



Exhibit A: Land Use Application



Land Use Application

Project Information		
Project Title: Basalt Creek Text Amendment		
Brief Description: An application for a text amendment to the Tualatin Development Code to allow single-family detached housing to be developed under Medium-Low Density Residential (RML) zoning within the Basalt Creek Planning Area with project sites over 15 acres in size.		
Property Information		
Address: 23680, 23740 SW Boones Ferry Rd.; 9185, 9335, 9415 SW Greenhill Ln.		
Assessor's Map Number and Tax Lots: 2S135D, Lots 100, 400, 401, 500, 501, 600, 800, and 900		
Applicant/Primary Contact		
Name: Mimi Doukas, AICP, RLA	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: mimid@aks-eng.com	
Property Owner		
Name: Autumn Sunrise, LLC		
Address: 485 S. State Street		
City: Lake Oswego	State: OR	ZIP: 97034
Phone: Please contact applicant	Email: Please contact applicant	
Property Owner's Signature: 		Date: 04/27/2020
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
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: 		Date: 6/16/2020

Land Use Application Type:

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

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



Land Use Application

Project Information		
Project Title: Basalt Creek Text Amendment		
Brief Description: An application for a text amendment to the Tualatin Development Code to allow single-family detached housing to be developed under Medium-Low Density Residential (RML) zoning within the Basalt Creek Planning Area, east of SW Boones Ferry Road, and with project sites over 20 acres in size.		
Property Information		
Address: 23680, 23740 SW Boones Ferry Rd. ; 9335, 9185 SW Greenhill Ln.		
Assessor's Map Number and Tax Lots: 2S135D, Lots 100, 400, 401, 600, 800, and 900		
Applicant/Primary Contact		
Name: Mimi Doukas, AICP, RLA	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: mimid@aks-eng.com	
Property Owner		
Name: PO 1: Autumn Sunrise, LLC	PO 2: Venture Properties, Inc.	
Address: 485 S. State Street, Lake Oswego, OR 97034		4230 SW Galewood St. Suite 100, Lake Oswego OR 97035
City:	State:	ZIP:
Phone: Please contact Applicant's Representative	Email: Please contact Applicant's Representative	
Property Owner's Signature: PO1: <i>Paul Pennington</i> PO2: <i>(Paul Pennington)</i>		Date: 04/15/2020
<small>(Note: Letter of authorization is required if not signed by owner)</small>		
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: <i>Doukas</i>		Date: 6/16/2020

Land Use Application Type:

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

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

Exhibit C: Property Title Information



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

R560253, R560262, R560299, R560306, R560315
2S135D00400, 2S135D00401, 2S135D00600, 2S135D00800, 2S135D00900
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

03/31/2020

PREPARED BY

bkelner@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 23620 SW Boones Ferry Rd Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560262

Ref Parcel #: 2S135D000401

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34924660 / -122.76892857

Watershed: Fanno Creek-Tualatin River

Legal: ACRES 17.55

ASSESSMENT AND TAXATION

Market Land: \$3,880,480.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$3,880,480.00 (2019)

% Improved: 0.00%

Assessed Total: \$644,220.00 (2019)

Levy Code: 88.13

Tax: \$9,971.63 (2019)

Millage Rate: 15.4786

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3

Baths, Total: 2.00

Baths, Full:

Baths, Half:

Total Units:

Stories:

Fireplaces:

Cooling:

Heating: Forced Air

Building Style:

Total SqFt: 1,414 SqFt

First Floor: 1,414 SqFt

Second Floor:

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage: Garage 420 SqFt

Year Built:

Eff Year Built: 1999

Lot Size Ac: 17.55 Acres

Lot Size SF: 764,478 SqFt

Lot Width:

Lot Depth:

Roof Material: Comp Shingle

Roof Shape:

Ext Walls: Wood

Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
GRACE COMMUNITY CHURCH	9/28/2007	0000105096		Grant		Conv/Unk
GRACE COMMUNITY CHURCH	6/17/2005	0000069065		Trust	\$4,500,000.00	Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC
CoOwner:
Site: 9335 SW Greenhill Ln Tualatin OR 97062
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560299
Ref Parcel #: 2S135D000600
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34763348 / -122.77267464
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 2.87

ASSESSMENT AND TAXATION

Market Land: \$638,010.00
Market Impr: \$83,170.00
Market Special: \$0.00
Market Total: \$721,180.00 (2019)
% Improved: 12.00%
Assessed Total: \$297,710.00 (2019)
Levy Code: 88.13
Tax: \$4,608.13 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 1,548 SqFt	Year Built: 1940
Baths, Total: 2.00	First Floor: 1,548 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor:	Lot Size Ac: 2.87 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 125,017 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Baseboard	Attic Total:	Ext Walls: Siding
Building Style:	Garage: Garage 480 SqFt	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
ROOT HOLDINGS LLC	9/28/2007	0000105096		Warranty		Conv/Unk
ROOT HOLDINGS LLC	6/17/2005	0000069069	\$1,600,000.00	Warranty		

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Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC
CoOwner:
Site: 9185 SW Greenhill Ln Tualatin OR 97062
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560306
Ref Parcel #: 2S135D000800
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34764703 / -122.77136150
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 3.75

ASSESSMENT AND TAXATION

Market Land: \$829,050.00
Market Impr: \$46,430.00
Market Special: \$0.00
Market Total: \$875,480.00 (2019)
% Improved: 5.00%
Assessed Total: \$254,740.00 (2019)
Levy Code: 88.13
Tax: \$3,943.04 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,178 SqFt	Year Built: 1920
Baths, Total: 1.00	First Floor: 954 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor: 224 SqFt	Lot Size Ac: 3.75 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 163,350 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin: 224 SqFt	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total: 224 SqFt	Ext Walls: Siding
Building Style:	Garage:	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	9/28/2007	0000105096				Conv/Unk

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Customer Service Department

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Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560315

Ref Parcel #: 2S135D000900

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat: Tualatin Orchard Tract

Land Use: 1900 - Urban Developable Tract - Vacant

Std Land Use: RCON - Condominium, Pud

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34768533 / -122.76930598

Watershed: Abernethy Creek-Willamette River

Legal: TUALATIN ORCHARD TRACT, LOT PT 4, ACRES 6.68

ASSESSMENT AND TAXATION

Market Land: \$1,033,910.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$1,033,910.00 (2019)

% Improved: 0.00%

Assessed Total: \$789,420.00 (2019)

Levy Code: 88.13

Tax: \$12,219.12 (2019)

Millage Rate: 15.4786

Exemption:

Exemption Type:

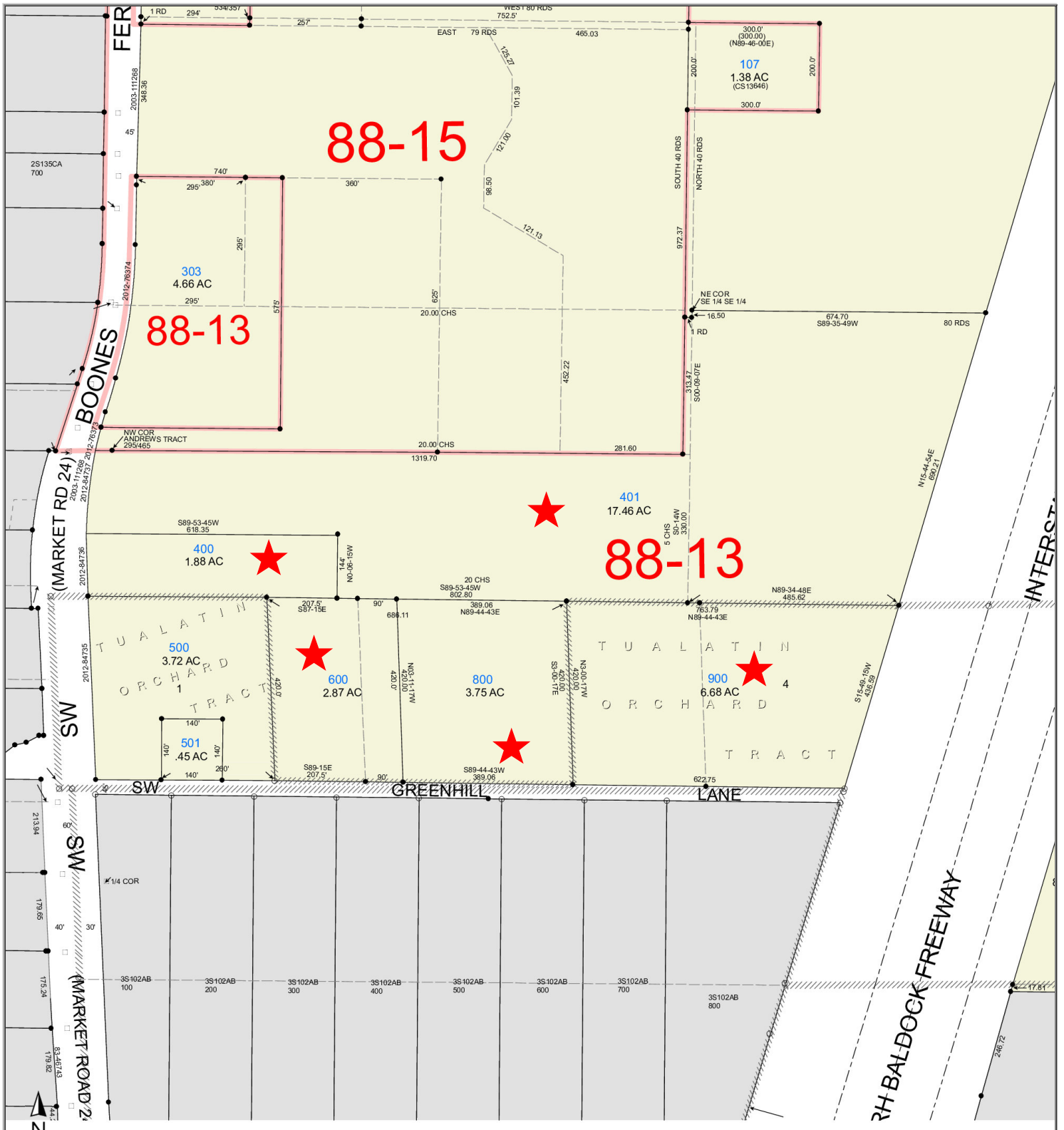
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 6.68 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 290,981 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: Wood
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
AUTUMN SUNRISE LLC	9/26/2007	2007105096	\$7,143,000.00	DW		
ROOT HOLDINGS LLC	9/19/2005	0000114105	\$1,640,000.00	Grant	\$4,500,000.00	Conv/Unk
WILLEY,ANNIE M	10/7/2004	0000116501		Quit Claim		Conv/Unk

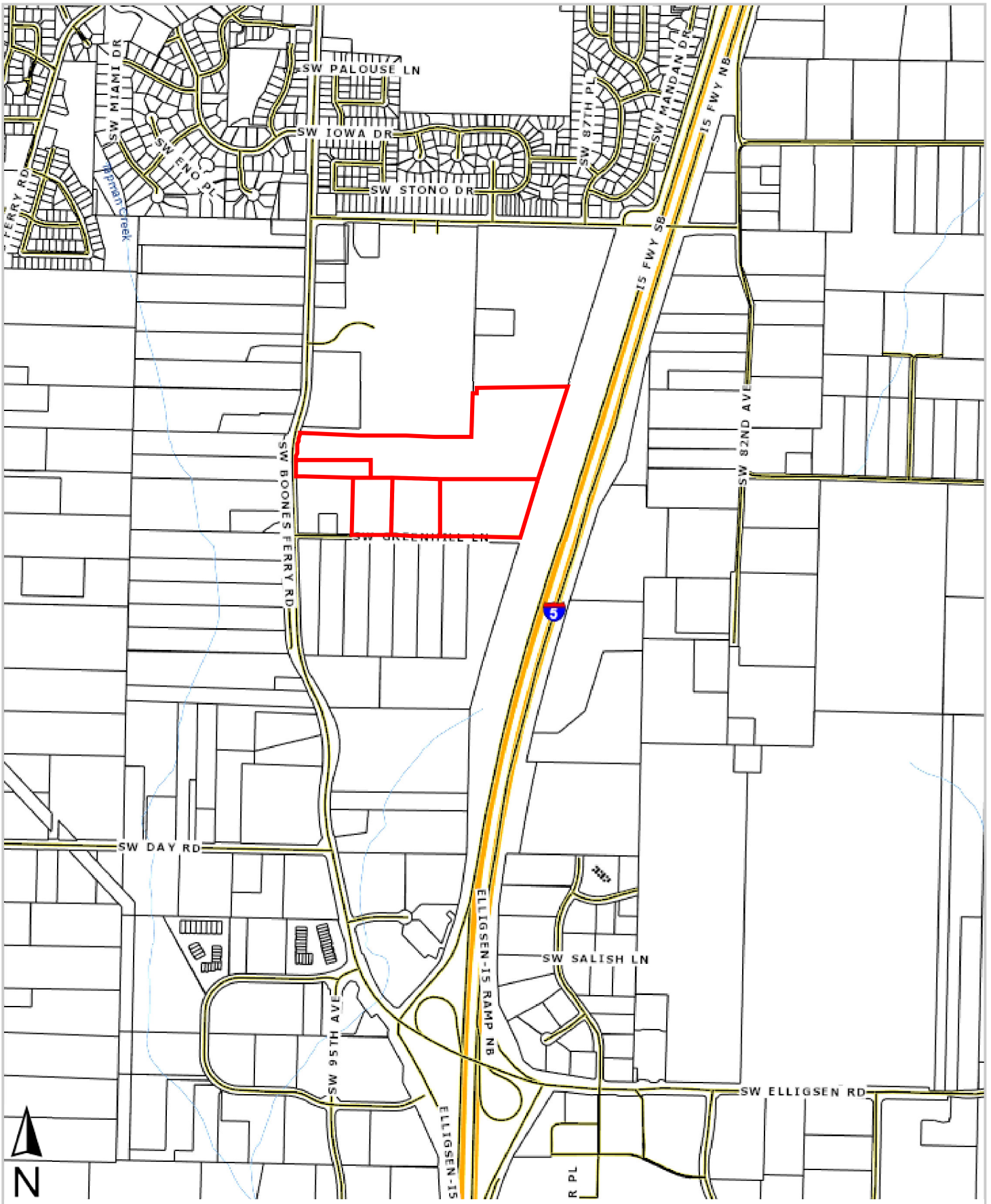
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

ParcelID: R560253
23740 SW Boones Ferry Rd
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.



