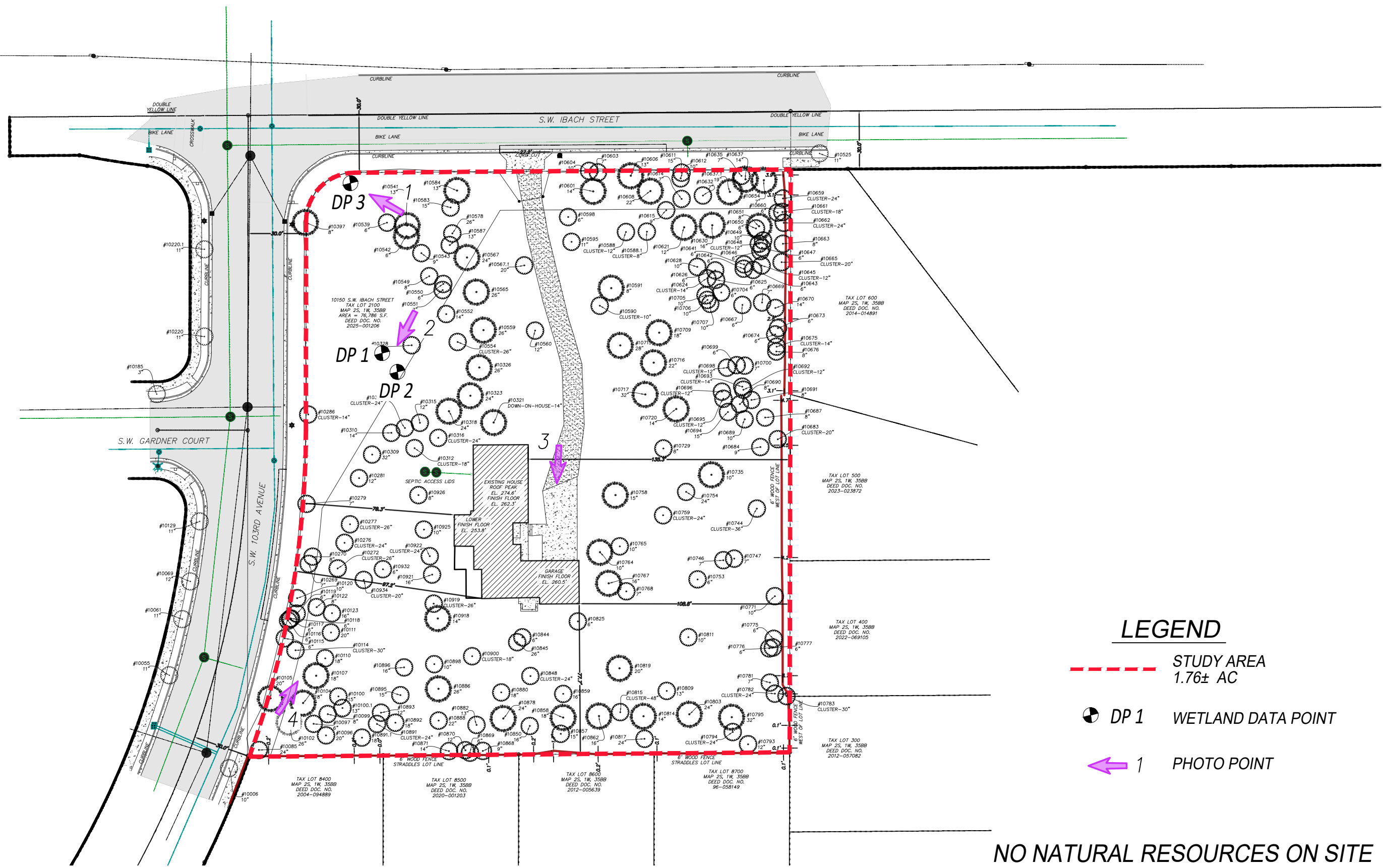
Environmental
Science &
Assessment, LLC



Aerial Map
SW Ibach St - Tualatin
Washington County, Oregon

Figure 2





Environmental
Science &
Assessment, LLC



1001 SE Water Avenue, Ste 245
Portland, OR 97214
Phone: 503.478.0424
www.esapdx.com

EXISTING CONDITIONS

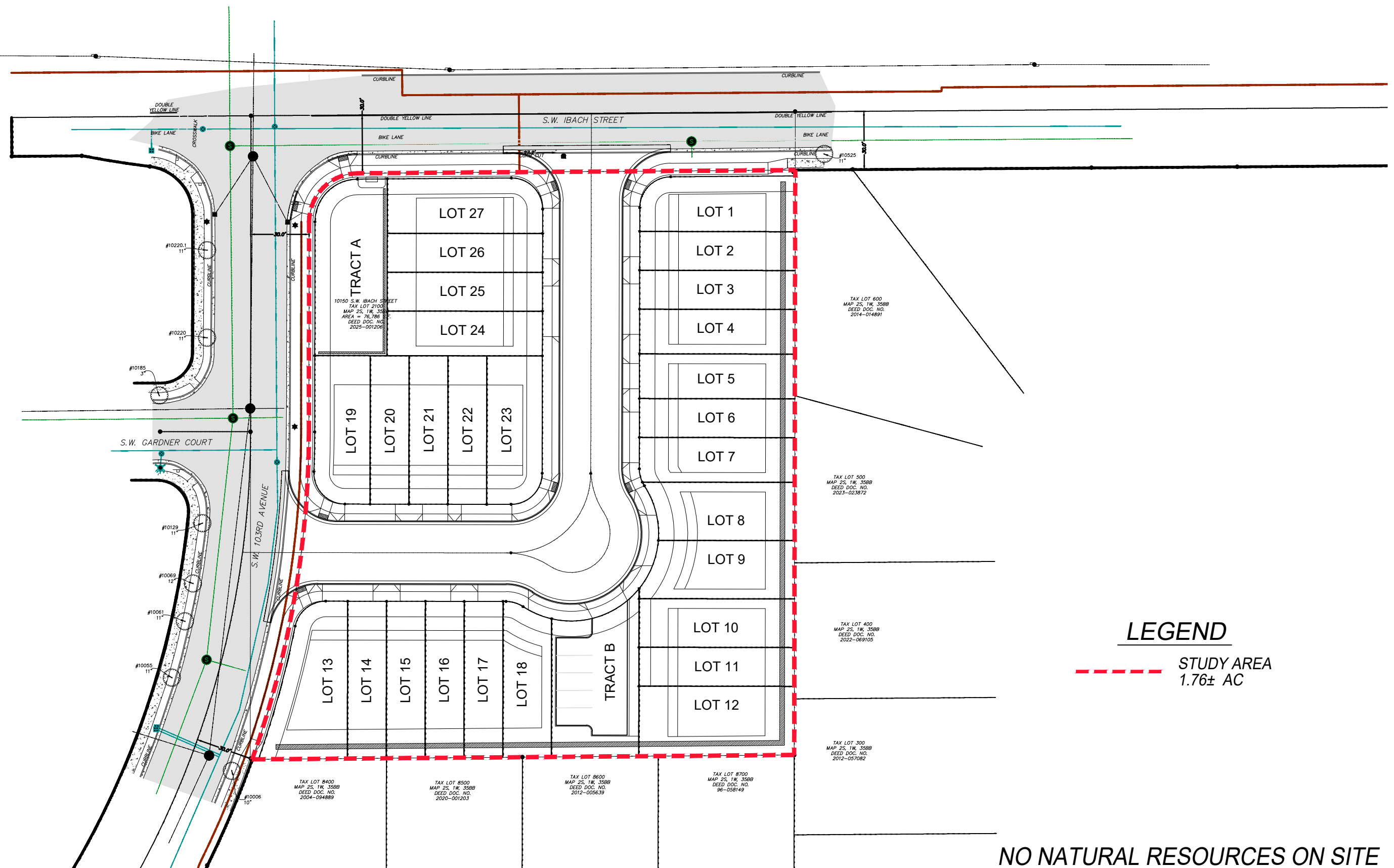
10150 SW Ibach Street
Tualatin, Oregon

| | |
|------------------|---------------|
| Base Map Source: | 3J Consulting |
| Modified By: | PD |
| Date: | 8/13/2025 |
| Rev: | |
| Proj. # | 25038 |



FIGURE 3

1"=50'



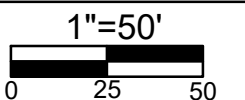
SITE PLAN

10150 SW Ibach Street
Tualatin, Oregon

| | |
|------------------|---------------|
| Base Map Source: | 3J Consulting |
| Modified By: | PD |
| Date: | 8/12/2025 |
| Rev: | |
| Proj. # | 25038 |



FIGURE 4



ATTACHMENT B: SITE PHOTOGRAPHS



Photo 1: View northwest of northwest corner of site. DP-2 marked with shovel.



