



## AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

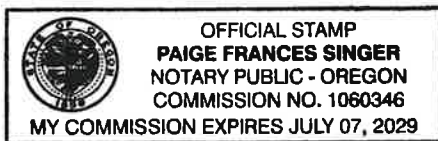
I, Lindsey Hagerman being first duly sworn, depose and say:

That on the February day of 11, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this February 11 of, 2026

Lindsey Hagerman  
Signature

SUBSCRIBED AND SWORN to before me this February 11, 2026



Paige Frances Singer  
Notary Public for Oregon

My commission expires July 7, 2029

RE: SB25-0001- NOTICE OF APPLICATION NORWOOD TOWNHOMES



## NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT SB25-0001: Norwood Townhomes

### NOTICE IS HEREBY GIVEN

On August 8, 2025 the City of Tualatin Planning Division received a Type II Subdivision application, which was deemed complete on January 29, 2026 and known as:

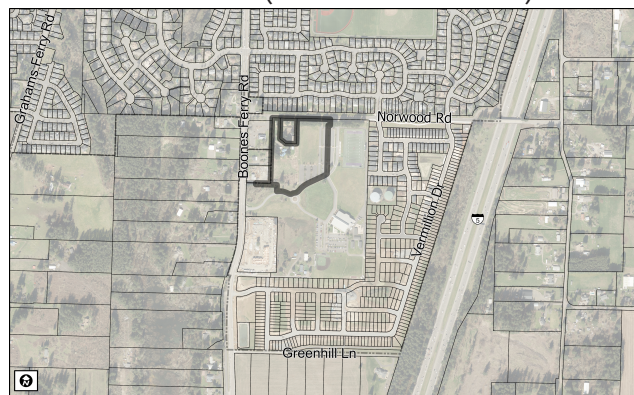
“Norwood Townhomes”  
File No. SB25-0001

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

Individuals wishing to comment on the application, must do so in writing by 5pm on February 25, 2026 to:

Planning Division  
Attn: Madeleine Nelson  
[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) or 503.691.3027

AKS Engineering & Forestry, LLC, on behalf of property owners Norwood Horizon Holdings, LLC and Horizon Community Church, requests approval of a 95-lot residential subdivision for attached townhomes. The subject site is 9.29-acres comprised of a 1.0-acre lot and an 8.29-acre lot located in the Medium Low Density Residential (RML) at 9300 SW Norwood Road (TL: 2S135D000108) and 9320 SW Norwood Road (TL: 2S135D000106).



**Approval Criteria:** Tualatin Development Code (TDC)  
Chapters 32, 33, 36, 41, 74, 75



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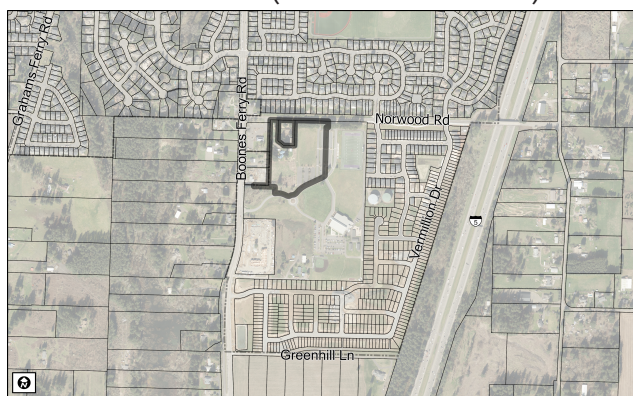
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**Approval Criteria:** Tualatin Development Code (TDC)  
Chapters 32, 33, 36, 41, 74, 75

- **Decision making process:** Subdivisions are a limited land use decision conducted in accordance with TDC 36.120 and other code sections. The Community Development Director and City Engineer shall issue final decisions on the proposed Tentative Subdivision Plan. Notice of decision shall be provided to the applicant, property owner, and those who submit written comments in accordance with 32.220(5). The decisions shall become final 14 calendar days after the date the notice of the decision is given, unless an appeal is submitted on a form provided by the City.
- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written comments within the 14 day period to receive a notice of decision and have standing to submit an appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the City Council, and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the applicant and appeal body to respond to the issue.