First American Title™

2
1
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

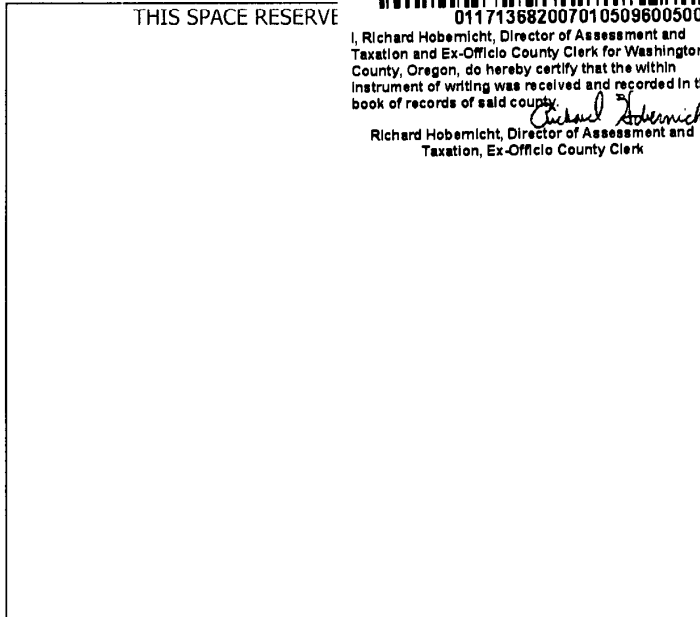
I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobermicht

Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE



1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

R560164
2S135D000100
Washington

OWNER

P3 Properties LLC
By Paul Pennington

DATE PREPARED

04/02/2020

PREPARED BY

samaya@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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First American Title™

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 4/2/2020

OWNERSHIP INFORMATION

Owner: P3 Properties LLC
CoOwner: By Paul Pennington
Site: OR 97062
Mail: PO Box 691 White Salmon WA 98672

Parcel #: R560164
Ref Parcel #: 2S135D000100
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat:
Land Use: 6404 - Designated Forestland - Vacant - Rural Residential
Std Land Use: OTHR - Other
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.35193877 / -122.76768864
Watershed: Fanno Creek-Tualatin River
Legal: ACRES 25.18, FORESTLAND-POTENTIAL
ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAXATION

Market Land: \$0.00
Market Impr: \$0.00
Market Special: \$1,948,650.00
Market Total: \$1,948,650.00 (2019)
% Improved: 0.00%
Assessed Total: \$12,050.00 (2019)
Levy Code: 88.13
Tax: \$186.50 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 25.18 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,096,841 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: Wood
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
P3 PROPERTIES LLC	2/25/2015	0000012686		Grant		Conv/Unk
PENNINGTON,PAUL	8/19/2013	0000075740		Quit Claim		
PENNINGTON,PAUL	7/11/2013	0000063209		Quit Claim		
PENNINGTON,DORTHEA	1/8/2013	0000001861		Trust	\$135,000.00	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

SEE MAP
25 | 35AC

SEE MAP
25 | 35AD

SW 69TH AVENUE

SW VERMILLION DRIVE

(CR. 1183)

NO. 1183

ROAD

106
27.00 AC

100
25.00 AC

3-13



88-15

107
1.24 AC
ICS 15642

FREEWAY

CANCELLED TAX LOTS
104, 105, 200, 201, 202, 1000-1-1,
102, 203, 602, 1004, 10, 202, 602,
907, 10504, 402, 608,

SEE MAP
25 | 36C

88-13

BALDOCK

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

800
2.72 AC

TUALATIN

4

5

6

ORCHARD

REPHILL LANE

SEE MAP
35 | 024B

900
6.00 AC

TRACT

35

36

SEE MAP
35 | 024

TUALATIN
25 | 35D



First American Title™

15
36

Washington County, Oregon 2015-012686

02/25/2015 11:18:23 AM
D-DBS Cnt=1 Str=12 S PFEIFER
\$15.00 \$5.00 \$11.00 \$20.00 - Total = \$51.00



02016302201500126860030038

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:
P3 Properties, LLC
c/o Paul Pennington
P.O. Box 691
White Salmon, WA 98672

Until further notice, all tax statements should be sent to:
P3 Properties, LLC
c/o Paul Pennington
P.O. Box 691
White Salmon, WA 98672

Tax Account No. 2S135D0 00100
Ref No. R0560164

True actual consideration paid is \$ 0

BARGAIN AND SALE DEED

Paul Pennington, Janet Pennington Peterson, and Gay Pennington Paschoal, as equal tenants in common, Grantors, do hereby convey unto P3 Properties, LLC, an Oregon limited liability company, Grantee, all of their right, title, and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,

OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 2/12/2015

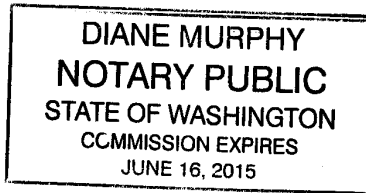
Paul Pennington 2/9/2015
Paul Pennington

Janet Pennington Peterson
Janet Pennington Peterson

Gay Pennington Paschoal
Gay Pennington Paschoal

STATE OF Washington)
County of Klickitat) §

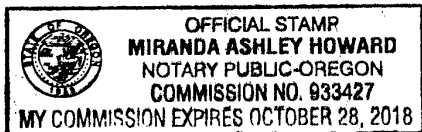
This instrument was acknowledged before me on 2-9-2015, 2014, by Paul Pennington.



Diane Murphy
Notary Public for ~~Oregon~~ Washington

STATE OF OREGON)
County of Benton) §

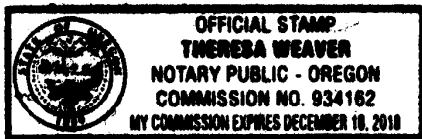
This instrument was acknowledged before me on 2/12/2015, by Janet Pennington Peterson.



Miranda Ashley Howard
Notary Public for Oregon

STATE OF OREGON)
County of Washington) §

This instrument was acknowledged before me on Feb 5, 2015, 2014, by Gay Pennington Paschoal.



Theresa Weaver
Notary Public for Oregon

EXHIBIT "A"

All interest in 25.18 acres of land, located at S.W. Norwood Ave., Tualatin, Oregon 97062, more particularly described as:

The North half of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 35, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon,

EXCEPTING tract conveyed to the State of Oregon, by and through its State Highway Commission, in deed book 325, page 183, as follows: A parcel of land lying in the Northeast quarter of the Southeast quarter of Section 35, T2S, R1W, W.M.; the said parcel being that portion of said Northeast quarter of the Southeast quarter lying Easterly of a line parallel to and 100 feet Westerly of the centerline of the West Portland-Hubbard Highway as said highway has been relocated, which centerline is described as follows:

Beginning at Engineer's centerline Station 349/00, said Station being 115.27 feet North and 78.52 feet East of the East quarter corner of said section 35; thence South 15°49'15" West 1600 feet to Station 365/00; said centerline crossing the East and South lines of said Northeast quarter of the Southeast quarter approximately at Section 351/83 and Station 363/91 respectively;

ALSO EXCEPTING that tract conveyed to the State of Oregon, by and through its State Highway Commission, by deed in book 341, page 233; ALSO EXCEPTING the following described premises: Beginning at an iron bar marking the center of Section 35, T2S, R1W, W.M., Washington County, Oregon; thence South along the West line of the Southeast quarter of said Section 35 to the Southwest corner of tract conveyed to Merle Pennington and Dorthea Pennington by deed of record in book 417 at page 314, Deed Records of Washington County; thence East along the South line of said tract so conveyed 16 rods and 30 feet to a point; thence North parallel to the West line of said Southeast quarter of said Section 35 to the North line of said Southeast quarter of Section 35; thence West along the North line of said Southeast quarter 16 rods and 30 feet to the point of beginning;

ALSO EXCEPTING the following parcels: Parcel conveyed to Shope, described in instrument of record in book 575, page 110, October 13, 1965, Washington County Records; parcel conveyed to School District 88J, described in instrument of record in Book 767, page 495, December 17, 1969, Washington County Records; and parcel conveyed to City of Tualatin described in instrument of record in Book 825, Page 873, 1971, Washington County Records.

Also identified as Washington County Tax Lot 100 on Tax Map 2S135D

Exhibit D: Neighborhood Meeting Notes & Materials

I. Executive Summary

Lennar Northwest, Inc. and Venture Properties, Inc. (Applicants) are submitting this application for a Text Amendment to the Tualatin Development Code (TDC) to allow as a permitted use within the Medium-Low Density Residential (RML) zone of the Basalt Creek Planning Area (BCPA) projects over 15 acres containing single-family detached homes on lots averaging 3,000 square feet. This amendment will create a provision for single-family housing that meets the density requirements adopted within the Basalt Creek Concept Plan for the BCPA without adjusting the target densities for the RML District. The full language of the draft Text Amendment is included in Exhibit B.

This amendment will affect approximately 62 acres comprised of Tax Lots 400, 401, 500, 501, 600, 800, and 900 of Washington County Assessor's Map 2S 1 35D, which were recently annexed to the City of Tualatin through annexation petition ANN-19-0002, and Tax Lot 100, currently within unincorporated Washington County but inside the City of Tualatin Urban Growth Boundary (UGB). Tax Lot 100 is zoned Future Development 20-Acre (FD-20) and will be zoned RML upon its annexation to the City of Tualatin. To provide needed housing, the applicants plan to submit residential subdivision applications in the future for these properties.

While the TDC permits only attached housing units of apartments, duplexes, and triplexes, and for-sale townhomes in the RML zone, the allowed density range of 8-10 dwelling units per net acre is ideal for small-lot, single-family development, especially in large developments with varied lots and land uses. The City currently offers a Small Lot Subdivision process through a Conditional Use Permit; however, this process is highly discretionary, is of limited use since it is only permitted for tree preservation (per TDC 35.410.1.b), and the development standards do not allow lot variability.

Lot size averaging throughout a subdivision allows more diversity in lot size and housing style to meet the varied needs of homebuyers and give neighborhoods character. The current Small Lot Subdivision development standards do not allow for lot size averaging and instead require a minimum lot size of 4,500 square feet, effectively preventing developments from meeting the maximum allowed density (at 10 units per acre, lots will average to 4,356 square feet). Further, these standards allow only 45 percent building coverage, do not allow for lot widths under 50 feet or 30 feet on a cul-de-sac bulb, and require greater corner setbacks from both street-facing lot lines of corner lots. Wide lots, as required by the Small Lot Subdivision code, increase lot costs with little benefit for the homebuyer. Small-lot subdivisions also typically require greater building coverage in order to accommodate single-family detached houses.

According to the City's 2019 Housing Needs Analysis (HNA), the City of Tualatin currently provides a healthy mix of single-family and multi-family housing, with a stock of approximately 53 percent single-family detached and 41 percent multi-family units. Notably, the City's HNA demonstrates that the City provides a larger share of multi-family housing than Washington County and the Portland region as a whole and more single-family attached housing than the regional average. Only six percent of housing stock within the City is provided as single-family attached housing. Attached housing has been viewed as a more affordable option for home ownership; however, small-lot detached homes can reach the same price range as attached homes and are in greater demand by the market.

For RML zoning to be effective, a mixture of feasible housing alternatives must be provided. Broadening the RML zone to include small-lot single-family homes will provide a viable medium-density alternative

with lower home prices. Attached housing projects perform better on smaller development sites adjacent to urban services. The two projects planned by the applicants in the BCPA contain approximately 58 acres of RML land which could accommodate 329 to 412 dwelling units at current densities. This scale of townhouse project cannot be found even in light rail districts around the Metro region and the applicant's project areas are not served by walkable services that are desired by attached housing buyers.

The proposed text amendment maintains the existing allowed uses and overall project densities established in the RML zone while allowing for lot-size averaging, opening opportunities for small-lot single-family homes on large project sites, as well as amenities such as shared open space. The proposed amendments contribute to the flexibility and variety of housing available within the City while meeting the city's projected housing density needs and avoiding repeated lots and housing types.

The Text Amendment proposed is consistent with relevant goals and policies within the City of Tualatin's Comprehensive Plan and HNA. The proposal satisfies the applicable approval criteria for Text Amendments outlined within the Tualatin Development Code. This application includes the City application forms and written materials necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

Instructions for Joining & Participating in the Public Neighborhood Meeting for the Basalt Creek Text Amendment

Virtual Meeting provided via Zoom Webinar

Wednesday, June 10, 2020 at 6:00 PM PST

Please Register in Advance

(a list of attendees must be submitted to the City):

- Go to www.aks-eng.com/basalt-creek/ and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available at www.aks-eng.com/basalt-creek/ two days prior to the meeting and at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet, or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click Here to Join" link provided in your registration confirmation email.
- (If you registered at www.aks-eng.com/basalt-creek/ but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-346-248-7799
+1-929-205-6099	+1-253-215-8782
+1-301-715-8592	+1-312-626-6799

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **846 1305 9620**
- The Password if needed is: **6151**

MEETING ADMINISTRATOR:

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

Email mimid@aks-eng.com

During the Meeting

Audio Help

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the “Join by telephone” instructions) to hear the presentation while watching the presentation on your computer monitor.

Questions & Answers

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

- You can Email your question(s) in advance to the Meeting Administrator.
Email mimid@aks-eng.com

During the Meeting:

- **Preferred Method:** Use the “Q&A” button on the bottom of the presentation screen to submit a question in real time.
- Email your question to the Meeting Administrator:
Email mimid@aks-eng.com

After the Meeting:

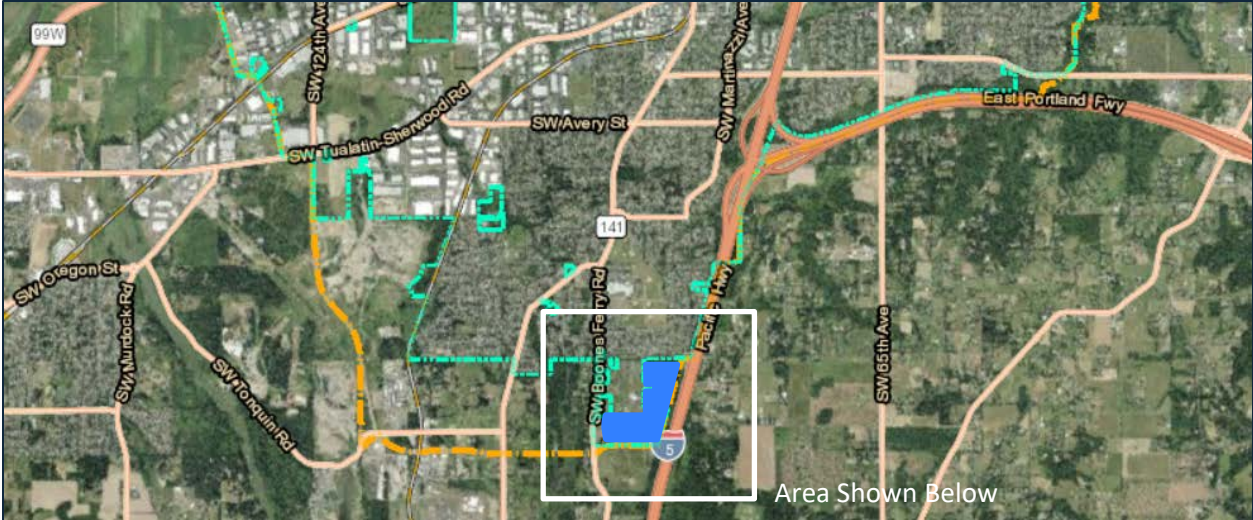
- We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator:
Email mimid@aks-eng.com
- All questions received after the meeting and prior to midnight on June 2, 2020 will be answered in an email to all registered meeting participants by end of business the following day.