Photo 2: View southeast of edge of slope easement. DP-1 marked with shovel.



Photo 3: View south of existing structure.



Photo 4: View northeast from southwest corner of site.

ATTACHMENT C: WETLAND DETERMINATION DATA FORM

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: SW Ibach Street - Tualatin City/County: Clackamas Sampling Date: 8/8/25
 Applicant/Owner: Jim Schidt / Dez Development LLC State: OR Sampling Point: DP-1
 Investigator(s): Nicole Popp Section, Township, Range: NW 1/4 NW 1/4 Sec 35 T2S R1W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): concave Slope (%): 5
 Subregion (LRR): A-Northwest Forests and Coasts Lat: 45.360299° Long: -122.781665° Datum: NAD 83
 Soil Map Unit Name: 37C Quatama loam, 7 to 12 percent slopes, HR =4 NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☒, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | | | |
|---|---|--|---|
| Hydrophytic Vegetation Present? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Is the Sampled Area within a Wetland? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Hydric Soil Present? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| Wetland Hydrology Present? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
| Remarks: <u>Artificially created low point along slope easement toe</u> | | | |

VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: <u>30' diameter</u>) | Absolute % Cover | Dominant Species? | Indicator Status | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66</u> (A/B) |
|---|---------------------|----------------------|---------------------|---|
| 1. <u>Prunus sp</u> | <u>30</u> | <u>x</u> | <u>FAC</u> | |
| 2. <u>Acer macrophyllum</u> | <u>15</u> | <u>x</u> | <u>FACU</u> | |
| 3. _____ | _____ | _____ | _____ | |
| 4. _____ | _____ | _____ | _____ | Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____ |
| <u>45</u> = Total Cover | | | | |
| Sapling/Shrub Stratum (Plot size: <u>30' diameter</u>) | | | | |
| 1. <u>Rubus armeniacus</u> | <u>45</u> | <u>x</u> | <u>FAC</u> | |
| 2. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| 3. _____ | _____ | _____ | _____ | |
| 4. _____ | _____ | _____ | _____ | |
| 5. _____ | _____ | _____ | _____ | |
| <u>45</u> = Total Cover | | | | |
| Herb Stratum (Plot size: <u>5' diameter</u>) | | | | |
| 1. <u>Rubus armeniacus</u> | <u>3</u> | _____ | <u>FAC</u> | |
| 2. _____ | _____ | _____ | _____ | |
| 3. _____ | _____ | _____ | _____ | |
| 4. _____ | _____ | _____ | _____ | |
| 5. _____ | _____ | _____ | _____ | |
| 6. _____ | _____ | _____ | _____ | |
| 7. _____ | _____ | _____ | _____ | |
| 8. _____ | _____ | _____ | _____ | |
| 9. _____ | _____ | _____ | _____ | |
| 10. _____ | _____ | _____ | _____ | |
| 11. _____ | _____ | _____ | _____ | |
| <u>3</u> = Total Cover | | | | |
| Woody Vine Stratum (Plot size: _____) | | | | |
| 1. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 2. _____ | _____ | _____ | _____ | |
| <u>0</u> = Total Cover | | | | |
| % Bare Ground in Herb Stratum <u>97</u> | | | | |
| Remarks: | | | | |

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

| Depth (inches) | Matrix | | Redox Features | | | | Texture | Remarks |
|-------------------|---------------|----|----------------|---|-------------------|------------------|---------|---------|
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-5 | 10YR 3/2 | 98 | 10YR 3/4 | 2 | C | M | SCL | |
| 5-15 | 10YR 3/2 | 90 | 10YR 4/4 | 5 | C | M | SCL | |
| | | | 10YR 5/6 | 5 | D | M | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|--|--|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| <input type="checkbox"/> 2 cm Muck (A10) |
| <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Salt Crust (B11) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Aquatic Invertebrates (B13) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) |
| <input checked="" type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|---|
| <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) |
| <input type="checkbox"/> Frost-Heave Hummocks (D7) |

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____
Water Table Present? Yes _____ No ✓ Depth (inches): _____
Saturation Present? Yes _____ No ✓ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: SW Ibach Street - Tualatin City/County: Clackamas Sampling Date: 8/8/25
 Applicant/Owner: Jim Schidt / Dez Development LLC State: OR Sampling Point: DP-2
 Investigator(s): Nicole Popp Section, Township, Range: NW 1/4 NW 1/4 Sec 35 T2S R1W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): concave Slope (%): 5
 Subregion (LRR): A-Northwest Forests and Coasts Lat: 45.360299° Long: -122.781665° Datum: NAD 83
 Soil Map Unit Name: 37C Quatama loam, 7 to 12 percent slopes, HR =4 NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil X, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | | |
|---------------------------------|-----------------------|--|
| Hydrophytic Vegetation Present? | Yes _____ No <u>X</u> | Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> |
| Hydric Soil Present? | Yes _____ No <u>X</u> | |
| Wetland Hydrology Present? | Yes _____ No <u>X</u> | |
| Remarks: | | |

VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: <u>30' diameter</u>) | Absolute % Cover | Dominant Species? | Indicator Status | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B) |
|---|------------------|-------------------|------------------|--|
| 1. <u>Acer macrophyllum</u> | <u>40</u> | <u>x</u> | <u>FACU</u> | |
| 2. <u>Pseudotsuga menziesii</u> | <u>10</u> | <u>x</u> | <u>FACU</u> | |
| 3. _____ | _____ | _____ | _____ | |
| 4. _____ | _____ | _____ | _____ | Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>65</u> x 3 = <u>195</u> FACU species <u>10</u> x 4 = <u>40</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>75</u> (A) <u>235</u> (B) Prevalence Index = B/A = <u>3.1</u> |
| 50 = Total Cover | | | | |
| Sapling/Shrub Stratum (Plot size: <u>30' diameter</u>) 1. <u>Rubus armeniacus</u> <u>60</u> <u>x</u> <u>FAC</u> | | | | |
| 2. _____ | _____ | _____ | _____ | |
| 3. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| 4. _____ | _____ | _____ | _____ | |
| 5. _____ | _____ | _____ | _____ | |
| 6. _____ | _____ | _____ | _____ | |
| 7. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 8. _____ | _____ | _____ | _____ | |
| 9. _____ | _____ | _____ | _____ | |
| 10. _____ | _____ | _____ | _____ | |
| 11. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 12. _____ | _____ | _____ | _____ | |
| 13. _____ | _____ | _____ | _____ | |
| 14. _____ | _____ | _____ | _____ | |
| 15. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 16. _____ | _____ | _____ | _____ | |
| 17. _____ | _____ | _____ | _____ | |
| 18. _____ | _____ | _____ | _____ | |
| 19. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 20. _____ | _____ | _____ | _____ | |
| 21. _____ | _____ | _____ | _____ | |
| 22. _____ | _____ | _____ | _____ | |
| 23. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 24. _____ | _____ | _____ | _____ | |
| 25. _____ | _____ | _____ | _____ | |
| 26. _____ | _____ | _____ | _____ | |
| 27. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 28. _____ | _____ | _____ | _____ | |
| 29. _____ | _____ | _____ | _____ | |
| 30. _____ | _____ | _____ | _____ | |
| 31. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 32. _____ | _____ | _____ | _____ | |
| 33. _____ | _____ | _____ | _____ | |
| 34. _____ | _____ | _____ | _____ | |
| 35. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 36. _____ | _____ | _____ | _____ | |
| 37. _____ | _____ | _____ | _____ | |
| 38. _____ | _____ | _____ | _____ | |
| 39. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 40. _____ | _____ | _____ | _____ | |
| 41. _____ | _____ | _____ | _____ | |
| 42. _____ | _____ | _____ | _____ | |
| 43. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 44. _____ | _____ | _____ | _____ | |
| 45. _____ | _____ | _____ | _____ | |
| 46. _____ | _____ | _____ | _____ | |
| 47. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 48. _____ | _____ | _____ | _____ | |
| 49. _____ | _____ | _____ | _____ | |
| 50. _____ | _____ | _____ | _____ | |
| 51. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 52. _____ | _____ | _____ | _____ | |
| 53. _____ | _____ | _____ | _____ | |
| 54. _____ | _____ | _____ | _____ | |
| 55. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 56. _____ | _____ | _____ | _____ | |
| 57. _____ | _____ | _____ | _____ | |
| 58. _____ | _____ | _____ | _____ | |
| 59. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 60. _____ | _____ | _____ | _____ | |
| 61. _____ | _____ | _____ | _____ | |
| 62. _____ | _____ | _____ | _____ | |
| 63. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 64. _____ | _____ | _____ | _____ | |
| 65. _____ | _____ | _____ | _____ | |
| 66. _____ | _____ | _____ | _____ | |
| 67. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 68. _____ | _____ | _____ | _____ | |
| 69. _____ | _____ | _____ | _____ | |
| 70. _____ | _____ | _____ | _____ | |
| 71. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 72. _____ | _____ | _____ | _____ | |
| 73. _____ | _____ | _____ | _____ | |
| 74. _____ | _____ | _____ | _____ | |
| 75. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 76. _____ | _____ | _____ | _____ | |
| 77. _____ | _____ | _____ | _____ | |
| 78. _____ | _____ | _____ | _____ | |
| 79. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 80. _____ | _____ | _____ | _____ | |
| 81. _____ | _____ | _____ | _____ | |
| 82. _____ | _____ | _____ | _____ | |
| 83. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 84. _____ | _____ | _____ | _____ | |
| 85. _____ | _____ | _____ | _____ | |
| 86. _____ | _____ | _____ | _____ | |
| 87. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 88. _____ | _____ | _____ | _____ | |
| 89. _____ | _____ | _____ | _____ | |
| 90. _____ | _____ | _____ | _____ | |
| 91. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 92. _____ | _____ | _____ | _____ | |
| 93. _____ | _____ | _____ | _____ | |
| 94. _____ | _____ | _____ | _____ | |
| 95. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 96. _____ | _____ | _____ | _____ | |
| 97. _____ | _____ | _____ | _____ | |
| 98. _____ | _____ | _____ | _____ | |
| 99. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 100. _____ | _____ | _____ | _____ | |
| 101. _____ | _____ | _____ | _____ | |
| 102. _____ | _____ | _____ | _____ | |
| 103. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 104. _____ | _____ | _____ | _____ | |
| 105. _____ | _____ | _____ | _____ | |
| 106. _____ | _____ | _____ | _____ | |
| 107. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 108. _____ | _____ | _____ | _____ | |
| 109. _____ | _____ | _____ | _____ | |
| 110. _____ | _____ | _____ | _____ | |
| 111. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 112. _____ | _____ | _____ | _____ | |
| 113. _____ | _____ | _____ | _____ | |
| 114. _____ | _____ | _____ | _____ | |
| 115. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 116. _____ | _____ | _____ | _____ | |
| 117. _____ | _____ | _____ | _____ | |
| 118. _____ | _____ | _____ | _____ | |
| 119. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 120. _____ | _____ | _____ | _____ | |
| 121. _____ | _____ | _____ | _____ | |
| 122. _____ | _____ | _____ | _____ | |
| 123. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 124. _____ | _____ | _____ | _____ | |
| 125. _____ | _____ | _____ | _____ | |
| 126. _____ | _____ | _____ | _____ | |
| 127. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 128. _____ | _____ | _____ | _____ | |
| 129. _____ | _____ | _____ | _____ | |
| 130. _____ | _____ | _____ | _____ | |
| 131. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 132. _____ | _____ | _____ | _____ | |
| 133. _____ | _____ | _____ | _____ | |
| 134. _____ | _____ | _____ | _____ | |
| 135. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 136. _____ | _____ | _____ | _____ | |
| 137. _____ | _____ | _____ | _____ | |
| 138. _____ | _____ | _____ | _____ | |
| 139. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 140. _____ | _____ | _____ | _____ | |
| 141. _____ | _____ | _____ | _____ | |
| 142. _____ | _____ | _____ | _____ | |
| 143. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 144. _____ | _____ | _____ | _____ | |
| 145. _____ | _____ | _____ | _____ | |
| 146. _____ | _____ | _____ | _____ | |
| 147. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 148. _____ | _____ | _____ | _____ | |
| 149. _____ | _____ | _____ | _____ | |
| 150. _____ | _____ | _____ | _____ | |
| 151. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 152. _____ | _____ | _____ | _____ | |
| 153. _____ | _____ | _____ | _____ | |
| 154. _____ | _____ | _____ | _____ | |
| 155. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 156. _____ | _____ | _____ | _____ | |
| 157. _____ | _____ | _____ | _____ | |
| 158. _____ | _____ | _____ | _____ | |
| 159. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 160. _____ | _____ | _____ | _____ | |
| 161. _____ | _____ | _____ | _____ | |
| 162. _____ | _____ | _____ | _____ | |
| 163. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 164. _____ | _____ | _____ | _____ | |
| 165. _____ | _____ | _____ | _____ | |
| 166. _____ | _____ | _____ | _____ | |
| 167. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 168. _____ | _____ | _____ | _____ | |
| 169. _____ | _____ | _____ | _____ | |
| 170. _____ | _____ | _____ | _____ | |
| 171. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 172. _____ | _____ | _____ | _____ | |
| 173. _____ | _____ | _____ | _____ | |
| 174. _____ | _____ | _____ | _____ | |
| 175. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 176. _____ | _____ | _____ | _____ | |
| 177. _____ | _____ | _____ | _____ | |
| 178. _____ | _____ | _____ | _____ | |
| 179. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 180. _____ | _____ | _____ | _____ | |
| 181. _____ | _____ | _____ | _____ | |
| 182. _____ | _____ | _____ | _____ | |
| 183. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 184. _____ | _____ | _____ | _____ | |
| 185. _____ | _____ | _____ | _____ | |
| 186. _____ | _____ | _____ | _____ | |
| 187. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 188. _____ | _____ | _____ | _____ | |
| 189. _____ | _____ | _____ | _____ | |
| 190. _____ | _____ | _____ | _____ | |
| 191. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 192. _____ | _____ | _____ | _____ | |
| 193. _____ | _____ | _____ | _____ | |
| 194. _____ | _____ | _____ | _____ | |
| 195. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 196. _____ | _____ | _____ | _____ | |
| 197. _____ | _____ | _____ | _____ | |
| 198. _____ | _____ | _____ | _____ | |
| 199. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 200. _____ | _____ | _____ | _____ | |
| 201. _____ | _____ | _____ | _____ | |
| 202. _____ | _____ | _____ | _____ | |
| 203. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 204. _____ | _____ | _____ | _____ | |
| 205. _____ | _____ | _____ | _____ | |
| 206. _____ | _____ | _____ | _____ | |
| 207. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 208. _____ | _____ | _____ | _____ | |
| 209. _____ | _____ | _____ | _____ | |
| 210. _____ | _____ | _____ | _____ | |
| 211. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 212. _____ | _____ | _____ | _____ | |
| 213. _____ | _____ | _____ | _____ | |
| 214. _____ | _____ | _____ | _____ | |
| 215. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 216. _____ | _____ | _____ | _____ | |
| 217. _____ | _____ | _____ | _____ | |
| 218. _____ | _____ | _____ | _____ | |
| 219. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 220. _____ | _____ | _____ | _____ | |
| 221. _____ | _____ | _____ | _____ | |
| 222. _____ | _____ | _____ | _____ | |
| 223. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 224. _____ | _____ | _____ | _____ | |
| 225. _____ | _____ | _____ | _____ | |
| 226. _____ | _____ | _____ | _____ | |
| 227. _____ | _____ | _____ | _____ | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> |
| 228. _____ | _____ | _____ | _____ | |
| 229. _____ | _____ | _____ | _____ | |
| 230. _____ | _____ | _____ | _____ | |
| 231. _____ | | | | |

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

| Depth (inches) | Matrix | | Redox Features | | | | Texture | Remarks |
|-------------------|---------------|-----|----------------|---|-------------------|------------------|---------|-----------------|
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-8 | 10YR 3/3 | 100 | | | | | SL | |
| 8 | | | | | | | | compacted soils |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)****Indicators for Problematic Hydric Soils³:**

| | | |
|--|--|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> 2 cm Muck (A10) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) | <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) | |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) | |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) | |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) | |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**Type: Compacted soilDepth (inches): 8**Hydric Soil Present?** Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one required; check all that apply)

| | |
|--|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Salt Crust (B11) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Aquatic Invertebrates (B13) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

| |
|---|
| <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) |
| <input type="checkbox"/> Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? Yes ☐ No ☒ Depth (inches): _____
(includes capillary fringe)**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: SW Ibach Street - Tualatin City/County: Clackamas Sampling Date: 8/8/25
 Applicant/Owner: Jim Schidt / Dez Development LLC State: OR Sampling Point: DP-3
 Investigator(s): Nicole Popp Section, Township, Range: NW 1/4 NW 1/4 Sec 35 T2S R1W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): concave Slope (%): 5
 Subregion (LRR): A-Northwest Forests and Coasts Lat: 45.360299° Long: -122.781665° Datum: NAD 83
 Soil Map Unit Name: 15 Dayton silt loam, HR =92 NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☒, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | | | |
|---------------------------------|---|--|---|
| Hydrophytic Vegetation Present? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Is the Sampled Area within a Wetland? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Hydric Soil Present? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| Wetland Hydrology Present? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| Remarks: | | | |

VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: <u>30' diameter</u>) | Absolute % Cover | Dominant Species? | Indicator Status | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B) |
|---|---------------------|----------------------|---------------------|--|
| 1. <u>Populus balsamifera</u> | <u>5</u> | <u>x</u> | <u>FAC</u> | |
| 2. _____ | _____ | _____ | _____ | |
| 3. _____ | _____ | _____ | _____ | |
| 4. _____ | <u>5</u> | <u>= Total Cover</u> | | Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____ |
| Sapling/Shrub Stratum (Plot size: <u>30' diameter</u>) | | | | |
| 1. <u>Rubus armeniacus</u> | <u>65</u> | <u>x</u> | <u>FAC</u> | |
| 2. _____ | _____ | _____ | _____ | |
| 3. _____ | _____ | _____ | _____ | |
| 4. _____ | _____ | _____ | _____ | |
| 5. _____ | <u>65</u> | <u>= Total Cover</u> | | |
| Herb Stratum (Plot size: <u>5' diameter</u>) | | | | |
| 1. <u>Packera bolanderi</u> | <u>2</u> | _____ | <u>FACU</u> | Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| 2. _____ | _____ | _____ | _____ | |
| 3. _____ | _____ | _____ | _____ | |
| 4. _____ | _____ | _____ | _____ | |
| 5. _____ | _____ | _____ | _____ | |
| 6. _____ | _____ | _____ | _____ | |
| 7. _____ | _____ | _____ | _____ | |
| 8. _____ | _____ | _____ | _____ | |
| 9. _____ | _____ | _____ | _____ | |
| 10. _____ | _____ | _____ | _____ | |
| 11. _____ | <u>2</u> | <u>= Total Cover</u> | | |
| Woody Vine Stratum (Plot size: _____) | | | | Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 1. _____ | _____ | _____ | _____ | |
| 2. _____ | <u>0</u> | <u>= Total Cover</u> | | |
| % Bare Ground in Herb Stratum <u>98</u> | | | | |
| Remarks: | | | | |

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

| Depth (inches) | Matrix | | Redox Features | | | | Texture | Remarks |
|-------------------|---------------|-----|----------------|---|-------------------|------------------|---------|----------------|
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-6 | 7.5YR 3/4 | 100 | | | | | SL | |
| 6 | | | | | | | | Compacted soil |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|--|--|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Compacted soil

Depth (inches): 6

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Salt Crust (B11) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Aquatic Invertebrates (B13) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? Yes _____ No ✓ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

September 15, 2025
Expires: September 15, 2027

SAM HUCK
3J CONSULTING
9600 SW NIMBUS AVE. SUITE 100
BEAVERTON, OR, 97008

**Re: 10150 SW Ibach Street Residential Subdivision; CWS file 25-001912 (Tax map
2S135BB Tax lot 02100)**

Clean Water Services has reviewed your proposal for the above referenced activity on your site. Staff has conducted a pre-screen review and requested completion of a Sensitive Areas Certification Form. Following review of submitted materials it appears that Sensitive Areas do not exist on-site or within 200' from your project. In light of this result, this document will serve as your Service Provider letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

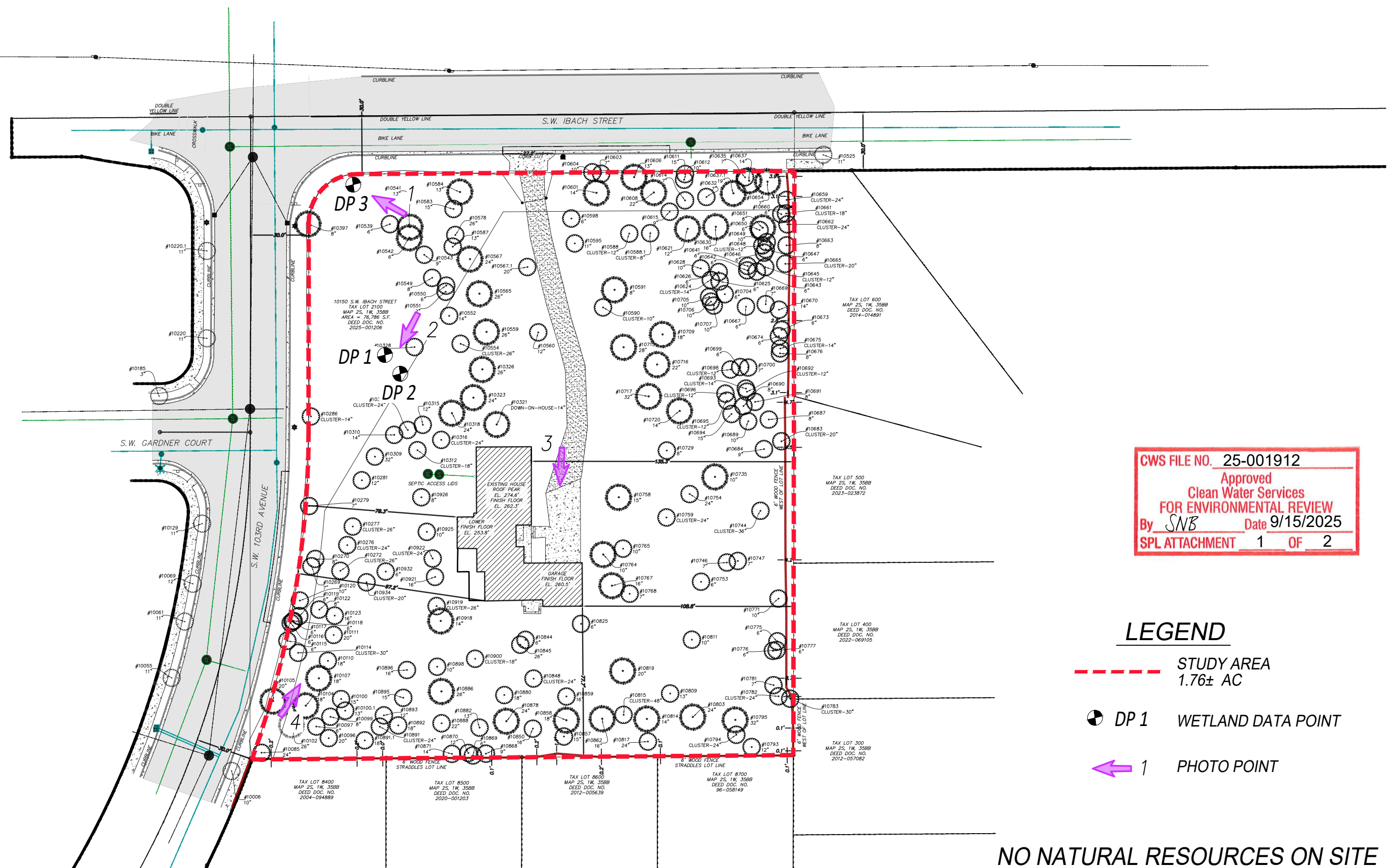
This concurrence letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

Sincerely,



Stacy Benjamin
Environmental Plan Review

Attachments (2)





AFP Systems Inc.
19435 SW 129th Ave
Tualatin, OR 97062

Phone

(503) 692-9284

Annual Fire Hydrant Inspection and Testing Form

INSPECTION INFORMATION

Work Order Number 38703285
Date Aug 22, 2025

PROPERTY INFORMATION

Building Name 3J Consulting, Inc., 19th & Poplar
Address 1900 Poplar
City Forest Grove
State OR
Zip 97116
Contact Person N/A
Phone N/A

HYDRANT INFORMATION

HYDRANT DETAILS

| Hydrant ID | Location | Description |
|------------|--------------------|-------------|
| 1 | Sw corner of Ibach | Dry barrel |
| 2 | SW Ibach | Dry barrel |

HYDRANT 5-YEAR

5-YEAR FLOW TEST

| Hydrant ID | Static Pressure (psi) | Residual Pressure (psi) | Pitot Pressure (psi) | Orifice Size | Orifice Coefficient | Flow (gpm) |
|------------|-----------------------|-------------------------|----------------------|--------------|---------------------|------------|
| 1 | 105 | 95 | 85 | 2.5 | | 1550 |
| 2 | 103 | 92 | 85 | 2.5 | | 1550 |

5-YEAR STATIC HYDRANT

| Hydrant ID | Static Pressure (psi) | Residual Pressure (psi) |
|------------|-----------------------|-------------------------|
| 1 | 105 | 95 |
| 2 | 103 | 92 |

5-YEAR FINAL FLOW TEST

| Hydrant ID | Flow at 20psi residual pressure (gpm) | Total Flow (gpm) |
|------------|---------------------------------------|------------------|
|------------|---------------------------------------|------------------|

INSPECTION QUESTIONS

Is the hydrant free from cracks or leaks at outlets and on the top?