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

For additional information contact:

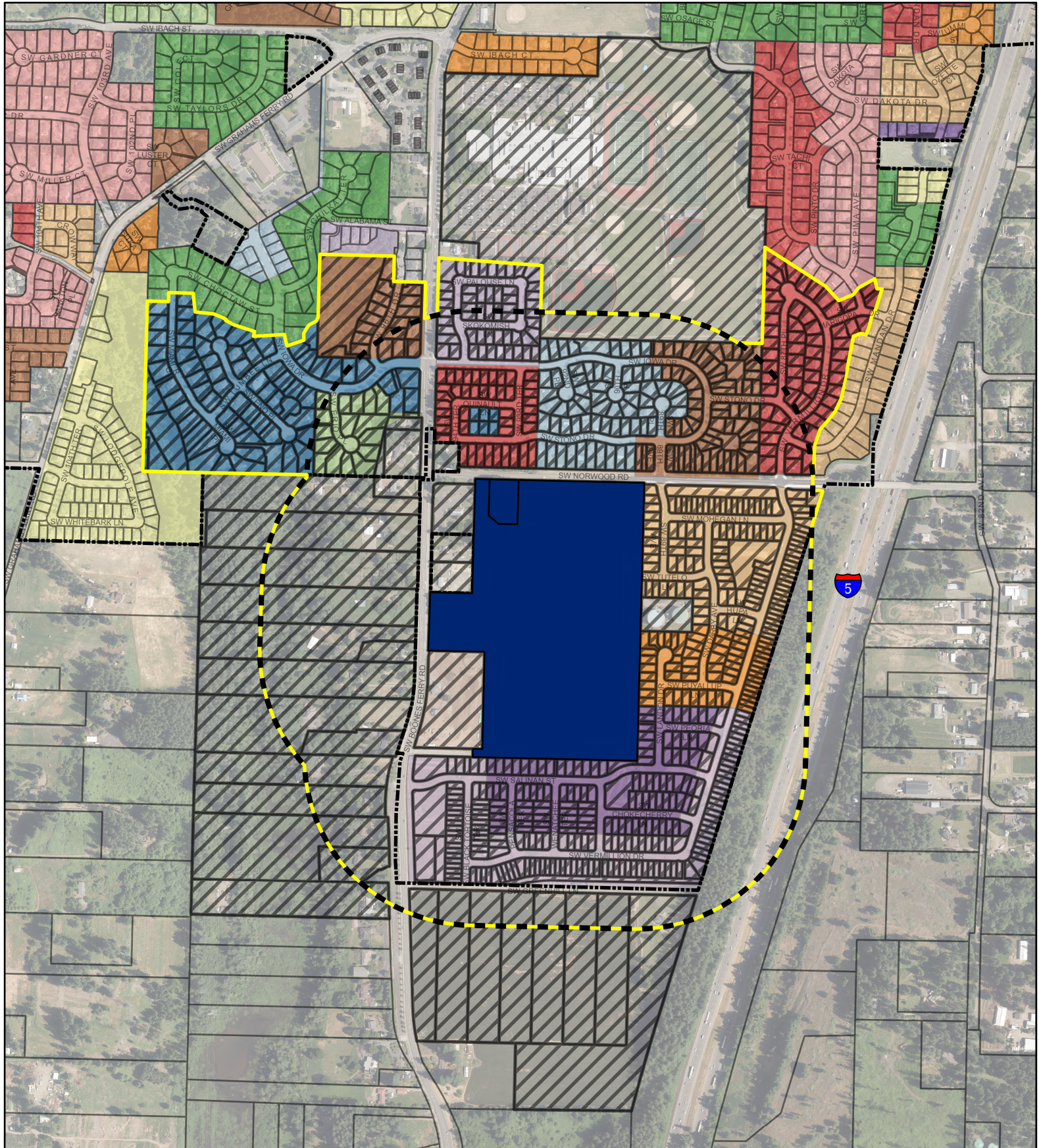
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1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots





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## SB25-0001 Notice of Application

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**From** Madeleine Nelson <mnelson@tualatin.gov>