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the “Click Here to Join” link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet, or smartphone, we suggest disconnecting and instead use the “Join by telephone” instructions to listen in.

Potentially Affected Properties



TDC 41.220. - Housing Types.

Table 41-2 lists Housing Types permitted in the RML zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RML zone.

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C/P	Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Permitted within the Basalt Creek Planning Area subject to TDC 41.330.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

**Table 41-3
Development Standards in the RML Zone**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
Manufactured Dwelling Parks	12 units per acre	Limited to single-wide dwelling parks or any part of a single-wide dwelling park.
Retirement Housing Facility, or Congregate Care Facility	15 units per acre	
Nursing Facility	15 units per acre	
Group Living Uses	15 units per acre	
MINIMUM LOT SIZE		
Townhouse (or Rowhouse)	1,400 square feet	
Multi-Family Structure and Duplex		
• Development on Less than One Acre	10,000 square feet	For up to two units, plus an additional 4,195 square feet for each unit exceeding two.

• Development on More than One Acre	4,356 square feet per unit	
Multi-Family Structure under Condominium Ownership	20,000 square feet	Limited to the primary condominium lot.
All Other Permitted Uses	10,000 square feet	
Conditional Uses	20,000 square feet	
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM AVERAGE LOT WIDTH		
Townhouse (or Rowhouse)	14 feet	
Multi-Family Structure	75 feet	May be 40 feet on a cul-de-sac street.
Multi-Family Structure under Condominium Ownership	100 feet	Limited to the primary condominium lot. Minimum lot width at street is 40 feet.
All Other Permitted Uses	75 feet	
Conditional Uses	100 feet	Minimum lot width at street is 40 feet.
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		Minimum setback to a garage door must be 20 feet.
• 1 story structure	20 feet	
• 1.5 story structure	25 feet	
• 2 story structure	30 feet	
• 2.5 story structure	35 feet	
• Townhouse (or Rowhouse)	0-20 feet	As determined through Architectural Review process.
Side and Rear Setback		Where living spaces face a side yard, the minimum setback must be ten feet
• 1 story structure	5 feet	
• 1.5 story structure	7 feet	
• 2 story structure	10 feet	
• 2.5 story structure	12 feet	
Corner Lots	—	On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.
Minimum Distance Between Buildings within One Development	10 feet	For Townhouses, determined through the Architectural Review process
Parking and Vehicle Circulation Areas	10 feet	For Townhouses, determined through the Architectural Review process
Conditional Uses	—	As determined through Architectural Review process. No minimum setback must be greater than 50 feet
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.

MAXIMUM LOT COVERAGE		
Townhouse (or Rowhouse)	90%	
All Other Permitted Uses	40%	
Conditional Uses	45%	

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	Where living spaces face a side yard, the minimum setback must be ten feet
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	

The meeting
will start
shortly...

Visit

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

Call

If you are having audio difficulties, please call +1-253-215-8782

Zoom ID **846 1305 9620**, Password **6151**

OR one of the telephone numbers listed on the Virtual Meeting Instructions sheet at the above website.

Submit

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator. Questions will be answered after the presentation.

During the Question/Answer period, you can also **“Raise Your Hand”** to be called on to provide your questions and comments.

Basalt Creek Text Amendment Neighborhood Meeting

Wednesday, June 10, 2020



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

Introductions

Applicants

Lennar Northwest, Inc.

Michael Anders, Director of Land Acquisition
David Force, Forward Planning Manager

Venture Properties, Inc.

Kelly Ritz, President
Al Jeck, Project Manager

Land Use and Civil Engineering

AKS Engineering and Forestry

Mimi Doukas, AICP, RLA
Glen Southerland, AICP

Property Owners

P3 Properties, LLC
Autumn Sunrise, LLC



VentureProperties
INCORPORATED



What is being proposed?

The Applicants are proposing a change to the City of Tualatin's Development Code to allow detached housing.

- Addition of single-family detached housing as an allowed use in the Residential Medium-Low (RML) District
 - Only in the Basalt Creek Planning Area in the RML zone
 - Only for project sites 15 acres or larger
- Addition of development standards for properties in the Basalt Creek Planning Area
 - Average lot sizing
 - Setback and lot coverage changes for small lots
- **No density changes have been proposed**



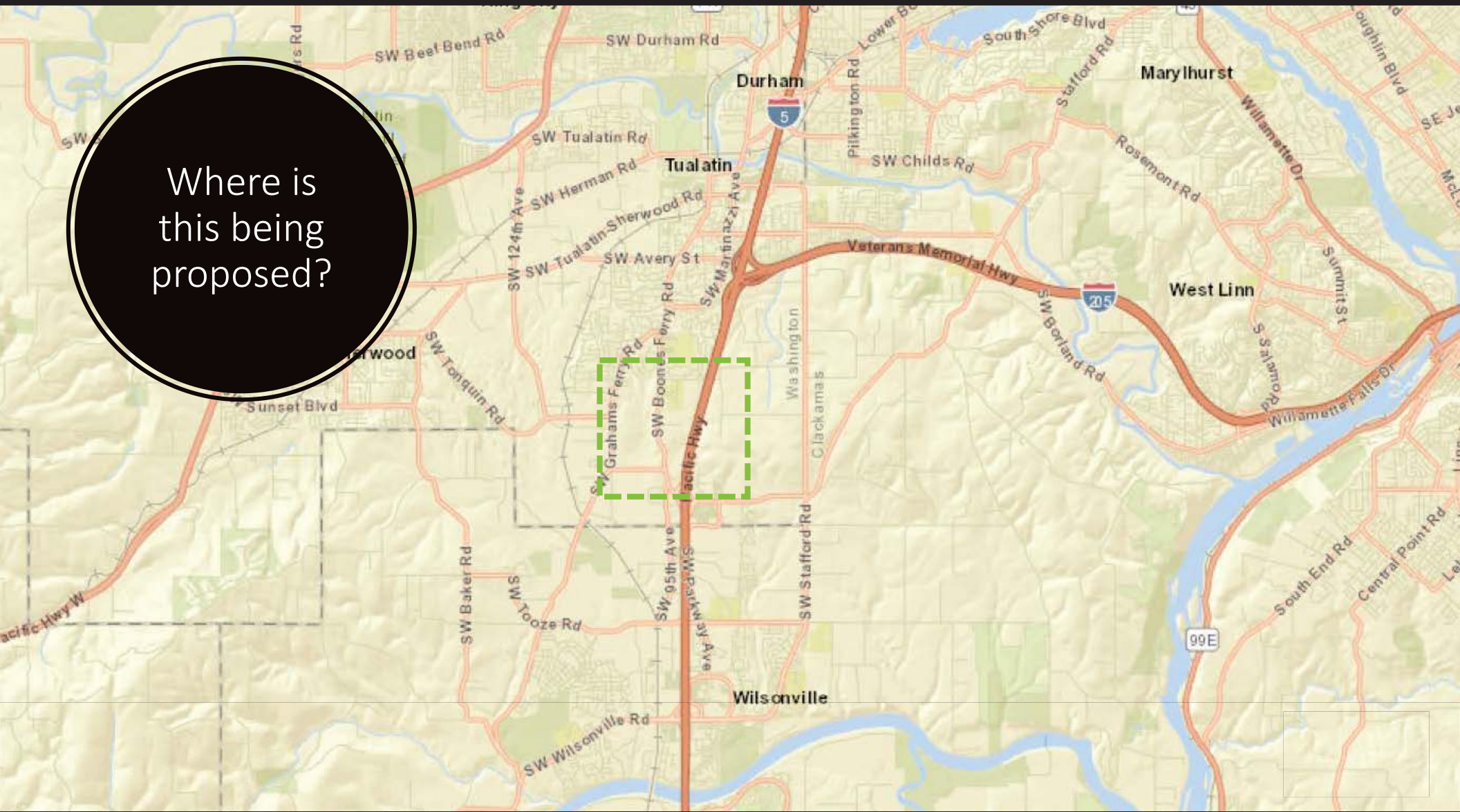
Why is this being proposed?

The existing code doesn't work for these situations, locations, or housing types.

- Only duplexes, triplexes, townhomes and apartments currently permitted
- Location, project size, and required densities do not work for 100% attached housing/apartments
 - Single-family detached is a better fit for these sites
 - Lot size averaging allows for more housing variety
- Small-Lot Subdivision standards don't work with current code
 - Doesn't match required densities
 - Doesn't allow for lot size averaging
 - Doesn't allow for higher lot coverage
- **No density changes have been proposed**

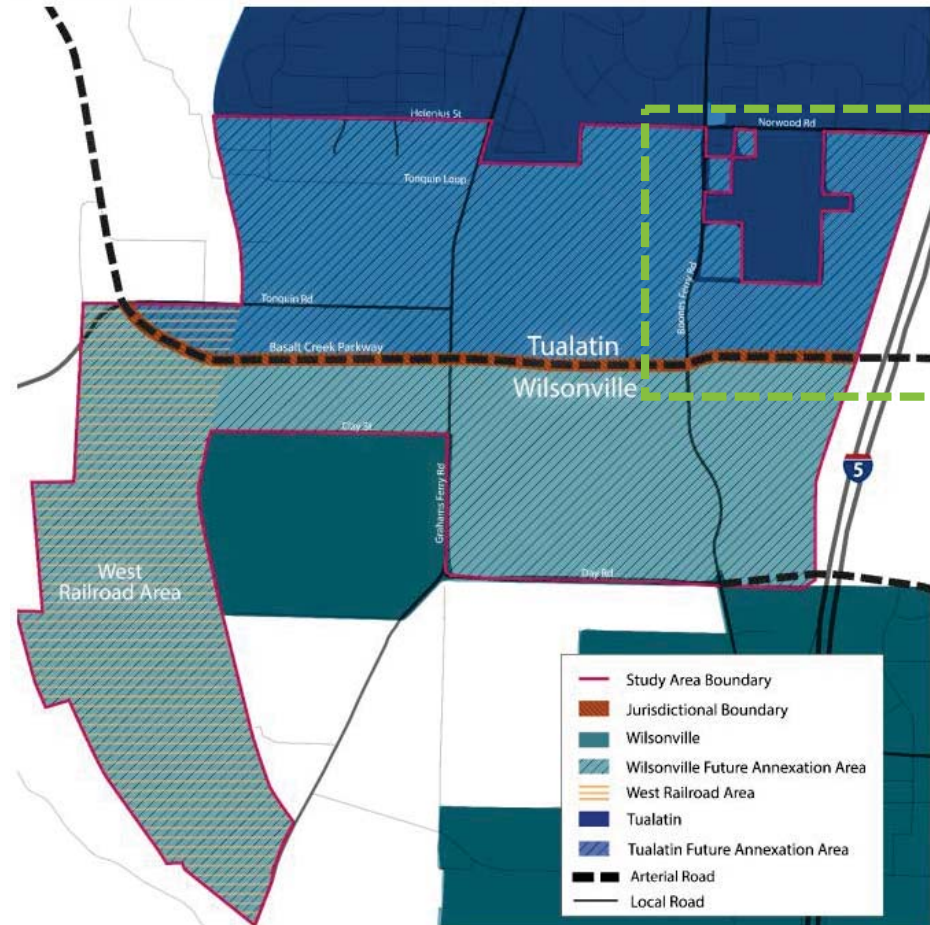


Where is this being proposed?

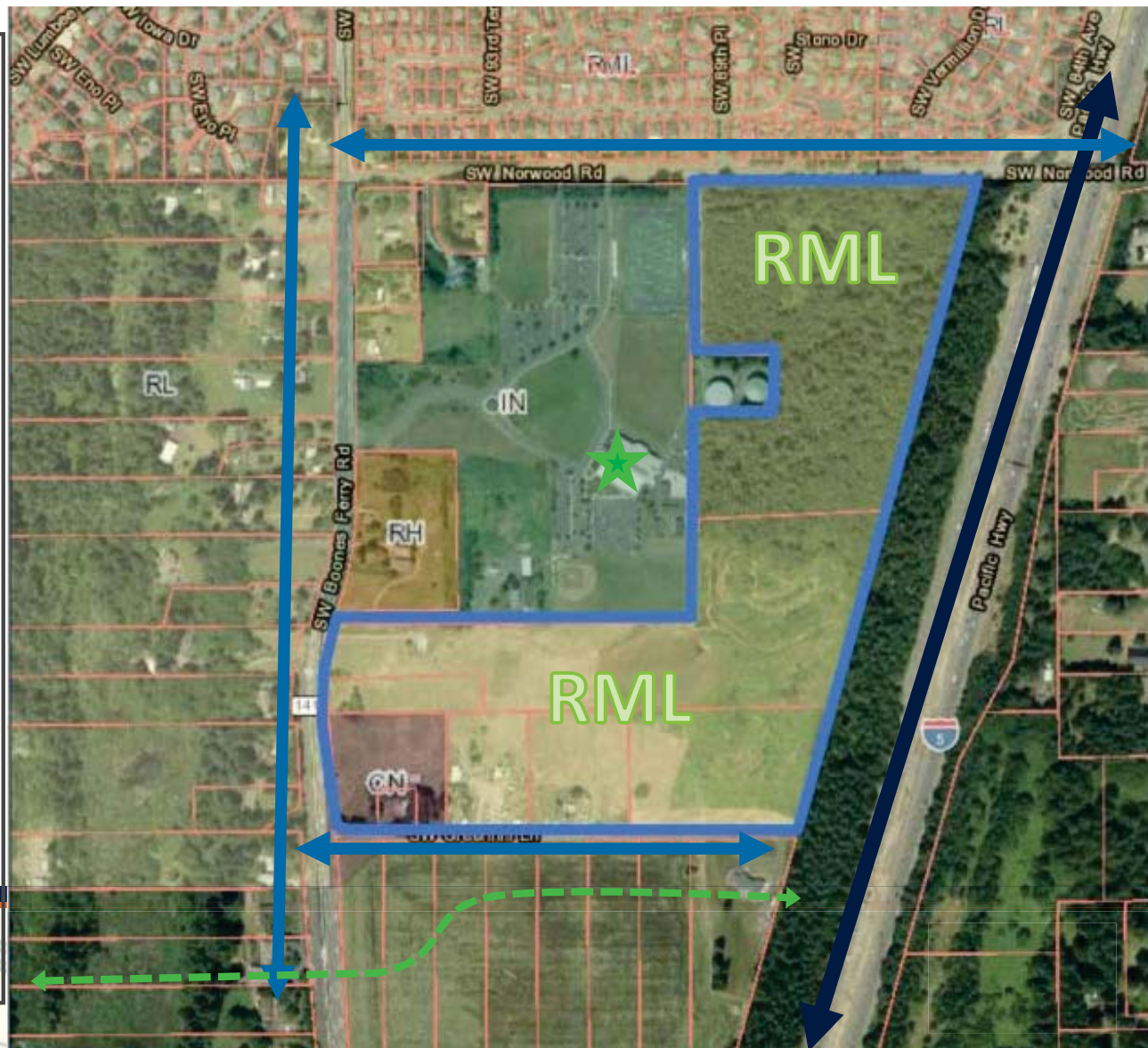


Basalt Creek Planning Area

Figure 1 Basalt Creek Planning Area and jurisdictional boundaries.