Yes ☒

Are hydrant caps, stems, outlets, and threads lubricated and in good condition?

Yes ☒

| | | | |
|---|---|--|---|
| Are pumper and nozzle caps tight? | Yes  | Is exposed piping properly secured and free from leaks or physical damage? | Yes  |
| Is the hydrant properly painted and is the paint in good condition? | Yes  | Is the operating nut not worn, twisted or broken? | Yes  |
| Does the operating nut turn with no difficulty? | Yes  | Is the road box and shutoff valve visible and accessible? | Yes  |
| Did the hydrant flow until clear (minimum of 1 minute)? | Yes  | Have dry barrels drained in at least 1 hour? | Yes  |
| Are all dry barrels which require pumping identified? | Yes  | Have control valves been operated through complete range? | Yes  |
| Does the hydrant completely shut off? | Yes  | Did monitor nozzles move through complete range? | N/A |
| Have the strainers been cleaned (if possible)? | N/A | Are monitor nozzles lubricated? | N/A |
| Did monitor nozzle flow acceptable water? | N/A | Are monitor nozzles free of leakage, physical damage and corrosion? | N/A |
| Is there no ice or water in the barrel? | Yes  | | |

SIGNATURE

Inspector's Information: I swear or affirm that the information on this form is correct at the time and place of my inspection and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted above.

Date of Inspection and Test

Aug 22, 2025

Signature

 Clint Crisp

3J CONSULTING

9600 SW NIMBUS AVENUE, SUITE 100
BEAVERTON, OREGON 97008
PH: (503) 946.9365
WWW.3JCONSULTING.COM

May 28, 2025

Ibach Street Subdivision Neighborhood Meeting

To Our Neighbors at:

Dear Neighbor,

3J Consulting, Inc represents DEZ Development LLC regarding a proposal for the development of a subdivision in Tualatin. The site is approximately 1.76 acres in size and is located at 10150 SW Ibach Street, Tualatin, OR 97062. The cross streets are SW Ibach Street and SW 103rd Avenue. The site consists of one tax lot, legally identified as 2S135BB02100, and is zoned Low Density Residential (RL). The site location of the proposed subdivision is shown on the attached vicinity map. The proposal that will be submitted to the City for review includes an application for a residential townhome subdivision.

Prior to applying to the City of Tualatin for the necessary land use approvals, we would like to discuss the proposal in more detail with the surrounding property owners and residents.

You are cordially invited to attend an In-person Neighborhood Meeting:

Wednesday, June 18th, 2025 at 6:30pm

The meeting will be held at the Tualatin Public Library in the Community Room.

18878 SW Martinazzi Ave. Tualatin, OR 97062

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review and consider the proposal. The meeting gives you the opportunity to share with us any special information you know about the property.

I look forward to more specifically discussing the proposal with you. If you have any questions on how to participate in the proposed meeting, please contact me at sam.huck@3j-consulting.com or (503) 946.9365 x251.

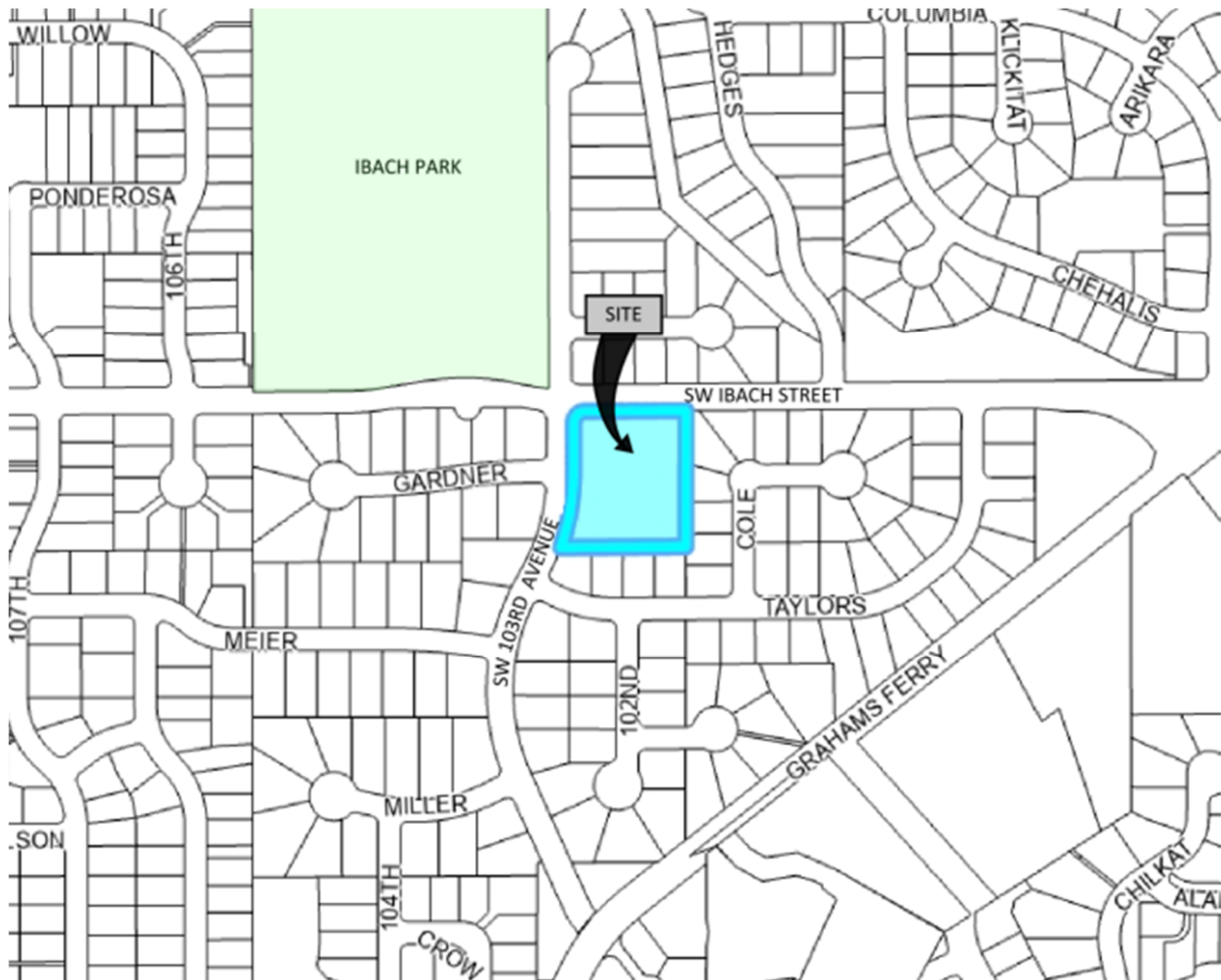
Sincerely,



Sam Huck, AICP
Planner
3J Consulting, Inc.



VICINITY MAP



cc: planning@tualatin.gov, ahurd-ravich@tualatin.gov, bruef@tualatin.gov, mgeorge@tualatin.gov, and the CIO list of email addresses provided by the City of Tualatin Community Development Department.



3J CONSULTING

9600 SW NIMBUS AVENUE, SUITE 100
BEAVERTON, OREGON 97008
PH: (503) 946.9365
WWW.3JCONSULTING.COM

June 23, 2025

Ibach Street Subdivision Neighborhood Meeting

To Our Neighbors at:

Dear Neighbor,

3J Consulting, Inc represents DEZ Development LLC regarding a proposal for the development of a subdivision in Tualatin. The site is approximately 1.76 acres in size and is located at 10150 SW Ibach Street, Tualatin, OR 97062. The cross streets are SW Ibach Street and SW 103rd Avenue. The site consists of one tax lot, legally identified as 2S135BB02100, and is zoned Low Density Residential (RL). The site location of the proposed subdivision is shown on the attached vicinity map. The proposal that will be submitted to the City for review includes an application for a residential townhome subdivision.

Prior to applying to the City of Tualatin for the necessary land use approvals, we would like to discuss the proposal in more detail with the surrounding property owners and residents.

You are cordially invited to attend an In-person Neighborhood Meeting:

Wednesday, July 9th, 2025 at 6:30pm

The meeting will be held at the Tualatin Public Library in the Community Room.

18878 SW Martinazzi Ave. Tualatin, OR 97062

Please note this meeting will be the second informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review and consider the proposal. The meeting gives you the opportunity to share with us any special information you know about the property.

I look forward to more specifically discussing the proposal with you. If you have any questions on how to participate in the proposed meeting, please contact me at sam.huck@3j-consulting.com or (503) 946.9365 x251.