**Date** Wed 2/11/2026 9:49 AM

**To** Riverparkcio@gmail.com <riverparkcio@gmail.com>; katepinamonti@hotmail.com <katepinamonti@hotmail.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; rockybixby@hotmail.com <rockybixby@hotmail.com>; maronde@msn.com <maronde@msn.com>; jasuw7@gmail.com <jasuw7@gmail.com>; cio.East.west@gmail.com <cio.east.west@gmail.com>; doug\_ulmer@comcast.net <doug\_ulmer@comcast.net>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; jvanetten59@gmail.com <jvanetten59@gmail.com>; tualatinmidwestcio@gmail.com <tualatinmidwestcio@gmail.com>; tmpgarden@comcast.net <tmpgarden@comcast.net>; sixgill@comcast.net <sixgill@comcast.net>; Justin Lindley <jdrsr80@gmail.com>; snoelluwcwle@yahoo.com <snoelluwcwle@yahoo.com>; theawood48@gmail.com <theawood48@gmail.com>; MartinazziWoodsCIO@gmail.com <martinazziwoodscio@gmail.com>; lisacat831@frontier.com <lisacat831@frontier.com>; abuenzli\_pdx@hotmail.com <abuenzli\_pdx@hotmail.com>; shuggins6@gmail.com <shuggins6@gmail.com>

**Cc** tualatincio@gmail.com <tualatincio@gmail.com>; Megan George <mgeorge@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>

 1 attachment (423 KB)

SB25-0001 Notice of Application.pdf;



### Notice of Application

AKS Engineering & Forestry, LLC, on behalf of property owners Norwood Horizon Holdings, LLC and Horizon Community Church, requests approval of a 95-lot residential subdivision for attached townhomes. The subject site is 9.29-acres comprised of a 1.0-acre lot and an 8.29-acre lot located in the Medium Low Density Residential (RML) at 9300 SW Norwood Road (TL: 2S135D000108) and 9320 SW Norwood Road (TL: 2S135D000106).

You may view the application materials on our Projects webpage:

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Notice of the Subdivision Decision will only be provided to those who submit written comments regarding that application.

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## SB25-0001 Notice of Application

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**From** Madeleine Nelson <mnelson@tualatin.gov>

**Date** Wed 2/11/2026 9:48 AM

**To** Melissa Slotemaker <slotemakerm@aks-eng.com>; Ken Allen <kenallenproperty@gmail.com>; rcampbell@horizoncommunity.church <rcampbell@horizoncommunity.church>

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**To** Sherilyn Lombos <slombos@tualatin.gov>; Don Hudson <dHUDSON@tualatin.gov>; Kevin McConnell <Kmcconnell@tualatin.gov>; Heather Heidel <hheidel@tualatin.gov>; Aquilla Hurd-Ravich <ahurd-ravich@tualatin.gov>; Teresa M Montalvo <tmontalvo@tualatin.gov>; Mike McCarthy <mmccarthy@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>; Hayden Ausland <hausland@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>; Lindsey Hagerman <lhagerman@tualatin.gov>; Sidaro Sin <ssin@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; Tom Steiger <TSteiger@tualatin.gov>; Terrance Leahy <tleahy@tualatin.gov>; Ernie Castro <ECASTRO@tualatin.gov>; Tom Scott <tscott@tualatin.gov>; Martin Loring <mloring@tualatin.gov>; Lauren Gonzalez <lgonzalez@tualatin.gov>

**Cc** bateschell@wilsonvilleoregon.gov <bateschell@wilsonvilleoregon.gov>; planning@wilsonvilleoregon.gov <planning@wilsonvilleoregon.gov>; Dyami\_Valentine@washingtoncountyor.gov <dyami\_valentine@washingtoncountyor.gov>; theresa\_chniak@co.washington.or.us <theresa\_chniak@co.washington.or.us>; kenken@clackamas.us <kenken@clackamas.us>; deqinfo@deq.state.or.us <deqinfo@deq.state.or.us>; 'landusenotifications@oregonmetro.gov' <landusenotifications@oregonmetro.gov>; 'ODOT\_R1\_DevRev@odot.oregon.gov' <odot\_r1\_devrev@odot.oregon.gov>; baldwinb@trimet.org <baldwinb@trimet.org>; LUComments@cleanwaterservices.org <lucomments@cleanwaterservices.org>; McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>; KHerrod@republicservices.com <kherrod@republicservices.com>; Alexander Pulaski <apulaski@ttsd.k12.or.us>; lburton@ttsd.k12.or.us <lburton@ttsd.k12.or.us>; gbennett@sherwood.k12.or.us <gbennett@sherwood.k12.or.us>; info@theintertwine.org <info@theintertwine.org>; Anneleah@tualatinchamber.com <anneleah@tualatinchamber.com>; OR.METRO.ENGINEERING@ZIPLY.COM <or.metro.engineering@ziply.com>; tod.shattuck@pgn.com <tod.shattuck@pgn.com>; brandon.fleming@pgn.com <brandon.fleming@pgn.com>

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