Basalt Creek Planning Area





What does this mean?

The Applicants are proposing a change to the City of Tualatin's Development Code.

- Addition of single-family detached homes as a permitted housing type
- Addition of development standards for properties in the Basalt Creek Planning Area
 - Standards only applied to Plexes/Multi-family currently
 - Lot size averaging
 - Reasonable lot coverage
- **Housing density is not proposed to change**
- **Similar development to surrounding neighborhoods**



What's in store for this site?

After the Text Amendment decision, the Applicants will submit land use applications for subdivisions.



More Choices in Housing Type

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C/P	Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Permitted within the Basalt Creek Planning Area subject to TDC 41.330.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

Housing That Fits the Needs of the Area

Table 41-3
Development Standards in the RML Zone

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
Manufactured Dwelling Parks	12 units per acre	Limited to single-wide dwelling parks or any part of a single-wide dwelling park.
Retirement Housing Facility, or Congregate Care Facility	15 units per acre	
Nursing Facility	15 units per acre	
Group Living Uses	15 units per acre	
MINIMUM LOT SIZE		
Townhouse (or Rowhouse)	1,400 square feet	
Multi-Family Structure and Duplex		
<ul style="list-style-type: none"> Development on Less than One Acre 	10,000 square feet	For up to two units, plus an additional 4,195 square feet for each unit exceeding two.
<ul style="list-style-type: none"> Development on More than One Acre 	4,356 square feet per unit	
Multi-Family Structure under Condominium Ownership	20,000 square feet	Limited to the primary condominium lot.
All Other Permitted Uses	10,000 square feet	
Conditional Uses	20,000 square feet	
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM AVERAGE LOT WIDTH		
Townhouse (or Rowhouse)	14 feet	
Multi-Family Structure	75 feet	May be 40 feet on a cul-de-sac street.
Multi-Family Structure under Condominium Ownership	100 feet	Limited to the primary condominium lot. Minimum lot width at street is 40 feet.
All Other Permitted Uses	75 feet	
Conditional Uses	100 feet	Minimum lot width at street is 40 feet.
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.

Housing That Fits the Needs of the Area

MINIMUM SETBACKS		
Front Setback		Minimum setback to a garage door must be 20 feet.
• 1 story structure	20 feet	
• 1.5 story structure	25 feet	
• 2 story structure	30 feet	
• 2.5 story structure	35 feet	
• Townhouse (or Rowhouse)	0-20 feet	As determined through Architectural Review process.
Side and Rear Setback		Where living spaces face a side yard, the minimum setback must be ten feet
• 1 story structure	5 feet	
• 1.5 story structure	7 feet	
• 2 story structure	10 feet	
• 2.5 story structure	12 feet	
Corner Lots	—	On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.
Minimum Distance Between Buildings within One Development	10 feet	For Townhouses, determined through the Architectural Review process
Parking and Vehicle Circulation Areas	10 feet	For Townhouses, determined through the Architectural Review process
Conditional Uses	—	As determined through Architectural Review process. No minimum setback must be greater than 50 feet
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.

MAXIMUM LOT COVERAGE		
Townhouse (or Rowhouse)	90%	
All Other Permitted Uses	40%	
Conditional Uses	45%	

Housing That Fits the Needs of the Area

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	

The Process



Questions Received So Far

Q:

A:



Questions?

Mimi Doukas, AICP, RLA
AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, OR 97068
MimiD@aks-eng.com
(503) 563-6151

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator.

Press **“Raise Your Hand”** to be called on to provide your questions and comments.

Housing That Fits the Needs of the Area

- (b) *RML Zone*. In the RML zone, small lot subdivisions must comply with the following:
- (i) Small lots must be no less than 4,500 square feet;
 - (ii) Maximum building coverage must not exceed 45 percent;
 - (iii) Minimum lot width must be at least 30 feet. Lots that have frontage on a public street must have a minimum lot width of 50 feet or 30 feet for lots on a cul-de-sac bulb. For flag lots, the minimum lot width at the street must be sufficient to comply with at least the minimum access requirements contained in TDC [73C](#);
 - (iv) Front yard setback must be a minimum of 20 feet to the garage and 12 feet to the house;
 - (v) Side yard setback must be a minimum of five feet;
 - (vi) On corner lots, the setback for yards adjacent to streets must be a minimum of 20 feet to the garage and 12 feet to the house in the yard where a driveway provides access to a street other than an alley and must be a minimum of 12 feet in the yard where no driveway access exists; and
 - (vii) Rear yard setback must be a minimum of 15 feet.

6/3/2020



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Kelzer, OR 97303
(503) 400-6028

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

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Date: 6/16/2020
To: City of Tualatin Planning Department
From: Mimi Doukas, AICP, RLA – AKS Engineering & Forestry, LLC
Project Name: PTA 20-0003 – Basalt Creek Text Amendment
AKS Job No.: 7454
Subject: Basalt Creek Text Amendment Neighborhood/Developer Meeting Notes

Neighborhood/Developer Meeting Date/Time: June 10, 2020, 6:00 P.M.

Meeting started at 6:00 P.M. Presentation began at 6:05 P.M.

Mimi Doukas gave an overview of the project and then took questions.

Questions/Comments accepted verbally from neighbors, in text from meeting chat, and prior to meeting by email.

Attendee Question/Comment Summary

Attendee Verbal Question/Comments

- Tom Knudsen:** Are there any zero-clearance lot lines planned?
Mimi Doukas: No, application is for detached homes with 5-foot side setbacks.
- Jordan Fox Inhofe:** Concerned as an outdoor educator about impacts on area environment and what measures will be taken to prevent environmental impacts.
Mimi Doukas: The Basalt Creek Plan inventoried and mapped natural resource areas for protection. Clean Water Service standards will protect any defined resources.
Jordan Cox Inhofe: Have any confederated tribes been notified of this application?
Mimi Doukas: Not for this kind of application.
- Charles Pitt:** Can you provide a percentage of single-family/townhomes/apartments that will be built?
Mimi Doukas: The developers would like to construct just single-family detached housing.
- Katie Stimson:** Where can I find the traffic impact analysis for Basalt Creek?
Mimi Doukas: That can be found within the 20-year plan for the area, the Basalt Creek Concept Plan. For each subdivision application, a build out study will be prepared, but those analyses have not been created yet.
- Grace Lucini:** Is Lennar Homes the developer for the Autumn Sunrise site? What is the anticipated date for the hearing by the Council or other public hearings?
Mimi Doukas: Yes. Not yet, once the application is deemed complete there will be a better sense of timing.
Grace Lucini: Do you provide a notice to interested persons?
Mimi Doukas: If you received notice of this meeting tonight, you should receive a letter from them notifying you of when the hearing will be. The City has a procedure for informing neighbors. You will see a similar sign on the site for that meeting.

Grace Lucini: Many neighbors of the site are not residents of the City. Is there a process for involvement other than the CIO?

Mimi Doukas: There is not a residency requirement for participating in a public hearing. Any interested party can participate.

6. **Randy Welborn:** Who is responsible for paying for any needed traffic improvements?

Mimi Doukas: That is the responsibility of the developer. They would create the impact and be responsible for the mitigation.

Randy Welborn: Are the trees being removed along the I-5 corridor? Will there be a buffer of trees for a sound barrier?

Mimi Doukas: The trees in the ODOT right-of-way will remain. The requirements for building infrastructure and making sure that the lots are stable make it extremely difficult to preserve trees. We need to make sure that preserved trees are safe and take that seriously, but it is hard to save trees and do it in a safe way. Norwood will need to be widened, so there will be impacts to the roadway as well.

Randy Welborn: Will both sides of the roadway be widened?

Mimi Doukas: We are not sure at this point.

7. **Tom Knudsen:** It would be nice to have signs located where people can park and read them.

Mimi Doukas: There are City requirements for posting locations and number.

8. **Jordan Cox Inhofe:** Would like more information about the tree removal to be noted in future applications.

Mimi Doukas: The tree removal will be noted as part of the subdivision application.

9. **Grace Lucini:** What are the on-street parking impacts of smaller lots?

Mimi Doukas: It should be pretty similar to surrounding neighborhoods, with half a stall provided by one lot and half a stall provided by the neighboring lot.

10. **Charles Pitt:** Will this development be similar to Villebois with small lots and alleys behind?

Mimi Doukas: This will have small lots, but there is no plan to provide alleyways. The goal is to provide a variety of lot sizes with a minimum average of 3,000 square feet.

11. **Randy Welborn:** Are any green spaces planned?

Mimi Doukas: The City doesn't require parks be provided and no addition of a requirement is proposed.

Randy Welborn: Where will animals go when construction starts?

Mimi Doukas: They will relocate with tree removal and earthmoving.

Attendee Chat Questions

12. **Roderick French:** How many acres are in each RML parcel?

Glen Southerland: There are eight lots affected by the application: Lot 100 is 23.93 acres; Lots 500 and 501, which are included as part of the future projects, but zoned Neighborhood Commercial and not affected by the text amendment, are 4.17 acres; and the Autumn Sunrise RML properties are 33.86 acres.

13. **Daniel Callen:** How much more traffic is expected on Norwood Road going east?

Mimi Doukas: No development is proposed with this text amendment. For this proposal, there is no change in traffic because there is no change in density. When the subdivision application comes in, there will be a traffic analysis completed.

14. **Cynthia Rey:** What will be happening with the large trees on Norwood?

Mimi Doukas: This was answered earlier.

15. **Tabitha Boschetti:** Provided contact information. Please contact the City if you have any questions.

16. **Daniel Callen:** Where can we learn about upcoming changes to Norwood Road?

Mimi Doukas: The traffic study will be completed with the subdivision application and that will determine what changes will be needed.

17. **Cynthia Rey:** The trees will be removed instead of using less space for homes?

Mimi Doukas: Without meeting density standards inside cities, the UGBs will need to be expanded. The priority for habitat protection is within riparian corridors.

Emailed Questions & Comments

18. **Grace Lucini:** Suggested skipping her emailed question because the questions had already been answered. Tabitha agreed.

Mimi Doukas: Our contact information is on the screen or you can contact the City if you have any additional questions.

19. **Jo Aust Email:** Will you be leaving a buffer of trees between the development and Norwood and the development and the Interstate?

Mimi Doukas: This was answered earlier.

20. **John Lucini Email:** Has there been a stormwater plan developed?

Mimi Doukas: Because the density is not changing, the impacts of stormwater should be similar. Stormwater plans will be submitted with a future subdivision application.

John Lucini Email: What are the plans to address access and increased traffic?

Mimi Doukas: The density is not proposed to change, but this question has been addressed previously.

Materials presented during the meeting and other informational items were uploaded to www.aks-eng.com/basalt-creek greater than two days prior to the Neighborhood/Developer Meeting. These materials will be available on the project website for at least 10 days following the Neighborhood/Developer Meeting.

Attendee Report

Report Generated: 6/12/2020 9:25

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views	
Basalt Text Amendment Neighborhood Meeting	846 1305 9620	6/10/2020 17:44		84	34	0	20	34	0

Host Details

Attended	User Name	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Mimi Doukas	mimid@aks-eng.com	6/10/2020 17:42	6/10/2020 19:06	84	United States of America

Panelist Details

Attended	User Name	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Glen Southerland	southerlandg@aks-eng.com	6/10/2020 18:13	6/10/2020 19:06	53	United States of America
Yes	Glen Southerland	southerlandg@aks-eng.com	6/10/2020 18:14	6/10/2020 19:06	52	United States of America
Yes	Kelly Ritz	Kelly@ventureprop.com	6/10/2020 17:56	6/10/2020 19:06	70	United States of America
Yes	Al Jeck	Al@ventureprop.com	6/10/2020 17:50	6/10/2020 19:06	77	United States of America
Yes	David Force	david.force@lennar.com	6/10/2020 17:49	6/10/2020 19:06	78	United States of America
Yes	David Force	david.force@lennar.com	6/10/2020 17:49	6/10/2020 19:06	77	United States of America