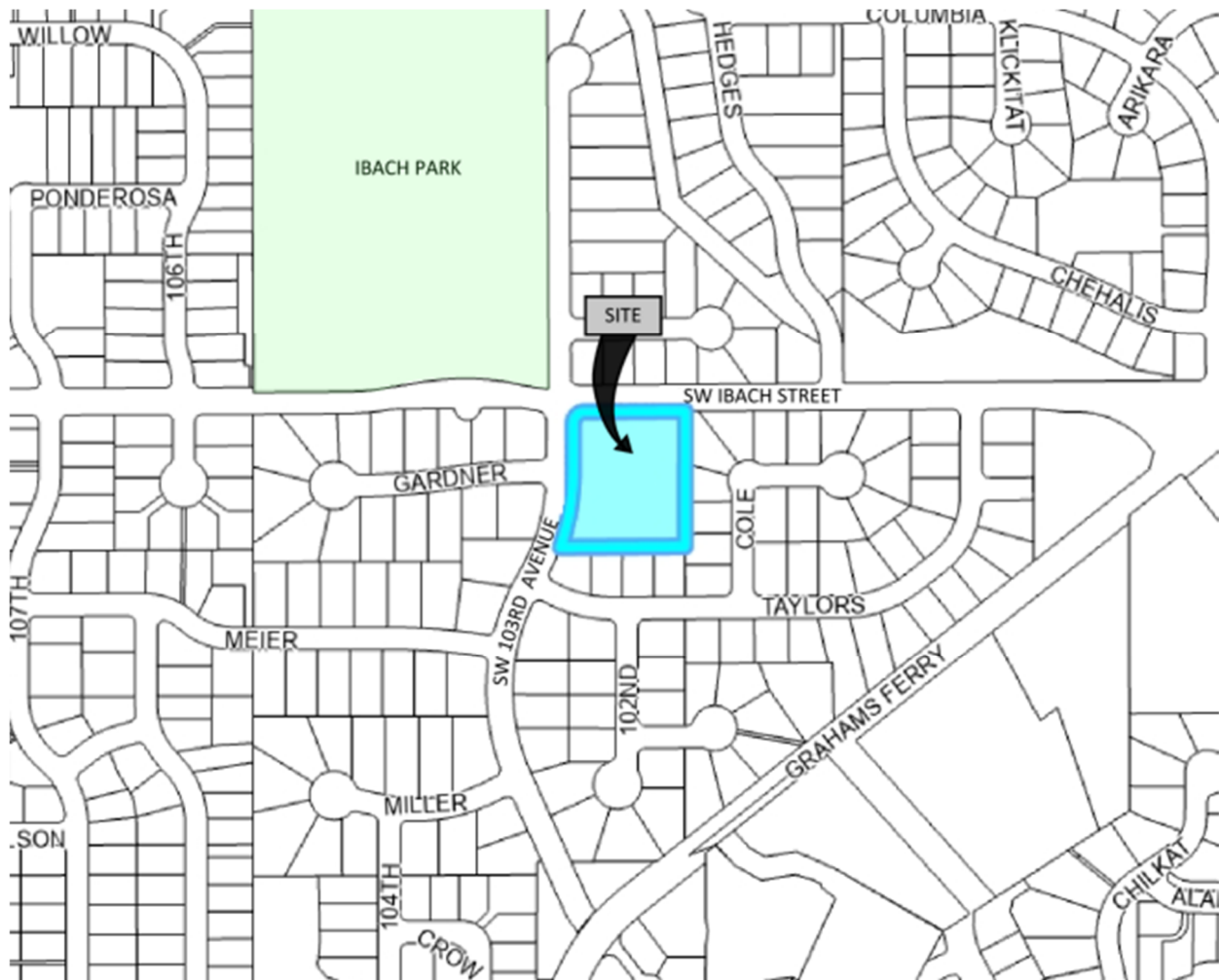
Sincerely,



Sam Huck, AICP
Planner
3J Consulting, Inc.

VICINITY MAP





cc: planning@tualatin.gov, ahurd-ravich@tualatin.gov, bruef@tualatin.gov, mgeorge@tualatin.gov, and the CIO list of email addresses provided by the City of Tualatin Community Development Department.





Notice of Meeting

Meeting Date & Time:

LOCATION:

FOR MORE INFORMATION





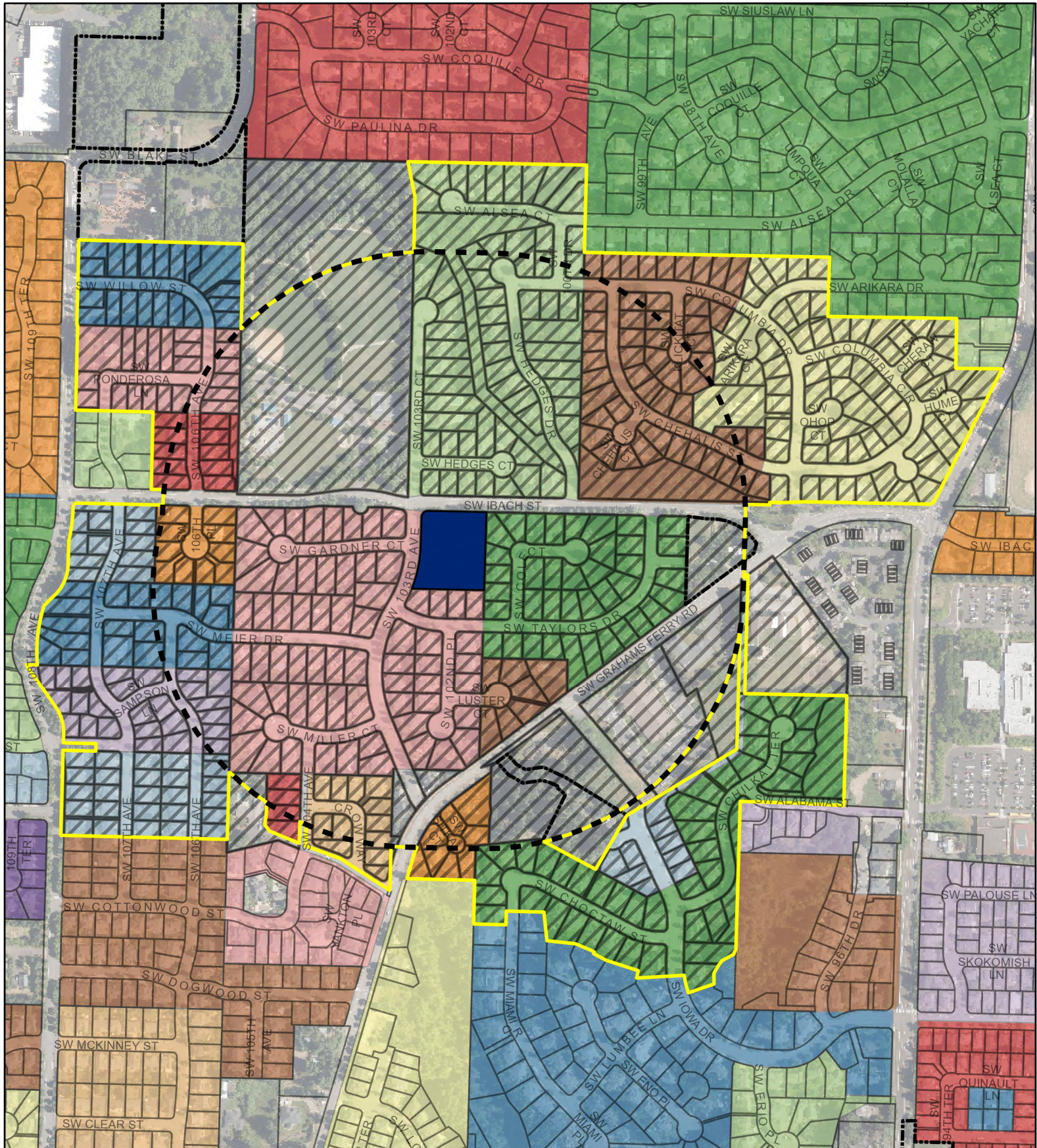
NOTICE of Meeting

Meeting Date & Time:
7/9/25 AT 6:30PM

LOCATION:

Library: 18878 SW Martinazzi Ave

FOR MORE INFORMATION 503.946.9365



1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots



AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Samuel Huck being first duly sworn, depose and say:

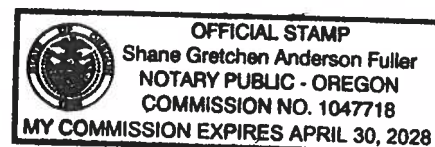
That on the 23rd day of June, 20 25, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, 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.

Samuel Huck
Signature

SUBSCRIBED AND SWORN to before me this 10th day of July, 20 25.