Attendee Details

Attended	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Sessic	Country/Region Name
Yes	Michaela	Zacher	kella@kellazacher.com	6/9/2020 14:19	approved	6/10/2020 17:58	6/10/2020 18:53	55	United States of America
No	Rose	Toler	Rose.toler@gmail.com	6/10/2020 17:22	approved	--	--	--	
Yes	Jordan "River"	Cox Inhofe	neocox98@gmail.com	6/9/2020 21:45	approved	6/10/2020 17:59	6/10/2020 19:06	68	United States of America
Yes	Scott	Mitton	scott.mitton1@gmail.com	6/10/2020 18:04	approved	6/10/2020 18:02	6/10/2020 18:45	44	United States of America
No	Kelly	Ritz	Kelly@stonebridgehomesnw.com	6/10/2020 17:54	approved	--	--	--	
Yes	Spencer	Vetter	spencer@staffordlandcompany.com	6/10/2020 10:34	approved	6/10/2020 17:59	6/10/2020 19:06	68	United States of America
Yes	randy	welborn	rjwelbo@gmail.com	6/10/2020 17:31	approved	6/10/2020 17:58	6/10/2020 19:06	68	United States of America
No	Ken	Aust	kaust@aussiepetmobile.com	5/30/2020 11:35	approved	--	--	--	
No	Jill	Zurschmeide	Jill.zurschmeide@ttsd.k12.or.us	6/5/2020 19:55	approved	--	--	--	
No	Scott	Work	scott.work@comcast.net	6/8/2020 12:31	approved	--	--	--	
Yes	Pam	Yee	syaloha@gte.net	6/7/2020 8:45	approved	6/10/2020 17:59	6/10/2020 18:37	39	United States of America
No	Tabitha	Cooley	tabitha.cooley9717@gmail.com	6/9/2020 21:54	approved	--	--	--	
Yes	daniel	callen	danielwcallen@gmail.com	6/5/2020 16:38	approved	6/10/2020 17:58	6/10/2020 18:48	50	United States of America
No	John	Fronius	john.fronius@gmail.com	5/30/2020 11:57	approved	--	--	--	
Yes	Katie	Stimson	ktstimson23@gmail.com	6/9/2020 21:11	approved	6/10/2020 18:04	6/10/2020 19:06	63	United States of America
No	Cynthia	Ray	Cynthiaray201@gmail.com	6/9/2020 12:37	approved	--	--	--	
No	alisa	bear	alisaabear@gmail.com	6/10/2020 9:31	approved	--	--	--	
Yes	Gary	Newberry	Newthom@q.com	6/8/2020 14:51	approved	6/10/2020 18:03	6/10/2020 18:31	28	United States of America
Yes	Michael	Hergert	micdonherg@gmail.com	6/6/2020 15:30	approved	6/10/2020 17:58	6/10/2020 18:50	52	United States of America
Yes	John	Lucini	jwluci@gmail.com	5/31/2020 15:11	approved	6/10/2020 17:58	6/10/2020 19:06	68	United States of America
No	Rachel	Neill	rachel.neill@icloud.com	5/29/2020 18:30	approved	--	--	--	
Yes	Tabitha	Boschetti	tboschetti@tualatin.gov	5/28/2020 8:40	approved	6/10/2020 17:58	6/10/2020 19:06	68	United States of America
Yes	Tom and Erinn	Stimson	tomstimson88@gmail.com	6/10/2020 17:58	approved	6/10/2020 18:01	6/10/2020 19:06	66	United States of America
Yes	Rhys	Konrad	rhys@macadamforbes.com	6/10/2020 14:54	approved	6/10/2020 17:59	6/10/2020 18:00	2	United States of America
Yes	Rhys	Konrad	rhys@macadamforbes.com			6/10/2020 18:01	6/10/2020 18:31	31	United States of America
Yes	Charles	Pitt	crp58@sbcglobal.net	6/10/2020 18:09	approved	6/10/2020 18:07	6/10/2020 18:13	6	United States of America
Yes	Charles	Pitt	crp58@sbcglobal.net			6/10/2020 18:12	6/10/2020 19:06	54	United States of America
No	Tim	Neary	Timneary@gmail.com	6/1/2020 20:44	approved	--	--	--	
Yes	Debbie	Burchfiel	Ldburch05@hotmail.com	5/29/2020 20:18	approved	6/10/2020 17:58	6/10/2020 18:49	52	United States of America
Yes	Grace	Lucini	GrLuci@gmail.com	5/31/2020 14:38	approved	6/10/2020 17:58	6/10/2020 19:06	68	United States of America
No	Gary	Peterson	petersog1@comcast.net	6/7/2020 15:58	approved	--	--	--	
Yes	Jo	Aust	jojuly12@gmail.com	6/10/2020 18:06	approved	6/10/2020 18:05	6/10/2020 19:06	62	United States of America
Yes	Roderick	French	Rick.french@comcast.net	6/10/2020 17:30	approved	6/10/2020 18:13	6/10/2020 19:06	54	United States of America
No	Don	Redell	don.dredell@frontier.com	6/6/2020 16:14	approved	--	--	--	
No	Danny	O'Neal	DTCME99@comcast.net	5/30/2020 11:09	approved	--	--	--	
Yes	Tom	Knudson	tgk692003@gmail.com	6/4/2020 15:06	approved	6/10/2020 17:59	6/10/2020 19:06	67	United States of America
Yes	Cynthia	Ray	Cynthiaray201@gmail.com	6/10/2020 18:14	approved	6/10/2020 18:14	6/10/2020 19:06	52	United States of America
Yes	Charles	Glaeser		6/10/2020 18:13		6/10/2020 18:13	6/10/2020 19:06	53	United States of America

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
15416022233	6/10/2020 18:20	6/10/2020 19:06		46 United States of America

19712704435	6/10/2020 18:07	6/10/2020 18:54	48 United States of America
15034755643	6/10/2020 18:03	6/10/2020 18:51	49 United States of America
15036809226	6/10/2020 18:55	6/10/2020 18:56	1 United States of America
Glen Southerland	6/10/2020 17:47	6/10/2020 19:06	80 United States of America

Exhibit E: Affidavits of Mailing & Posting

AFFIDAVIT OF MAILING NOTICE

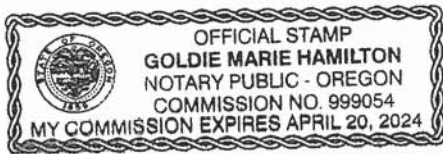
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

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

That on the 27 day of May, 2020, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Mitchell Godwin
Signature

SUBSCRIBED AND SWORN to before me this 29th day of May, 2020.



Goldie Marie Hamilton
Notary Public for Oregon
My commission expires: April 20, 2024

RE: _____

CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p><u>6/10/2010 6:00 p.m.</u></p> <p><u>aks-eng.com/basalt-creek</u></p> <hr/> <p><u>503-563-6151</u></p>

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the SW Norwood Rd + Autumn Creek project, I hereby certify that on this day, May 27 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Mitchell Godwin
(Please Print)

Applicant's Signature: Mitch Godwin

Date: 5/29/20

AGHAZADEH-SANAEI MEHDI &
ASIAEE NAHID
23745 SW BOONES FERRY RD
TUALATINOR97062-9640

ALVSTAD RANDALL &
ALVSTAD KAREN
23515 SW BOONES FERRY RD
TUALATINOR97062-9641

ANGIN JONATHAN & BRIDGET TRUST
PO BOX 2413
TUALATINOR97062-2413

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGOOR97034-3937

AUTUMN SUNRISE LLC
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LAKE OSWEGOOR97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGOOR97034-3937

BAZANT CHRISTINE LEE &
BAZANT JOHN JOSEPH
36449 HWY 34
LEBANONOR97355-9682

BOCCI JAMES A &
BOCCI JULIA A
23205 SW BOONES FERRY RD
TUALATINOR97062-9619

BRACKNEY CHRIS
23355 SW 82ND AVE
TUALATINOR97062-9613

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

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9000 SW GREENHILL LN
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TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHRISTENSEN MICHAEL A &
CHRISTENSEN JAMIE L
23725 SW 82ND AVE
TUALATINOR97062-9612

DAVIS JAMES HAYES &
BRANSON-DAVIS NESHIA
23395 SW 82ND AVE
TUALATINOR97062-9613

GROSSMAN JEFFERY A
23605 SW BOONES FERRY RD
TUALATINOR97062-9641

HICKOK TODD J &
HICKOK MOLLY J
23855 SW BOONES FERRY RD
TUALATINOR97062-9639

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATINOR97062-2690

LANDCASTER DEVELOPMENT CORPORATI
6770 SW CANYON DR
PORTLANDOR97225-3650

LANDCASTER DEVELOPMENT CORPORATI
6770 SW CANYON DR
PORTLANDOR97225-3650

LEE DAVID O &
RAPISARDA DEIDRE
24245 SW BOONES FERRY RD
TUALATINOR97062-9621

LUCINI JOHN W & GRACE N FAM TRU
23677 SW BOONES FERRY RD
TUALATINOR97062-9641

LYNCH LARRY L &
LYNCH SUZANNE M
23185 SW 82ND AVE
TUALATINOR97062-9635

MAST MARVIN R &
JELI CARLENE M
23845 SW BOONES FERRY RD
TUALATINOR97062-9639

MCKEAN JOHN R &
MCKEAN LINDA L
21370 MAKAH CT
TUALATINOR97062-9309

MCLEOD RANDY FRANKLIN &
MCLEOD JANINE B
23465 SW BOONES FERRY RD
TUALATINOR97062-9642

NGUYEN KHANH T &
FONG TODD P
23605 SW 82ND AVE
TUALATINOR97062-9613

ODOMS LIVING TRUST
BY JAMES A & LINDA L ODOMS TRS
PO BOX 2446
TUALATINOR97062-2446

P3 PROPERTIES LLC
BY PAUL PENNINGTON
PO BOX 691
WHITE SALMONWA98672-0691

POTTER DYLAN D &
POTTER MICHELLE P
23405 SW BOONES FERRY RD
TUALATINOR97062-9642

RE THOMAS J & KATHRYN S
19035 SW CHESAPEAKE DR
TUALATINOR97062-7722

RILEY SHAWN O
23365 SW BOONES FERRY RD
TUALATINOR97062-9643

ROLISON MIKEL J
23685 SW 82ND AVE
TUALATINOR97062-9613

SASAKI ARTHUR O REVOC LIV TRUST
SASAKI NAMI REVOC LIV TRUST
10120 SW CENTURY OAK DR
TIGARDOR97224-4641

SCOTT JOAN D
PO BOX 2594
TUALATINOR97062-2594

SHAMBURG SCOTT A &
SHAMBURG LISA G
PO BOX 829
TUALATINOR97062-0829

SINGLETERRY ELNORA
23535 SW 82ND AVE
TUALATINOR97062-9613

SLAWIK JON V &
SLAWIK VAN MY
23445 SW 82ND AVE
TUALATINOR97062-9613

SMITH ROBERT D &
SMITH JANIS K
13547 SW HILLSHIRE DR
TIGARDOR97223-5675

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATINOR97062-7092

YACKLEY DIANE M &
GANNETT TOD C
23240 SW BOONES FERRY RD
TUALATINOR97062-9619

RILEY SHAWN O
23365 SW BOONES FERRY RD
TUALATIN, OR 97062

POTTER DYLAN D &
POTTER MICHELLE P
23405 SW BOONES FERRY RD
TUALATIN, OR 97062

MCLEOD TRUST
BY RANDY F & JANINE B MCLEOD TRS
23465 SW BOONES FERRY RD
TUALATIN, OR 97062

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

GROSSMAN JEFFERY A
23605 SW BOONES FERRY RD
TUALATIN, OR 97062

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ASIAEE NAHID
23745 SW BOONES FERRY RD
TUALATIN, OR 97062

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23677 SW BOONES FERRY RD
TUALATIN, OR 97062

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

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

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR 97062

RE THOMAS J & KATHRYN S
19035 SW CHESAPEAKE DR
TUALATIN, OR 97062

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

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LAKE OSWEGO, OR 97034

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485 S STATE ST
LAKE OSWEGO, OR 97034

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

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CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

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CHAMBERLAIN DEBRA
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TUALATIN, OR 97062

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TUALATIN, OR 97062

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CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

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

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

CHAMBERLAIN PARTNERS LLC
10330 SW TUALATIN RD
TUALATIN, OR 97062

SCOTT JOAN D
PO BOX 2594
TUALATIN, OR 97062

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

SHAMBURG SCOTT A &
SHAMBURG LISA G
PO BOX 829
TUALATIN, OR 97062

ODOMS LIVING TRUST
BY JAMES A & LINDA L ODOMS TRS
PO BOX 2446
TUALATIN, OR 97062

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

ZIMMERMAN STEPHEN A &
MATHYS JACKIE L
24305 SW BOONES FERRY RD
TUALATIN, OR 97062

9375 SW STONO DR
TUALATIN, OR 97062-7295

22940 SW VERMILLION DR
TUALATIN, OR 97062-7060

AGORIO DIANA
22790 SW 87TH PL
TUALATIN, OR 97062-7289

ALLARD JOHN A &
ALLARD KELCIE L
8885 SW IOWA DR
TUALATIN, OR 97062-7163

ALLEN FRED A JR &
EDMONDSON REBECCA R
22650 SW MANDAN DR
TUALATIN, OR 97062-7130

ALLISON VICKI R
8994 SW STONO DR
TUALATIN, OR 97062-7219

ALSOP RICHARD F
22800 SW 89TH PL
TUALATIN, OR 97062-7217

ANDERSON SCOTT A &
ANDERSON ANDREA N
22825 SW 92ND PL
TUALATIN, OR 97062-7225

ANDERSON RICHARD J JR
22630 SW 93RD TER
TUALATIN, OR 97062-7248

ANTHIMIADES GEORGE T &
ANTHIMIADES STEPHANIE J
8735 SW STONO DR
TUALATIN, OR 97062-7180

ARCHULETA JOHN L &
ARCHULETA ELISHA J
9385 SW SKOKOMISH LN
TUALATIN, OR 97062-7245

AROZA EMMANUEL E
17084 SW LYNNLY WAY
SHERWOOD, OR 97140-8751

ATKINS DANIEL J &
ATKINS DAWNITA G
22570 SW 93RD TER
TUALATIN, OR 97062-7249

AUGEE JOEL L &
AUGEE HEIDI M S
8905 SW IOWA DR
TUALATIN, OR 97062-7175

AUST JOSEPHINE A
8846 SW STONO DR
TUALATIN, OR 97062-7177

AUSTIN MICHAEL P &
AUSTIN ALLISON M
9325 SW IOWA DR
TUALATIN, OR 97062-7237

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034-3937

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LAKE OSWEGO, OR 97034-3937

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485 S STATE ST
LAKE OSWEGO, OR 97034-3937

BABCOCK GAYLON
8680 SW STONO DR
TUALATIN, OR 97062-7182

BACA GREGORY R &
BACA ELIZABETH R
16869 SW 65TH AVE #387
LAKE OSWEGO, OR 97035-7865

BADARACCO ERIN
8456 SW MOHAWK ST
TUALATIN, OR 97062-9139

BAKER STANTON M &
BAKER ROCIO L
22565 SW MANDAN DR
TUALATIN, OR 97062-7134

BANKS LANDON &
BANKS MIRANDA
22850 SW 93RD TER
TUALATIN, OR 97062-7302

BEAR ALISA ANN TRUST
8525 SW MARICOPA DR
TUALATIN, OR 97062-7173

BECKER SUSAN
9405 SW QUINAULT LN
TUALATIN, OR 97062-7307

BEDIENT SONYA &
GOUY PHIL
8995 SW IOWA DR
TUALATIN, OR 97062-7222

BEEBE BRENT E &
BEEBE SANDRA L
8895 SW STONO DR
TUALATIN, OR 97062-7184

BEIKMAN STEPHEN &
BEIKMAN MONIQUE
22760 SW 87TH PL
TUALATIN, OR 97062-7289

BELL REV TRUST
BY SHELBY BELL TR
8930 SW IOWA DR
TUALATIN, OR 97062-7174

BERGER BARBARA A REV LIV TRUST
6625 SW PRESLYNN DR
PORTLAND, OR 97225-2633

BLACK JENNIFER O &
BLACK DAVID O JR
9040 SW STONO DR
TUALATIN, OR 97062-7286

BOX MICHAEL L &
BOX KATIE M
9370 SW PALOUSE LN
TUALATIN, OR 97062-7251

BUHAY JASON &
BUHAY MICHELLE
9300 SW STONO DR
TUALATIN, OR 97062-7300

BURNETT CLINT D &
BURNETT JULIE R
8940 SW IOWA DR
TUALATIN, OR 97062-7174

CALDERON CAMIE M
22735 SW 92ND PL
TUALATIN, OR 97062-7313

CAMPBELL ANGELA R &
CAMPBELL CHRISTOPHER A
22910 SW MANDAN DR
TUALATIN, OR 97062-7133

CARLSON RICHARD
11105 BERRY RD
VALLEY CENTER, CA 92082-4214

BELDING ROBERT E LIV TRUST
22745 SW VERMILLION DR
TUALATIN, OR 97062-7058

BEMROSE HEATHER LYNN
9320 SW IOWA DR
TUALATIN, OR 97062-7368

BICANDI MICHAEL
22835 SW 90TH PL
TUALATIN, OR 97062-7223

BOELL DONALD B &
BOELL PATRICIA J
22675 SW 87TH
TUALATIN, OR 97062-7066

BRACKNEY CHRIS
23355 SW 82ND AVE
TUALATIN, OR 97062-9613

BUNCE MICHAEL R REVOC LIV TRUST
BUNCE DEBORAH J REVOC LIV TRUST
9150 SW IOWA DR
TUALATIN, OR 97062-7226

BURNS DANIEL D &
KRILL DEANN R
9345 SW QUINAULT LN
TUALATIN, OR 97062-7306

CALKINS MICHAEL &
CALKINS DIANE
8890 SW STONO DR
TUALATIN, OR 97062-7179

CARBAJAL PEDRO &
CARBAJAL REGINA
8925 SW IOWA DR
TUALATIN, OR 97062-7175

CARNS STEVEN C
9335 SW QUINAULT LN
TUALATIN, OR 97062-7306

BELL JAMES M &
BELL EVA J
22710 SW VERMILLION DR
TUALATIN, OR 97062-7058

BENNETT JASON M &
MCALEER MARGUERITE T
22730 SW VERMILLION DR
TUALATIN, OR 97062-7058

BIEBERDORF JENNIFER E &
BIEBERDORF JEREMY
22695 SW MANDAN DR
TUALATIN, OR 97062-7135

BOSKET JOHN A &
BOSKET JULIE L
9355 SW STONO DR
TUALATIN, OR 97062-7296

BRASHEAR GREGORY A
22935 SW MANDAN DR
TUALATIN, OR 97062-7186

BURCHFIEL LARRY &
BURCHFIEL DEBORAH
8858 SW STONO DR
TUALATIN, OR 97062-7177

CAIS CARLY J
9340 SW STONO DR
TUALATIN, OR 97062-7300

CALVANO FAMILY TRUST
BY MICHAEL A & SILVIA E CALVANO TRS
22760 SW 90TH PL
TUALATIN, OR 97062-7223

CARDENAS FERNANDO
9340 SW QUINAULT LN
TUALATIN, OR 97062-7304

CHADWICK SCOTT A
6650 MAPLE AVE
OAK HILLS, CA 92344-0126

CHAMBERLAND MATHEW &
CHAMBERLAND JAMES W
8975 SW IOWA DR
TUALATIN, OR 97062-7222

CHAMPAGNE PATRICK &
ROY CELINE
8880 SW IOWA DR
TUALATIN, OR 97062-7163

CHAN JOSEPH L
23156 BLAND CIR
WEST LINN, OR 97068-9203

CHAN CHEUK YEE CHAN REVOC LIV T
1531 SE FLAVEL ST
PORTLAND, OR 97202

CHAND PARBIN
22600 SW MANDAN DR
TUALATIN, OR 97062-7130

CHASE HARRY M &
CHASE CATHY LEE
8799 SW STONO DR
TUALATIN, OR 97062-7290

CHAUSSE PETER L &
CHAUSSE PAULINA
22920 SW 82ND AVE
TUALATIN, OR 97062-9680

CHEN RICHARD &
CHEN LENA
PO BOX 1551
LAKE OSWEGO, OR 97035-0556

CHEN RICHARD &
CHEN LENA
PO BOX 1551
LAKE OSWEGO, OR 97035-0556

CHILDS ROBERT M &
CHILDS MARY J
22705 SW VERMILLION DR
TUALATIN, OR 97062-7062

CHRISTENSEN STANFORD DEE & CARO
BY STANFORD DEE & CAROL MAE
CHRISTE
8980 SW STONO DR
TUALATIN, OR 97062-7218

CHRISTENSEN MICHAEL A &
CHRISTENSEN JAMIE L
23725 SW 82ND AVE
TUALATIN, OR 97062-9612

CLARK ROY H
9295 SW PALOUSE LN
TUALATIN, OR 97062-7250

COBB DANIEL Z &
COBB ROSA
22770 SW 89TH PL
TUALATIN, OR 97062-7217

CONFER ANDREW B
22575 SW 87TH PL
TUALATIN, OR 97062-7233

COOK DAVID C &
COOK DAYNA L
22660 SW 93RD TER
TUALATIN, OR 97062-7248

COOPER JULIE ANN LIV TRUST
BY JULIE ANN COOPER TR
9390 SW IOWA DR
TUALATIN, OR 97062-7311

CRANSTON MICHAEL S
8845 SW STONO DR
TUALATIN, OR 97062-7161

CRISP TONI K
9380 SW IOWA DR
TUALATIN, OR 97062-7310

CRONKRITE ERIK
9315 SW PALOUSE LN
TUALATIN, OR 97062-7250

CRUZ ALEJANDRO FRANCISCO
9270 SW SKOKOMISH LN
TUALATIN, OR 97062-7247

CURTHOYS CAROL ANN REV LIV TRUS
8879 SW IOWA DR
TUALATIN, OR 97062-7163

DARLING LANCE F
22865 SW 94TH TER
TUALATIN, OR 97062-7294

DAVIS JASON WAYNE
9180 SW STONO DR
TUALATIN, OR 97062-7278

DAVIS JAMES HAYES &
BRANSON-DAVIS NESHIA
23395 SW 82ND AVE
TUALATIN, OR 97062-9613

DEARDORFF CRAIG S &
DEARDORFF ALBERTA
22595 SW 93RD TER
TUALATIN, OR 97062-7249

DEHOOG MARCEL F &
DEHOOG STACEY K
22795 SW 94TH TER
TUALATIN, OR 97062-7294

DEMPSTER MICHAEL M
22830 SW MANDAN DR
TUALATIN, OR 97062-7132

DERIENZO NICHOLAS C &
DERIENZO COURTNEY LEIGH
22755 SW 87TH PL
TUALATIN, OR 97062-7289

DITTMAN ADAM H &
DITTMAN ELIZABETH A C
22785 SW 89TH PL
TUALATIN, OR 97062-7217

DOSS ANDREA &
DOSS BRANDON
22580 SW 94TH TER
TUALATIN, OR 97062-7243

DOW PETER J REV TRUST &
SHERFY JENNIFER L REV TRUST
9360 SW QUINAULT LN
TUALATIN, OR 97062-7304

DUFFIELD RICHARD &
DUFFIELD KATIE ANN
22865 SW MANDAN DR
TUALATIN, OR 97062-7137

DUNN PATRICK P &
DUNN CLARA I RUSINQUE
9380 SW PALOUSE LN
TUALATIN, OR 97062-7251

EAKINS EILEEN G
22760 SW 93RD TERR
TUALATIN, OR 97062-7301

EDELINE JENNIFER A &
EDELINE SEAN M
9350 SW QUINAULT LN
TUALATIN, OR 97062-7304

ENNIS MARK &
ENNIS BARBARA
9380 SW STONO DR
TUALATIN, OR 97062-7300

ERDMAN PAUL &
ERDMAN PAMALA B
8862 SW STONO DR
TUALATIN, OR 97062-7177

ERWERT EMILY
22915 SW 94TH TER
TUALATIN, OR 97062-7294

ESAU EVAN &
ESAU MICHELLE
18315 CAPISTRANO WAY
MORGAN HILL, CA 95037-2922

ESZLINGER ERIC &
ESZLINGER NATASHA
9395 SW QUINAULT LN
TUALATIN, OR 97062-7307

FADLING JULIE H
22630 SW VERMILLION DR
TUALATIN, OR 97062-7057

FAST JEFFREY &
FAST TIFFANY
22800 SW MANDAN DR
TUALATIN, OR 97062-7132

FEUCHT DANIEL & BEVERLY LIV TRU
22715 SW 87TH PL
TUALATIN, OR 97062-7066

FINDERS DEBRA P
9355 SW PALOUSE LN
TUALATIN, OR 97062-7250

FORCE ROBERT B &
FORCE JEANETTE M
9365 SW PALOUSE LN
TUALATIN, OR 97062-7251

FOSSE PATRICIA J &
FOSSE RANDY C
22925 SW MANDAN DR
TUALATIN, OR 97062-7185

FRANCIS FRANK J &
FRANCIS HELEN MARIE
9130 SW IOWA DR
TUALATIN, OR 97062-7226

FRANCIS KATHLEEN &
FRANCIS DAN
9345 SW SKOKOMISH LN
TUALATIN, OR 97062-7316

FRANKS TERENCE D
22730 SW 90TH PL
TUALATIN, OR 97062-7223

FRAVEL LINDA S
9365 SW SKOKOMISH
TUALATIN, OR 97062-7245

FRAZIER FAMILY LLC
22830 SW 89TH PL
TUALATIN, OR 97062-7217

FRAZIER JOHN D IV &
FRAZIER WANDA R
22830 SW 89TH PL
TUALATIN, OR 97062-7217

FRENCH RODERICK LEE &
FRENCH THERESE LYNN
9080 SW STONO DR
TUALATIN, OR 97062-7220

FRIBLEY SARAH E &
FRIBLEY CHAD C
9005 SW STONO DR
TUALATIN, OR 97062-7219

FRONIUS JOHN A &
FRONIUS SUSAN A
22650 SW 87TH PL
TUALATIN, OR 97062-7065

FRY ALBERTA A TRUST
9175 SW STONO DR
TUALATIN, OR 97062-7221

FULLER ERIC M &
FULLER XIAOYAN
9365 SW QUINAULT LN
TUALATIN, OR 97062-7306

GALVER ROBERTO &
GALVER PATRICIA BYRNE
22995 SW VERMILLION DR
TUALATIN, OR 97062-7063

GAMACHE ROBERT R &
GAMACHE CHERI M
22770 SW VERMILLION DR
TUALATIN, OR 97062-7059

GARIBAY JAIME
22555 SW 94TH TER
TUALATIN, OR 97062-7243

GENSLER KRISTOPHER &
GENSLER MARIAH
8540 SW MARICOPA DR
TUALATIN, OR 97062-7069

GEORGE TIMOTHY P &
GEORGE BETHANY
9335 SW IOWA DR
TUALATIN, OR 97062-7238

GHODS SHAWN M &
GHODS JENNA N
22815 SW 89TH PL
TUALATIN, OR 97062-7217

GILBERT CHRISTOPHER S &
GILBERT TAYLOR A
22680 SW 87TH PL
TUALATIN, OR 97062-7065

GILCHRIST BEVERLY &
GILCHRIST ROLAND T
9310 SW IOWA ST
TUALATIN, OR 97062-7309

GLAESER CHARLES W &
GLAESER CHRISTA M
8955 SW IOWA DR
TUALATIN, OR 97062-7222

GLASS BRIAN D &
GLASS LEAH M
8900 SW SWEEK DR #537
TUALATIN, OR 97062-7544

GOFORTH NATHAN L &
TAAFFE JULIA C
22755 SW 90TH PL
TUALATIN, OR 97062-7223

GORGER MOLLY J TRUST
PO BOX 230725
TIGARD, OR 97281-0725

GREEN JUSTIN J
8560 SW MARICOPA DR
TUALATIN, OR 97062-7069

GRIFFITH DWIGHT A &
GRIFFITH H KAY
22905 SW VERMILLION DR
TUALATIN, OR 97062-7063

GUERRA FILEMON M JR &
QUIRANTE MALINDA
8899 SW IOWA DR
TUALATIN, OR 97062-7163

GUTIERREZ PATRICK A REV TRUST
8750 SW STONO DR
TUALATIN, OR 97062-7068

GUZMAN-FERNANDEZ LUIS E &
GUZMAN PETRA
35215 SW TONGUE LN
CORNELIUS, OR 97113-6241

HALL SCOTT &
HALL BETH
9065 SW STONO DR
TUALATIN, OR 97062-7220

HAMILTON JAMES &
HAMILTON KRISTIN
9400 IOWA DR
TUALATIN, OR 97062-7311

HAMILTON GEORGE & ALICE TRUST
22740 SW 87TH PL
TUALATIN, OR 97062-7065

HAMM STEVEN &
HAMM SANDRA
22725 SW VERMILLION DR
TUALATIN, OR 97062-7062

HANAWA IWAO &
HANAWA LAURIE
3528 CHEROKEE CT
WEST LINN, OR 97068-1027

HARRISON LIV TRUST
BY GARY HARRISON TR
8976 SW STONO DR
TUALATIN, OR 97062-7218

HATCHER THOMAS W &
HATCHER ELIZABETH A
22645 SW VERMILLION DR
TUALATIN, OR 97062-7061

HAUBBINE PATRICK E &
HAUBBINE DELEE H
9215 SW STONO DR
TUALATIN, OR 97062-7279

HEINZE JOINT TRUST
BY GREGORY R & CONNIE S HEINZE TRS
8070 SW LAUREL ST
PORTLAND, OR 97225-2350

HEIRONIMUS JULIE A &
VALLECK GEORGE D
22710 SW 90TH PL
TUALATIN, OR 97062-7231

HERNANDEZ KIMBERLY A
22500 SW MANDAN DR
TUALATIN, OR 97062-7129

HERRERA FERNANDO &
HERRERA MARIA D
9360 SW STONO DR
TUALATIN, OR 97062-7300

HERTZ PAULA D
22900 SW MANDAN DR
TUALATIN, OR 97062-7133

HESEL MARGARET L REV LIV TRUST
HESEL ALLAN J REV LIV TRUST
PO BOX 166
TOLOVANA PARK, OR 97145-0166

HEYER TRUST
BY HANS-JOACHIM & ROSEMARIE HEYER
T