Shane Gretchen Anderson Fuller 07/10/2025
Notary Public for Oregon
My commission expires:

RE: Ibach Street Subdivision



CERTIFICATION OF SIGN POSTING



Meeting Date & Time:

LOCATION:

FOR MORE INFORMATION

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. A template of this sign is available at:

<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

As the applicant for the 1 back Street Subdivision project, I hereby certify that on this day, 06/20/25 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:

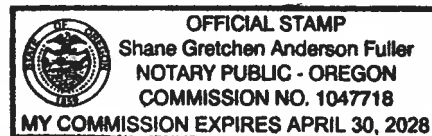
Samuel Huck
(Please Print)

Applicant's Signature:

Samuel Huck

Date:

7/10/25



Shane GAFuller
07/10/2025

Neighborhood Meeting Notes – Ibach Subdivision

Date: June 18, 2025
Project: Ibach Street Subdivision
3J No.: 25008

Presenters: Jim Schmitt, PE – 3J Consulting, Inc.
Sam Huck, AICP – 3J Consulting, Inc.

In compliance with the requirements for the submission of a land use application for a subdivision, the Applicant's representative conducted a neighborhood meeting with notice provided to neighboring property owners within 1,000 feet of the subject site, designated Citizen Involvement Organization representatives, and the Tualatin Community Development Department.

3J Consulting hosted the meeting in the Community Room of the Tualatin Public Library located at 18878 SW Martinazzi Ave. The meeting began at 6:30 PM on June 18, 2025. A sign in sheet was provided for attendees to provide their name, address, telephone number, and email address. The presentation included an overview of the proposed development, zoning requirements, and the land use process. A site plan of the proposed development was available for attendees to view. The following is a list of questions which were asked during the meeting and the presenter's preliminary responses.

| Question/Comments: | Answer: |
|---|--|
| Market priced units? | Yes, they will be market priced. |
| Access off Ibach full access? | Yes, there will be full access off of Ibach. We are submitting preliminary engineering and other consultants are analyzing the traffic impacts. The application will also analyze turning movements. |
| Trash cans for each unit, stored in garage? | Trash will be blocked from view. They won't likely be allowed in the side yards, and we are looking into this being an HOA requirement. |
| Requested no driveways on 103 rd , so that there are no garbage cans on 103. rd | Thank you for your comment, there are no driveways proposed on 103 rd . |
| Retaining wall outward facing for privacy or outward facing? | Right now it is cedar fence, but we are looking into the retaining wall requirements or other wall options and requirements at this time. |
| Parking on 103 rd ? | Existing parking on 103 rd will be retained except for at the entrance/exit and areas for site distance. |
| What if they have company? Where is overflow parking? | Our team is looking into more parking options in addition to on-street parking and provided off-street parking in garages and driveways. |



| | |
|--|---|
| Overflow from park sometimes parks on 103 rd . We don't want the park to be parking lot. | Thank you for your comment. We do not anticipate future residents parking at the park. |
| Shared fence along property (to east of development)? We want privacy. | Hoping to save some trees on east side. There will be grading to make the east lots mostly flat with a retaining wall. The other option would be for a 3 story building. The developer preference is to build 2 story units, eliminate some trees, and then plant new ones. The new lots will be lower in elevation than your yard. |
| There will be parking issues and HOA issues for keeping 1 car in garage, or 2 in garage and driveway, there will be extra parking taken up by people living there. HOA should have restrictions. | Thank you for ideas about restrictions in HOA and how it's managed. |
| Many properties around the neighborhood are cul-de-sacs, we might petition city for permit only parking. | Thank you for your comment. The developer anticipates that residents from the subdivision will park within the boundary, and each lot will provide 2 parking spaces. We want to prevent parking outside of the subdivision as best we can. |
| What is the width of the road? Sidewalks? Patio? | They will be designed to the Local street standard. Yes there will be sidewalks. Homes will likely be 3 bedrooms with a patio. The future homes are not fully designed at this point, and the market might change. Home designs being finalized and the later land use application for those homes will happen after the subdivision application. We are only proposing the subdivision at this time. |
| Site improvement breaking ground? When? | Spring/summer next year is the anticipated schedule at this point. |
| Lots created now, parking will be a problem, various statistics listed to support parking scarcity. I want a revised plan. | We hear what you're saying. Zoning changes have now made this an allowable density for this site. Land/construction costs/labor and everything else associated with development is expensive. We looked at SF Homes and it didn't work. We will continue looking into the parking and if there is room for more to be provided. |
| How will the design/plan fit into the community? What will you do to increase value in the community? | Market rate, not low cost. We will put as much value into the development and the future homes as we can. |
| 3 bedrooms per unit equals 168 adults, are you putting in public transit? | Thank you for your comment, this is not within our ability for this development. |
| My property is near proposed lots 1-3, when will fencing and new trees will be put in? | The backyard of the east homes will have slope and/or retaining wall that goes up and then cedar fence on the property line. We will notify and work with adjacent property owners on timing of fencing and planting on shared property lines. |



| | |
|---|--|
| What variances are you asking for? | None are expected to be requested at this time. |
| Would you consider switching to SF Homes? To match neighborhood. | The developer looked at this and determined that it would not work in current market for single-family homes on this site. |
| Not everyone parks in their garage, why can't you put in a parking lot? | One previous plan had parking lot areas, and we couldn't fit it with a drive through road too. We will continue looking into the parking and if there is room for more to be provided. |
| Question on city fees, can these be lowered to do SF? | Explanation on SCDs, costs of development. Fee paid per unit. Fund that goes into infrastructure projects, and that the City fees are outside of our control. |
| School just got out, traffic for school in/out is terrible. | Traffic impact assessment will analyze impacts to surrounding traffic volumes, with traffic for schools likely incorporated into the analysis. This may result in conditions of approval that would require us to make recommended improvements. |
| Do you have to have that many lots, or can you put a parking lot? | At this point, this is what we will likely be proposing. We will continue looking into the parking and if there is room for more to be provided by taking away a proposed lot. |
| Can you move stormwater facility? | No, due to grading and contouring of the site. |
| What is tract B? | This will be a shared driveway for the lots. |
| What is the plan to control sales to become non-renter? | Not intended to be developed as a rental product. HOA and CCR might have restrictions within the legal limits. Unlikely that all rental units can be banned, but the developer is looking into restricting usage of short term rentals. |
| If state hadn't changed policy, what would the plan be? | If townhomes were not allowed in the zone, it is very unlikely that we would be proposing this development. |
| Pest control issues, how are you addressing that problem? | Actively doing pest control now. Still determining the demolition timeline. |
| Dumpsters arriving now, when will it be vacant? | Several weeks of emptying the home. Pest control is "The Killers." Company that has set up traps, and working for this issue to be minimized. |
| Any major works for water/sewer, tearing up the street? | Looping water line through property, sewer to go both ways. Repaving street, sidewalk, street trees where any road construction would occur. |
| Impact on Bynum? Starter homes with kids? | Impacts will be part of the city's review. The intent is for a product for families, but these are not necessarily going to be priced or marketed as "starter homes". |
| What will keep kids out of stormwater facility? | Fencing will keep kids safe. Working with CWS and city on fencing options. |
| Want brick wall around the property, 103 rd and around. | This is more expensive than a fence but we know that it might be a requirements. This will be reviewed with |



| | |
|--|--|
| | home plans for the later land use application. If it is required and works, we will propose it. |
| Our current homes and neighborhood have a style/feel of home, a community that ties together, this development will be a sore thumb. It will be junk and not complement our homes. Greedy money will ruin our neighborhood. You'll dump too many kids on Ibach Park. | We are working with a local and smaller developer, not here to build cheapest thing possible. We're not taking a cookie cutter home and putting it here. We want them to sell well and complement the existing neighborhood. |
| Will you put 2 nd story decks? | Not planning to at this time. There will be ground floor patios. |
| You can build whatever you want...why not SF. | See previous answer. |
| I want it to be congruent. When plans are being made, please show that it will match our current neighborhood. 2 stories only. Please serve the neighborhood. Need to have enough room for 3 cars. The road is too narrow, please redesign. If you want second home buyer, you need 3 cars to fit. If this moves forward, we will petition for permitted parking on road. Won't you have issues from that? | We know we need to provide parking, we are above the minimum requirement. We will continue looking into the parking and if there is room for more to be provided. |
| What is the price point? | 550k to 650k range is what we're going for at this time. |
| We will promise you we won't be happy about this development. It doesn't fit. It's not right. Lots of thoughts on HOA and CCR, when will those steps happen? How will you keep us in the loop? | Trying to provide as much information as we can and be as congruent as possible. We are trying to be transparent and take your comments and concerns seriously. We will be in contact with Patricia when a land use application is submitted. |
| Can we see homes they have done? | Look at DEZ Development website. They are a small local developer, have homes in the upcoming Street of Dreams. They build all different types of housing. Thank you for coming out. We want to make sure it transitions well into this community. |
| What is the size of the lots? | Roughly 3,000 square feet. About 20 feet wide, homes will be attached and share walls. |
| Parking issues need to be solved. | We will continue looking into the parking and if there is room for more to be provided. |
| Need support from the city, this SF Home neighborhood should stay the same. | Thank you for your comments. |
| Will they all look the same? What is rear setback? | They won't all to look the same, and will not be right against the property line. We will meet the setbacks. There will be new fencing, and adjacent property owners will be notified and coordinated with before shared property line fence is installed. |



| | |
|--|--|
| Who institutes the CCR's? Who manages it? | We are working on the early draft CCR's from a HOA company with input from developer. Won't be done when until the houses are approved. |
| Is plan set in stone or changeable? | Haven't submitted yet, but unlikely to change significantly. We will continue looking into the parking and if there is room for more to be provided. |
| Shame you can't save more trees. | Tree survey is underway. We will save as many as we can. |
| Sidewalk ends on Ibach at edge of property. Would love to connect. | We will be connecting the sidewalks along each of the property's frontages. |

The meeting concluded at approximately 8:00 PM.