22775 SW VERMILLION DR
TUALATIN, OR 97062-7059

HIEFIELD PRESTON C III &
STRATTON GILLIAN M
9195 SW IOWA DR
TUALATIN, OR 97062-7344

HIGASHI DUSTIN L &
SANTORO ANGELA C
22895 SW MANDAN DR
TUALATIN, OR 97062-7137

HILDRETH TYRONE MACGREGOR &
HILDRETH SHANA LYNNE
9355 SW QUINAULT LN
TUALATIN, OR 97062-7306

HILL COURTNEY M &
SHERMAN BENJAMIN C
22575 SW 94TH TER
TUALATIN, OR 97062-7243

HODGE KENNETH M
9235 SW STONO DR
TUALATIN, OR 97062-7279

HOLDBROOK-DADSON DENISE
9330 SW SKOKOMISH LN
TUALATIN, OR 97062-7316

HOOVER DAN M
8993 SW STONO DR
TUALATIN, OR 97062-7219

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR 97062-2690

HOUTZ LIVING TRUST
BY ROBERT E & VIRGINIA F HOUTZ TRS
8170 SW VLAHOS DR APT 112
WILSONVILLE, OR 97070-6485

HUALA ROBIN PATRICK
14607 NE 57TH ST
BELLEVUE, WA 98007-3052

HUMPHREY MARGIE LIV TRUST
22820 SW 92ND PL
TUALATIN, OR 97062-7225

HUMPHREY SUSAN E
8801 SW STONO DR
TUALATIN, OR 97062-7161

HURTADO STEFANIE &
CUELLAR PABLO
22845 SW 94TH TER
TUALATIN, OR 97062-7294

HYRE TIMOTHY R &
HYRE ANNILEE D
22840 SW VERMILLION DR
TUALATIN, OR 97062-7059

JACOBS JEFFREY W
9360 SW PALOUSE LN
TUALATIN, OR 97062-7251

JASTRAM WILLIAM E &
JASTRAM CHRISTINE A
9015 SW IOWA DR
TUALATIN, OR 97062-7222

JENKINS PHILIP D &
JENKINS KRISTEN K
9240 SW STONO DR
TUALATIN, OR 97062-7279

KALATEH EBRAHIM SHIRDOOST &
DOOST NOOSHIN NEZAM
22585 SW 87TH PL
TUALATIN, OR 97062-7288

KENNEDY MICHAEL C &
KENNEDY LINDA M
22735 SW 87TH PL
TUALATIN, OR 97062-7066

KERN KEVIN
9450 SW IOWA DR
TUALATIN, OR 97062-7311

KERNER ROBERT
8850 SW STONO DR
TUALATIN, OR 97062-7177

KINNAMAN JEFFREY B &
KINNAMAN JENNIFER D
8780 SW STONO DR
TUALATIN, OR 97062-7068

KIS JUAN ANTONIO &
KIS CLAUDIA J
22615 SW 93RD TER
TUALATIN, OR 97062-7248

KLAUSS CYDNI M
22635 SW 87TH PL
TUALATIN, OR 97062-7288

KLEPICH DAVID &
KLEPICH BRITTANI
22545 SW MANDAN DR
TUALATIN, OR 97062-7134

KLOSSNER ANDREW J
8854 SW STONO DR
TUALATIN, OR 97062-7177

KNUDSON THOMAS &
KNUDSON LINDA SALYERS
8725 SW STONO DR
TUALATIN, OR 97062-7180

LACEY LONNIE D &
LACEY LORI A
22665 SW 94TH TER
TUALATIN, OR 97062-7242

LAM DAVID &
NGUYEN BETH NGOC BICH
8700 SW STONO DR
TUALATIN, OR 97062-7182

LANDCASTER DEVELOPMENT CORPORATI
6770 SW CANYON DR
PORTLAND, OR 97225-3650

LARA SALVADOR
22845 SW 93RD TER
TUALATIN, OR 97062-7302

LATHROP JEFFREY A &
LATHROP MARIA M
9265 SW IOWA DR
TUALATIN, OR 97062-7281

LEE WILLIAM
9335 SW PALOUSE LN
TUALATIN, OR 97062-7250

LEE FLORENCE &
YAM WAI LUN
8822 SW STONO DR
TUALATIN, OR 97062-7177

LIMING JEANNE E
9380 SW SKOKOMISH LN
TUALATIN, OR 97062-7245

LIN HSIU-LING
9365 SW STONO DR
TUALATIN, OR 97062-7296

LOUCKS JON D &
LOUCKS MONIQUE B
9395 SW SKOKOMISH LN
TUALATIN, OR 97062-7246

LUSBY CRAIG D &
LUSBY E GAYLENE
8675 SW STONO DR
TUALATIN, OR 97062-7067

LUSCOMBE BRUCE C TRUST
22605 SW 87TH PL
TUALATIN, OR 97062-7288

LYNCH LARRY L &
LYNCH SUZANNE M
23185 SW 82ND AVE
TUALATIN, OR 97062-9635

MACK ADAMS S &
MACK KATHRYN M
8900 SW IOWA DR
TUALATIN, OR 97062-7174

MAI YEN THI &
MAI TRUNG QUANG
8983 SW STONO DR
TUALATIN, OR 97062-7218

MAIER DARLA &
MAIER THOMAS
9340 SW PALOUSE LN
TUALATIN, OR 97062-7315

MALONEY CHERYL L
22820 SW VERMILLION DR
TUALATIN, OR 97062-7059

MALONSON GARY D &
MALONSON MARSHA L
22955 SW VERMILLION DR
TUALATIN, OR 97062-7063

MARBLE AMANDA L
8989 SW STONO DR
TUALATIN, OR 97062-7218

MARK HENRY &
MARK CHRISTINE
22725 SW 90TH PL
TUALATIN, OR 97062-7232

MARLEAU ALLISON P
22615 SW VERMILLION DR
TUALATIN, OR 97062-7284

MARTIN FAMILY TRUST
BY PATRICK R & TERRI K MARTIN TRS
8986 SW STONO DR
TUALATIN, OR 97062-7218

MARTIN GARY D &
LUMLEY-MARTIN MEGAN B
22785 SW MANDAN DR
TUALATIN, OR 97062-7136

MATHERS LES D &
MATHERS CHRIS A
23050 SW 82ND AVE
TUALATIN, OR 97062-9635

MCALLISTER DENNIS C &
MCALLISTER RAGNHILD
8805 SW STONO DR
TUALATIN, OR 97062-7161

MCCAULEY KEVIN L
8950 SW IOWA DR
TUALATIN, OR 97062-7222

MCCORMICK KIMBERLEY A
8882 SW STONO DR
TUALATIN, OR 97062-7179

MCGILCHRIST STEPHEN R &
NYSTROM-GERDES ELIZABETH R
22720 SW 93RD TER
TUALATIN, OR 97062-7301

MCGRADY ANDREA M
9260 SW SKOKOMISH LN
TUALATIN, OR 97062-7247

MCKEAN AMY &
MCKEAN RAYMOND
22685 SW VERMILLION DR
TUALATIN, OR 97062-7283

MCKEAN JOHN R &
MCKEAN LINDA L
21370 MAKAH CT
TUALATIN, OR 97062-9309

MCKEE ASHER MARKHAM &
MCKEE ERIN MARIE
22850 SW MANDAN DR
TUALATIN, OR 97062-7132

MCLAUGHLIN NATHANIEL ANDREW &
MCLAUGHLIN AREENA DEVI
8960 SW IOWA DR
TUALATIN, OR 97062-7222

MCREYNOLDS CHRIS &
MCREYNOLDS AUDREY
22720 SW 87TH PL
TUALATIN, OR 97062-7065

MENES MARK A
9280 SW STONO DR
TUALATIN, OR 97062-7299

MENESES VIRGINIA &
VALENCIA DIEGO
22915 SW MANDAN DR
TUALATIN, OR 97062-7137

MICHAEL SCOTT CURTIS &
MICHAEL TINA FRANCINE
8580 SW MARICOPA DR
TUALATIN, OR 97062-7069

MICHELS ELIZABETH A
22590 SW 93RD TER
TUALATIN, OR 97062-7249

MIKULA KATERINA
9330 SW PALOUSE LN
TUALATIN, OR 97062-7314

MILLER BARBRA C
9315 SW IOWA DR
TUALATIN, OR 97062-7237

MILLER CAROLE D LIV TRUST
8834 SW STONO DR
TUALATIN, OR 97062-7177

MOLLER THERESA
22825 SW 93RD TER
TUALATIN, OR 97062-7302

MOORE DAVID C &
MOORE TAMMY
8990 SW STONO DR
TUALATIN, OR 97062-7218

MORELAND GREG &
MORELAND BEVERLY H
753 KOTZY AVE S
SALEM, OR 97302-6026

MOSHOFKY JOHN &
MOSHOFKY GINGER
9310 SW SKOKOMISH LN
TUALATIN, OR 97062-7247

MOTT LINDA L
22525 SW MANDAN DR
TUALATIN, OR 97062-7134

MOYES DUSTIN
8765 SW STONO DR
TUALATIN, OR 97062-7181

MUD ROOM LLC
23605 SW 82ND AVE
TUALATIN, OR 97062-9613

MURPHY MICHAEL F &
OLSON-MURPHY ANTONETTE K
8870 SW IOWA DR
TUALATIN, OR 97062-7164

NEARY TIMOTHY &
NEARY LUCY
22780 SW 92ND PL
TUALATIN, OR 97062-7225

NEILL RACHEL &
HUSUM BRENT
9350 SW STONO DR
TUALATIN, OR 97062-7300

NELL ZACHARY D &
NELL KENDRA
8842 SW STONO DR
TUALATIN, OR 97062-7177

NELSON MICHAEL D &
NELSON ASHLEY K
22590 SW VERMILLION DR
TUALATIN, OR 97062-7057

NELSON KIRIN H
8826 SW STONO DR
TUALATIN, OR 97062-7177

NEWBERRY GARY B &
THOMPSON DONNA L
9295 SW IOWA DR
TUALATIN, OR 97062-7237

NEWTON KYLE C &
NEWTON HAILEY R
8814 SW STONO DR
TUALATIN, OR 97062-7160

NGUYEN KHANH T &
FONG TODD P
23605 SW 82ND AVE
TUALATIN, OR 97062-9613

NORTH DAVID P &
NORTH BARBARA
8818 SW STONO DR
TUALATIN, OR 97062-7160

NORWOOD HEIGHTS OWNERS OF LOTS 1
, OR 00000

NORWOOD HEIGHTS OWNERS OF LOTS 3
, OR 00000

NOYES PATRICK A &
THOMPSON CAMILLIA M
22810 SW 92ND PL
TUALATIN, OR 97062-7225

OCHS LANCE &
OCHS RICKI
22785 SW 87TH PL
TUALATIN, OR 97062-7289

OLIVERA APOLINAR &
OLIVERA DEBBIE &
22640 SW VERMILLION DR
TUALATIN, OR 97062-7057

O'NEAL DANNY F &
O'NEAL JONI L
22625 SW 94TH TER
TUALATIN, OR 97062-7242

P3 PROPERTIES LLC
BY PAUL PENNINGTON
PO BOX 691
WHITE SALMON, WA 98672-0691

PARK YOUNG OK
22820 SW 90TH PL
TUALATIN, OR 97062-7223

PFEIFER STEPHANIE B
22530 SW 93RD TER
TUALATIN, OR 97062-7249

QIAN LIDONG &
YANG YUYUAN
8815 SW STONO DR
TUALATIN, OR 97062-7161

RAY CYNTHIA P
8878 SW STONO DR
TUALATIN, OR 97062-7179

REPCAK ROMAN &
PARK-REPCAK ROBIN
22810 SW 93RD TER
TUALATIN, OR 97062-7302

ROBERTS LISA A
22535 SW 94TH TER
TUALATIN, OR 97062-7243

ROMEIKE ROGER W &
ROMEIKE SHERREL K
22665 SW MANDAN DR
TUALATIN, OR 97062-7135

RULE JEFFREY
8755 SW STONO DR
TUALATIN, OR 97062-7181

ORLANDINI ANTHONY J &
ORLANDINI JUDY R
8555 SW MARICOPA DR
TUALATIN, OR 97062-7173

PADE VIRGIL DEAN &
PADE DEBORAH LYNN
PO BOX 1310
SHERWOOD, OR 97140-1310

PEEBLES CRAIG M &
PEEBLES TANYA A
22840 SW 90TH PL
TUALATIN, OR 97062-7223

PIRTLE JAMES L JR &
PIRTLE LINDA L
22780 SW 93RD TER
TUALATIN, OR 97062-7301

RAMIREZ JOSE ANTONIO
22560 SW 94TH TER
TUALATIN, OR 97062-7243

RAZ DOUGLAS JOHN
22685 SW 94TH TER
TUALATIN, OR 97062-7240

REYNHOLDS GLENN A &
REYNHOLDS NANCY J
22795 SW 92ND PL
TUALATIN, OR 97062-7225

ROBLES MARCELINO
22880 SW MANDAN DR
TUALATIN, OR 97062-7132

ROMINE CLAUDIA
22980 SW VERMILLION
TUALATIN, OR 97062-7060

SACKETT ANTHONY
22635 SW MANDAN DR
TUALATIN, OR 97062-7135

OSTROWSKI MICHAEL J &
OSTROWSKI SHERIE M
9370 SW STONO DR
TUALATIN, OR 97062-7300

PANOCH RICHARD S &
CHAVEZ CARISA L
22530 SW MANDAN DR
TUALATIN, OR 97062-7129

PETTY NEIL &
HIBBITTS JOANN
22985 SW 82ND
TUALATIN, OR 97062-9680

PITT CHARLES R
8883 SW IOWA DR
TUALATIN, OR 97062-7163

RAMKU FAMILY TRUST
BY DAVID & DINELA RAMKU TRS
14193 NW MEADOWRIDGE DR
PORTLAND, OR 97229-2369

RE THOMAS J & KATHRYN S
19035 SW CHESAPEAKE DR
TUALATIN, OR 97062-7722

RHONDES ERIK &
RHODES MEGAN
9360 SW SKOKOMISH LN
TUALATIN, OR 97062-7245

ROLISON MIKEL J
23685 SW 82ND AVE
TUALATIN, OR 97062-9613

RONALD TY &
RONALD JENNIFER
8870 SW STONO DR
TUALATIN, OR 97062-7178

SALDIVAR CASIMIRO &
SALDIVAR MARIA CONCEPCION
22755 SW MANDAN DR
TUALATIN, OR 97062-7135

SALISBURY VERONICA PIPER &
PAROSA JOSHUA DAVID
9360 SW IOWA DR
TUALATIN, OR 97062-7310

SANCHEZ SALVADOR &
VARGAS YOANA A
22570 SW MANDAN DR
TUALATIN, OR 97062-7130

SANDSTROM GLENN M
9405 SW PALOUSE LN
TUALATIN, OR 97062-7251

SAWAI STUART T &
SAWAI MARY JANE
8891 SW IOWA DR
TUALATIN, OR 97062-7163

SCHAFROTH J F &
SCHAFROTH KATE R
8838 SW STONO DR
TUALATIN, OR 97062-7177

SCHOOLER REID G
22865 SW 93RD TER
TUALATIN, OR 97062-7302

SCHOTT DAVID M &
SCHOTT COURTNEY A
22690 SW VERMILLION DR
TUALATIN, OR 97062-7058

SCHUETZ DOUGLAS &
SCHUETZ CHERYL
9290 SW STONO DR
TUALATIN, OR 97062-7299

SCHULTZ LARRY & JOANN REV LIV T
8890 SW IOWA DR
TUALATIN, OR 97062-7163

SCHWEITZ ERIC J &
SCHWEITZ KAREN M
9390 SW SKOKOMISH LN
TUALATIN, OR 97062-7246

SCOTT JERRY MICHAEL &
STAMBAUGH DEBRA R
9080 SW IOWA DR
TUALATIN, OR 97062-7229

SEKI KATSUMICHI &
SEKI MIYUKI
22625 SW 87TH PL
TUALATIN, OR 97062-7288

SELIVONCHICK GREGORY A &
SELIVONCHICK GEORGANNE
8945 SW IOWA DR
TUALATIN, OR 97062-7175

SHEETZ DONALD K & MARY M SHEETZ
9155 SW IOWA DR
TUALATIN, OR 97062-7280

SHIMADA HIROSHI &
SHIMADA ANGELIQUE
22645 SW 94TH TER
TUALATIN, OR 97062-7242

SHIPLEY HEATHER
9355 SW IOWA DR
TUALATIN, OR 97062-7238

SHMULEVSKY MICHAEL &
BALANETSKAYA NATALIA
25935 NE NORTH VALLEY RD
NEWBERG, OR 97132-7299

SHOBAKEN THOMAS R
8795 SW STONO CT
TUALATIN, OR 97062-7181

SINGLETERRY ELNORA
23535 SW 82ND AVE
TUALATIN, OR 97062-9613

SIROIS TYSON &
JARRARD LINDSEY
22500 SW PINTO DR
TUALATIN, OR 97062-8917

SLAWIK JON V &
SLAWIK VAN MY
23445 SW 82ND AVE
TUALATIN, OR 97062-9613

SMITH SCOTT M &
SMITH ALLYN B
22750 SW VERMILLION DR
TUALATIN, OR 97062-7058

SMITH WILLIAM R &
SMITH BARBARA J
22865 SW 89TH PL
TUALATIN, OR 97062-7343

SMITH ROBERT D &
SMITH JANIS K
13547 SW HILLSHIRE DR
TIGARD, OR 97223-5675

SNODDY ROBERT B
9430 SW IOWA DR
TUALATIN, OR 97062-7311

SOMERTON RITA G &
SOMERTON MARVIN
9375 SW IOWA DR
TUALATIN, OR 97062-7238

SPECHT-SMITH DANA LYNN &
SPECHT DAVID LEE
9380 SW QUINAULT LN
TUALATIN, OR 97062-7305

ST CLAIR DEBORAH J
9375 SW QUINAULT LN
TUALATIN, OR 97062-7306

STILLS DANNY T &
STILLS DEBRA J
3498 CHAPARREL LOOP
WEST LINN, OR 97068-8263

STIMSON TOM P &
GUTIERREZ-STIMSON ERINN M
8894 SW STONO DR
TUALATIN, OR 97062-7179

STUART JAMES W &
STUART HOLLY V
9235 SW IOWA DR
TUALATIN, OR 97062-7281

SUTHERLAND STUART P &
SUTHERLAND LEEANN N FAM TRUST
22805 SW 92ND PL
TUALATIN, OR 97062-7225

SWANK ERICA &
SWANK TRAVIS
22715 SW MANDAN DR
TUALATIN, OR 97062-7135

SYVERSON DANIEL J &
SYVERSON CASSANDRA MARIE
8895 SW IOWA DR
TUALATIN, OR 97062-7163

TAM AARON L M &
TAM AMY
9250 SW IOWA DR
TUALATIN, OR 97062-7281

TAPASA HEIDI L &
TAPASA TUUMAMAO
22605 SW 94TH TER
TUALATIN, OR 97062-7243

TAYLOR BRENDA &
TAYLOR JOE N
22885 SW 94TH TER
TUALATIN, OR 97062-7294

TAYLOR ARTHUR R &
MANANDIL MYLYN
22675 SW VERMILLION DR
TUALATIN, OR 97062-7287

TENLY PROPERTIES CORP
PO BOX 6839
BEND, OR 97708-6839

TENLY PROPERTIES CORP
PO BOX 6839
BEND, OR 97708-6839

THOMPSON ROBERT JOHN &
THOMPSON LYNNE
9270 SW STONO DR
TUALATIN, OR 97062-7279

THOMPSON WAYNE &
THOMPSON JOYCE A
9120 SW STONO DR
TUALATIN, OR 97062-7221

THURLEY CHRISTOPHER
9135 SW STONO DR
TUALATIN, OR 97062-7221

TIGARD-TUALATIN SCHOOL DISTRICT
6960 SW SANDBURG ST
TIGARD, OR 97223-8039

TOLER E TRENT &
TOLER ROSEANN T
22595 SW 87TH PL
TUALATIN, OR 97062-7288

TOMPKINS TIMOTHY L &
TOMPKINS RACHEL N
22570 SW VERMILLION DR
TUALATIN, OR 97062-7057

TRICKETT AARON &
TRICKETT HEATHER
22580 SW VERMILLION DR
TUALATIN, OR 97062-7057

TRIKUR MARTA LUIZA &
TRIKUR SERGEY F
22775 SW 90TH PL
TUALATIN, OR 97062-7223

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

TURNBULL BRENT D
9340 SW IOWA DR
TUALATIN, OR 97062-7310

TYGART DONALD G &
MERCADO LORELEI
22920 SW MANDAN DR
TUALATIN, OR 97062-7133

VANDEBURG JOHN TIMOTHY REV TRU
VANDEBURG JACQUELINE L REV TRUST
21715 SW HEDGES DR
TUALATIN, OR 97062-8926

VELAZQUEZ BRIAN A &
VELAZQUEZ CHRISTINA RALSTON
9325 SW PALOUSE LN
TUALATIN, OR 97062-7250

VETETO MARK E &
VETETO NANCY
9220 SW STONO DR
TUALATIN, OR 97062-7279

WADSWORTH ERIC &
WADSWORTH WENDY
9265 SW STONO DR
TUALATIN, OR 97062-7279

WASHINGTON COUNTY FACILITIES MGM
169 N 1ST AVE #42
HILLSBORO, OR 97124-3001

WEINSTEIN MARC A &
WEINSTEIN EILEEN
8830 SW STONO DR
TUALATIN, OR 97062-7177

WELBORN RANDALL J & JULIE ANN W
22885 SW VERMILLION DR
TUALATIN, OR 97062-7063

WELCH RAYMOND P &
WELCH PAMELA K
8575 SW MARICOPA DR
TUALATIN, OR 97062-7173

WESSON MICHAEL SANDER
9385 SW IOWA DR
TUALATIN, OR 97062-7238

WIETING FAMILY TRUST
BY ROBERT C SR & CARLA L WIETING TR
9150 SW STONO DR
TUALATIN, OR 97062-7221

WILLIAMS TOM K
9300 SW NORWOOD RD
TUALATIN, OR 97062-9618

WILSON DAVID L &
WILSON KAREN A
22750 SW 92ND PL
TUALATIN, OR 97062-7225

WISER BRIAN R &
LIRA MARIA ALEJANDRA
22845 SW 89TH PL
TUALATIN, OR 97062-7217

WOCKENFUSS STACEY L
22825 SW 94TH TER
TUALATIN, OR 97062-7294

WONG BETH &
WONG JON
9345 SW STONO DR
TUALATIN, OR 97062-7297

WOODRUFF VIRGINIA C
22740 SW 93RD TER
TUALATIN, OR 97062-7301

WOOLSEY RANDY M &
WOOLSEY DONNA J
8775 SW STONO DR
TUALATIN, OR 97062-7181

WORKMAN STEPHEN G &
WORKMAN MARY B
8810 SW STONO DR
TUALATIN, OR 97062-7068

WYBENGA DOUGLAS
BY DANIEL & MARILYN WYBENGA
1510 WOODLAND DR
CORVALLIS, OR 97330-1740

YACKLEY DIANE M &
GANNETT TOD C
23240 SW BOONES FERRY RD
TUALATIN, OR 97062-9619

YAMAMOTO MICHAEL
22930 SW MANDAN DR
TUALATIN, OR 97062-7187

YARNELL AARON
22620 SW 87TH PL
TUALATIN, OR 97062-7288

YASO TSUTOMU &
YASO VIETTA
22600 SW 93RD TER
TUALATIN, OR 97062-7248

YEE DONALD M
9105 SW STONO DR
TUALATIN, OR 97062-7221

YOUNG DOUGLAS A &
YOUNG TERESA S
987 SOLANA CT
MOUNTAIN VIEW, CA 94040-2200

ZACHER BRIAN M &
ZACHER MICHAELA F
9325 SW QUINAULT LN
TUALATIN, OR 97062-7303

Exhibit F: Public Notice Information

May 27, 2020

**RE: Neighborhood Review Meeting
Basalt Creek Text Amendment**



Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding a proposed amendment to the Tualatin Development Code (TDC). The amendment, submitted by Lennar Northwest, Inc. and Venture Properties, Inc., proposes amendments to the Medium-Low Density Residential (RML) zone of the Basalt Creek Planning Area (BCPA) when part of projects over 15 acres in size. The proposed amendments would add single-family detached homes as a permitted use within the RML zone on large projects, and allow lot size averaging. This amendment will not change the allowable density for the zone. The potential sites are shown on the map included with this letter. Land use applications for physical development will be filed at a future date.

Per the City's instructions, we would like to discuss the project in more detail with you. Due to social distancing measures and the inability to meet in person, this meeting will be held via telephone and online Zoom "webinar". The City of Tualatin Planning Department approves of this means of holding the required neighborhood meeting.

The meeting is scheduled for:

WEDNESDAY, JUNE 10, 2020 AT 6:00 PM
SEE ATTACHED INSTRUCTIONS TO LEARN HOW TO JOIN THE MEETING

The purpose of this meeting is to provide a forum for surrounding property owners and residents to review the project so that issues can be identified and considered before the formal application is submitted. This meeting gives you the opportunity to share any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards consistent with Tualatin's land use regulations.

Please note that this will be an informational meeting based on the currently proposed code text amendment. You may receive an official notice from the City of Tualatin of your opportunity to participate either by submitting written comments, and/or attending a public hearing in the future.

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

Sincerely,

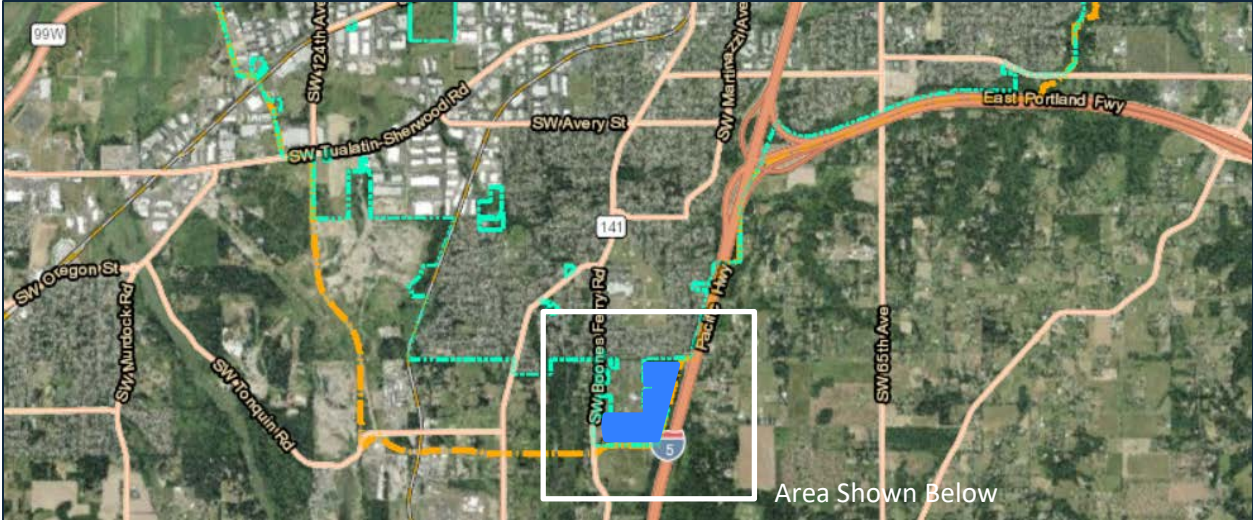
AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'Mimi Doukas'.

Mimi Doukas, AICP, RLA – Associate
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | MimiD@aks-eng.com

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

Potentially Affected Properties



Instructions for Joining & Participating in the Public Neighborhood Meeting for the Basalt Creek Text Amendment

Virtual Meeting provided via Zoom Webinar

Wednesday, June 10, 2020 at 6:00 PM PST

Please Register in Advance

(a list of attendees must be submitted to the City):

- Go to www.aks-eng.com/basalt-creek/ and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available at www.aks-eng.com/basalt-creek/ two days prior to the meeting and at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet, or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click Here to Join" link provided in your registration confirmation email.
- (If you registered at www.aks-eng.com/basalt-creek/ but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-346-248-7799
+1-929-205-6099	+1-253-215-8782
+1-301-715-8592	+1-312-626-6799

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **846 1305 9620**
- The Password if needed is: **6151**

MEETING ADMINISTRATOR:

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

Email mimid@aks-eng.com

During the Meeting

Audio Help

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the “Join by telephone” instructions) to hear the presentation while watching the presentation on your computer monitor.

Questions & Answers

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

- You can Email your question(s) in advance to the Meeting Administrator.
Email mimid@aks-eng.com

During the Meeting:

- **Preferred Method:** Use the “Q&A” button on the bottom of the presentation screen to submit a question in real time.
- Email your question to the Meeting Administrator:
Email mimid@aks-eng.com

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator:
Email mimid@aks-eng.com
- All questions received after the meeting and prior to midnight on June 2, 2020 will be answered in an email to all registered meeting participants by end of business the following day.

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the “Click Here to Join” link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet, or smartphone, we suggest disconnecting and instead use the “Join by telephone” instructions to listen in.