Neighborhood Meeting Notes – Ibach Subdivision

Date: July 09, 2025
Project: Ibach Street Subdivision
3J No.: 25008

Presenters: Jim Schmitt, PE – 3J Consulting, Inc.
Sam Huck, AICP – 3J Consulting, Inc.

In compliance with the requirements for the submission of a land use application for subdivision, the Applicant's representative conducted a neighborhood meeting with notice provided to neighboring property owners within 1,000 feet of the subject site, designated Citizen Involvement Organization representatives, and the Tualatin Community Development Department.

3J Consulting hosted the meeting in the Community Room of the Tualatin Public Library located at 18878 SW Martinazzi Ave. The meeting began at 6:30 PM on July 9, 2025. A sign in sheet was provided for attendees to provide their name, address, telephone number, and email address. The presentation included an overview of the proposed development, zoning requirements, and the land use process. A site plan of the proposed development was available for attendees to view. The following is a list of questions which were asked during the meeting and the presenter's preliminary responses.

| Questions/Comments: | Answer: |
|--|---|
| How soon can you tear down the existing home? | Typically, it doesn't happen this early. Usually when construction starts. Currently pest control is hired and working to take care of that. We are looking into how early we can start the demolition. |
| If you can't tear it down, can you put up a fence? | We are taking security concerns seriously, and will look into how to better secure the premise. |
| How is pest control coming along? Haven't seen pest control in over a month. | Hired "The Killers," but it takes time. It's in progress. |
| What is the project overview? | Only in subdivision phase right now. 1,500-2,000 square foot homes. Can't promise much about how the homes will look at the moment as they are still being designed. What we know is the lot layouts, there will be a car garage, and driveway space. |
| Were any state or local representatives invited? | Yes, (CIO President). Elected officials aren't here and city staff are not present to our knowledge, but staff was notified of both neighborhood meetings. |



| | |
|--|---|
| Question about the process of an appeal. | Discussion on how appeals of decisions work, and how LUBA works. |
| Are these townhomes or middle housing? | Townhomes. Middle housing often includes townhomes in their definition. Broader discussion on middle housing in Oregon and how the rules changed due to HB 2001. |
| What prevents people from buying multiple homes and then renting them out? | We are looking into restricting STRs, but we aren't specifically preventing people from renting them. |
| Appreciate going from 3 to 2 stories, do you know the height of the home? | Not sure exactly as the home plans are still in progress, but the plan at this time is 2 stories. |
| Home is literally open, windows open. Security concerns. | We will pass that on and recommend boarding up the home and adding security cameras. |
| Masonry walls, what are you proposing? | We are looking at all options. Fencing along interior lots, and around the storm facility. Masonry walls might be a requirement, but will know more when we get deeper into the code requirements for the homes. |
| It is a sloped property: will there be a wall? | There will likely need to be a combination of slope from grading and retaining walls. Drainage will be routed to the stormwater facility. |
| Where will the yards be? | Each townhouse will have a small front yard and a backyard that will likely be fenced. |
| How to get landscaper service in the backyard in the middle? | Easements, and other options that we are looking into. |
| Are you saving trees? | Trying to save them, but with the two story home option, likely will need to remove more trees. |
| Will the homes be market rate? Limitations of parking per unit? Parking at park? | Parking will be provided in the garage and driveway. We will look into CCR's and how to limit number of cars per home. No parking at park would be permitted as part of this development. Yes, the homes will be listed at market rate. Lots of driveways, but there will also be some street parking internally. We will continue looking into the parking and if there is room for more to be provided. |
| When will this be reviewed by city staff? Can you go somewhere else? | Plan to submit in about a month, will let Patricia know (CIO President) and give copy of the submitted plan. There is a 30 day completeness review, and then a 120 day review of the land use application, then permits, then site work, then later homes. We are committed to seeing this development through, and the preference is to do 2 story homes. |
| Can you shift to SF Homes or not do this at all? | Market rate homes (SF) don't pencil on this site. We would like to do that but it doesn't pencil. |
| DEZ website shows designs that don't match the style of the neighborhood? Can you change that? | DEZ is a small, local developer. Each property is designed for the specific property. The developer wants these homes to fit in with the neighborhood as much as possible, and also want people to buy these homes. We will pass along these comments to the developer. |



| | |
|---|---|
| If project goes to ARB. City requires compatible with existing neighborhood. Density is too high. Traffic will be impacted. | We redesigned site plan multiple times. We have tried to implement community feedback. We're really trying to get feedback and incorporate into the design so that it is the most compatible option. |
| There are lots of ways to cut costs, have you considered going with different contractors? | We are trying our best to optimize costs. Material costs are high. We don't want to cheap out and cut corners. We would prefer SF Homes, but it just doesn't work here for the developer. |
| How are you adding to the community? Enhancing our stuff? | SDCs will be paid and we will be bringing the site up to code with the development. Public improvements are likely along the frontages of the property. We will proposed all boundaries of the property to the current adopted standards, which will include opening the crosswalks at 103 rd and Ibach. SDCs are paid to city fund parks, utilities transportation, and other city initiatives. |
| How will we know more about why SF Homes aren't the only homes that can be put here like the rest of our neighborhood? | Short discussion on HB 2001 and UGB. |
| At what point is the cost too much, that you would do 3 stories? | We don't want to build 3 stories but brought it up to mitigate tree removal as an option to this community. Don't want to promise but we're confident that this is the current path forward, due to what we have heard at this meeting and the previous neighborhood meeting. |
| Land subsidence, will drop 15-20 feet. Retaining walls. | We can guarantee that any retaining walls and the grading and stormwater pond will be engineered properly and meet all current requirements and standards. It will be reviewed by the City for compliance. |
| Slope question and where it was measured from. | Measured off the road and in the property by a licensed surveyor. |
| Definition of low density residential. How is this LDR like the zoning says? Reads definition of Low Density Residential. | State changed this (HB 2001), which allows for higher density in residential neighborhoods to encourage more development of housing. |
| I'd be willing to hire a lawyer with people to appeal this. | Thank you for your comment. |
| Distance from Ibach entrance to intersection? | City has reviewed road locations. Traffic consultant will measure the impacts from the proposed development. City will review. |
| Why are Gardner and Street A staggered? | The City told us to move the connection to 103 rd south to avoid conflict with the intersection and best meet the current standard. |
| Want signs that say "Local Access Only." | We will consider this and bring it to the developer. |
| What is rear yard setback? Is it different for SF Homes? | 15 feet is the required minimum setback, which is the same as SF Homes. |



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| Natural springs/ponds on property. How will you not impact groundwater? Fir trees will be removed. Will get more boggy. | Geotechnical engineer will inform the design. Runoff will go to stormwater pond. The site may be required to have a site assessment from an environmental consultant, which will be performed to ensure negative impacts, if any, are mitigated as a result of this development. |
| SF doesn't work? Can you tell us why? | Doesn't fit as many homes, and with the high cost of development of public improvements and other costs, the developer would lose money. |
| Can we petition city to allow different configuration? | We looked at many different configurations, and this configuration was the best option. We will continue looking into the parking and if there is room for more to be provided. |
| Cost of excavation? | We don't have those numbers yet. |
| Stormwater outfalls to Hedges Creek. | We are currently proposing water quality and detention in a stormwater pond. |
| How much does each unit cost? | 500k-600k is the range that the developer is hoping to get. |
| CIO is going to ask city what has recently been denied. CIO will send out HB 2001 information. CIO: How do we get city to change clear and objective standards? How do we get state representative meeting? What constitutes compatible? | Discussion led by CIO president on these questions and points. |

The meeting concluded at approximately 8:00 PM.

